

Public Meeting with Chris O'Hanlon of Bellways

Monday 12th March 6:30pm in St Mary's Church

Mr O'Hanlon agreed to come to the village to present the proposed plans for College Fields.

In attendance were seven Parish Councillors, the County Councillor and 24 member of the public.

The meeting was chaired by Cllr Jason Wyatt.

Cllr Wyatt introduced Mr O'Hanlon and asked that members of the public allow him to present the plan and keep questions to the end. Cllr Wyatt insisted that questions be about the development only and not the planning process.

Once Outline Permission was granted in November 2016 several developers were asked by Burton and South Derbyshire College to submit their plan for 100 houses on the site. This process was won by Bellways.

The application is likely to be submitted by the end of the week, at which point members of the public and organisations will have the chance to comment.

Mr O'Hanlon held up a large map of what the site will look like if plans are approved, which he talked through. These were left with the Parish Council should any member of the public wish to arrange a viewing via the Clerk.

A public open space with a water balancing pond will join the current open space at the top end of the current Forest School Street development.

There will be a mix of 2-5 bed properties.

There will be 28 two bed bungalows placed on the eastern end of the land to match with current bungalows in the area.

14x 2 bed houses

15x 3 bed houses

23x 4 bed houses

23x 5 bed houses

7x affordable houses which will be a mix of 2-3 bed houses.

The properties are traditional looking rather than modern, and no 3 storey properties.

Conditions to be placed on the site will include trees, landscaping and the balance pond.

There should be no additional rain water run-off from the development.

There will be pedestrian and cycle access from the site into Fairfield Avenue, but all traffic will enter and exit via Forest School Street.

There will be an additional open space to the southern side of the site with a trim trail of some sort.

The meeting was then opened for questions.

1. Will there be additional emergency vehicle access?
Yes – there will be collapsible bollards at the end of Fairfield Avenue to allow additional access.
2. How will construction traffic access the site?
This is still being discussed with Highways. It will be either Forest School Street and or Fairfield Avenue.
3. Are the properties freehold or leasehold?
All properties will be free hold.
4. Will there be any 3 storey properties?
No.
5. Where will the affordable housing be placed on the site?
All seven properties will be towards the middle of the development in a group together. This is what the housing associations prefer.
6. Will there be a buffer zone between gardens to the rear of Twentylands and the rear of the new properties?
No. Properties are thought to be less of a target to burglars if gardens back on to each other.
7. How far will the properties be from Twentylands?
The gardens of the new properties will be around 12-13 meters long.
8. How much parking will the development have?
Each property has off road space for at two vehicles. Many also have garages.
9. Have any discussions started with the Parish Council with regards the S106 funding? Craythorne Road changes rooms/Parish Room will be problematic as there are no services to Craythorne Road. It would be better placed at the open space within the development.
No discussions have yet taken place. Sport England requested changing rooms at Craythorne playing fields. The funding is £150k. These funds go to the Borough Council, and cannot be changed once agreed.
10. The main concern is the construction traffic using Forest School Street. Will there be double yellow lines on Forest School Street to allow construction traffic to pass easily. Where will existing residents park?
This hasn't yet been agreed however the Borough Council has approved the use of temporary traffic restrictions. This will be decided within the construction management plan, which is a condition of the application. This is submitted about two weeks after the submission of the application as per the planning process.
11. Where will construction workers park?
An area will be set aside within the compound on site.
12. What is the expected build time?
It will take approximately 2-2.5 years.
13. Do you think construction traffic will make it round the roundabout at Forest School Street? Even if there are no cars parked in the road it will still be too tight as was demonstrated when fencing and plant was delivered just before Christmas.
Again this will be addressed by the construction management plan.
14. What stage is the construction management plan at?
It is still in a planning stage.
Parish Council requested the plan come back to residents before submission.

15. Would it be possible to unload larger vehicles onto smaller ones to then access site?
This could be a possibility.
16. Will concrete silos be used and where will they be placed?
Yes, and they will be placed with a compound in the middle of site.
17. Can we comment on the construction management plan at the time the application is submitted?
No, as it will not be submitted at that point. This is a planning process, not a Bellways decision.
18. What will the working hours be?
830-6 and if this is not adhered to Council enforcement can be contacted. This is again covered in the construction management plan. It will also be detailed in contractor's terms and conditions.
19. Will there be wheel washing facilities for Lorries?
Yes and if mess is left it can be reported to Bellways directly or council enforcement.
20. Will there be boundary fencing around the site?
Yes. A close-board fence will be erected.
21. Will there be an orchard?
There will be additional trees planted but unsure whether there will be fruit trees.
22. Will there be a fence around the balancing pond?
No, it will be dry most of the time.
As this was contested by those in attendance Bellways agreed to take this up with ESBC.
23. Will there be additional play equipment provided?
Yes. There will be a trim trail of some sort.
However after further comment from residents that this will not be enough, Mr O'Hanlon agreed to take this comment back.
24. A resident with a specific query with regards the proximity of a house to his property asked if the proposed plan had changed from the outline plan with regards that property.
Yes it has changed. The planners will look at proximity to existing properties and loss of privacy etc. but the proposed house is now closer.