

CONTACT REPORT

UPDATE REPORT – SIXTH DRAKELOW PARK LIAISON GROUP MEETING (ALSO INCLUDING WALTON BYPASS LIAISON GROUP ATTENDEES)

Client:	Drakelow Park Developments Limited	Attendees	Chris Chatfield (CC) Simon Tucker (ST) Steve Wynne (SW) Jean Blackman (Chair) – Walton Parish Council Paula Whirrity – The Lodge Resident Mrs Startin Tom Startin Val & Wes Taylor Paul Clews – Walton Cricket Club Henry Timms John Powell – Linton Parish Council Alan Lees Roger Bell – Barton Under Needwood PC Victoria Walker (VW)
Date/Time:	7pm 20 th July 2011	Apologies	Val Gwilliam Cllr Bob Wheeler Cllr Bambrick Gayle Campling Timothy Elson Mr Bayliss Cllr Davies Cllr Grosvenor Burton on Trent Civic Society Cllr Lacey
Location:	Roger Bullivants Limited HQ, Walton Road		

	Action Point	Deadline
<p>1. Approval of last minutes</p> <p>Paul Clews highlighted that he hadn't received the last minutes. VW explained that today's meeting combined both the Drakelow Park Liaison Group and the Walton Bypass Liaison Group. The Walton Bypass Liaison Group hadn't met for a couple of years. Paul attended this group, but not the Drakelow Park liaison group, and therefore wouldn't have received those minutes.</p> <p>The minutes were approved subject to VW adding attendee from Rosliston Parish Council.</p>	VW	

<p>2. Drakelow Park Developments Ltd</p> <p>CC explained that Roger Bullivant had, at 72, for sometime been considering his future retirement. After much deliberation he had decided to sell the company to a major piling company which was part of the Vinci Group as this was the best option to secure the future of the business, and its employees, in South Derbyshire. As part of this sale this future will be secured.</p> <p>The company employs approximately 850 people of which 450 are based at Drakelow.</p> <p>Roger has also taken an extra step to ensure the future of the business here, by remaining as the landowner and tying the purchasing company into a long term lease for the buildings on site.</p> <p>This will allow Roger, as well as Chris, to devote more time to Drakelow Park Developments Ltd (DPDLtd). The Drakelow Park development will remain under DPDLtd and the project will progress as usual.</p> <p>In terms of the proposed relocation of the Roger Bullivant Ltd business to pave the way for the development that will also continue as proposed, there are no changes to the planned scenario as part of the business sale.</p>		
<p>3. Planning Update</p> <p>Resolution to grant planning was secured in July 2010. For the last 12 months, the team has been working on the negotiations regarding the S106 in terms of education, health and highways contributions and mitigation. It is almost concluded – there is just one point left to agree which is the Staffs County Council secondary education provision. The position has been agreed but Staffs is demanding all of the contribution funds up front before a start on site, which is a major issue that DPDLtd cannot concede on. Once this is resolved all parties will sign the document and the development can progress.</p> <p>Roger Bell queried the 31/05/11 committee report regarding the affordable housing provision for phase one.</p> <p>CC explained that there was a minimum 25 per cent requirement across the site for affordable housing provision. This is subject to a Housing Needs Assessment. The site lies closer to Burton on Trent than Swadlincote and it is important to take that into account, as well as the viability of the scheme.</p> <p>Drakelow Park is not viable at the 25% levy for affordable housing in today's market place. Therefore the team went to committee with a proposal for affordable housing to be deferred for the first 600 houses so that cash flow to deliver the rest of the scheme could be created and that 20 per cent would then be delivered across the rest of the site.</p> <p>It is understood that this was approved at the meeting, but there was some confusion regarding the wording and we are awaiting the report from the council to clarify.</p>		

Roger queried if that meant if the economic changes over the next 15 years would be taken into account.

CC confirmed market changes would be taken into account. In five years time, a new needs and viability assessment would be undertaken and this can trigger an uplift in terms of the number of affordable homes which are required.

An Independent Inspector will determine the area the needs assessment will cover as it cannot cover all of the affordable housing needs for Burton upon Trent and Swadlincote.

Val Taylor asked for clarification regarding what affordable housing constitutes.

HT explained that it is low cost housing for local people. CC explained that there are further changes afoot which will change how affordable housing is provided. It was queried if this can be part owned or fully rented. CC explained that it is usually owned by a Housing Association which can include both. In terms of Drakelow Park, DPDLtd may create a Housing Association for the site itself.

