

Thorpebury Liaison Group

15th February 2023

43rd meeting

Elizabeth Park Centre, Thurmaston

Attendees

- Councillor Brenda Seaton (BS) – Charnwood Borough Council, Leicestershire County Council and Thurmaston Parish Council
- Councillor Owen Bentley (OB) – Barkby & Barkby Thorpe Parish Council and BABTAG
- Councillor Lynn Westwood (LW) - Thurmaston Parish Council
- Councillor Hugh Asher (HA) – Barkby & Barkby Thorpe Parish Council
- Paul Oxbrough (PO) – Charnwood Borough Council
- Geoff Mee (GM) – Leicester City Council
- Helen Bareford (HB) – DWH
- Victoria Walker (VW) - CEG

Apologies

- Will Martin (WM) – CEG
- Joshua Dollin (JD) - DWH
- Mark Pickrell (MP) – Charnwood Borough Council
- Greg Pollard (GP) – Leicester City Council

Introductions and welcome

Action points arising

VW explained new news items had been updated to the website. Issues accessing the website were discussed and VW said she would liaise with the website company. ACTION POINT.

Southern Link Road update

RW explained that Savills had been appointed by Leicester City Council regarding the southern link road elements relating to LCC owned land. GM added that the Mayor is also chasing for a swift resolution and there is constant dialogue between all parties. Pell Frischmann has been appointed to draw up the proposals in more detail. Whilst not involved in the original design for planning permission purposes, their involvement will enable a peer review of the overall design to be undertaken. The top survey within the Country Park is being updated and extended. There is no fundamental change in the route of the new road but the detail will explain how we can take into account issues such as the lake, footpath crossings etc...

B&BT Mitigation Measures update

Surveyors are undertaking the topographical survey this week to assist in the design of the mini-roundabout. There have been recent meetings with County to look at the interventions and they requested the topo was undertaken for the site of the proposed mini roundabout. The detailed designs are now concluded.

Over the next three weeks the Road Safety Audit (RSA) designer will respond then the formal consultation can be planned once the final detailed drawings are submitted along with the RSA audit etc.

CEG is attending the Parish Council meeting on the 28th March, OB queried if this should be opened up as a public meeting and RW said this should just be for the Parish council as there will be a separate event for the public once the consultation process commences when all the information is available.

LW queried the road safety audit (RSA) along Barkby Thorpe Road and HB explained that there is a small section of white lining to conclude which is taking place on the 21st February. The RSA 3 will follow this and the housebuilders are pushing for this to be as soon as possible after the 21st.

The RSA is carried out by an independent consultant which specialises in RSAs. It was highlighted that visibility is still a challenge on the most southern part of the road approaching the chicane from the south as you can't see cars coming over the hill. There has also been a worry regarding the pinch and its location on the bend.

The new gate is now in and locked.

Residential update

HB explained that DWH has three show homes open and will have 16 occupations by the end of the month with 43 homes in some stage of the build process. The team is also progressing the public open space. William Davies has a few less completions and Davidsons aims to open sales in the first half of the year. Across all sales outlets there are 26 occupations overall.

Any other business

Cllr Seaton queried the 130-home Bellway application which she is speaking against at committee despite its allocation, due to timing. Plans for the road are needed first as Barkby Thorpe Lane is gridlocked at certain times of day as it is used as a rat run. In addition, the accumulation issue hasn't been considered.

RW responded to say that we have been interrogating the original correspondence with Bellway when we raised concerns regarding the original application in terms of the North west Link (in 2015) being protected and the railway line future proofed for four-tracking and potential electrification. We had also issued to the Council an updated housing trajectory to help them plan.

Councillor Seaton queried if we would engage with Charnwood planners. There had been a recent petition with regards to existing traffic (a copy has been sent to VW)

RW said he would review the documents to ensure that the future proofing is in place and the road access is not compromised.

OB highlighted that this was discussed in the Local Plan debate yesterday. Cllr Seaton highlighted that Barkby Thorpe Lane needs to be widened.

LW queried the delivery of care facilities on site. RW said that the site wide affordable housing delivery plan provides more information. Please find this appended to the minutes. RW has provided an update that the marketing strategy and specification for the extra care are not yet prepared but will be done so for the Reserved Matters submissions for phase 2.

LW queried if the care facility would be run by County and RW believed so.

A bus strategy is being discussed. The service must be in place within two years of first occupation and the S106 details the contributions to support it. It will run from the development into the city and Centre Point is looking at an add on to the existing service.

It was queried if the next phase would be either side of the first or just the eastern side? RW described it as butterfly shape to the east and west as the S106 requires delivery of items within the district centre so it would probably be c 200 homes east and 200 – 250 to the west.

Councillor Seaton queried if there could be funding for the Parish Council to do welcome packs for new residents? RW/HB thought there would be travel packs as well as details from the management company. Suggested liaising with the housebuilders in the first instance for more details of what is being produced.

Date of Next Meeting

11am on the 26th April via Teams. VW to circulate a link