
REPORT TO:	ENVIRONMENTAL AND DEVELOPMENT SERVICES COMMITTEE	AGENDA ITEM: 10
DATE OF MEETING:	1st MARCH 2018	CATEGORY: DELEGATED
REPORT FROM:	STRATEGIC DIRECTOR (SERVICE DELIVERY)	OPEN PARAGRAPH NO:
MEMBERS' CONTACT POINT:	KEVIN EXLEY kevin.exley@south-derbys.gov.uk	DOC:
SUBJECT:	DRAKELOW PARK UPDATE	REF:
WARD(S) AFFECTED:	SEALES, LINTON	TERMS OF REFERENCE: EDS03

1.0 Recommendations

- 1.1 That Members note the following update on Drakelow Park provided in response to the request made by the Chair of the Environmental and Development Services Committee on the 25 January 2018.

2.0 Purpose of Report

- 2.1 To make Members aware of the current status of housing and infrastructure delivery on the Drakelow Park site.

3.0 Detail

- 3.1 The application for Drakelow Park consisting of a mixed use application for 2,239 homes together with employment park; two local centres comprising retail, services, leisure, employment and community uses; public open spaces; a new primary school, associated landscape and infrastructure was submitted to the Planning Authority in 2009. Outline consent was issued in 2012 and a number of subsequent applications for reserved matters or Section 73 (variation of condition applications) have been made since 2012 as summarised in Appendix 1.
- 3.2 To date there have been 96 housing completions on site with three further plots under construction as of October 2017. A recently consented reserved matters planning application for a further 94 dwellings (phase 2) to the west of the phase 1 development will allow the continued development of the site and will provide sufficient plots to allow further development for around the next 18 months based on historic delivery rates.
- 3.3 At Planning Committee in May 2011 the Committee resolved to constrain the delivery of affordable housing on the advice of the District Valuer, in order to secure a revenue stream given the considerable early capital investment in site infrastructure. As such no affordable homes are likely to be delivered on the site before December

2019, indeed none were delivered within phase 1 of the scheme or are proposed in phase 2. Although phase 3 could include some provision if it is to include completions post December 2019. The Section 106 secures a minimum 27% of affordable housing required for the remainder of the development in order to achieve the required minimum level of 20% across the whole site.

- 3.4 In November 2015 the developer sought to vary a condition to allow 400 homes on the site to be occupied ahead of the construction of the Walton Bypass. (Previously the condition only allowed for 100 homes to be occupied before the bypass was constructed). This variation of condition (Section 73) application was considered at Planning Committee in February 2016 before being consented by the Authority in June 2016. However, this condition remains a significant long-term constraint given the likely cost of the bypass and the need to deliver this key piece of infrastructure early on in the delivery of the site.
- 3.5 In February 2015 DCLG awarded Local Growth Funding (LGF2) to the D2N2 Local Enterprise Partnership for a range of schemes. This included an indicative allocation to assist in the delivery of the bridge and bypass. At this point the cost of the scheme was estimated at around £11,759,500 and it was proposed that work on the bypass/bridge would begin in December 2016 with completion likely in March 2018. However the funding did not progress and the offer was withdrawn in February 2017. The current timeframe for the delivery of the bridge remains uncertain, but will have to be delivered prior to the completion of the 401st home on the site.
- 3.6 The District Council continues to liaise with the developer and other partners to facilitate the timely delivery of housing and infrastructure on this site.

4.0 Financial Implications

- 4.1 None identified.

5.0 Corporate Implications

- 5.1 Ongoing development will contribute to the delivery of sustainable housing and community infrastructure in line with key aims in the Place chapter of the Corporate Plan.

6.0 Community Implications

- 6.1 Ongoing development will contribute to the delivery of housing, employment and community infrastructure to meet long term strategic needs of local communities.

7.0 Appendices

- 7.1 Site Chronology: Drakelow Park

Appendix 1: Site Chronology: Drakelow Park

May 2009: Outline Planning Application submitted (Reference 9/2009/0341)

July 2010 – June 2011: Proposals considered at Planning Committees in July 2010, May 2011 and June 2011. These reports provided consideration of the merits of the scheme generally, but in particular considered the amount of and timing of affordable housing to be provided as part of the scheme*.

March 2012: Outline Planning Consent was granted.

April 2014: 9/2014/0363 approval of reserved matters for phase 1 (99 dwellings) of previously approved outline application. Consented July 2014.

December 2014: Development commences on site.

November 2015: Application to vary condition 47 of permission 9/2009/0341 to allow 400 homes to be occupied on the site prior to the widening of the Walton on Trent By-pass. Consented June 2016.**

June 2016: Part 1 Local Plan Adopted. Site makes provision for 2,239 homes (of which 1,200 forecast to come forward to 2028) and 12ha of employment land provision. Policies H6 and E1F apply to the site.

October 2017, Phase 1 development - 96 homes completed with remaining 3 U/C.

October 2017: 9/2017/1074 Approval of Reserved Matters for Phase 2 for 94 dwellings. Consented January 2018.

*Affordable Housing provision deferred until after first 600 homes built or five years after commencement of development – whichever is sooner. This would lead to a minimum of 27% provision in remaining development to achieve a required minimum of 20% affordable housing across whole site. In event of fewer homes being built in the first 5 years, then a lesser percentage will be due in the remaining development.

**Section 73 application to vary condition 47 of permission 9/2009/0341 allows for 400 homes to be occupied ahead of the development of the Walton Bypass and bridge. Previously this condition allowed for 100 homes to be occupied before completion of the bypass.