Philip Somerfield queried who would deliver the houses and whether it would be a housebuilder or undertaken in partnership?

CC explained that Roger Bullivant Ltd will have no further involvement and DPDLtd is in the process of determining how it will be delivered. The aim is for DPDLtd to retain as much control as possible, including the affordable housing element. The company wants to influence the design, organic growth and essentially, Roger wants to create a legacy which South Derbyshire and East Staffordshire can be proud of.

Philip highlighted that he was encouraged by that and members would be keen to get that reassurance. They are keen to see that the quality promised is delivered from the outset, unlike, for example, Brizlincote Valley where none of the promised facilities arrived.

CC explained that a management committee for the site will be created and people from the liaison group, as well as residents, will be invited to participate in that. Henry Timms queried if that would include those most affected and CC said yes, many of which already sit on this liaison group.

CC also confirmed that the S106 document is very robust and detailed. Therefore, what is promised will be delivered by way of a legally-binding agreement.

Paul Clews highlighted the school at Branston wasn't delivered because the council didn't have the funds to run it. CC said he agreed and can reassure the group that this is not the way Drakelow Park will be brought forwards. Roger is taking personal pride in this project.

Wes Taylor queried flooding issues. CC explained that Drakelow Park does not sit within the flood plain. Just opposite the Cricket Club,

<p>Darklands Brook runs out and this section, adjacent to the river, has been known to flood so compensation works will take place to remedy this. In terms of the surface water drainage from the proposed built development, new balancing ponds will be created so that any additional run off is held on the site itself. Ultimately, run off will actually be less than it currently is.</p>		
<p>4. Walton Bypass</p> <p>Steve Wynne was introduced as the project manager for the bypass. He explained that Walton Bypass will happen before Drakelow Park so the road is in place before the development begins.</p> <p>A preferred contractor has now been agreed on a design and build basis to complete the final design work. All of the EA approvals have now been secured. All of the technical approvals have been given by Derbyshire County Council (DCC) which is also acting on behalf of Staffordshire County Council.</p> <p>The job has gone out to tender and a contractor is almost agreed, with the appointment expected for the end of next week.</p> <p>SW showed the map/plans for the bypass and explained: The project will start excavating the flood compensation works to the north of Walton Village first. Work will also start at Barton Turns end, excavating the swale to the south of the road. This shallow ditch will be filled with hardcore to create a temporary access road and to allow test piles to be put in.</p> <p>Imminently work will take place to divert overhead cables and place them underground. This is likely to occur from the 16th August onwards and will take two weeks. There will be a small disruption to power mid-September when the power is switched over and residents will be notified by the power company.</p> <p>All of the above work will take place before Christmas, ideally before the end of November to beat the winter weather conditions.</p> <p>There will then be a short hiatus and the rest of the work will commence in Spring next year, hopefully towards the end of February.</p> <p>Henry Timms queried if work will be 24 hours. SW said that no, the normal working hours will be Monday to Friday usual hours and Saturday mornings.</p> <p>Val Taylor asked about the concern villagers had that they would not be able to get out of the village onto the bypass. ST explained that the ghost island which is proposed at the exit of the village onto the bypass would be able to handle the traffic and that much debate had taken place regarding whether a roundabout or traffic lights should be sited here. This has all been retested taking the proposed Drakelow Park development into account and it has concluded that the ghost island still works effectively. However, a pot of funds will also be put into place which enables additional highway work to be undertaken if anything doesn't work in the way the models are predicting.</p>		

SW continued that the procurement of the bridge steel was underway. The shape and design of the bridge is accepted but they are working on the fabrication design. In Spring next year, the contractor will be working on both sides of the river simultaneously.

By late summer next year, the bridge will be in place and then landscaping work will commence. The aim is to be complete by December 2012 but the end of January may be the final date based on the landscaping and planting works which are undertaken.

Henry Timms queried if there was a penalty if this date isn't met.

SW explained that most of these works, particularly towards the end will not affect traffic flows as they will be offline. The last major piece of work will be the bridge connections.

The ultimate aim is to seek to minimise disruption to local people as much as possible

Once the road is operational, the Bailey Bridge will be closed to motorised vehicles (except for farm access)

Alan Lees queried how the weight limit enforcement cameras will work. ST explained that £30,000 will be provided to the highways authority to purchase and install cameras – similar to speed cameras – with a sensor which measures the weight of a vehicle and take a snap shot picture of the license plate. If this doesn't match a vehicle approved to enter the area (to make a delivery for example) then a fine is automatically issued.

