

DRAKELOW PARK LIAISON GROUP

SEVENTH MEETING

30th November 2011

Action By:

Target Date:

Attendees

Jean Blackman (Chair)
 Cllr Wheeler – Leader SDDC
 Sheila Jackson – Castle Gresley Parish Council
 Richard Wain – Burton Civic Trust
 Cllr Alan Lees – Coton on the Elms Parish Council
 Cllr Lacey – Ward Councillor DCC
 Dr Tim Elson – Walton Parish Council
 Cllr Hancock – Stapenhill Parish Council
 Cllr Alison Legg – Ward Councillor ESBC
 Adrian Farnsworth & Pauline Whirrity – Local residents
 John Powell – Linton Parish Council
 Chris Chatfield – Drakelow Developments Ltd
 Simon Tucker – Transport Consultant
 Victoria Walker – Communications Consultant
 Val & Wes Taylor – Local Residents

Apologies

Cllr Timms
 Lynne Sullivan
 Cllr Grosvenor

Approval of Minutes

P6 – Reference to query re lights on Barton Turns – should back up to A38 not Hansons. (Demonstrated recently with traffic lights on the roadworks.).
AP – VW to amend.

John Powell, seconded by Val Taylor approved the minutes.

Planning Update – Chris Chatfield (CC)

CC provided an update: In terms of the Drakelow Park application, we are ready to get S106 signed from Drakelow Development's perspective; it is now with the County and Local Authority. Aim is to get the agreement signed before Christmas. There haven't been any significant changes to the S106 since the discussion at the last meeting.

widening of Walton Road and implementation of the Bypass are schemes under a S278.

In terms of the S106 financial contributions, some are for specific highway improvements and some are general financial contributions so that County can decide how they want to allocate the money. There has been some discussion for example regarding improvements at Rosliston. The County has traffic movement measurements and they can track this via the counting system we are putting into place and decide where is most appropriate to invest the funds.

There will also be a group responsible for looking at traffic management, this can include parish representatives and people from the liaison group so that specific issues can be raised and dealt with using the funds which are being provided as part of the application.

Val Taylor highlighted that new signs have gone up re HGVs on Cadley Roundabout however, concerned as they are coming off at Linton and there are no signs highlighting that there is no through road to the A38. This is causing a problem as some very big lorries are taking this route, turning left just after the railway and trying to turn around in Station Lane.

Cllr Lacey was asked to take this up. It was clarified that the lorries are trying to get to the A38 not to Bullivants. They are relying on Sat Navs and this isn't highlighting they cannot get across the bridge. **AP – Cllr Lacey.**

Cllr Lacey highlighted recently a 70 ft lorry had to get permission to go through Stapenhill as it got stuck at Drakelow.

The County is now doing a check regarding where the larger vehicles are actually going. If they are not going to Mountfords or other industrial or collection sites then residents need to try to get registration numbers of these vehicles and feed them through to the new 101 telephone number.

Val Taylor also requested if this could be examined as many of the vehicles seem to be going to Argos and they should not be using this route. CC highlighted that DCC is looking at changing the HGV weight restrictions, but unsure if this is the case due to staff changes at County. The plan was to remove the 7.5t weight limit between the A38 and Drakelow and start it at the entrance to Walton Village. The reason for this is to put the limit between RBL and Stapenhill with only a short weight limit between here and the railway bridge. This should mean that HGVs cannot pass through this weight limit as there is nothing they can access. CC's concern is that because this is a short weight limit, they may attempt to break this.

The weight limit would also be moved to St Peter's Island to prevent any HGVs ever entering Stapenhill in the first place. RBL would have to ensure that all of its vehicles then have to turn directly onto the new access to the A38. This solution from DCC could solve some of these problems. Cllr Lacey highlighted that he has been talking to Cllr Grosvenor and that they are looking at putting the weight limit at St Peter's to solve problems at Stapenhill.

