

## ETWALL PARISH COUNCIL

### **Notes of a Public Meeting held on Monday 27<sup>th</sup> January 2014 in the John Port School Examinations Hall to discuss the outline application for development of up to 100 dwellings, public open space, drainage and highways infrastructure and new cricket facility, including pavilion building and car parking on land at SK 2731, 3037, Willington Road, Etwall**

Present: Cllr K Cresswell – Chairman  
Cllr M Adcock  
Cllr I Bennett  
Cllr T Day  
Cllr J Fox  
Cllr N Ireland  
Cllr D Muller  
Cllr J Patten  
Cllr B Payton  
Cllr K Rushby  
Cllr S Sandhu  
Cllr R Warburton

In attendance: Mr G Lees – Pegasus  
Mr R Wain – Hawksmoor  
District Councillor J Lemmon  
District Councillor L Brown  
180 members of the public

Apologies: County Councillor Ford

Cllr Cresswell welcomed everyone to the meeting and urged everyone who had comments on this planning application to send these to the South Derbyshire District Council's Planning Department either by post or via the comment form on the South Derbyshire District Council's website.

#### **1. Traffic/Congestion**

The following questions were asked:-

- 1.1 Q How will plant and heavy vehicles access the site bearing in mind the tight corner at the junction of Main Street and Willington Road and the need to pass historic buildings?  
A There will be a need to use surrounding roads but before any development begins a Construction Management Plan will have to be approved which will detail hours, routing and potential size of vehicles.
- 1.2 Q For such a large development, one entrance/exit is inadequate for the number of vehicles. It was suggested that a second entrance/exit be created through Belfield Road.  
A Wherever an access is sited concern would be created for those living nearby. Access has been discussed with the County Council and they have agreed that one access for this scale of development is generally acceptable. The County Council will advise the District Council on highway matters.
- 1.3 Q The centre of the village would not be able to cope with the expected extra traffic. It has been suggested that the green in the centre of the village could be used for parking. Is this true?  
A This is not part of the proposals. A scheme to provide additional parking was included in the consultation but following feedback it was felt that this was not

suitable. As responsibility for the roads is with the Highways Authority (Derbyshire County Council) they will draw up a scheme after considering traffic and pedestrian movements and consult with the District/Parish Councils. A contribution will be made towards that scheme.

- 1.4 Q Does the Traffic Plan assume two cars per household?  
A There is an assumption of 1.5 cars per household. Looking at developments across the country, it is assumed that 7.00 – 9.00 am is the busiest time. Consideration is taken of how frequently cars are used at the busiest times.
- 1.5 Q No mention was made of the vegetable wholesaler on Willington Road and their vehicle movements.  
A The traffic survey was carried out immediately after the consultation and they were not aware of this business until the consultation, therefore traffic was not measured very early in the morning.
- 1.6 Q It is suspicious when only two pieces of traffic data are shown for a 24 hour period. More data than this would be expected. New housing would be expected to attract young families. If the primary school is full they will have to travel to schools out of the village which will create more traffic at peak time.  
A Traffic data is not selective. Transport projections go forward to 2018 when the development will have been completed.
- 1.7 Q My house on Oaklands Road shakes when the vegetable vehicles go by. Can you guarantee that my house will still be standing in 5 years' time?  
A The Traffic Management Plan will say where construction vehicles can and cannot go.

The following comments were made concerning road/traffic issues.

- 1.8 The primary concern of most residents is access to the site. The planning application is dismissive of how the problems will be dealt with at the junction of Willington Road/Main Street. The ideas put forward in the consultation were totally inadequate.
- 1.9 Etwall is a small semi-rural village with a large part-time secondary school population just adding a few extra car parking spaces will not help. A long-term solution is required.
- 1.10 What about the additional wear and tear on the road surface? The road surface on Willington Road is breaking up and this will be a major concern once the development is in place.
- 1.11 The measurement of traffic turning in and out of the Willington Road/Main Street junction completely ignored the congestion on Main Street. Traffic movements were measured between 5.00 – 6.00 pm not between 3.00 – 4.00 pm when traffic is at its busiest.

