

DRAKELOW PARK LIAISON GROUP

EIGHTH MEETING

16th May 2012

Action By:

Target Date:

Attendees

Mrs Jean Blackman (Chair)
 Cllr Grosvenor – Leader East Staffordshire Borough Council
 Philip Somerfield – East Staffordshire Borough Council
 Sheila Jackson – Castle Gresley Parish Council
 Cllr Louise Ross – Rosliston Parish Council
 Richard Wain – Burton Civic Trust
 Dr Tim Elson – Walton Parish Council
 Cllr Alison Legg – Ward Councillor ESBC
 Adrian Farnsworth & Pauline Whirrity – Local residents
 Val & Wes Taylor – Local Residents
 John Powell – Linton Parish Council
 Chris Chatfield – Drakelow Developments Ltd
 Simon Tucker – Transport Consultant
 Victoria Walker – Communications Consultant
 Roger Bell – Barton under Needwood Parish Council

Apologies

Cllr Wheeler – Leader South Derbyshire District Council
 Cllr Alan Lees – Coton in the Elms Parish Council
 Cllr Lacey – Derbyshire County Council
 Cllr Jessell – East Staffordshire Borough Council
 Cllr Timms – Walton Parish Council
 Cllr Fitzpatrick – East Staffordshire Borough Council
 Mrs Startin – Local Resident
 Patricia Hancock - Stapenhill Parish Council

Introductions and Welcome

Approval of minutes

Page 4 – barbed ‘wire’ (Walton Bypass second para 5th line). VW TO AMEND

Attendees thanked Cllr Wheeler for definition of affordable housing which was very welcome.

<p>Section 106</p> <p>There have been changes since the last meeting in terms of the Section 106 which was completed in March and signed by both County Authorities, South Derbyshire as the lead authority and all parties at Drakelow. This led to the full permission being granted for Drakelow Park.</p> <p>The team is now in a position to move forwards with phase one of the development.</p> <p>CC and VW recently presented at the Linton Area Committee and at Stapenhill Parish Council. We produced a handout detailing all of the major elements of the Section 106, particularly the transport improvements detailed within the £4.2 million pound package of contributions. This document was circulated.</p>		
<p>Drakelow Park Development Update</p> <p>CC explained that as a result of the full permission now being granted, he has now appointed a further team of consultants, including Glen Howells architects in Birmingham, Savills and EC Harris project management. They are identifying what will form phase one of Drakelow Park. We are hoping to be in a position to start the reserved matters application process at some point in September. Development would not therefore start until 2013, but there is still some flexibility as the housing market is now showing some improvement in certain areas so will be led to a degree by that.</p> <p>A question was raised by Philip Somerfield – <i>would this include any relocation of the existing business on site?</i></p> <p>CC explained that this wouldn't be included. The Roger Bullivant Ltd and Buchan Concrete businesses currently have a lease on this part of the site until 2017.</p> <p>A question was posed by Val Taylor – <i>is it correct that unless the Bypass happens Drakelow Park wouldn't be built?</i></p> <p>CC explained: That is correct Walton Bypass has to be operational prior to the occupation of the 100th house.</p> <p>A question was posed by Sheila Jackson – <i>when would the affordable housing start?</i> CC explained: We have a 'holiday' for the first 600 properties or the first five years (whichever is sooner). Might bring some forwards sooner depending on the market. There is still a 20% minimum for affordable housing across the whole of the site however.</p> <p>There are still major issues with regards to the viability and this is particularly affected by the Section 106 and Walton Bypass provisions.</p> <p>A question was asked by Philip Somerfield – what is the brief given to Savills and Howells?</p> <p>CC explained: Their ultimate brief will be to go to the market. At this stage Drakelow Developments Ltd is talking to a number of housebuilders. DDL will dictate the design of the scheme to ensure that the design code is within DDL's control. Roger and Drakelow Developments Ltd have an overriding</p>		

desire to ensure this is an iconic, quality development.

A question was raised by Roger Bell: *Is there a role for this group to input into the design process?*

CC said: Yes we always said we will involve this group in that process. In addition we will be creating a Drakelow Park Steering Group which oversees the development, particularly where the transport investments are best needed. It maybe that this liaison group evolves into that Steering Group.

Val Taylor queried when the school would be delivered on site. CC explained that the school would be open by the end of phase two as this is when it becomes viable and there would be enough children on the site. This is detailed within the Section 106 in conjunction with Derbyshire County Council in terms of the phasing.

In terms of the local primary schools taking children until this is built, we have been told by the education authority that there is some capacity but it would be down to Derbyshire County Council to dictate the timescale and the temporary accommodation measures which may be needed in the interim.

Philip Somerfield asked how ward members can get involved in the detail, such as footpath linkages into Stapenhill and at what point they get to raise these issues. CC explained there have been lengthy discussions with County regarding the Greenways strategy. There is a greenway contribution which is provided for the County Council and we have to deliver this throughout the site. In terms of the connection underneath the railway bridge, the link through to East Staffordshire up to Cumberland Road, one over the footbridge and a further access at the bottom end of Cumberland Road, the latter wouldn't come forwards on phase one but ultimately that would be created in phase two or three.

There is an ambition to bring forwards another riverside walk through the development.

There is a fence at the moment around the Boat Club which was erected due to security issues; however all of this area would be brought back into public use.

Cllr Legg asked – *at what phase will the alterations happen to the access over the railway bridge?* CC explained that the footbridge itself is owned by Network Rail and they are aware of the Drakelow Park proposals and it is for Network Rail to deal with that. It's a footbridge link we have always utilised within the scheme. It would be used as a footpath link in phase one but Drakelow Park isn't proposing any improvements to the footbridge itself. The link at this site on our site and within our ownership would be improved as part of the development.

