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Response #1306626

From

[REDACTED]

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Status

Complete

Title

[REDACTED]

First Name

Richard

Last Name

Benham

Organisation

None

Job Title

[REDACTED]

Address Line 1

[REDACTED]

Address Line 2

[REDACTED]

Address Town

[REDACTED]

County

[REDACTED]

Address Post Code

[REDACTED]

Visibility

Unknown.

1.

Should the Council produce a Local Plan Part 2 Review under the existing planning system, or should a single full Local Plan Review be undertaken under the new system? (please tick one option and provide a reason for your answer)

- ☒ Produce a Local Plan Part 2 Review under the existing system
- ☐ Produce a single Full Local Plan under the new system
- ☐ Other

Please enter any additional comments

This should help to support or protect villages such as Aston, from yet even more SPECULATIVE planning applications, and instead focus on following a plan

2.

Where should the housing needs be met? (Please provide site details including projected delivery timescales and the specific need being met).

- a. Derby's needs should be covered by brown field development first and foremost, within the City boundary, as opposed to using Best and Most Versatile land as part of greenfield development
- b. Larger scale strategic developments should cover the majority of housing needs, which reduce the need for small to medium developments in key service villages such as Aston, Weston, Melbourne, etc.

The small villages in our region, such as Aston just don't have the infrastructure to support either medium sized developments, or a number of small developments (e.g. 25-70 houses) - all sorts of negative impact on infrastructure such as roads, sewerage and foul water, primary/secondary schools and the transport systems cannot support (e.g. buses are infrequent, rail is not connected).

Noise and light pollution have a massive impact on small villages such as Aston/Weston - the airport closeby is getting ever busier with it's 24x7 operations.

Aston and Weston really will struggle to accommodate ANY housing without significant investment in infrastructure, which will in itself have massive

negative effects on the countryside and village life

I wholly object to housing needs being met by SHLAA 48 in Moor Lane and have provided extensive points against this speculative application (DMPA/ 2025/1645) to SDDC Planning (I would like to provide details for all of this, via separate cover, if possible). This particular SHLAA, and the corresponding Highways alterations are totally unworkable and will open the floodgates to neighbouring SHLAAs being adopted and developed, namely 47, 186, 189. I, and other residents, object to these other three SHLAAs for exactly same reasons that we have objected against SHLAA 48.

3.

Are there other mechanisms that the plan should consider to securing housing delivery in addition to allocating specific sites (e.g. identifying indicative broad locations/areas for future growth adjacent to existing settlements, extending settlement boundaries, supporting certain Changes of Use)? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Village (Aston and Weston) settlement boundaries, as currently drawn-up, should remain unchanged. Development outside these boundaries should NOT be permitted.

4.

Are there any other issues that the Council should consider when ensuring the timely delivery of the right homes in the right places (e.g. policy criteria for looked after children, re-allocating unimplemented

employment allocations)? (Please provide an answer to your question)

☐ Yes

☐ No

Please enter any additional comments

«No response»

5.

What specific accommodation needs should the Local Plan address through allocations (e.g. extra care accommodation for older people, care home provision for looked after children etc.)? (Please provide details)

«No response»

6.

What could the Council do to speed up delivery on strategic allocations? (Please provide details)

«No response»

7.

Should the Council allocate land South of Mackworth for development within the plan period? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

«No response»

8.

Are there other steps that the Council could take to accelerate housing delivery on other sites? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

9.

Do you agree that settlement boundaries should be drawn around the urban edge of Derby, Drakelow and Stanton and any new allocations?
(Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

settlement boundaries are basic rules that allow data-driven decisions to be made. In addition, the SB for Derby (specifically the southern urban edge) will help to protect development from encroaching key villages such as Shardlow,

Aston, Weston.

10.

Do you agree with the principles for assessing the settlement boundaries, as set out in Appendix 1? (Please provide a reason for your answer)

- ☒ Yes
- ☐ No

Please enter any additional comments

«No response»

11.

What issues regarding the settlement boundaries should the Council consider? (Please provide a comment)

I strongly believe that Weston on Trent is not a LOCAL service village but is a RURAL village. In addition, I strongly believe that Aston on Trent is not actually a KEY Service Village but is more warranted as a LOCAL service village, even if this negatively impacts village services/funding.

