

Land at Weston Road, Aston-on-Trent Public Consultation

WELCOME!

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Thank you for attending our exhibition

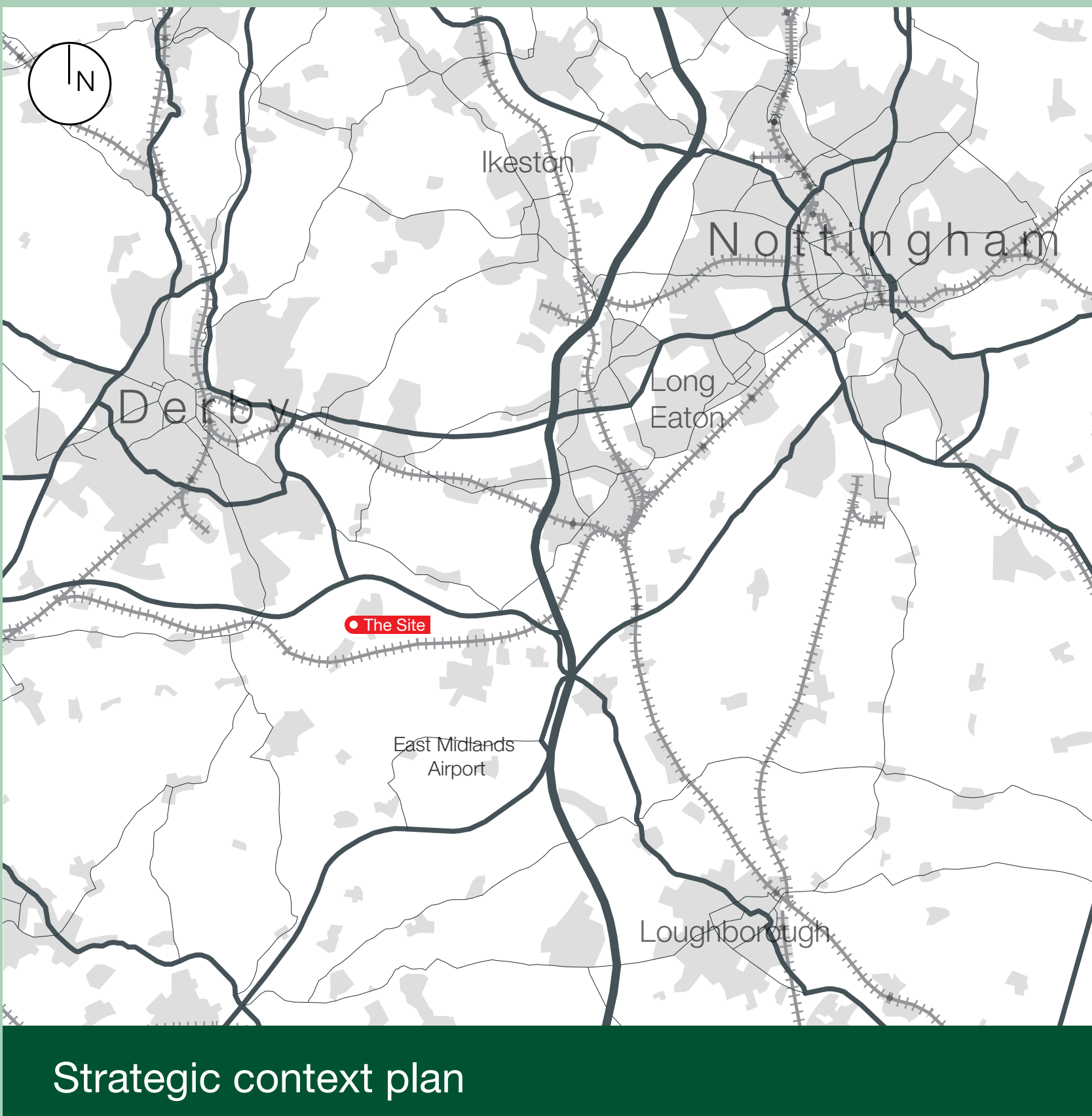
We would like to present to you our vision for land at Weston Road, Aston-on-Trent. Please take your time in looking at the information provided. Feel free to ask any of our representatives any questions you may have with regard to our proposal.

About Richborough Estates

Richborough Estates is committed to responsible, sustainable development and specialises in bringing forward brownfield & greenfield development for residential use.

We work with local residents through individual and community meetings and through organised public consultation. Our goal is to respect and to improve existing communities through carefully considered development.

Founded in 2003, Richborough Estates has a modestly sized team, with a proud record of delivering a number of exciting UK-wide developments that are now successfully serving the needs of local communities.



