

# **QUEEN'S HILLS ISSUES – FAQs – CTC - 31 January 2017**

## **COSTESSEY TOWN COUNCIL'S INVOLVEMENT AT QUEEN'S HILLS**

Costessey TC has 16 elected volunteer councillors who represent the whole community of Costessey from the borders of Queen's Hills with Easton to the west to the boundary with the city by the Cherry Tree pub, and from the River Wensum in the North to the boundary with Bawburgh and Norwich City to the south. There are currently two electoral wards, with 8 councillors each. From 2019 Costessey will be divided into three electoral wards with 5 members for Queen's Hills, 6 for the remainder of Old Costessey and 8 for New Costessey,

CTC has five office staff (three full-time & two part-time) and two full time and one casual grounds staff.

## **WHAT THE TOWN COUNCIL PROVIDES IN QUEEN'S HILLS:**

### **West Costessey Hall:**

The original developers (Cofton's) were obliged to provide a community hall under a S106 Agreement with South Norfolk Council (planning obligation). The Town Council considered the designs to be so poor that they persuaded the Planning Authority (SNC) to allow it to build the hall, based on its track record with building the Costessey Centre.

Costessey TC used the same architects as for the Costessey Centre. The construction costs of the hall (Tender £1,027,105) were funded from the original developer's contribution of £500,000 raised to £675,000 with interest; a £100,000 Norfolk CC Construction grant facilitated by CCIr Tim East, a £10,000 SNC grant; the balance came from Costessey TC, which sold the Parish Rooms in Townhouse Road, the Youth Centre in Breckland Road, and funded the rest from Reserves built up over the years specifically for projects from Costessey Council Tax payers. Costessey TC also paid for the fitting out of the hall.

The Hall was named West Costessey Hall to try and link and integrate Queen's Hills with the rest of Costessey. It opened in September 2014 and has been a huge success, with community groups booking regular slots and local residents holding family parties there. Costessey TC did open a satellite office at the hall in the early days, but residents did not make use of it so the town council's offices at the Costessey Centre take bookings for the hall.

Costessey TC still does not own the land on which the hall is built and had to pay additional legal fees for a Licence to Clear the site, a Licence to Build & a Licence to Occupy the site.

### **Dog Bins:**

Costessey TC was given permission by the Consortium of Developers to erect 5 (red) dog bins at Queens Hills. These are emptied twice a week by South Norfolk District Council, currently at a cost of £65.04 per emptying, though SNC intend to increase this to £100 in the new financial year.

The large combined dog & litter bin on the edge of the country park was installed by the Consortium of Developers and they arrange for that bin to be emptied. If residents report to CTC that this bin is full, CTC contacts the Consortium of Developers to get it emptied.

### **Noticeboards:**

Costessey TC has permission from Norfolk CC for the noticeboard in Fieldfare Way on the edge of the school garden. When the school's entrance changes, the noticeboard's location may have to be reconsidered.

CTC has just received funding for three notice boards – one of which will be put at West Costessey Hall (there is already a noticeboard INSIDE the hall).

### **WHAT COSTESSEY TC HAS ALSO PREVIOUSLY LOBBIED FOR:**

a) An Upgrade to All Four Play Areas: Originally the developers would have had all four areas like the Cavalry Court play area (a tree stump and knee high fencing), with no gates to prevent dogs, no wet pour and no equipment, with a cycle path running through the Western play area. CTC succeeded in getting the Eastern & Western play areas upgraded.

b) A Post Box: Both Cllr Sharon Blundell and the Clerk tried to persuade Royal Mail to install a post-box, so that residents did not have to trail to Sainsbury's to post a letter. Cllr Blundell was successful.

c) Footpath adjacent to the School: CTC established that this had been bought by Norfolk CC along with the extra school land, and it has been upgraded as a result of ownership being established.

d) Drainage & Overflowing Drains: CTC frequently reported overflowing surface water drains where it seeped into the River Tud to the Environment Agency, and has liaised with Anglian Water about their campaigns and pumping station deficiencies.

e) Country Park: An upgrade to the paths and amenities in the Country Park.

f) Bus Shelters: Although these should have been provided early on in the development, CTC had to keep reminding the Consortium of Developers to order them.

g) Street Lights: Councillors have regularly reported deficient lights to the Consortium of Developers

h) Road surfaces: an upgrade of the road along Poethlyn Drive to make the surfaces safer.

i) Dedicated left turn land by Next Plc: The idea was CTC's. Norfolk CC took the suggestion on board and included it in the planning documents to SNC. It appears to have worked well in cutting congestion at the northern roundabout of the Longwater junction.

### **OTHER ISSUES – LATEST UPDATES:**

#### **The Single Exit – Norfolk CC Engineer's Response:**

With regard to the second access to Queens Hills, I have been provided with the following words that I am also advised can be found on our website.

*“Assessments carried out in October 2015 concluded that both the A1074 to Longwater link Road (across the landfill site) and the new bridge (over the A47 at the interchange) are effective in enabling the Longwater junction to operate satisfactorily in the future, but that without either of them the junction would be overcapacity and unacceptable queuing and delays would occur.*

*The study also concluded that a link road from Sir Alfred Munnings Road to the Easton roundabout would not be effective in relieving the Longwater interchange.*

*The assessment looked at the possibility of constructing a new link across or adjacent to the closed landfill site and concluded that it would be possible to construct an A1074 to Longwater area link road adjacent to the Costessey landfill site by removing small amounts of the landfill material. This option is likely to cost around £10m and would be cheaper and easier to deliver than a new bridge over the A47, making it the preferred solution.*

*As yet no funding source for this work has been identified”.*

**NB:** Costessey TC does not support NCC’s plan to construct a “relief road” across the landfill site as it is likely to add to congestion on the short stretch of the A1074 Dereham Road and cause more traffic to back up to the northern roundabout and slip roads at the Longwater junction.

