

Moor Lane Planning Application No 9/2016/0870

Following the public meeting and taking into account all of the points raised we have compiled a list of reasons to object to this development.

As we explained, SAVE are not for this proposed development. For objections to be effective there have to be legal planning reasons for this development to be rejected. On that basis, SAVE will put forward your views and concerns and hopefully work with the council and the developers to achieve the best outcome for all. SAVE successfully achieved better outcomes for the village when the Willow Park Way estate was built in 1997/98. However, we do need you to play your part **with as many people as possible writing their own letter, in their own words**, or submitting their comments via the planning application page on the internet.

Main reasons for objection:-

- It is outside the current settlement boundary (although this has been proposed to change under draft local plan 2)
- The number of houses at 42 is too many. 37 was the number proposed under SHLAA (Strategic housing land availability assessment)
- The primary roads provide access to adjacent land. Within draft local plan part 2 there is no provision for additional building adjacent to this proposed development. Therefore the provision of access roads beyond this development is inappropriate
- There is a large buffer provided for Moor Lane with the provision of public open space, there is no such buffer for the residents of Little Moorside who have not been considered sufficiently within this application.
- The plan misses the opportunity to provide public open space along the southern perimeter
- The provision of a public footpath through the centre of the development to link up with the existing footpath is unnecessary and unwanted. It will cause irreparable damage to the hedgerow. This will create more footfall past the residents of Little Moorside. Little Moorside is a private road maintained by the residents, with a public footpath having access through it. The footpath to the south-east corner is more acceptable
- Insufficient consideration has been given to ensuring existing properties on the boundaries of the development are not overlooked
- The plan does not sufficiently detail how the development will be in keeping with adjacent properties, which are some of the oldest properties in the village (Planning approval has previously been refused for an application which was considered not in keeping with the appearance of these properties)
- The plan does not suggest the distribution of affordable housing throughout the development to promote integration and cohesion and should not be grouped together in one area
- Many people wish to stay in the village but cannot afford to do so. The plans make no provision for people with a strong family connection in the village to benefit from the affordable housing
- The plan does not give sufficient consideration to the wildlife living in and using the boundary hedges and trees. According to local residents several amber and red graded species have been seen. Species highlighted by residents include hawks, skylark, barn owls, short eared owl, greenfinches, dunnocks, bats. The plan does not offer sufficient protections against disturbance.
- There is a high risk of surface water flooding along Manor Farm Road, Clarks Lane, Walnut Close – the plan is not definitive enough in its SUDS proposal, in that it is not considered a certainty in the scheme
- Detail your concerns regarding visibility at the junctions and manoeuvring at the relevant entrances to existing roads and the proposed development
- Traffic issues in the village
- Primary and Secondary school provision (Both Aston and Weston schools are being funded to build additional classrooms)
- Inadequate bus service which is under threat
- Health provision in the villages and the difficulties you face

These are objections to the plan that has been proposed. We have not included any suggestions for mitigation to avoid giving the impression that the plan is acceptable.

Use the following links for more information:-

<http://www.planning.south-derbys.gov.uk/ApplicationDetail.aspx?Ref=9/2016/0870> to view the documents relevant to the application. Find points to contradict. You can submit your comments here too.

Visit www.Saveastonandweston.uk to download Local Plan 1 which is now adopted and Draft Local Plan 2, to include relevant pieces of information relevant to this situation. National Planning Policy Framework document which is used to decide planning applications.

DO NOT - Copy and Paste your letters, each letter must be individual or it will be grouped together with other similar letters and only count as one objection.

DO NOT - Include points such as, 'it will ruin my view', 'it will devalue my house,' 'we don't want any more houses', 'the village is full'.

DO NOT - Use emotive language

SEND YOUR OBJECTIONS TO:-

Email planning@south-derbys.gov.uk quoting the ref: 9/2016/0870

Write to Planning Dept
 South Derbyshire District Council
 Council Offices
 Civic Way
 Swadlincote
 DE11 0AH

Send copies to

Councillor Peter Watson peter.watson@south-derbys.gov.uk
Councillor Hilary Coyle hilary.coyle@south-derbys.gov.uk
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