

DRAKELOW PARK LIAISON GROUP

TENTH MEETING

20th March 2013

Action By:

Target Date:

Attendees

Mrs Jean Blackman (Chair)
 Cllr Lacey – Derbyshire County Council
 Cllr Timms – Walton Parish Council
 Sheila Jackson – Castle Gresley Parish Council
 Cllr Louise Ross – Rosliston Parish Council
 Richard Wain – Burton Civic Trust
 Dr Timothy Elson – Walton Parish Council
 Adrian Farnsworth & Pauline Whirrity – Local residents
 Val & Wes Taylor – Local Residents
 John Powell – Linton Parish Council
 Cllr Roger Bell – Barton Under Needwood Parish Council
 Cllr Paxton – Stapenhill Parish Council
 Cllr Hancock – Stapenhill Parish Council
 Cllr Godfrey – Stapenhill Parish Council
 Julia Wozniczka – Central Rivers Initiative
 Chris Chatfield – Drakelow Developments Ltd
 Simon Tucker – DTA Transport
 Victoria Walker – Beattie Communications

Apologies

Cllr Wheeler – Leader South Derbyshire District Council

Introductions and Welcome

Approval of minutes

Proposed and seconded as true record of the previous meeting.

Walton Bypass Update

Chris Chatfield (CC) explained that phase one work commenced September 2011. This included phase one compensation works. The work completed in summer and drainage/flooding and grass take has been reviewed since.

McAlpines are due to go back on site in six weeks as there is an issue with the seed mix which needs to be rectified. McAlpines has been instructed to action this as well as undertaking further drainage improvements. This should have been completed earlier but the inclement weather has prevented that happening.

Walton Parish Council has written to request improvements to the site as Councillors are not happy with the way it currently looks.

CC explained that there will be improvements once McAlpines undertakes the work so that it reaches specification.

The grass cutting will also be undertaken at this time. The bunds of top soil on site will have to stay as otherwise this would result in unnecessary transport movements as this topsoil would need to be brought back to site when the next stage of work commences.

Drakelow Park Developments Ltd apologises for this delay in getting McAlpines back to sort out the visual issues, but unfortunately the delay was due to the weather.

CC also confirmed that the post and rail fence will be replaced.

The Chair added that the Parish Council are aware of an off road motorbike which has been accessing the site regularly. CC asked residents to highlight this to the security team on site so that they can act.

A question was raised as to whether the CPO was completed in Staffordshire. CC explained yes this was now finalised.

CLlr Lacey queried if there have been any issues with regards to flooding and drainage, particularly as the water table has been so high for six months, he asked if it had impacted on any of the works already completed.

CC explained that apart from the degradation of the planting of the grass mix, there has not been any deterioration of other works.

CC explained that he has now had aerial images undertaken and the extraction works from Aggregate Industries on this side of the A38 has resulted in the creation of a lake which did not exist before.

<p>CC explained that we have created 36,000 cubic metres of flood compensation area and the Aggregate Industries site has delivered a further 100,000 with this lake. Cllr Lacey added that he understood most of the water table issues seem to be further downstream towards Shardlow.</p> <p>JP added that where the new access to Walton Lane would be, there had some flooding on this road. It is understood this could be an issue with culverts. CC explained that the new road scheme has been designed to accommodate levels of water.</p> <p>ST added that he is aware that the main flood plain does breach the existing road and as a result the alignment of the new road will be higher with the aim of ensuring this route is above the flood plain so that it reduces any issues.</p> <p>JP queried if Aggregate Industries is causing issues. ST said that as it is a county council road it would have to be built to County Council standards. This part of the road would be lifted and rebuilt as part of the new road works.</p>		
<p>Drakelow Park Update</p> <p>CC explained that Drakelow Park gained planning consent in March 2012 following the resolution to grant planning which was given in July 2010. The planning application was actually submitted in 2009.</p> <p>Since March 2012 the team has been looking at how Drakelow Park can be brought forwards in terms of infrastructure. Since 2011, there was an assumption land values would improve but they have continued to decrease which has posed a challenge.</p> <p>The level of infrastructure required is one of the key considerations. Walton Bypass is by far the biggest obligation in the S106.</p> <p>Savilles and EC Harris have been looking at the market and looking at how the infrastructure can be delivered alongside Drakelow Park.</p> <p>CC highlighted that there have been issues countrywide with building delay and in East Staffordshire alone there are a number of sites which are unlikely</p>		

to come forward in the next ten years. He explained that all five schemes in East Staffordshire were turned down by planning committee.

CC outlined that here we have a brownfield site with planning permission and delivering it is a priority. SDDC needs the housing numbers and is keen for the project to start. All of the development in East Staffordshire is greenfield land, which is less preferable to a brownfield site such as Drakelow Park.

As a result Drakelow Developments has sent a scoping opinion to SDDC to reassess the delivery date of Walton Bypass and we are in the process of doing further traffic surveys to look at what effect this will have across the local area. Discussions therefore are continuing with SDDC and solutions would be sought in Staffordshire as well.

CC explained that across the development there is a 20per cent requirement for affordable housing. Currently there are no affordable homes required in the first five years, but there still has to be 20 per cent ultimately delivered across the site. This is subject to a needs assessment and if this assessment shows it's needed earlier it would be delivered earlier.

