

DRAKELOW PARK LIAISON GROUP MEETING 1

WEDNESDAY 3 JUNE AT 7:00PM

RBL HQ

<p>Attendees:</p>	<p>Chris Chatfield (CC) - RBL Estate Manager Neil Riley (NR) – E.ON Darren Bell (DB) – David Lock Associates Simon Tucker (ST) – David Tucker Associates Danielle Bishop (DBi) Beattie Communications Jean Blackman (Chair) – Walton-on-Trent Parish Council Cllr Alison Clegg – East Staffordshire Council Cllr Julia Jessel - Barton under Needwood Ward Councillor Sheila Jackson – Castle Gresley Parish Council Cllr Paul Marbrow – Rosliston Parish Council Cllr Louise Ross - Rosliston Parish Council Roger Bell – Barton under Needwood Parish Council Terry Nicklin – Netherseal Parish Council Cllr John Powell – Linton Parish Council Richard Wain – Burton Civic Trust Paula Whirrity – The Lodge Residents Adrian Farnsworth - The Lodge Residents Mrs Walton – Branston Parish Council Cllr Henry Timms – South Derbyshire Council</p>
<p>Apologies</p>	<p>MP Mark Todd Cllr Michael Rogers – Burton Ward Cllr Michael Bowering – Branston Ward Cllr Richard Grosvenor – East Staffordshire Council Cllr Wendy Wadsworth – Coton on the Elms Parish Council Cllr Keith McLaren - Linton Parish Council Cllr Allison Ensor - Linton Parish Council Cllr Debbie Brogan -Linton Parish Council Sean Bambrick - Newhall and Seales</p>
<p>1.</p>	<p>Welcome and introductions CC welcomed all attendees to the first Drakelow Park Liaison Group meeting. It was announced by CC that the chair for the Drakelow Park Liaison Group</p>

	<p>meetings was Mrs Jean Blackman.</p> <p>CC introduced the Drakelow Park Team:</p> <ul style="list-style-type: none">- Chris Chatfield (CC) from RBL- Neil Riley (NR) from E.ON- Darren Bell (DB), from DLA looks after the planning application on behalf of RBL and E.ON- Simon Tucker (ST) – from DTA looks after the transport strategy on behalf of RBL and E.ON- Danielle Bishop – from BC looks after the public consultation on behalf of RBL and E.ON <p>CC confirmed that minutes from the meeting would be circulated via post and email.</p>
<p>2.</p>	<p>Structure & Purpose of the Liaison Group</p> <p>The Chair relayed the following protocol to the attendees:</p> <p>The Drakelow Park Liaison Group (DPLG) consists of members of the community, local groups, parish and ward councillors from the surrounding area as well as representatives from the Drakelow Park Project team.</p> <p>The Forum will meet quarterly or more often when the need arises.</p> <p>The purpose of the DPLG is to create open lines of communication between stakeholders, residents, local groups and the Drakelow Park team.</p> <p>The DPLG will allow a flow of communication from the wider community, via their local councillors, to the Drakelow Park project team and back to the community in order to allow issues and ideas to be raised throughout the Drakelow Park planning application process.</p> <p>Roger Bell at this stage asked if this was an endorsement channel: DBi confirmed that the intention of the DPLG was to ensure open channels of communication and to ensure that the local and wider communication was up to speed with the proposed development.</p>

	<p>The DPLG will run in accordance with the following principles:</p> <ul style="list-style-type: none"> ▪ Diversity – communications will be jargon free in appropriate formats and will be accessible to all by a range of media. ▪ Equality of opportunity – will give equal opportunity to all. ▪ Respect – will promote the spirit of mutual openness and will give swift and clear feedback. <p>Due to space limitations, the liaison committee attendees will include only one representative from each group, parish council or councillor from each ward area.</p> <p>The Chair reminded all attendees that they should read the minutes in advance of the meeting and notify Beattie Communications of any matters arising in advance.</p> <p>All new members will be provided with copies of the minutes in advance of meetings. These should be read in advance of the meeting so that the team does not need to repeat discussions held at previous meetings.</p> <p>A time limit of 1h 30m will be set for each liaison group meeting, with the opportunity to increase this by a further 15 minutes if the need arises.</p> <p>The meeting will accept and adhere to normal debating protocols.</p>
<p>3.</p>	<p>Further invites</p> <p>DBi confirmed that a full liaison group database had been compiled but if anyone knew of anyone who may not have been included to raise this and an invite would be extended to them ahead of the next meeting.</p> <p>Richard Wain asked if representatives could be sent in someone's place if someone was unable to attend: DBi confirmed that this would be fine.</p>
<p>4.</p>	<p>The Drakelow Park Planning Application</p> <p>DB confirmed that Roger Bullivant Ltd (RBL) and E.ON have submitted a planning application for the Drakelow Park to deliver a sustainable mixed-use</p>

scheme.