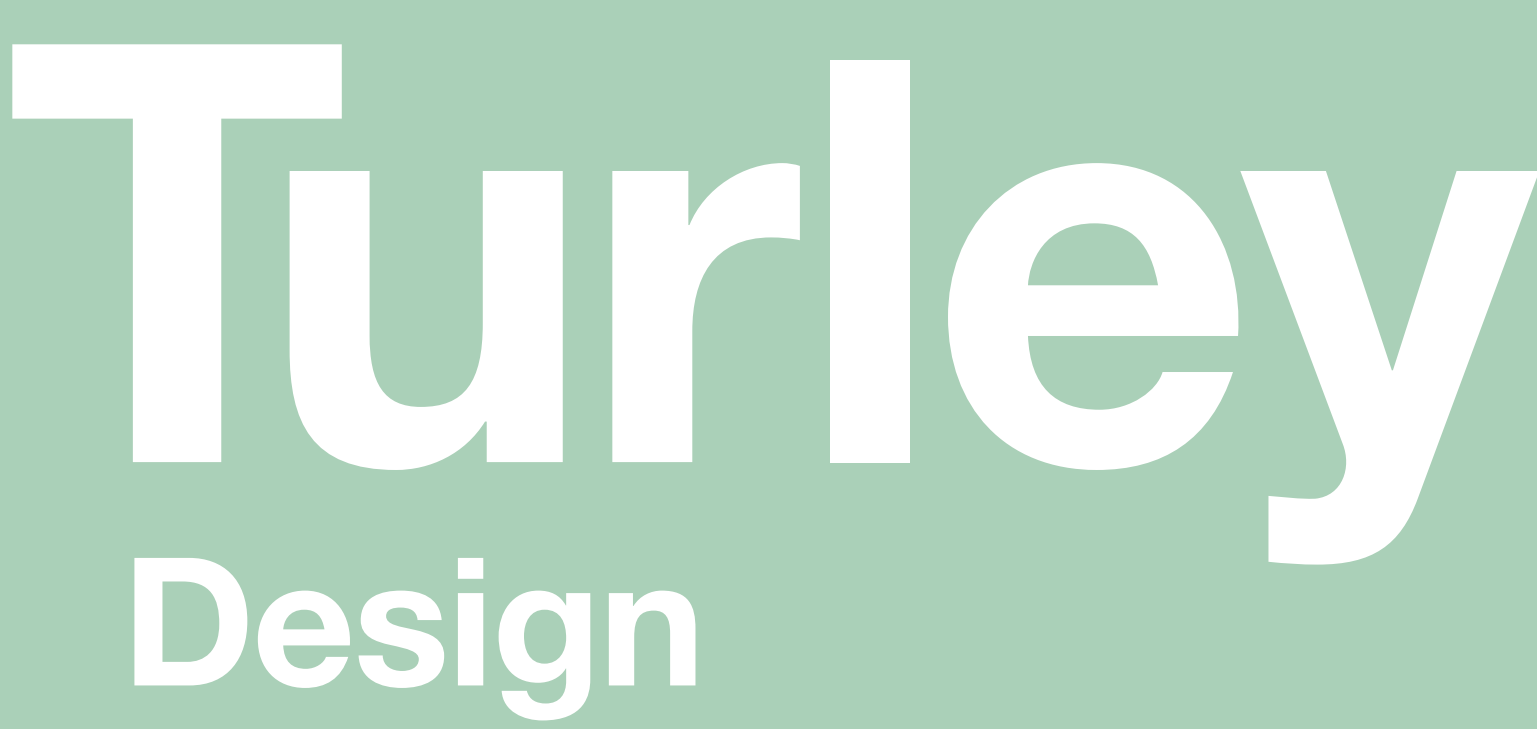
The Site

The application site extends to an area of approximately 4.12 hectares (10.2 acres). It comprises land to the east of Weston Road on the southern edge of Aston-on-Trent. The site consists primarily of greenfield land, currently used for the purposes of farming.

The site is relatively flat and is well defined by existing landscape features. The site is bound along its western boundary by an existing hedgerow, beyond this lies Weston Road, which runs along the sites length. The northern boundary is defined by an existing hedgerow, scattered tree planting and a drainage ditch which separate the site from the existing 20th century housing to the north along Laurel Drive, Maple Drive and Yates Avenue. The eastern boundary is defined by a drainage ditch and beyond that Long Walk Wood. The southern extent of the site is formed by a low existing hedgerow and trees along this boundary.

Beyond the site's immediate boundaries, the village of Aston-on-Trent extends to the north and east, whilst the smaller village of Weston-on-Trent lies to the south. To the east of the site past Long Walk Wood lies the development site of Aston Hall, which is currently under construction, and to the west open farmland extends out into the surrounding countryside.