- 1.12 Traffic from the new development heading for Derby would not go down Willington Road but go down Lawn Avenue/Burnaston Lane where there is a blind junction and no pavement or street light. Similarly visibility is obscured at the junction of Belfield Road/Egginton Road due to the blind bend.
- 1.13 When leaving the village hall at the junction of Portland Street/Willington Road it is very difficult to see to pull out due to cars parked on Willington Road.
- 1.14 Reference is made to two school buses. There are many more than two at John Port School.
- 1.18 If the development were to take three years, this could mean a disturbance to the flow of traffic on Willington Road. Would this mean that double yellow lines would be put on Willington Road or large vehicles would not be able to go down there?
- 1.19 In the morning the traffic flows. Children are dropped off at school and the cars move on so in theory there is capacity. In the afternoon parked cars are a problem. They start parking from 2.30 pm onwards and there is almost a fight for parking spaces. When restrictions are put in place the parking moves further away.

## 2. Sewerage/Water/Flooding

The following questions were asked:-

- 2.1 Q The Flood Assessment Report is incomplete. How can it support a planning application?  
A Surface water is to be contained on the site. To prevent further risk of flooding it is included in the proposals at the southern end of the site. This design is aimed at a 1:1000 year event. The foul sewage is incomplete in the flood risk assessment because the developer will have to provide for the foul sewage to go down Willington Road and it may be that improvements will need to be made to allow this. Severn-Trent Water Authority will raise this in their response to the planning consultation if it is an issue.
- 2.2 Q Gardens on Old Station Close flood and there has also been sewage in the garden. Severn-Trent cannot control the existing sewerage systems.  
A Surface water will be control collected in pipes and filtered into the sewage water basin. They would expect the situation to be better not worse.
- 2.3 Q Will Willington Road be dug up to install pipes?  
A There will be some inconvenience but this will be after planning permission has been granted and before development starts.
- 2.4 Q There is a plan of the sewers which shows a diversion round the site which comes back to Elms Grove. Is that the plan for the sewerage?  
A They are probably going to look to connect to Willington Road. In terms of how they connect and what improvements are needed, this has to be agreed with Severn-Trent.
- 2.5 Q Will excess water be channelled into the Etwall Brook?

A We prefer a soak-away but if the report says that this is not appropriate a storage facility will have to be provided which would hold the water back so that it does not increase the rate of run off any more than it does now. Bloor Homes would work to the rules as laid down by the Environment Agency which are very strict.

2.6 Q If the development goes ahead are there things that could be done to benefit the village, for example houses at the end of Willington Road do not have mains sewerage and mains gas. There are also problems with flooding in the garage and garden of properties in this area.

A There is only so far that improvements can be made. Bloor Homes will seek to provide improvements to meet the needs of the development. Severn-Trent may decide that additional improvements may need to be made.

2.7 Q Will the sewage from the additional 100 houses be pumped down Willington Road using the existing pipes?

A Work on this has not been completed by Severn-Trent. If Severn-Trent say that the existing pipes are not sufficient, either sewage will be held back underground using over-size underground pipes or the existing pipes will have to be widened.

2.8 Q Will water pressure be affected to existing homes with the addition of 100 houses?

A This would need to be checked. Pegasus to feed back.

2.9 Q When will the Utilities Report appear?

A This is imminent.

2.10 Q Will there be an opportunity to view this before replies have to be made to the planning consultation?

A The Parish Council to ask if there can be an extension for replies to the planning application.

2.11 Q We understand that account has been taken of the capacity needed for the current proposals but what about the next phase – the area of land at the southern side of the site.

A If anyone were to build more houses, this would need to be taken into consideration. We have only looked at the number of houses currently proposed and do not believe that there is a fundamental problem.

The following comments were made on sewerage, water and flooding:-

2.12 Problems with sewage is one area that could potentially stop a development. In the Old Station Road development the developers were encouraged to build a compensation zone. This does not work and does not look as if it will ever work. Instead of taking the cheapest option we need a proper solution to the problems.

2.13 A resident of Belfield Road had a problem which resulted in raw sewage flowing through both her and her neighbours' gardens. A private contractor had to be employed as Severn-Trent were unable to deal with the problem within a reasonable timeframe.

- 2.14 At the junction of Belfield Road with Elms Grove all of the manholes were lifted following a big rain storm. Severn-Trent are aware of this.
- 2.15 Mitchells fields have always flooded. Severn-Trent and the Environment Agency must have said that there were no problems at the time of the planning application for Old Station Close and now we are being told that there are no problems with this development.

