

OUTLINE APPLICATION (ALL MATTERS TO BE RESERVED) FOR THE RESIDENTIAL DEVELOPMENT OF UP TO 42 DWELLINGS INCLUDING PUBLIC OPEN SPACE, LANDSCAPING AND SUSTAINABLE DRAINAGE ON LAND AT SK4129 8075 MOOR LANE ASTON ON TRENT DERBY

Aston on Trent Parish Council writes, in support of the residents they represent, to raise objections to the above application.

1. This development is outside the current village settlement boundary
2. This development proposes more dwellings than the number proposed in the Strategic Housing Availability Assessment – 42 rather than 37
3. There has been no consideration given to the residents of Little Moorside, there is no buffer zone or provision of public open space along the perimeter shared with Little Moorside
4. Access to Moor Lane from Derby Road is currently very awkward with a turning angle of over 90 degrees. This already creates issues for current residents of Moor Lane, Little Moorside, Manor Farm Road and Derby Road. Further development would exacerbate this issue both with residential traffic & construction traffic
5. The current bus service is not acceptable for an identified key service village with 1 bus per hour Mon – Sat and no service on Sunday or Bank Holidays. Any new development would bring with it an increase in vehicular use as there are no alternatives. Derbyshire County Council are also proposing to withdraw the early morning service which currently allows young people to attend Derby College
6. The proposed plan appears to leave access points for further development on other parcels of land. This land has been identified as NOT suitable for development in LPP2. The parish council strongly opposes these access points which would clearly open up secondary parcels of land beyond the land covered in this application. The parish council wishes that these are amended to create hard boundaries thereby alleviating grave concerns that both the council & residents hold about future intent
7. There is little detail about how this development would be in keeping with surrounding properties. Little Moorside has some the oldest properties in the village and it is noted that planning permission has previously been refused by SDDC stating that it was not in keeping with the appearance of other properties.
8. Affordable housing within the development should be evenly distributed and not grouped together. If the development goes ahead the parish council strongly believes that affordable housing should be a planning condition for the developer
9. The parish council recommends that a full wildlife survey is carried out as residents have reported sight of several amber & red graded species including bats, short-eared owls and hawks
10. The plan for a footpath to link the development with an existing public footpath will cause irreparable damage to the hedgerow, it is suggested that a footpath to the south east corner would be more acceptable
11. The land proposed for development currently floods during wet periods, there is also evidence of surface water flooding in surrounding streets – Manor Farm Road, Clarks Lane & Walnut Close which would increase if this land were to be developed

12. School provision for both primary & secondary is currently stretched and a development of properties aimed at families would cause further issues
13. The doctors surgery within the village is not taking on any more patients which means families moving to the village are required to find GP services elsewhere
14. There is not enough evidence as to how this development would prevent existing properties being overlooked. Many of the surrounding properties are either single storey or 1.5 storeys. The photographs shown within the developer's report have been taken at eye level from the road rather than from eye level at the existing properties which will overlook the development. The trees and hedges surrounding the proposed development site are in full summer growth therefore the view would look very different during autumn/winter, this should be taken into consideration
15. If this development were to be given planning consent it is the parish council's strongest wish that Section 106 priorities lie with appropriate medical provision, educational provision for both primary and secondary and recreational provision for the parish