

**DRAKELOW LIAISON GROUP**

**SECOND MEETING**

**2<sup>ND</sup> SEPTEMBER 2009**

**ATTENDEES:**

Chris Chatfield (CC) - RBL Estate Manager  
Neil Riley (NR) – E.ON  
Darren Bell (DB) – David Lock Associates  
Simon Tucker (ST) – David Tucker Associates  
Victoria Walker (VW) Beattie Communications  
Jean Blackman (Chair) – Walton-on-Trent Parish Council  
Cllr Mike Lacey – Derbyshire County Council  
Cllr Richard Grosvenor – East Staffordshire Council  
Cllr Henry Timms – South Derbyshire Council  
Cllr Alison Legg – East Staffordshire Council  
Cllr Alan Lees – Coton on the Elms Parish Council  
Cllr Sheila Jackson – Castle Gresley Parish Council  
Cllr Paul Marbrow – Rosliston Parish Council  
Cllr Roger Bell – Barton under Needwood Parish Council  
Cllr John Powell – Linton Parish Council  
Richard Wain – Burton Civic Trust  
Paula Whirrity – The Lodge Residents  
Adrian Farnsworth - The Lodge Residents  
[Cllr Terry Nicklin, Netherseal Parish Council](#)

**APOLOGIES RECEIVED FROM:**

Mark Todd, MP  
Janet Dean, MP  
Cllr Bob Wheeler  
Cllr Julia Jessel  
Cllr Rogers  
Dr Eaton, Parish Councillor  
Overseal Parish Council

Councillor Fitzgerald		
	<b>Action By:</b>	<b>Target Date:</b>
<p><b>1. Review of minutes from last meeting</b> John Powell proposed acceptance of previous minutes, this was seconded by Richard Wain from Burton Civic Trust.</p>		
<p><b>2. Update regarding the Planning Applications</b> Darren Bell (DB) provided an update on the three applications submitted on the 1<sup>st</sup> May 09. The first is the main application for Drakelow Park which has been submitted to SDDC. The council has a 16-week determination timetable; however, the applicants have agreed an extension of time with the Council to this to take it to the end of October 2009.</p> <p>The second application was submitted to ESBC and SDDC for the pedestrian bridge connecting the site to the golf course. A number of safety issues have been highlighted by the police regarding the path through the golf course. As the application was reaching the council's deadline for determination, a decision was taken to withdraw while these issues are resolved.</p> <p>The third application was for listed building consent for the investment renovation of the stable block , including the four cottages. Listed building consent has now been granted for this.</p> <p>DB outlined what the main application includes and explained the vision was to create a new community, with facilities and extensive green infrastructure, new pathways, riverside walks and village greens for Burton and South Derbyshire set within a strong woodland framework.</p> <p>Consultation responses have been submitted to the council by statutory consultees and local stakeholders and residents. The applicants have to work through these and clarify answers to any queries to the council officers. There is a great deal of consultation underway with highway officers but in terms of the reps, DB does not perceive any fundamental obstacles. In addition, we have received many supportive comments, especially from the likes of the National Forest, EMDA and Advantage West Midlands.</p> <p>John Powell (JP) queried the Tree Preservation Orders on some of the trees surrounding the site and asked if these were still enforceable. Chris Chatfield (CC) clarified that in terms of the trees, the vision was to try to retain as many as possible, but if some needed to be removed they would be subject to permission being granted. More tree planting is included within the scheme which will more than replace any that had to be lost.</p> <p>CC also confirmed that the trees removed to deliver new access were part of a planning permission granted three years ago for the construction of a new production facility on the power station site.</p>		

JP queried if the area he knows as Stapenhill Forest will be retained on site, CC confirmed that this was the case and it would be a key feature of the landscaping strategy for the development.

Adrian Wedgewood queried that there has not yet been mention of combined heat and power despite the delivery of a new power station.

Neil Riley (NR) from E.ON confirmed that as part of the planning application for the power station, E.ON has an obligation under the energy act to assess this.

DB also confirmed that the sustainability statement within the application also confirms that this is an option under further investigation, in addition to green technologies such as ground source heat pumps which RBL specialises in.

Cllr Mike Lacey queried that the top corner of the Drakelow Park was a field rather than brownfield and why had it been included within the proposals?