The outline planning application for the 110 hectare predominantly brownfield site includes:

- Approximately 2,239 new homes, including family homes and a retirement village
- Two mixed-use neighbourhood centres with space for food and drink, retail, small businesses and community space set around a village square
- Refurbishment of the listed stables and cottages for a mix of retail, community space, office and residential accommodation
- A new primary school to accommodate 420 pupils
- An employment park of approximately 50,000 sq m of employment space for research and development and light industry
- About 35 per cent of the site will be green spaces, including parks, village squares, mature woodland, sports pitches, green corridors and a woodland nature trail
- Improvement to transport infrastructure and local roads and a public transport hub in each local centre including covered waiting areas, new buses and real-time traffic information
- Emphasis has been placed on new, safe pedestrian and cycle routes.

John Powell asked what the proximity of the river was to the sunken gardens: ST estimated that they were 150 yards away.

John Powell raised concerns over the adders on the site:

DB confirmed the ecologist will be made aware of this possible issue.

John Powell asked how the sewage would be managed:

ST confirmed that there was an ongoing discussion with Seven Trent, but confirmed sewage would be pumped off site and reinforcement would be needed.

Sheila Jackson asked about the road infrastructure:

ST stated that a transport strategy had been submitted to all three Highways Authorities that the development involved. He confirmed that the strategy was

robust and was based on the Walton Bypass being completed – if this doesn't happen the strategy would need to be revised.

Sheila Jackson also suggested that the A444 was congested between Burton on Trent and the A42:

ST accepted that there were wider issues, but noted that assessment only needs to consider the network where a material change from the development is identified. ST also pointed out that the transport strategy is an on-going process that is continually reviewed.

ST advised the group that the Highways Agency stipulates the need for travel strategies to detail methods of encouraging alternative travel methods such as public transport and cycle routes and this has played a major role in the Drakelow Park planning application where extensive cycle paths, walkways and transport hubs have been included.

ST informed the group that the transport strategy for this development will need to be particularly thorough as three Highways Agencies will be reviewing the document and competing for requirements.

Cllr Timms questioned how the bridges will cope and suggested the need for a third river crossing:

ST dismissed this need and confirmed that in the past 10 years RBL had never been approached about building the much debated third river crossing. He also confirmed that there is no policy basis for its construction. He added that such a crossing would cost in the region of £140m and would only be required if large areas of land were going to be developed – much larger than the Drakelow Park development.

Cllr Jessel also voiced her desire for a third river crossing, suggesting it would be of benefit to the surrounding communities. She also suggested that discussions were ongoing with the RDA but noted that to develop it would be a massive expense:

ST reiterated that no key players had ever contacted RBL to progress the idea. He also pointed out that there is no technical assessment that demonstrates the

need for a third river crossing.

Cllr Jessel disagreed.

John Powell informed the group that he had personally had sight of plans that dated back to 1994 that detailed the drawings of a route linking to the Drakelow site.

John Powell enquired why the proposed development was earmarked for the Drakelow site:

NR confirmed that the E.ON land South of the Drakelow Park proposal was earmarked for re-development as it is ideally situated for connection to cooling water supplies, national grid and gas infrastructure. However, following demolition there was a lot of damage to the old 'C' Station site infrastructure e.g. no street lighting, surface drainage is defunct, and road ways are in poor condition. Currently the land can be described as an isolated brown field site. For these reasons it makes it a natural choice for E.ON to re-develop.

DB interjected that there were good planning reasons for using the Drakelow Park site, notably that it included bringing former buildings back into use and it would achieve a better relationship with the existing urban area

Terry Nicklin asked what radius the transport strategy covered:

ST confirmed that the transport strategy would also be based on the Atkins transport model which has been designed to assess the impact on Drakelow as a whole, initially covering a 2 mile radius but further scoping is ongoing including the Branston Interchange.

Terry Nicklin then asked if Atkins was responsible for the original transport strategy:

ST confirmed they were.