CC explained that the style of affordable housing is changing. The HCA is trying to bring forward affordable housing schemes themselves and this has delivered ghettos, so now the preference is to intermingle affordable within and across an entire scheme to prevent this happening.

Stapenhill Parish Council tabled transport concerns and wants to ensure Staffordshire County Council sees the minutes. VW explained that County Councillors are invited to the liaison group and are sent copies of the minutes.

Stapenhill Parish Council stated they are concerned re transport issues in Stapenhill. The S106 money which is going to Staffordshire County Council needs to be spent in Stapenhill to manage traffic from the construction as well as the resident traffic.

CC explained that as the developer, he is unable to tell Staffordshire where to spend the money as we have to send this to County for them to allocate spending priorities. ST explained that during the determination of the

application Drakelow Developments Ltd asked that SCC incorporate traffic calming measures on Rosliston Road. SCC refused as did not want a predetermined obligation to spend the money on Rosliston Road but wanted the ability to spend the money where they wanted to.

Cllr Lacey asked if this included speed humps, CC explained it included safety measures, alignment improvements and work to St Peter's Island. A comment was raised that roadworks at Stanton have resulted in traffic coming in this direction.

ST explained that SCC has a choice, they can request deliver of our suggested improvements (i.e. physical works the developer has to undertake) or they can take a cash sum which they then invest themselves.

A total of 3 - 4 different schemes in Rosliston Road were put to SCC, unfortunately they wanted the money to determine where to spend it rather than requesting the developer undertook specific improvements. As a result, £800,000 will go to Staffordshire for investment on road improvements of their choice.

At application determination, this was due to go into the BUATMS pot (Burton Urban Area Transport Management Strategy.) but this is now a defunct strategy.

This means that SCC could spend this money anywhere in the Burton area; unfortunately the developer doesn't therefore have control. However, we appreciate the concerns and we do want to help.

What this current application allows us to do is to try and divert some of this money into something specific. The key question is what these improvements should be and we need to try and help the Parish Council without creating problems for any other road users.

CC explained that he would like to work with the Parish Council to see how we can address this issue in terms of phasing and encouraging SCC to undertake the work in Stapenhill sooner rather than later.

Cllr Paxman reiterated that this is why the Parish Council is using the Burton Mail to target the County Council. ST advised that we need to explore the

right people at the County Council to have this debate with as that activity might not have the desired effect. The development control officer secures the funds but we need to work with the transport team.

ST updated the recent traffic surveys in Stapenhill and Walton. There have been updated traffic counts undertaken for 2012. This shows that the counts are almost similar in 2000, but actually lower than the number of traffic movements in 2004.

ST explained that traffic flows have generally reduced across the country. It has dipped everywhere and is only just starting to increase again now so we are almost back to where we were in terms of traffic movements. This dip was mainly due to the impact of the economy.

Cllr Jackson highlighted that she has seen an improvement on the A444 and agreed with this assessment. ST clarified it is not a significant drop but it hasn't actually worsened. The count were undertaken during November, passing counts near the quarry area, main cross roads in village centre and left turn as come on Walton/Drakelow Lane.

CC went on to explain that in terms of housing delivery it was likely there would be a number of different housebuilders on site at any one time. It is a 20 - 25 year scheme to deliver the whole of Drakelow Park.

Cllr Timms feels that the road is for the benefit of Drakelow Park, and Drakelow Developments should build the road otherwise the traffic in Walton and Stapenhill will be high. The Staffordshire sites might also go ahead.

CC explained that Drakelow Developments has already spent £3.5million on the bypass. The company is looking at bids for infrastructure funding in order to help with the further £8.5million required to complete the bridge.

South Derbyshire District Council is keen to see houses come forwards; they also have issues akin to East Staffordshire. CC explained that the infrastructure funding coming through HCA and local LEPs which could potentially change things. The expression of interest is being submitted for this funding support. Drakelow, because it has planning permission, sits high on the bidding scale as it will bring economic benefit, job creation and new

<p>homes. But, these processes take time. CC explained that Drakelow Developments will commit to this process as we have done previously.</p> <p>Cllr Mike Lacey queried when the Castle Gresley 200 home scheme was approved was there a commitment towards the bridge? Cllr Jackson said no; this wasn't the case. Cllr Lacey queried the employment element of the scheme on the site. The gas power station is on hold but there is also some business space.</p> <p>CC said that the E.ON site is not making any contribution to the bridge, and its site can go ahead without any investment into the Bridge. E.ON's argument is that during the running of this it will not create additional traffic. There is a frustration that there are sites coming forward with no investment into highways, this is not the case with Drakelow.</p> <p>CC explained that there is an employment park proposed on site, if Drakelow Developments builds this out it will affect the S106 contributions. This element is not viable at all at the moment and would come forwards in later phases.</p> <p>Drakelow Park still works in collaboration with E.ON. They do have permission for the gas fired station but currently they have shelved that site in the short to medium term due to the inability for the Government to make a decision on its preferred power generation methods.</p> <p>HT queried if the Bypass was built and it was a toll road would that work? ST explained this would need an Act of Parliament.</p>		
<p>Any other Business No other business was raised</p>		
<p>Date of Next Meeting 3rd July at 7pm was agreed as the next meeting date.</p> <p>It will be held at Ceram House on the Drakelow Developments Site. CC asked if anyone had any queries please contact Victoria or Chris as we are happy to assist.</p>	<p>03/07/13</p>	<p>ALL</p>