DB confirmed that the vast majority of the site is brownfield land, but a field adjacent to the railway line had been designed into the development because it provides the most sustainable solution as an extension to Burton, capitalising on links to Stapenhill. He confirmed that this would cause no environmental harm. And explained that overall there is a net gain of brownfield land brought back into use and new usable green spaces will be created including parks and woods. He confirmed this did not set a precedent for greenfield release elsewhere as the site is fully contained within a woodland belt. DB added that substantial new planting to some 50 metres or more is included on the edge of that field at the corner near to Rosliston Road to ensure extensive screening for neighbouring properties.

Victoria Walker (VW) added that this would result in 35 per cent of the site being opened up as new open and green space for current and future residents.

Cllr Grosvenor queried if this met the National Forest green space requirements. DB explained that the National Forest seeks between 30 % and that he has met with Simon Evans from the National Forest and received written confirmation that they are very pleased with the proposals, support the development particularly the proposals to open up access to the woodland which has not previously been permitted and the fact that this will bring a substantial brownfield site back into use helping to protect greenfield areas from development.

Cllr Mike Lacey highlighted his concern regarding the drainage and if the River Trent can take the water from this site. He explained he had not seen the washland in Stapenhill as wet as in the last four years. He also queried flooding on the E.ON site. NR confirmed that E.ON had assessed the site conditions and was already improving drainage with some work underway at the entrance.

DB explained that very detailed work has been undertaken and

<p>negotiations with the Environment Agency were extensive. The EA has only objected on one or two small issues regarding culverts which we are resolving. The scheme incorporates sustainable urban drainage to prevent flooding which includes attenuation ponds, swales, pumping stations and porous surfaces to prevent quick run off.</p> <p>Simon Tucker (ST) added that the Environment Agency requires a strategy for drainage which ensures that no more water will run off the site once complete than it does at present. The new scheme must therefore be designed to be no worse than today. If it cannot meet that test we will not get planning permission.</p> <p>He explained that as neither he nor DB was the drainage consultant Victoria Walker would circulate a note summarising the drainage strategy to the Forum.</p> <p>Cllr Timms stated that if Walton Bypass gets constructed it will act as a dam increasing flooding in Walton. ST confirmed this was not the case. The Bypass has been assessed by EA and they have agreed that it does not affect flooding at Walton, up or downstream and it therefore has planning permission and will be constructed. He explained that the EA had accepted all of the modelling work undertaken the specialist consultants in this regard.</p> <p>Richard Wain (RW) queried if the aerial ropeway at the Sunken Garden would be retained. CC explained that the monitoring station belonged to the Environment Agency and did not therefore form part of the proposals. He assumes they would continue to use this.</p>	<p><b>VW</b></p>	<p><b>ASAP</b></p>
<p><b>3. E.ON update</b></p> <p>NR explained that the Drakelow E application had been to Derbyshire County Council and South Derbyshire District Council committee and had been given a vote of no objection. The councils will complete 'Forms B' to this effect and this is then submitted to the Secretary of State for further consultation and a decision.</p> <p>E.ON is currently resolving some final issues with the Environment Agency in terms of fish screen intakes and liaising with National England regarding the habitat management plan and once these are agreed they will form part of the conditions within the planning permission. Further information has now been submitted to the Highways Agency to satisfy the questions raised, and enable the holding directive to be lifted.</p> <p>Paula Whirrity explained that she lives within the E.ON site and requested that E.ON liaise with her regarding this.</p> <p>Sheila Jackson from Castle Gresley Parish Council queried the timescale for planning permission. NR explained that this would take the Secretary of State in the region of four months to consult and review and they were hopeful planning might be granted as early as December 2009.</p> <p>John Powell queried the Wildlife Trust access and if they were</p>		

