

DRAKELOW PARK LIAISON GROUP

THIRTEENTH MEETING

26th March 2014

Action By:

Target Date:

Attendees

Mrs Jean Blackman (Chair)
 Cllr Julia Jessel – East Staffordshire Borough Council
 Cllr Alison Legg – East Staffordshire Borough Council
 Cllr Kath Lauro – Derbyshire County Council
 Cllr Louise Ross – Rosliston Parish Council
 Cllr Alan Lees – Coton in the Elms Parish Council
 Dr Timothy Elson – Walton Resident
 Mr Richard Wain – Burton Civic Trust
 Henry Timms – Walton Resident
 Adrian and Paula – The Lodge Residents
 John Powell – Linton Parish Council
 Chris Chatfield – Drakelow Developments Ltd
 Jim Toothill – David Wilson Homes
 Victoria Walker – Beattie Communications
 Brian Egerton – Hawksmoor Property Services

Apologies

Cllr Wheeler – Leader South Derbyshire District Council

Introductions, welcome and approval of minutes

Minutes were approved and have now been uploaded to the website.

Update regarding Walton Bypass

Chris Chatfield (CC) explained that there had been continued discussions with the Homes & Community Agency (HCA) regarding the funding of Walton Bypass.

This has moved to the due diligence stage and it is hoped it will be resolved in a couple of month' time. The HCA would provide the funds to build the road by way of a loan which has to be repaid. There was a very positive meeting last Friday. E.ON will also be involved in those discussions. The criteria specify that the funds must be drawn down prior to March 2015; this would mean a start on site this year provided the negotiations are finalised.

<p>Q) Mr Timms (HT) asked if houses would be built first? A) CC explained that the bridge will be open prior to occupation of 100 units.</p> <p>Cllr Jessel (JJ) said that this was good news and CC agreed and explained that the submission to the HCA was made last December but we only received a response in March in order to enter due diligence process, but he felt that it is looking very promising.</p>		
<p>David Wilson Homes Phase One Proposals</p> <p>DDL has been in discussion with David Wilson Homes (DWH) for a few months and two weeks ago exchanged on the phase one land. DWH will now start the process with South Derbyshire District Council regarding the reserved matters (detailed) planning application for 99 homes.</p> <p>Jim Toothill (JT) from DWH explained that contracts had been exchanged and there had been some minor changes to the layout tabled at the last meeting. The highway improvement works on Walton Road have been added and the access has moved further west to provide better visibility splays. This also ensures that the existing public footpath is retained through to the proposed village meeting point.</p> <p>The Chair asked if a copy of the finalised plan could be provided to members of the liaison group at submission. ACTION POINT – VW to circulate</p> <p>Q) Mr Powell (JP) said that the main concern is the green infrastructure and if DWH would retain any environmental features. A) JT explained that they are working to the approved masterplan so the buffer planting along Walton Road is incorporated. Structural landscaping is also included within the 99 homes scheme. Building for Life (Government guidance for good homes) has been embraced by DWH and they team also has its own internal design award scheme which out of our 22 divisions, the East Midlands has secured a number of times.</p> <p>Q) JP added that he was pleased DWH was the selected housebuilder. He asked what the timescale for submission is? A) JT: DWH is hoping to submit the application as quickly as possible, hopefully in the next few weeks.</p> <p>Q) HT: How long will it take to build and sell? A) JT: At the moment with the market improvements we are looking at a maximum of a three years sale period. These are family homes from three-bed through to five-bed.</p> <p>Q) JP: It would be an advantage if you can give us some idea of the house styles? A) JT: They are two – two and a half storeys. DWH is keen on internal spaces and family living spaces so it would be spacious properties. The smallest is 1,000 through to 2,500 sq ft properties. There are no small terraces.</p> <p>ACTION POINT – VW to circulate some images of DWH housing styles.</p>	<p>VW</p> <p>VW</p>	<p>At submission stage</p> <p>ASAP</p>

<p>ACTION POINT – VW to circulate planning application number once the application is registered.</p> <p>Q) Cllr Legg (AL) asked: How many affordable homes will be delivered in this phase? A) CC: There are none included in this phase. The first 600 units (or first five years of development) whichever comes soonest, do not have to include affordable homes for viability reasons but across the whole scheme ultimately we will be delivering a minimum of 20 per cent affordable. This may increase depending on demand. However, many of the proposals DDL is looking at for the subsequent phasing, particularly the ones with the HCA, may see affordable being delivered sooner than the 600/first five years and there is flexibility to deliver this if required.</p> <p>JT added that DWH has another site where the local authority had granted permission for 40% but no Housing Associations had the funding to take these homes on and they had to be sold on the open market.</p>	<p>VW</p>	<p>At submission stage</p>
<p>Any Other Business The Chair requested a discussion regarding lines of communications at the next meeting. ACTION POINT – VW to include on the agenda</p> <p>Q) JJ: Do you know how long the current road closure will be for? A) CC: The traffic order states end of May but we believe they will complete the work sooner than that.</p> <p>Q) JP: There was talk about doing work on the roundabout into the site, is this the case? A) CC: No not at this stage. We will deliver this under a S278 agreement with Derbyshire County Council and we will appoint a contractor. The Chair added that there is in the pipeline a closure on the Bailey Bridge coming up.</p> <p>Q) HT: Will Walton Road be closed when this work is carried out while you are working on it? A) CC: Yes, DWH has incorporated the road layout which is included within the application, including the railway bridge realignment. There would be temporary traffic lights but it will remain open.</p>	<p>VW</p>	<p>Next meeting</p>
<p>Date of Next Meeting It was agreed that the next meeting would be held on Wednesday 2nd July at 7pm. It will be held at Ceram House on the Drakelow Developments Site. There is a new car park at the far end of Ceram House for attendees to use. CC asked if anyone had any queries please contact Victoria or Chris as we are happy to assist.</p> <p>Just one attendee from each Parish Council or group should attend each meeting. Liaison group attendees should then update their communities following the meeting. All meeting minutes will be uploaded to the Drakelow Park website www.drakelowpark.com</p>	<p>02/07/14</p>	<p>ALL</p>