Roger Bell enquired about the sustainable transport links and the possibility of utilising the river:

ST confirmed the bus services were being reviewed with the intention of

expanding these services to meet demand and that they would be pump primed to ensure all services are working at a commercial level prior to the site's completion. In addition to this there is also a review of the live travel info such as timetable texting, new bus stops and cycle stands to actively encourage the use of public transport.

DB added that the use of the river had been considered but it was not a viable option at the current time. He added that the plans to allow for the possible future introduction of a rail halt should the National Forest line ever re-open for passenger traffic.

Cllr Jessel asked about provisions for secondary education:

ST confirmed that the LEA was a key consultee in the proposal and that if they suggested further capacity was needed then this would be considered as part of the 106 agreement.

Terry Nicklin asked how accurate the Atkins transport models were:

ST stated that he couldn't confirm their accuracy as it wasn't a model he had personally designed. However, there is work underway to assess the accuracy of the methodology behind the Government models and this will form the basis as to whether all three Highways Agencies would be happy with its findings.

5.

Public Consultation Update

DBi confirmed that a second exhibition was held on Friday 26th September and on Saturday 27th September 2008. Despite writing to all of the previous exhibition attendees and all stakeholders, distributing 8,000 flyers and promoting via the local press, only 135 residents attended the exhibition.

Members of the Drakelow team were on hand to answer any queries and a questionnaire was designed to allow visitors to feedback on the proposed development. Of the 135 attendees only 25 people completed the questionnaire.

DBi concluded that this highlighted the lack of community concern regarding the scheme.

The questionnaire asked:

- 1) Do you agree with the mixture of housing proposed? 76% said yes, 20% didn't respond and 4% disagreed.
- 2) We want to deliver an employment park to create new jobs, do you agree? 60% said yes, 20% said no and 20% gave no answer.
- 3) We propose a number of neighbourhood facilities, which ones would you like to be included? All ideas received a positive response – Refurbished listed buildings, local shops and the retirement village received the strongest support.
- 4) We asked what facilities you'd like to be seen on the open spaces? Again all ideas were warmly received with cycleways, riverside paths and woodland parks receiving the strongest support.

DBi confirmed that all live information was online for all to view at www.drakelowpark.com and that the site included Beattie Communications' contact details in case any residents had any questions for the team.

Cllr Jessel said she would support the communications strategy by including all updates in the newsletter.

6.

E.On Update

NR confirmed that the gas pipeline development is currently scheduled to get underway at the end of 2009/early 2010. Work to upgrade flood defences has stopped at present, as Wrekin Construction had sadly fallen foul of the credit crunch. . The planning application for the Drakelow CCGT Extension has been submitted to the Department for Energy and Climate Change (DECC), and statutory consultees.

John Powell asked whether improved access to the wildlife reserve was on the agenda:

NR confirmed that E.ON was in talks with Derbyshire Wildlife Reserve about the matter.

Paula Whirrity asked whether a hard copy of the power station extension was available:

NR confirmed that he would organise a copy of the Non-Technical

	<p>Summary to be issued.</p> <p>Cllr Jessel asked what the impact to the infrastructure was in terms of electrical capacity:</p> <p>NR confirmed that the sub-station extension work was nearing completion for the Drakelow 'D' connection. A further application has been submitted to National Grid to accommodate the Drakelow CCGT Extension. In both cases there was enough capacity for the Drakelow 'D' and Extension. No new overhead lines (routes) would be required but upgrades to the existing overhead lines may be necessary.</p>
7.	<p>Timescales</p> <p>DB confirmed that the set consultation deadline was 19 June.</p> <p>The Chair asked what the development timescales were likely to be:</p> <p>DB suggested there would be three phases to the development which could take up to 15 years to be fully completed.</p> <p>John Powell asked whether any developers had been lined up as some would be undesirable due to quality issues:</p> <p>DB confirmed it was likely to be more than one developer and that the quality of the build would be controlled.</p> <p>CC interjected to confirm that Drakelow Park is a personal vision of Roger Bullivant. His vision is to bring quality and an exemplar development to the area which all would be proud of.</p> <p>Cllr Jessel added that planning consent need to focus on sq ft and housing policy rather than cramming more bedrooms into small homes.</p>
8.	<p>AOB</p> <p>Cllr Timms noted that there was a lack of cllrs present in the meeting:</p> <p>DBi confirmed that all had been invited but the up and coming elections meant that cllrs had other priorities.</p>

BEATTIE

COMMUNICATIONS

9.	Date of next meeting Wednesday 2 nd September at 7pm at the same location.