Aston cannot sustain growth - it is described as a small village in the Growth Options Study and the rural character of the village will be dramatically changed if growth is allowed.

12.

Do you agree with the retail hierarchy? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Aston on Trent does indeed align to the current description in the retail hierarchy, but I disagree with the statement on Weston - Weston does not currently have a single general purpose retail outlet - perhaps therefore it should be excluded.

13.

Should the Council redefine the retail centre in Swadlincote as a commercial centre which would allow for a wider range of uses? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

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14.

What issues regarding Swadlincote Town Centre redevelopment should the Council consider? (Please provide details)

«No response»

15.

Should the Council define the boundaries of all of the retail areas within the District? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

For the reason of fair rules-based decision and planning, retail in Derbyshire should be categorised against the same rules/categories as other areas.

16.

Should the Council include a locally specific Green Belt policy (beyond the NPPF policy) that defines what appropriate development is within the context of 'disproportionate' and 'limited infilling'? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Simple defined boundaries help to ensure decisions are fair and mistakes do not happen

17.

If you answered yes to question 16, what should the policy consider?

«No response»

18.

Should the Council undertake a Green Belt review with a specific objective of identifying what, if any, Grey Belt exists within the district? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

GB should be further inclusive of land to the North of Aston on Trent, and south of the A50, to protect Aston further

19.

What other sites and/or options should the Council consider for providing Gypsy and Traveller accommodation? (Please provide details)

BROWN FIELD SITES HAVE TO BE A PRIORITY - Aston have already had a traveller site application accepted and the land developed - more green fields lost to unnecessary development whilst brown field sites remain undeveloped.

20.

Are there any other issues that the Council should consider when meeting the needs of Gypsies and Travellers? (Please provide details)

Brownfield sites must be preferred - they often have infrastructure. The traveler site in Aston on Trent had not service and at great cost to SDDC/DCC a footpath was installed, amenities (power, water, drainage) also. The cost of this footpath for just two traveler families must have been disproportionate

21.

Are there any additional policies/other issues that the Local Plan should address? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

22.

Are there any amendments required to the existing policies to reflect implemented changes to national planning policy, policy guidance or Regulations? (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Housing supply needs to be managed carefully and so clarity on this is needed all around. Topics such as rules that would be required if housing supply is deemed insufficient and local planning rules are no longer applicable

23.

Are there better/alternative mechanisms that the Council should use to secure the required infrastructure? (Please provide a reason for your answer)

☐ Yes

☐ No

Please enter any additional comments

«No response»

24.

Where there is the potential need for long-term management / maintenance of open space, SUDS or other infrastructure, should the Council introduce a policy requiring these to be adopted by a public authority unless there is clear evidence that this is not feasible. (Please provide a reason for your answer)

☒ Yes

☐ No

Please enter any additional comments

Yes, Yes, Yes - we have learnt in Aston, that developers using management companies, are unable to achieve similar economies of scale that can be

achieved through SDDC/DCC for items such as POS - it is good that an organisation looks after the POS in Elmlands Close (Ashwood Grange) but I do wonder about the cost !!

Aston already suffers hugely on the North/East side (Manor Farm Road) from poor drainage and extremely poor sewerage systems. The developer at Ashwood Grange proposed and implemented (exactly as is being proposed for SHLAA 48) a pumped system, but residents have found that the system does not work, leading to flooding and sewage backing up - STW's response is that they won't adopt the system installed by the developer because it doesn't come up to scratch. Decades have passed since Aston had any water/sewerage infrastructure investment.

Water infrastructure needs to include suds. Severn Trent Water and private companies currently manage this and when something goes wrong, each organisation points at the other for culpability.

BEFORE ANY ADOPTION of SHLAAs 47, 48, 186 and 189 takes place and developers start putting in their applications for small-scale developments, there HAS to be a formal review of the capacity constraints of the existing surface water and foul water/sewerage system.

25.

Do you have any further/additional comments? (Please provide details)

I strongly oppose the adoption of SHLAAs 47, 48, 186 and 189 - the infrastructure cannot support it, the current proposals to develop the carriageway of Moor Lane is wholly flawed on numerous counts, and the scale/timing of these is just wrong.