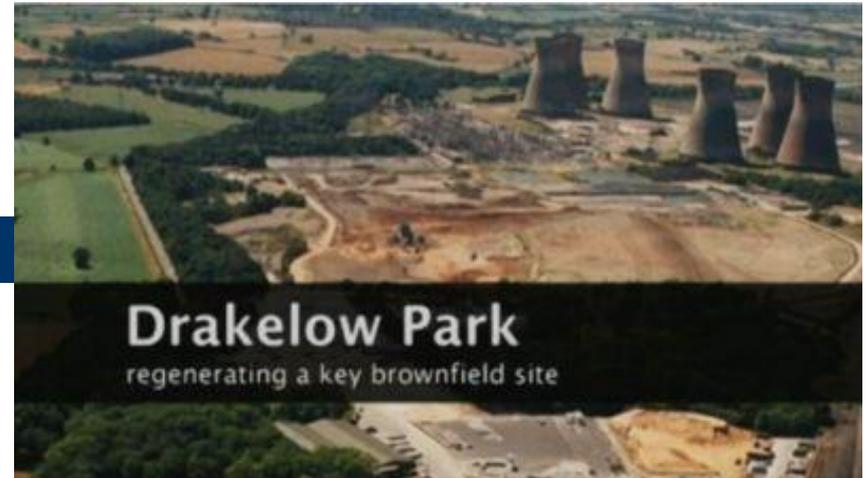


# Drakelow Park



# Key Facts

- Resolution to grant planning for Drakelow Park was given in July 2010
- Drakelow Park sits on a 110 hectare brownfield site. It provides an exciting opportunity to deliver:
  - A new business park
  - Approximately 2,000 new homes over the next 15 years including affordable, first time buyer, family and retirement homes
  - 35% of the site will be green space
  - A new primary school
  - Neighbourhood centres providing retail, leisure, health and community uses
  - A multimillion pound transport improvement package
  - Refurbishing listed buildings on site
  - A riverside and woodland park and nature trails

# Development Overview



# Section 106

- The legal document should be signed soon and includes:
  - Affordable housing provision
  - Provision for a primary school
  - £3.8million contribution towards secondary education
  - Healthcare facilities
  - New parks and play areas
  - New sports pitches and changing rooms £825k for new built facilities off site
  - £4.2 million highways investment
  - A new bus service
  - £150k contribution to the Greenway
  - Construction and completion of Walton Bypass

# Sustainability

- Drakelow Park has been carefully designed in order to create a mixed-use sustainable community
- It allows:
  - The opportunity to live and work on the same site
  - Recycling of land and buildings
  - Generous provision of green space including parks, sports pitches, play areas and retaining valuable woodland
  - Green travel planning including improved bus, pedestrian and cycling facilities
  - Appointment of a Travel Plan Coordinator
  - Opportunities for sustainable construction and design including recycling rainwater & renewable energy

# Transport

A £4.2 million package of improvements includes:

- Widening Walton Road
- Realigning Rosliston Road South over railway bridge
- A significant sum to allow the County Councils to invest money to deal with the for 'ripple effect' of new vehicles
- £500,000 investment into local bus service
- 300 HGVs a day diverted away from Stapenhill
- Improvements to Caudwell Lane, Barton Turns and Branston Interchange
- There is a proposal by DCC to move the weight limit to increase the efficiency of restricting vehicles, which will benefit Coton in the Elms

# Transport continued...

- Money will also be given directly to the County Council for additional transport improvements around the network
- It is understood that the council has identified improvement work at St Peter's Roundabout and a new weight limit will be set here
- Automatic traffic counts and surveys will continue throughout the life of the scheme to identify any further mitigation
- Drakelow Park Steering Group will be created to review the annual traffic data and ascertain where additional funding is required to undertake further road and junction improvements as required

# Walton Bypass

- Sir Robert McAlpine has been contracted to deliver the Bypass
- Work began last year on the new road and bridge which will divert traffic away from Walton village
- The Bailey Bridge would be closed to traffic when the new bridge opens
- Ecological improvements are proposed including otter holts, swale creation and the planting of species rich grassland
- The new flood compensation area has been created in addition to the completion of the phase one works
- It was hoped that installation of the piles and bridge abutments would commence in February but the legal agreements are unlikely to be finalised until Summer which could result in some delay

# Timescales

- Drakelow Park will regenerate one of the largest brownfield sites in the region providing a truly sustainable new community
- Once the S106 document is signed the Drakelow Park team will start to work on detailed planning applications

**Thank you**

**Any questions?**