### **3 Medical Facilities**

The following question was asked:-

- 3.1 Q Does the Hilton Surgery have the capacity for the number of people 100 new houses would generate?  
A There will be a Section 106 Agreement in which Bloors would give a financial contribution to the Doctors' Surgery. The Parish Council did contact the Hilton Surgery and were told that they would have the capacity should it be needed.

The following comments were made:-

- 3.2 The initial reaction was what medical facilities as the doctors' surgery moved to Hilton a number of years ago.
- 3.3 More doctors are needed not just more facilities.
- 3.4 It was explained that funding is allocated by the NHS according to the number of patients. The funding follows the patients.
- 3.5 One resident explained that she had waited for more than a year to be accepted on the Hilton Surgery register.
- 3.6 There was an issue with recruiting GP's. Throwing money at the problem was not the solution as it takes a great deal of time to train and recruit GP's. There is also a problem with the hospitals as currently Derby hospital is full. With an expected increase in housing in the Derby area this was likely to cause problem.
- 3.7 The present doctors just need to work full-time.
- 3.8 There is no space to increase the size of the existing surgery. With the possibility of another 485 houses at Hilton this could mean an additional primary school and a new Doctors' Surgery at a new site in Hilton.

### **4 School Facilities**

The following questions were asked:-

- 4.1 Q Hilton could have asked for more school facilities but did not. What could we ask for and will the developers contribute towards this?  
A A while ago the Parish Council asked for the views of people in the village to create a "wish list". Only two members of the public attended that meeting but a

list was drawn up and sent to South Derbyshire District Council. It was agreed that the Parish Council would publish this on its website.

With all developments, the developers look at the impact on the surrounding area. The developers cannot fix problems that already exist but can relieve the impact of the development on surrounding facilities. In terms of education they have said that the Primary School could be extended and they will have to assist with that. It was suggested that residents make their views known to the Planning Officer and see if there is something that needs to be done.

- 4.2 Q Where would the extension to the Primary School be sited?  
A That is determined by the Education Authority (Derbyshire County Council) who have said that there is space to accommodate the additional number of pupils and play space will not be compromised.
- 4.3 Q Are you seriously saying that there is space at the schools for more children?  
A Cllr Brown declined to comment on this due to her role as Vice-Chairman of the District Council's Planning Committee and the conflict of interest. The Primary School had so far not been asked officially if they had space but a meeting with Derbyshire County Council was planned.
- 4.4 Q In the Local Plan there was provision for a new secondary school somewhere in South Derbyshire. Is there any guarantee that the Section 106 monies will go to Etwall rather than somewhere else in the district?  
A A meeting has been held with the Chair of the John Port School Governors and the developers would like a contribution to go to John Port School.

## 5 Cricket Pitch

The following questions were asked:-

- 5.1 Q Is your social commitment to tidy up the Cricket Club? The Village Hall is too small – why do we need a new Cricket pitch?  
A The Cricket Club has a lease which runs out in 2015. The proposals that are currently being discussed would give them a first class facility with a new lease. The existing pitch is not large enough. The cricket pitch is not entirely owned by the John Port Charity. There is a slither of land which was purchased to extend the burial ground. If the District Council were to extend the cemetery it would not be possible to continue to play cricket on the cricket ground.
- 5.2 Q Are the new cricket facilities part of the Section 106 Agreement?  
A All developments of this scale have to have a Section 106 Agreement. Items usually included are highways, education, health, public open spaces and affordable housing. From time to time other improvements are included such as improvements to the village hall.
- 5.3 Q The village hasn't asked for a new cricket pitch.  
A The developers have looked at the situation with the cricket pitch and providing new facilities and that is something that they could facilitate. The developers are also providing extra land for a cemetery extension.

5.4 Q If residents say that they do not want a new cricket pitch will the planning application fail?

A It is up to the District Council to make a decision on this planning application.

5.5 Q What is stopping you from renewing the lease with the cricket club on the existing site?

A We are thinking long-term and we have been trying to find land to extend the cemetery. If the burial ground were to be extended the cricket club would be affected.

5.6 Q Nothing happens if it doesn't work financially.

A The provision of a new cricket facility would not deprive the village of anything else. If there was something that the village wants they should put it forward and see whether anything can be done.