Costessey TC favours a second exit which would allow traffic to leave Longwater / Queen’s Hills at another point on the A47.

### **Road Adoption – Norfolk CC Engineer’s Response**

*With regards adoption of the proposed estate roads and footways, the situation is largely unchanged from the earlier statement. The County Council remains willing to work with all parties to ensure the roads and footways throughout the Queens Hills development are adopted. However, this subject to their completion to the appropriate standard together with the adoption of the sewers by Anglian Water. This is a voluntary process and the County Council has no means of imposing a timescale on the developers for their completion and eventual adoption.*

### **Sir Alfred Munnings Road – Design & Speed Limits – Norfolk CC Engineer’s Response**

*Residents will no doubt be aware that unless a road is signed otherwise it is automatically subject to a 30mph speed limit where there is a system of street lighting. Sir Alfred Munnings Road is subject to street lighting and the only signage is the 30mph terminal signs either side of the roundabout in Queens Hills and at the top of William Frost Way. Traffic Sign regulations do not permit the use of 30mph repeater signs on roads with streetlights.*

*I am not aware of an issue with the strength of the bridge. However, the vertical alignment of Sir Alfred Munnings Road was designed with a design speed appropriate to a 30mph speed limit, not a 40mph speed limit.*

*With regards the possibility of traffic calming being proposed on Sir Alfred Munnings Road and the removal of the waiting restrictions, I can confirm that there are currently no proposals for such action. In due course the County Council actually intends to promote an extension of waiting restrictions to other parts of the main spine roads through Queens Hill, not reduce those already provided.*

**NB:** CTC has been encouraged by NCC to purchase a SAM2 machine to establish speeding hot spots and provide evidence for mitigation measures on roads. Thanks to Cllr G Blundell for volunteering to operate the machine.

### **Bus Lane and Cycle Paths – South Norfolk District Council Planning Response**

*The Bus Lane is nearing completion. Bus Lane testing has been completed by the bus company. Improvements works to Ringland Lane have now commenced.*

*Outstanding works to the power installation (for removable bollards) to be finalised by end of February. Working with Norfolk County Highways to complete any outstanding highway works to allow commencement of a 12-month maintenance period by early March.*

**NB: Emergency Access / Exit:** There is a facility to open the bus lane if there is an accident blocking Sir Alfred Munnings Road, but this is an operational matter for the **Police** to decide.

### **Numbers of houses - South Norfolk District Council Planning Response**

*I can confirm that as from May 2016 (when last formally monitored by the South Norfolk Council, which is every 9-6 months), 1,555 of the 1931 houses that have planning permission have been completed on the site. The numbers I have quoted are all those dwellings that have been permitted under the original outline and subsequently. I am not aware of any further options other than the 'Plot J' you refer to adjacent to the school site. We have not had any recent enquires on this piece of land. There is still a requirement to bring forward some shops under the original outline permission.*

### **Flooding and Drainage - South Norfolk District Council Planning Response**

Highway Drainage: – *the developers have confirmed that the Primary Drainage gully has been cleaned by them and the individual housing developers will be servicing and progressing housing plot gully servicing.*

Foul Water Drainage – Pumping Stations: – *The developers have confirmed that the Northern Pumping Station has been signed off by Anglia Water Authority (AWA). The Southern Pumping Station is now commissioned and inspected by AWA and operates within agreed performance requirements. AWA have been formally requested by the developers to allow commencement of a 12-month maintenance period.*

Northern Filtration Basin – *South Norfolk Council, as local planning authority, is currently considering an amendment to the approved scheme (2007/0014) for the re-configuration of an infiltration basin and layout of football pitches under application number 2015/1009. The developers are currently working with the Environment Agency (EA) and Lead Local Flood Authority (LLFA) (at Norfolk CC) to agree a technical solution. Once amendments to this application are received the Council will carry out a revised consultation with the Town Council, Local Members and adjacent residential properties.*

Drainage of the pitches *is part of the consideration of the revised planning application, therefore still to be agreed.*

*Domestic Drainage: I would suggest queries on drains not being correctly installed should be referred to the house builder and the Building Inspector for the site.*

#### **Play Areas - South Norfolk District Council Planning Response**

*These are all completed and handed over to South Norfolk Council to now maintain.*

**NB:** Costessey Town Council has voted to take these over from South Norfolk Council.

#### **Country Park - South Norfolk District Council Planning Response**

*South Norfolk Council is still working with the Developers to agree the work that is required for final handover of the Country Park and will seek to work with interested groups to take on the long-term management of this important open space.*

**NB:** CTC supports the setting up of a Trust for the management of the Country Park, when the initial work is completed to bring it up to standard. Thanks to Cllr John Newby and Friends of the Tud Valley for writing a management plan for the Country Park.

#### **Sport Pitches- South Norfolk District Council Planning Response**

*See update above, South Norfolk Council is currently considering a revised layout for the 2 pitches as part of the revised planning application, which will be dependent on the technical requirements for the filtration basin. The Council needs to be satisfied that there is no residual liability with the filtration basins. Once a scheme is agreed the Council as LPA will be agreeing an implementation plan with the Developers.*