The discussions in terms of the land at the East Staffordshire site would need to be raised with Network Rail and if there was a desire for any potential housebuilders on site to contribute negotiations should be taken up with

<p>South Derbyshire District Council which is the lead planning authority for this scheme.</p>		
<p>Walton Bypass Flood compensation areas have been constructed and following the recent heavy rains, there has been no flooding.</p> <p>CC explained: We envisaged that we would have already have restarted work in March this year. Unfortunately the CPO process that needs to take place in Staffordshire and what should have taken a few months has taken more than a year and it might be towards the end of July. Then the Section 278 work can begin. However, if this could therefore delay the start towards the end of the year and if it is delayed until September then we would have to hold restarting until early next year.</p> <p>Wes Taylor raised a question: <i>Severn Trent has announced it is diverting water from the Severn to the Trent. What impact will this have?</i> CC explained if this is already happening then this being managed effectively. ST explained that he was involved with the modelling process and suspects that this work has been undertaken with the Environment Agency. This would have required a license from the EA and Severn Trent would have had to convince the EA that all of the bridges and flood defences could handle this.</p> <p>TE was asked to raise this issue via Walton Parish Council of Severn Trent.</p> <p>CC was asked: <i>Has SCC given you any indication as to why the CPO has been delayed?</i> CC said that it was due to SCC sitting on the paperwork for a number of months. However, we now have a confirmed timetable.</p>	<p>TE</p>	<p>On-going</p>
<p>Transport</p> <p>ST tabled the plan which shows where infrastructure works are included within the Section 106. This also includes trigger points for when certain elements have to be completed and this is tied to specific numbers of houses being delivered.</p> <p>The Section 106 transport section is 150 pages long, but on the Drakelow Park website there is a link to a useful section which provides a summary of this.</p> <p>Walton Parish Council queried what will happen at the Rosliston crossroads. Is this likely to be staggered? St explained that the decision for this lies with the County Council. DDL have agreed a financial contribution. JP and SJ attended the Linton Area Committee and the staggering of this junction is in the programme for 2013.</p> <p>DDL's trigger point for the financial contribution won't have been made but it sounds as if this is now in the plan.</p> <p>A question was posed: <i>At what stage in the programme does the widening of</i></p>		

<p><i>Walton Road happen?</i> ST explained that this is prior to the 100th dwelling (in conjunction with the Walton Bypass.)</p> <p>If an application is submitted in September for phase one this could be around a year away but the detailed design work could start sooner than that.</p> <p>Roger Bell said this needs to be designed sensitively if there is tree felling. ST agreed and said the hedgerows would be sensitively dealt with but not envisaging significant tree loss. The land is all within the public highway.</p>		
<p>Any other business</p> <p>RB asked – <i>how can we see Drakelow Park within the wider context, particularly with proposed developments South of Branston?</i> There is also the extension of Newbold Quarry and if this gets permission there’s potential opportunities for water based recreation and leisure. How can we best achieve public access links form Drakelow Park to other areas of the Trent Valley? What are the plans for the proposed footbridge?</p> <p>CC explained that there was a large debate about links to amenities particularly with the Rights of Way officers about the Greenway strategy. This includes a greenway on this side of the river going down to Walton and there are existing footpath links across to the East Staffordshire side and we have a commitment to create the greenway link through the site as well as making a financial contribution towards the greenway off site.</p> <p>The footbridge proposal was through the footpath on Branston Golf Course and up and linking to the footpath to Burton and Branston and beyond over the river. The application was withdrawn because of concerns raised by the police in Staffordshire. It was a separate application as we thought there might be problems with the bridge application because of issues with the Walton Bypass bridge, we still have an opportunity to resubmit this application and it is something being discussed but a decision has not yet been reached. If there was a favourable response from SCC and ESBC we would look at potentially bringing this forwards.</p> <p>PS asked if would be prepared to look at other routes. CC explained the location selected would be preferable as this provides the benefits in terms of linkages (it is where the footpath goes directly across the golf course so it would encourage connectivity.) PS asked if there could be better linkage locations.</p> <p>PS asked if this is a cost that the scheme could carry. CC said that it is something which could be relooked at provided it was to the benefit of landowners at both sides of the river.</p> <p>VT asked – It was said that the greenway would come through the site to Walton, so where would the footpath go? CC said yes ultimately the County is seeking to take this to Walton and beyond. ST explained he was looking at a footpath between the road and the river, but the overall aim was to walk</p>		

from railway bridge at Stapenhill up to Walton over the bailey bridge/disperse – the aim is Conkers to the National Arboretum ultimately.

A financial contribution was made to this greenway but it would be the council's decision ultimately when and where to deliver this. In terms of their timescales their aim was 2015 or 2018. There is a challenge at the E.ON site as you can't do a CPO on this type of site and it was likely to go back onto the road at this point.

ST confirmed that the commitment for this contribution was pre occupation of the first 100 dwellings.

JP asked if E.ON would be attending a future meeting. CC explained that there is currently no activity on the site and there is uncertainty in the power industry so not committing to building on this site in the short term.

VW to put web address at the top of the newsletter and circulate with the minutes.

PW asked if there was any idea regarding the timescales before a decision is made regarding the power station construction. CC explained he can't give a categorical answer as there are a lot of permissions. One sits there in perpetuity but the town and country permission might have a deadline. They have renewed the permissions they needed regarding the gas pipeline which shows they are keeping their options open. The second application which was made for a second gas-fired power station still hasn't come back which is mainly due to the Government's uncertainty regarding power production priorities.