

DRAKELOW PARK LIAISON GROUP

EIGHTEENTH MEETING

6th January 2016

	Action By:	Target Date:
<p>Attendees</p> <p>Cllr Jean Blackman (Chair)</p> <p>Cllr Beth Hall - South Derbyshire District Council</p> <p>Cllr Sheila Jackson – Castle Gresley Parish Council</p> <p>Cllr Louise Ross – Rosliston Parish Council</p> <p>Cllr John Powell – Linton Parish Council</p> <p>Cllr Alan Lees – Coton in the Elms Parish Council</p> <p>Cllr Henry Timms – Walton Parish Council</p> <p>Richard Wain – Burton Civic Trust</p> <p>Paula Whirrity – The Lodge Resident</p> <p>Chris Chatfield – Drakelow Developments Ltd</p> <p>Jim Toothill – David Wilson Homes</p> <p>Simon Tucker – DTA Transport</p> <p>Apologies</p> <p>Cllr Robert Wheeler – South Derbyshire District Council</p> <p>Cllr Julia Jessel – East Staffordshire Council</p>		
<p>Introductions, welcome and approval of minutes</p> <p>The Chair, JB, welcomed attendees.</p> <p>The minutes from the 17th meeting were approved.</p> <p>It was agreed Jim Toothill (JT) would provide copies of any leaflets or notifications sent to residents to VW for distribution to the Parish Councils.</p>	JT	On-going
DWH Update		

<p>JT explained that the S278 improvements to the junction were now complete, subject to additional street lighting going in next week. There were issues regarding the foul sewer connection as Network Rail had not responded to requests regarding digging level permissions. As a result, DWH's contractor had to re-tarmac the road without the sewer connection being made. Therefore the bridge will close again from the 1st February for two weeks as Network Rail has now given approval for this work.</p> <p>More than half of the 99 first phased homes are now built and a dozen families have moved onto the site. There will be more than 40 families in by June.</p> <p>Cllr Timms queried how long it would take to sell the rest. JT explained this would be approximately 18 months. On average around 30 homes a year are constructed on this size of site, albeit this site is selling actually seeing sales level which means more can be delivered.</p>		
<p>Drakelow Park Update</p> <p>CC explained that the Burton Mail article which ran prior to Christmas was factually incorrect. The funding for the bypass is in place. VW had been in touch with the Burton Mail to seek a correction but they had failed to print the facts to date.</p> <p>Cllr Kath Lauro kindly got involved in discussions with the County Council as we were not getting the feedback we needed. DCC has now confirmed the loan funding in writing. This letter arrived in mid-December.</p> <p>The loan funds are now being supplied by DCC as the original D2N2 funding would have delayed things by a year.</p> <p>It is important that the development can keep progressing so that these loan funds can be paid back to the County. Essentially, Drakelow Developments Ltd needs to sell the next phase of development land in order to service the loan. As a result a S73 variation to condition 47 of the permission has been made. This seeks to vary the number of units which can be delivered prior to the Bypass being in place.</p> <p>This will enable the sale of a further plot of land, guaranteeing the loan funds. However, following the sale of this plot of land it would still be subject to a reserved matters (detailed) planning application. It would take the housebuilder which purchases the land 12 – 18 months to get the detailed designs in place and secure this reserved matters funding – they would not be able to build a house until this was in place.</p> <p>However, with the sale of this land work could then start on the Bypass, the construction of the Bypass is expected to take a year to complete.</p> <p>Therefore, these two activities would run concurrently, and although we are applying for the principle of more homes being delivered, in reality it is unlikely any of these additional homes would actually be occupied before the Bypass opened.</p>		

<p>Cllr Louise Ross queried if the S73 application had been given permission. CC explained that it will hopefully go to committee next month for a decision to be made.</p> <p>Cllr Timms queried if the loan covers the whole of the Bypass construction. CC confirmed yes this would be the case, once work begins it would run through to completion and opening of the Bypass. The aim is to start the Bypass construction this year (2016).</p> <p>Paula Whirrity (PW) queried the traffic generation statistics.</p> <p>Simon Tucker (ST) explained that the figure of 100 homes for the Bypass to be open was arbitrary. In actual fact we assessed three scenarios; a 'do nothing', the effect of delivering 600 homes as well as a third of the employment land and finally the full development. We were never asked to assess trigger points as to when the Bypass or other mitigation measures would actually be required. We have now tested the proposed 400 homes (which includes the 99 DWH is delivering as phase one) with and without the Bypass as well as inputting other mitigation measures to local roads/junctions. The modelling has proven that there is enough capacity for the 400 should it be required.</p> <p>However, the aim is to press on and start the Bypass this year, subject to the sale of the next phase of development.</p> <p>Ultimately, as part of the grant funding conditions we have to demonstrate a wider public benefit as a result of the Bypass being in place. DCC has published a document showing the wider public benefit. SCC also wants to see the Bypass come forwards as it will mitigate the issues at St Peters Bridge.</p> <p>It was queried if there was any reason why we couldn't build it in 2016. ST explained that we need the S73 variation and provided DCC does everything it has said it is going to do then no, there should not be any issues. Cllr John Powell (JP) highlighted that he is also certain that Cllr Lauro will also be busy ensuring that the pressure is kept on.</p> <p>PW highlighted that the delays have caused stress for local people. CC said he understood this and we are all very keen to progress.</p>		
<p>Drakelow Park Steering Group</p> <p>ST explained that under the terms of the S106, a Steering Group needs to be created which specifically reviews the transport activities on the site including bus routes, cycle use, the road layouts on-site, personal travel planning to encourage green travel and travel monitoring of new residents. There is a 30 page document within the S106 which sets out the rules of this group, this is a public document available on the Council's website.</p> <p>Once this steering group is in place the aim is to keep the liaison group informed about all of the issues discussed at the steering group. In addition we will also share the travel monitoring data as well as raising any questions or points from the liaison group to the travel steering group.</p> <p>The steering group committee includes the travel plan coordinator, DCC, SCC officers, Highways England, a representative of the site owners and a</p>		

<p>representative of the occupiers of the site. It would also include a representative from the new primary school and the businesses which will ultimately occupy the site.</p> <p>It will have a formal constitution. We envisage a two-way flow of information between the groups and we may even hold the meetings on the same day to assist with this.</p>		
<p>Any Other Business</p> <p>Speed limits were discussed and CC confirmed that he had lobbied to have speeds reduced on Walton Road and this is now 40mph, Drakelow Developments Ltd is making a £10,000 contribution to this being reduced all the way to Walton but it will be down to DCC to implement this.</p> <p>HT queried the date of Bullivants transferring to Swadlincote. CC confirmed that the tenancies on site (which include Bullivants and FP McCann as Buchan went into administration prior to Christmas) have to vacate the site before July 2017. All of the HGV vehicles will be gone by then and there will be a noticeable dramatic reduction in vehicles associated with the site at that time. There were 500 employees at the site but most of these have already been relocated to Swadlincote and as a result their vehicles will not be on Stapenhill/Walton village roads.</p> <p>ST explained that 500 employee vehicles probably equates to around the same as the vehicles in the peak hours as associated with 400 houses. As most development sites deliver 30 homes per year there will be a big drop in transport movements at the site before we get back to current levels. As a country we are only just seeing vehicle movements getting back to what they were pre-recession.</p> <p>CC also highlighted that DCC's aim, once the Bypass is built, is to move the weight limit to the other side of the bridge and install camera enforcement using S106 funds. Walton Parish Council agree that the issues in Walton do not relate to site employees as these are contraflow to the traffic congestion movements.</p>		