<p>Val Taylor highlighted that as you come of St Peter’s there is a sign which says no through route to the A38 but it is positioned too late. By the time HGV drivers see this they have already turned off the A444 and therefore needs relocating. The sign needs to be on the A444 telling vehicles not to turn off the A444.</p> <p>It was highlighted that HGVs often follow Bullivant vehicles and HGVs coming into the village approaching Station Lane sees another vehicle which has turned around thinks there is access and attempts to cross the bridge.</p> <p>County does not want these vehicles in this area, nor through Stapenhill, so this is being seriously looked at by the transport team.</p> <p>Val Taylor queried if a big sign, similar to Cadley Hill roundabout, could be erected to solve the problem.</p> <p>Cllr Lacey agreed to look into this. In addition has asked for a new sign at Netherseal. AP – Cllr Lacey</p>	<p>Cllr Lacey</p>	
<p>Walton Bypass – Tom Burton</p> <p>Cllr Blackburn said thank you for the site visit as it was very useful. Tom Burton said that he would be happy to do this, perhaps in two visits next time, at later stages in the construction programme.</p> <p>TB explained that in terms of progress, the team is about 10 weeks through a 14 week programme. The team started on the west side of the river, next to Aggregate Industries. This includes loading of the pallet lines, excavated what will become the drainage swale and have filled that back in with crushed materials and this will be the temporary access road during the construction phase. Have also installed the barbed wide fence leaving access for footpaths, eventually stiles/gates will be installed. Footpaths will be maintained although there maybe some diversions during work.</p> <p>On east side of river have excavated haul road to allow cranes to come onto site next year. Two days left of excavation of flood comp area then will top soil and reseed. The team has completed this work on the lower half. Finally have installed the perimeter fence which runs along the edge of the road.</p> <p>Intention is to be off site in the next two weeks and will remove the cabins. A soil bund will be erected across the gateway to prevent this becoming a camp site. This will be checked weekly.</p> <p>John Powell suggested that a soil bund will not be enough. There is a 14ft bund at Coton and this was removed to allow travellers access. A cement block has been used at Swadlincote and should be considered here. Cllr Blackman highlighted that the potential risk of flooding will act as a deterrent.</p> <p>Cllr Blackman asked when work will restart. TB highlighted that it is programmed for the end of February.</p>		

Outside of the bird nesting season would need to remove some of the trees. Earth and ditches were found when archaeology work started so will need to work with caution and undertake further archaeology work before starting full programme of work next year.

John Powell highlighted that fence line is almost in place near the quarry, but you will have to dig up SCC's new kerbstones. TB agreed this was the case. Before started on site spoke to the County Council regarding this and despite knowing these would have to be removed the County was adamant about undertaking the kerbstone installation so TB's team will need to remove and replace them. This will result in some traffic management being required in order to ensure it can be undertaken safely, but will ensure seek to minimise any delays.

Val Taylor reminded the team that the issue regarding access into the village was raised previously regarding the gateway entrance feature which was proposed. Indicative Landscape Mitigation Proposals plan stated that a gateway feature/ Green Avenue approach to the village was proposed.

ST has the current landscaping plans and explained that a feature such as planters would be appropriate but the County didn't like the idea and was concerned about the extra maintenance.

It wasn't removed by the Drakelow Development's team but by the County Council as it was Drakelow Development's intention to create this feature. Cllr Wheeler highlighted that this has been installed elsewhere. CC explained he had incorporated this as thought it would also deter HGVs trying to turn into the village by mistake.

John Powell asked if Cllr Lacey can ask about this again on behalf of the Parish Councils. CC raised a concern with this as those work and the traffic signage sits within the S278 agreement and it took almost three years to conclude the S278 with the County, which could lead to delays. There have been officer changes and recent changes within the legal team at DCC and this caused further problems and costs associated with the S278.

At the next meeting perhaps this could be looked at, once the S278 is signed, to see if there is flexibility to include something without it affecting the S278. Cllr Lacey said that he appreciated there was a change in officers, and the new arrivals are more approachable.

Potentially can arrange for the Cabinet member and new officer to have a look around on site then the matter can be discussed further. ST said that sounded fine provided we had all of the signatures on the S278 agreement. It was agreed that CC and Cllr Lacey would discuss this further to agree appropriate timing, potentially in the New Year.

