

Thorpebury Liaison Group Meeting

53rd Meeting

Thursday 6 February 2025 at 2pm

Teams

Attendees

- Councillor Brenda Seaton (BS) – Charnwood Borough Council, Leicestershire County Council and Thurmaston Parish Council
- Councillor Owen Bentley (OB) – Barkby & Barkby Thorpe Parish Council
- Councillor Lynn Westwood (LW) - Thurmaston Parish Council
- Mark Pickrell (MP) – Charnwood Borough Council
- Joshua Dollin (JD) – DWH
- Victoria Walker (VW) - CEG

Apologies

- Geoff Mee (GM) – Leicester City Council
- Richard Wain (RW) – Hawksmoor
- Maggie Shutt – Duck Pond Residents

1. Welcome, introductions and apologies
2. Action points arising from last meeting

The mitigation measures, drainage and bus strategy queries are on the agenda and updates will be provided as part of the meeting.

3. Project update

JD explained that DWH now has 132 occupied properties, William Davies has 62 and we have enquired on the latest Davidson's occupations (it was 33 as of November 24).

Further remediation work has continued regarding the condition of the public open space and footpaths with quite a few sections now replaced with tarmac to withstand the weather conditions better. The gravel on the low area near the cricket pitched had suffered. This will now be topped to match the gravel shortly. It was highlighted that litter has been an issue. JD also confirmed that the handover of the public open space to the Land Trust is due in spring.

LW queried if there will be public footpath access into Barkby and Barkby Thorpe, particularly Roots farmshop. VW explained that following public consultation, and the public desire for separation of the development and B&BT village, the design of the Thorpebury provides a land buffer which will continue to be in agricultural land therefore the footpath connections go into Thurmaston rather than B&BT. There will be routes to the west and

south. There will be pedestrian access to the south when the Southern Link Road and there will be a continuous link from Hamilton Lane to Barkby Thorpe Road, along the route of the old bridleway.

4. Transport

JD confirmed that the Hamilton Lane S278 works are broadly complete, with the odd barrier/street furniture still to finalise.

In terms of the works that need to happen on Barkby Thorpe Road, the application is in and it is still with County regarding the start date. The aim was to start in mid Feb but JD confirmed we haven't had County Council feedback as of yet. Both JD and Cllr Seaton are chasing.

JD confirmed that in terms of the gate, vandalism continues to be an issue. The replacement gate has been used and another has been ordered. It was queried why the County Council hasn't insisted on its installation yet or an alternative solution. Cllr Seaton confirmed a camera, clearer signage and improvements to the turning circle would be a County decision.

JD confirmed they are looking at a dummy camera. A camera linked to prosecutions would be outside of their control.

VW explained that in terms of the village transport mitigation measures we are still chasing the programme. We do have the statutory service replies back now, as well as the amended lighting design. The detailed S278 plans are being updated and will be issued to County w/c 10th February. The S278 agreement needs to be entered into with County which will cover all the works proposed. The detailed plans need to be agreed first now the principles are approved. OB highlighted that it is unacceptable that we don't yet have a start date for these works considering we aimed to have them ready for first occupations. VW said we are chasing and hope to have more information to share imminently.

In terms of the bus service, the draft contract has been issued. Remedial works for the new drop off/pick up point at the cricket pavilion car park have been instructed. This is a temporary solution until the connection road through the site is available. We are liking an automated bus gate on the entrance to the car park. The plan is to start the Thorpebury bus service this spring and it will be a new service, half-hourly Monday to Saturday daytime and hourly evenings. Hourly on Sundays and it would be part of the Leicester Buses partnership.

The route that it would take was queried. It was queried if it would go through the pinch point/gate and attendees suggested this would not be required as it would go down Barkby Thorpe Road to Humberstone Lane. The route the bus is planned to take from Thorpebury is Redlands Road (close to Barkby Thorpe Road junction), then via Barkby Thorpe Road,

Barkby Road, Catherine Street into Leicester city centre. However, the route can only be fully confirmed once the service is registered with the Traffic Commissioners.

5. Flooding

OB highlighted that due to the heavy rains there has been water in the fields. VW explained that none of the areas proposed for future development sit in the floodplain. At the last meeting, we provided information in respect of the future outfall of the site, which is to the west into Thurmaston Dyke.

MP highlighted that there is an approved broad drainage strategy for the whole site as part of the outline planning permission. However, each phase when it comes forwards for Reserved Matters planning application. Will have its own drainage scheme which includes far more detail and this would need to be approved as part of the planning process with the Local Lead Flood Authority (LLFA) advising Charnwood on the strategy. He also noted that the outline approved scheme would have included a 10% buffer in addition to dealing with the current greenfield run off rates. The EA is currently updating its flood risk maps and towards the end of March there should be further information about this.

6. Any other business

LW highlighted that there seems to be some confusion regarding the address of the site, with the Royal Mail referring it to a B&BT postcode and the Council's website listing it as Thurmaston. She queried if the Parish Council should pay for signage.

VW said that we understood the site sat within Thurmaston following the Parish boundary change. JD added that there will be engraved entrance walls in sandstone as you come into the development. These will be on either side of the junction as you enter but only the northern ones are in at the moment.

7. Date of next meeting

10th April 2025 – calendar invitation has been circulated