



Aston on Trent Parish Council

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Parish Council response to the Richborough proposal for Weston Road

Aston on Trent Parish Council wish to object to the proposed development **S0062** submitted by Richborough Estates. We are aware that no Planning Application has been submitted but wish to express our views to your department.

The recent presentation given by Richborough had a record number of concerned villagers attending with a 99%+ rejection of the plan. (based on an Exit Poll run by Aston on Trent Parish Councillors)

A meeting held in Aston on Trent Memorial Hall for both Parishes of Aston and Weston had a turnout of 132 again with a 99%+ rejection of the proposed development.

As a result of this strong feeling both Parish Councils are working together to oppose further development of this site and both PC's are supporting the rebirth of SAVE (Save Aston Village Environment), or a similar group of concerned residents (SAVE WESTON and ASTON VILLAGE ENVIRONMENT)

Non of this stacks up in Planning terms but you should be aware, and sympathetic to, the huge objection to this proposal, which seems to be trying to take advantage of a window in Planning Regulations whilst the Local Plans One and Two are put in place.

Objections

1. Aston object to this proposed Ribbon Development which will contribute to the erosion of the natural open space countryside between the two settlements. By bringing together two separate and distinct communities this development flies in the face of the National Policy Framework document and Saved Policies from the Strategic Plan of 27.07.07, pending adoption or replacement by the Local plan. Currently the gap between the two villages is clear open space on both sides of the road and "maintains the separate identity of the two villages".
"Planning Permission will only be granted where the development is within the Built up framework of an established village or settlement"

In your local plan 5.24

1"*Protect and enhance the open countryside and quality of landscape*"

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2 "Preserve the identity, character, and environmental quality of South Derbyshire Villages and Rural Settlements"

4 "Preserve or maintain the best and most versatile agricultural land"

5" Conserve and enhance features of heritage and natural history interest"

Local Plan Housing Policy 8 Housing in the Countryside Policy H1

"New Housing development should be located within settlements"

Whilst SDDC wish to make settlement boundary changes these are not yet agreed.

"Policies provide for presumption against new housing development unless it relates to a rural based activity"

Heather Wheeler our local MP, in letters to residents confirms "A natural Boundary between 2 settlements is crucial in planning policy, both nationally and in SDDC Policy"

2. Aston on Trent Village has over recent years, and is currently facing, unsustainable development which is smothering the unique and rural character of our village. (planners may well recall the Hatton Development and the total destruction of village identity and character, which SDDC had to fund Consultants to find a remedy)

Following the Willow Park Development we now have Richmond Villages.

60 Care Bedrooms	}	185
49 Care suites		
76 Care Apartments		
77 Residential Homes (With planning permission for over 100)		

The Richborough Proposal brings another 85!

This gives Aston Village 347 additional Residencies/Dwellings. In a Parish Community of 704 households/ dwellings. **We face a growth of 49%**

3. Aston cannot sustain this growth.

Our Primary School is full and Secondary Schools will not be taking in more Children from Aston.

Our Doctors surgery cannot cope at the moment

Our Bus Service is again under threat

Our Roads are already full at Peak Periods with bottlenecks at the two A6 junctions, the A514 Cuttle Bridge, and the Post Office Junction in the Centre of the Village.

Construction Traffic is already causing problems, yet a new Crematorium is due to be built on Derby road, adding to our Congestion.

Enough is Enough.

4. On Environmental Grounds this council objects to the following: -

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- a. No safeguard for Long Walk Wood has been proposed and surrounding the wood with houses (Richmond, Willow Park, and Richborough) will stop wild life pathways.
 - b. The area along Weston Road already has a water “run off” problem. A ditch alongside Long Walk Wood side of the development will not resolve this problem. Indeed where is the collected water to go?
 - c. Sewage clearance in parts of the village are already a problem. Can our ancient sewage system cope with Richmond and Richborough?
5. Whilst the Richborough Proposal is scant on detail we are aware that once planning permission has been granted (We know it has not been applied for yet) this land will be sold on and our concerns are what do we end up with. Perhaps the low cost housing will be first to go, as it did with the Willow Park development!
There is no additional benefit planned into the current proposal, no community facilities! This is just a “dump” of houses with no bearing to a village plan or strategy!
6. Planning Policy supports a **Low Carbon Footprint**.
With a Bus Service under threat and looking at the proposed development bringing at least 160 cars which will be driving to work, the shop, and out to “play” through, and from, Aston. This will all pile on top of the effects of the Richmond Development, which is yet to be tested.

Whilst you are addressing the 1998 Settlement Boundaries in Part 2 of the Local Plan you will note that this development currently falls outside of the settlement boundary for Aston. You are also aware that changing the Settlement Boundary may well be outside current planning thinking in retaining individual village identities. If SDDC have a plan for Aston on Trent any development should enhance and improve places where people live. This continued development of Aston is eroding our community spirit, overloading our Roads, and Services, and is more of a threat than an improvement.

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