The points on the license and the fine will act as a deterrent.

Val Taylor queried if weight restriction signs will also be put up. ST confirmed that a signage scheme will be agreed. Signage to notify is a legal requirement.

Val queried who will manage Bailey Bridge once it is closed to traffic. ST said that this will still be a public highway even though there is a barrier against vehicles using it.

Henry Timms queried what measures will be put into place to minimise noise disruption from vehicles using the bypass on Walton Village.

ST said that the environmental studies, which formed part of the planning application, assessed this in great detail. A noise impact assessment looked at current noise issues in the village from vehicles driving through the middle of the village compared with noise issues once vehicles were using the bypass. The evidence showed that as the bypass is further from homes, even though it is raised, it will actually reduce the noise effect.

Paul Clews highlighted that there had been no agreement regarding the height of the net on the side of the bypass.

CC explained that an attempt to enter dialogue with the cricket club

<p>had been made and a letter outlining what we could do had been sent following the last meeting but no reply had been received. As a result DPDLtd had secured a position regarding erecting the net.</p> <p>Henry Timms queried the plans for the public footpath towards Branston. SW said that the footpath will be retained and a proper diversion would be put into place during construction.</p>		
<p>5. Drakelow Park Transport Update</p> <p>ST said that a package of improvement works had now been agreed with the authorities. This included an £800,000 contribution to works in Burton and additional improvements which had been agreed with Derbyshire County Council including:</p> <ul style="list-style-type: none"> - Improvements to Caudwell Lane/Rosliston Road junction - The widening of Walton Lane <p>In terms of the Highways Agency, improvement works had been agreed including improvements to Barton Turns, making the roundabouts signalised with traffic lights here and at Branston Interchange.</p> <p>All of these contributions have been agreed under a Traffic Management Plan.</p> <p>These will be provided at trigger points based on the numbers of houses delivered. Assessments will be undertaken throughout this process.</p> <p>There is a penalty on the Staffordshire side which means that if there is a higher impact than the models show then penalty payments have to be made. Walton Bypass is included within that.</p> <p>Wes Taylor queried if lights at Barton Turns will cause traffic to back up to Hansons.</p> <p>ST said there is a commitment to put lights in on the railway bridge but we now have agreement from the Highways Agency that these are not required so this should not be an issue.</p> <p>The weight restriction on Walton Bypass will remain the same as it currently is in Walton Village. There is also a requirement in the Section 106 legal agreement for funds to be provided for weight restriction enforcement cameras.</p> <p>Val Taylor highlighted that the junction between Walton Bypass and Walton Village was highlighted in the traffic assessment that 70 per cent of vehicles will come from Drakelow over Bailey Bridge and 30 per cent from elsewhere. As there will be more traffic coming from Drakelow will this cause issues?</p> <p>ST highlighted that a monitoring process will be put into place and funds will be released by way of penalty payments to deal with any unforeseen circumstances. If there is an impact regarding access here then the monitoring group which is set up (and which will include current and future residents) can agree to release funds to remedy</p>		

<p>these issues.</p> <p>Everyone from the bus operator, to residents, to parish councils and local councils can feed into this process.</p>		
<p>6. Any other business</p> <p>Roger Bell queried the possible development at the other side of the Trent; will Drakelow Park Developments Ltd be making any representations regarding these proposals? Also could there be some joined up thinking regarding the footbridge over the Trent?</p> <p>Philip Somerfield added that there will be some documents coming out from ESBC regarding other developments elsewhere.</p> <p>Val Taylor queried the land required for a third river crossing and whether this is safeguarded.</p> <p>Philip confirmed that ESBC hasn't lost sight of this.</p> <p>CC said that over the years they had endeavoured to liaise with other developers but it has been a frustrating process. The team has been working on Walton Bypass since 01 or 02 for example following the closure of the railway bridge and Bailey Bridge at the same time which was disastrous for the business. The third river crossing was actually one of the crossings assessed but all of the solutions required four local authority's approval. The agreed route was approved at appeal and will now be constructed. As a business, ten years was a long time and it is essential that we move forwards to deliver this solution as it is too difficult to start again, particularly as the £17m of Government funds which was secured to contribute to the third river crossing was released.</p> <p>Roger queried the footbridge crossing. CC confirmed that this application was withdrawn when concerns were raised by the police.</p> <p>John Powell queried if a copy of the Walton Bypass plan could be sent to Linton Parish Council. VW to organise.</p>	<p>VW</p>	