Objections from Weston-on-Trent Parish Council to the Development of Land in Weston-on-Trent Parish at Aston-on-Trent Village.

Weston-on-Trent Parish Council objects to the residential development on land adjacent to Weston Road in the Weston Parish part of Aston-on-Trent village. We object to two main principles:

1. The site identified as S0062 should not be included as a suitable housing site in Part 2 of the South Derbyshire Local Plan.

2. Any planning application by Richborough Estates, backed by Fisher German and Turley, for development of the site should be rejected.

Our reasons for opposing the development are as follows:

1. The proposed development is outside of the existing village boundaries and significantly closes the gap between Weston & Aston villages. This would remove the separation between the historic east & west settlements and would adversely affect the identity and character of both villages.

2. Unlike the Richmond Homes site, the proposed development is outside of Aston Village boundary and would effectively graft a large housing estate onto the village. This would not be in keeping with the varied character and low density of existing housing in Weston & Aston.

3. The proposed Master Plan is poor, with no communal facilities shown. The site has been treated in isolation, with no obvious effort to integrate the development into the existing community.

4. The Master Plan does not show how Long Walk Wood, to the south of the site, would be protected from the effects of the development.

5. This proposed development comes shortly after the extension of the Richmond Homes site to include a housing development. This is too much development in too short a time period, making it difficult to assimilate and integrate the new development into the existing community.

6. The roads in Weston & Aston are already congested and any increase in traffic would threaten the safety of motorists, cyclists, horse riders & pedestrians in both villages. The main road through Weston is narrow, particularly at the eastern entrance to the village and at the railway bridges at the western end. The junction of Swarkestone Road and the A514 at Cuttle Bridge is already difficult and dangerous to use, and will get worse due to existing developments. Additional traffic from the proposed development would cause additional delays and increase the likelihood of serious accidents. The road in Aston village leading from Weston is effectively single lane, due to parked cars and the junction at Aston Post office is very congested. Again, traffic from the proposed development would cause delays and increase the likelihood of accidents.

7. The existing bus service is restricted and likely to be cut further. The bus service would need to be extended in the evenings and at weekends to support additional development.

8. Both Weston & Aston Primary Schools are at, or near, capacity and could not support an additional development which is likely to include a large proportion of family homes. Chellaston Academy, the local secondary school, is heavily oversubscribed. An additional development would make this worse, leading to a greater proportion of Weston & Aston children having to go elsewhere for secondary schooling, further fragmenting the community.

9. The local Doctors Surgery in Aston is already full and appointments are difficult to make. This surgery is part of the larger Alvaston Medical Centre, which is also under pressure from development in their area. Existing health care provision could not support further development.

10. The general infrastructure in both Weston & Aston cannot cope with another development of this scale.

We understand, from the consultation meeting held on 23rd March that Richborough Estates, backed by Fisher German and Turley, intend to apply for outline planning permission for 85 houses on the site. We understand that, if the application is successful, they intend to sell the site on to another developer. There is no guarantee that the existing planning consortium will be involved in the final development. This leaves open the possibility of further changes to the plan and there is no guarantee that what could eventually be built would conform to the current master plan. An increase in the number of houses and a reduction in the percentage of affordable houses would be a particular concern.

This type of speculative development in our Parish is totally unacceptable to Weston-on-Trent Parish Council.

As the site is already being considered under Part 2 of the South Derbyshire Local Plan, a planning application would look like an attempt to by-pass the planning process and push through a development before the Area Plan is complete. The Area Plan calls for 150-400 houses across all key service villages, which includes Aston and only 150 across all local service and rural villages, which includes Weston. The proposed 85 houses on this single development alone is unnecessary and disproportionate.

Such a planning application should not even be considered until Part 2 of the SDDC Local Plan is finalised.

Weston-on-Trent Parish Council requests that SDDC should identify site S0062 as not suitable for development in Part 2 of the Local Plan and that any Planning Application for the site should be rejected.

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