Cllr Blackman also raised a point on behalf of Cllr Timms, where the present 30 mph signs are, they will have to be moved. At the Parish Council meeting there was concern about where they would be placed and the impact on the

<p>village.</p> <p>ST explained that the intention and concept for the design was that the new road would be part of the 50mph zone and 30mph would start when you turn off the road into the village. You wouldn't be able to come around the corner into the village unless you had slowed down to the 30 mph</p>		
<p>Any Other Business</p> <p>Cllr Wheeler queried when the first brick would be laid at Drakelow. CC explained that ideally it would be residential first. CC didn't envisage that it would take 18 months to get to S106 signed. Would like to be in a position to start bringing forward infrastructure works - access, services, alteration of junctions - in mid 2012 and aims to try and get the S106 signed by Christmas.</p> <p>Then hopefully some service plots can be brought forwards. The housing market has been challenging, but there are some encouraging signs in the market and a lot of applications have been coming forwards. Cllr Wheeler highlighted that the last planning committee was cancelled due to lack of business to discuss.</p> <p>Val Taylor asked about phase one and the plan regarding bringing forward affordable homes. CC explained there is still a 20% minimum delivery of affordable homes across the site but for the first phase (600 houses or 5 years) there is a holiday due to viability issues. However the 20% is still aggregated across the site. However, the market is changing rapidly and one of the few developers at the moment is housing associations, so this could potentially be delivered in the first five years due to this change. The challenge is that we don't know what will happen in the housing market at this stage and we will have to react to that.</p> <p>Richard Wain noted that the application for the footbridge over the river was withdrawn. CC explained that it was withdrawn just after the application was submitted as issues were being raised by East Staffordshire and the Police had concerns regarding this. We didn't want to complicate the application at this stage and therefore withdrew this. Will look at this again once have the permission in place for Drakelow. If East Staffordshire has an appetite to be cooperative about this then a fresh application may come forwards at that stage. Pre consultation would happen first.</p> <p>Richard Wain queried the footpath along the river. CC said the site is part of the Greenway strategy in Derbyshire. CC queried how would access the Drakelow Park site through to Walton and the Greenways team weren't quite sure at this stage as it would mean crossing the nature reserve or the power station site so this still has to be resolved.</p> <p>Cllr Lacey mentioned that Anna Chapman the Greenways Officer is looking at this at the moment. Cllr Lacey congratulated Tom on the cleanliness of the Walton Bypass site, on both sides of the river, as this sets a very good example.</p> <p>Sheila Jackson asked if there would be any consultation with the National</p>		

<p>Forest regarding the work they are doing to connect Conkers towards the National Arboretum. CC explained that Drakelow is providing the link through Drakelow Park rather than deciding on the route. In terms of anything going south to Walton this is still to be determined, but Anna Chapman is open to discussion if anyone wants to raise this with her.</p> <p>ST explained the greenway strategy was designed to have primary and secondary routes and linkages to the work being undertaken by National Forests and British Waterways were proposed.</p> <p>Wes Taylor highlighted that there are already signs on the footpath showing the footpath to Walton. As far as Walton is concerned there has never been a footpath on our side of the river. CC highlighted that in addition to accommodating the greenway through the Drakelow Park site Drakelow Developments Ltd is also contributing £150,000 towards the Greenway project.</p>		
<p>Date of the Next Meeting Wednesday 21st March 7pm Ceram House, Roger Bullivants Ltd</p>	<p>All</p>	<p>21/03/12</p>

Definition from PPS3 (June 2011)

Affordable housing

Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is:

Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

Affordable rented housing is:

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime³⁴ but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.^{35,36}

Intermediate affordable housing is:

Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent but does not include affordable rented housing.

These definitions replace those given in previous editions of PPS3 (2006 and 2010) and related guidance such as Delivering Affordable Housing 2006.

The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

34 The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001).

35 Including service charges, where applicable.

36 Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods.

The Tenant Services Authority has issued an explanatory note on these:

www.tenantservicesauthority.org/upload/doc/RICS_rental_valuation_note_20110118140714.doc

There is further guidance on Affordable Rent in the Homes and Communities Agency Affordable Homes Rent Framework document.

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households.

'Affordable housing' refers to particular products outside the main housing market.