The Chairman reported that a meeting was held in September 2013 with representatives of the Cricket Club and the Parish Council and the Cricket Club confirmed that they had not entered into an agreement with Bloor Homes, they would listen to what was on offer and then put it to their members. As far as the Parish Council were aware this was still the situation.

5.7 Q Could you confirm that the cricket club lease can be renewed if there is no planning permission approved for the site.

A If planning permission were granted the lease could be cancelled.

5.8 Q If the cricket pitch were to be moved to Willington Road, could the land be given to the village to prevent further development?

A The representative offered to ask his client if this would be possible.

The following comments were made:-

5.7 Cricket has been played in the same spot for over 100 years – do not move it.

5.8 The young people of the village need facilities such as the new cricket pitch.

5.9 We have a very good cricket field which has been there for over 100 years and you want to destroy this heritage.

## **6. General**

The following general questions were asked:-

6.1 Q What happened about the comments on the first consultation?

A Pegasus carried out a consultation as part of the pre-planning application process. They tried to take account of the comments made and these are detailed in the Statement of Community Involvement and have been submitted with the planning application. It is the District Council who are now consulting on the actual planning application. The responses will be reported to the Planning Committee who will decide on whether to grant or refuse the application.

- 6.2 Q How long will it take to build these houses? Will they be built in several tranches?  
A The current application is in outline. In terms of phasing that will be determined at a later date if planning permission is given. The market will determine how the development is built. Bloor Homes aim for one sale per week. Once development has begun they would prefer it to be completed as quickly as possible. The process is that the outline application is approved, then reserved matters, followed by a legal agreement so it could be 3 months before work begins on site. It would then take 2-3 months before a show home is ready. Potentially three years in total.
- 6.3 Q Have you considered other sites in Etwall?  
A South Derbyshire District Council determine the number of houses required and where they can be built. The Chairman read out a statement from South Derbyshire District Council which explained that other areas had been considered but discounted due to either sewerage issues or the fact that they stretched the boundaries of the village.
- 6.4 Some people had attended the meeting to find out about the Sutton Lane development but this had not been discussed.  
A This was because the planning application had not yet been made for this site. As soon as this was available there would be an opportunity to discuss the application.
- 6.5 Q When can we expect the planning application for the Sutton Lane development given its inter-dependency with the Willington Road development?  
A This planning application should be lodged within the next two weeks. This will be a detailed planning application. It was confirmed that there would be no affordable houses in that development. They expect both applications to be determined together.
- 6.6 Q Will affordable housing be provided?  
A It is the scale of the development that decides whether affordable housing should be provided and the District Council decides on the number required and whether there should be any social housing, whether it should be for rental or shared ownership. There could be a clause which says that it has to be offered to those with a strong link to the village in the first instance.
- 6.7 Q Has anyone put forward the suggestion that there should be a new burial site on Willington Road?  
A The District Council has not made that suggestion.
- 6.8 Q The site at Willington Road is outside the village framework yet it has been included in the Local Plan?  
A Planning is very fractious at the moment. All local authorities have to have a certain supply of land available for development. If it is in the countryside at the edge of the village it could be put forward. South Derbyshire doesn't have an adequate supply of housing land at the moment. Once the Local Plan is in place there will be more restrictions.
- 6.9 The consultation period was queried.



As the Utility Report was not available, nor was the Sutton Lane planning application, it was felt that a request should be made to extend the consultation period to allow both developments to be consulted on together. Pegasus to discuss this with the SDDC planners. Any extension to the consultation period to be published on the Etwall Parish Council website and notice boards. In the meantime everyone was to work towards comments being made by 6<sup>th</sup> February or ensure the proviso was included that changes may be made to the comments depending on the Sutton Lane development.

The following comments were made:-

- 6.10 Generally there have been a number of developments in the village, either in gardens, where one property has been demolished and several built in its place. With the development of an additional 100 houses, there are probably an extra 200 houses being built. When is Etwall declared full?
- 6.11 The Parish Council agreed to publish their “wish list” of ideas for future projects should funding become available to see if anyone had any suggestions for additions to this list.
- 6.12 No-one has mentioned the Parish Plan. There was a request in the Parish Plan for the playing fields to be improved with facilities for young people and that has not happened. Perhaps this could be incorporated into the development. No-one mentioned in the Parish Plan the need for a new cricket pitch and an extended burial ground but keeping the village feel was very important.