<p>involved. NR explained that E.ON was liaising with Derbyshire Wildlife Trust as well as National England and they were supportive. John asked if the access road to the nature reserve could be improved as part of the plans. NR confirmed that E.ON was looking at this as part of its proposals.</p>		
<p><b>4. Transport Update</b></p> <p>ST explained that the Highways Agency had issued a letter on the 8<sup>th</sup> June with a holding directive preventing the Local Authority determining the application until additional information had been provided.</p> <p>Since that letter he had met with the three highway authorities on three occasions to hold detailed technical discussions. A further meeting is currently being sought for an update as they now have all the information they have requested for review. The only aspect that they have not agreed to is the Highways Agency request that they assess the full implications of a Third River Crossing. ST explained that a response has been issued explaining that as there is no policy for it, no funding available and no route agreed there is nothing to actually assess.</p> <p>ST confirmed that Derbyshire County Council had yet to respond but from the meetings they seem happy that access can be achieved and they are considering localised improvements but don't foresee any issues.</p> <p>He explained that there is a robust Transport Assessment. He confirmed that this also assumes that the Walton Bypass will be built and operational by the time the scheme is developed.</p> <p>Cllr Mike Lacey queried that ten years ago he saw a plan for a new road linking the A38 to the A444 and A42 at Ashby did that plan no longer exist?</p> <p>ST explained that approximately 6 years ago, consultant Atkins was engaged by Staffordshire County Council to cost that scheme. This cost benefit analysis highlighted that such a road had little benefit to Burton as a bypass. However, it could serve to open up greenbelt land for development – sites 5 -6 times larger than Drakelow Park.</p> <p>He also confirmed that at that time it was costed at £140million. He predicted that this would have increased as the new junction at Branston was costed at £7million then and has now just been recosted at £31.68million (confirmed by Cllr Grosvenor) Cllr Grosvenor indicated that he had been informed the cost of this road was no longer £140m.</p> <p>It was queried that if Walton Bypass was built would it create another rat run across South Derbyshire. ST confirmed that as part of the Walton Bypass application this had been assessed and found not to have this effect and planning had therefore been granted.</p> <p>ST confirmed that he had spent three years assessing the impacts of Drakelow Park with the highways authorities. He was aware it is a</p>		

brownfield site, which is constrained. Planning policy encourages the reuse of brownfield sites provided that the scheme seeks to mitigate transport issues. Burton, akin to every town in the country, suffers congestion issues which will be compounded by the Growth Point Status. ST has therefore spent time and considerable investment designing local solutions which include a mixture of road improvements, traffic calming, safety improvements, junction improvements, road widening and investment into public transport.

The proposals will then be reviewed by the County and Highway Authorities and if they are found wanting we will not get planning consent. He explained that it was not possible to run through the entire 300 page Transport Assessment but that copies are available if people would like to review.

Cllr Grosvenor noted these comments and queried what would happen if planning failed regarding traffic. ST explained that at the moment a decision is due before the end of October and it is the Applicants decision whether to appeal for non determination if it is not resolved by the deadline or whether to extend the deadline for the Local Authority.

If the application was refused, the Applicants can then choose to go to appeal. Any appeal will therefore mean the decision is taken by the Government rather than the local authority.

Cllr Grosvenor queried if the Applicants would consider working with those involved in the Third River Crossing. ST responded that he has been working on this project since 2000 and since that date he has always said that his door is always open to anyone who wanted to discuss the Third River Crossing, this was also highlighted at the last liaison group meeting three months ago. To date no one has spoken to the Drakelow Park team about that.

Cllr Timms queried if the railway line could be used as the route of the third river crossing. ST explained that this was still an operational freight line so it would not be possible. ST also explained that there are many options available for a route for the Third River Crossing, but to say that the Third River Crossing is required for Drakelow Park is disingenuous.

The Third River Crossing has been discussed time and time again and the fundamentals are still not resolved – there is no route agreed, no requirement for it, no clarification on why it is needed or how it will be funded. The work that has been undertaken to mitigate the traffic from the Drakelow Park scheme is the strategy which best fits with Government Policy in terms of what is needed and results in a high quality scheme.

John Powell queried Swadlincote Lane solutions. ST confirmed that he has assessed the impact of traffic at each island throughout different peak morning flows and prepared detailed solutions in terms of mitigation. He has also assessed the ripple effect further out of the site.

Sheila Jackson said she is disappointed that the reopening of the

<p>Burton to Leicester rail line for passengers will not go ahead due to lack of funding.</p> <p>ST confirmed that Government policy is against building new roads. Funds are supplied on specific priorities including getting children safely to school, provision of improved public transport, including railways, before considering building new major dual carriageways through the countryside and he supported SJ's comments.</p> <p>John Powell thanked ST for his honesty and frankness and the Chair confirmed she felt that the discussions with council regarding transport should be publicised.</p> <p>PW queried if the masterplan shows the widening of Walton Road. ST explained it was only an indicative masterplan, however the land required to widen this road was all within the county highways boundary so no third party land would be required.</p> <p>Cllr Lacey thanked ST and requested a meeting to discuss the TA. VW to arrange dates between all parties.</p>	<b>VW</b>	<b>SEPT</b>
<p><b>5. Date of Next Meeting</b> The next meeting was agreed for Wednesday 2<sup>nd</sup> December at 7pm.</p>	<b>ALL</b>	<b>02/12/09</b>