Project team



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Village Context

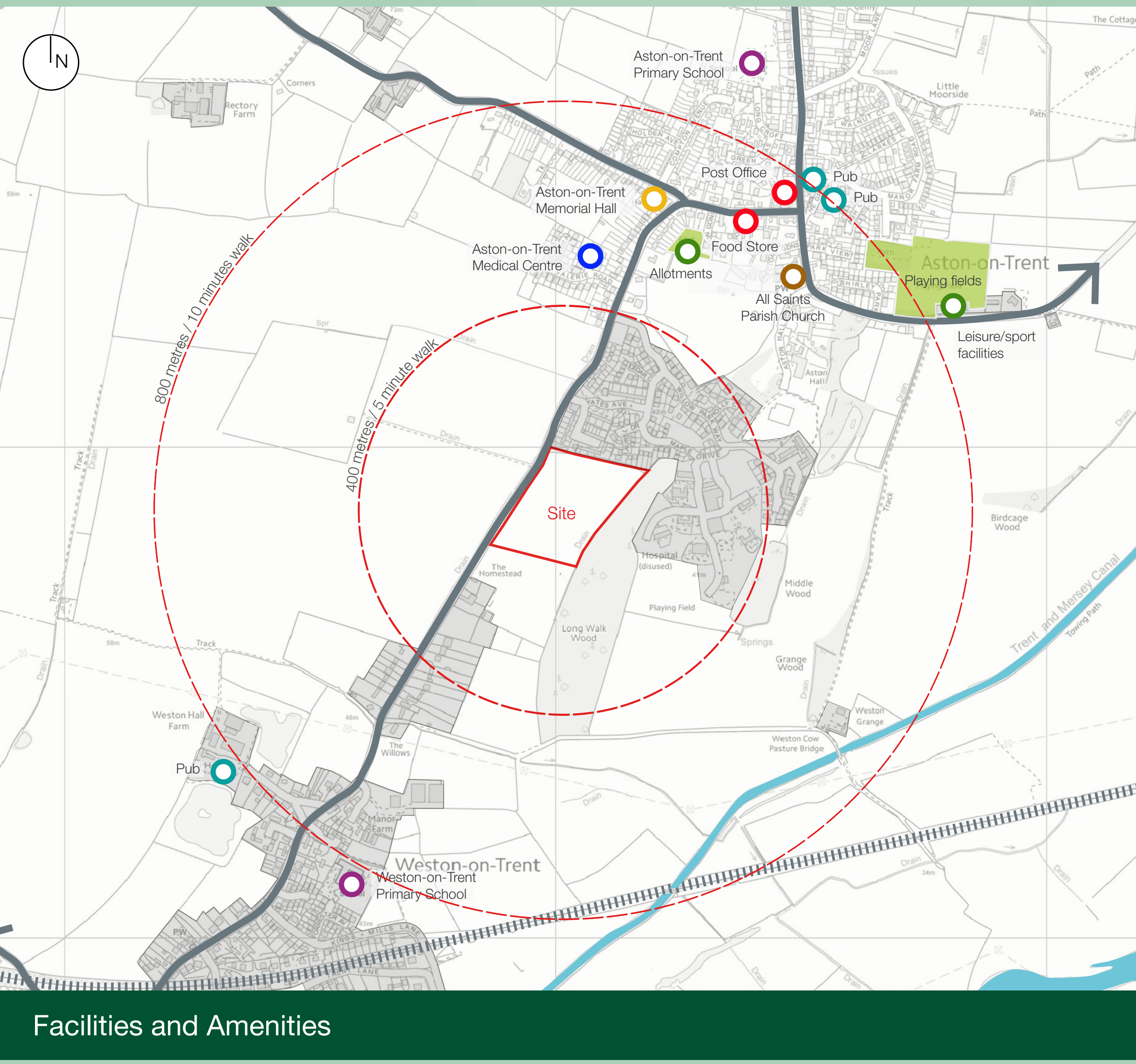
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Facilities and Amenities

The site is located on the south western edge of the village of Aston-on-Trent. The site within an 800m (10 mins) walking distance of the village centre. Within this distance lies a doctor's surgery, village shop and Post Office, two pubs, allotments and a village hall. Most of the local facilities are found in Aston-on-Trent village centre, Weston-on-Trent, a smaller village, lies to the south of the site. A primary school and a local pub are located here.

Beyond the 800m radius of the site, the wider local area extends to include Aston-on-Trent and Weston-on-Trent Primary school. These lie approximately 1km from the site. The nearest secondary school is in Chellaston, approximately 3.4 km north west of the site.

There are leisure and recreational facilities located to the east of Aston-on-Trent. These include playing fields, a cricket ground and changing facilities. There is a lack of other publically accessible green spaces within the village. Apart from a small number of pocket green spaces, the allotments and the playing fields on the east of the village, other central green spaces are privately owned and not freely accessible to all.



The Need for Housing

<p>South Derbyshire District Council</p> <p>South Derbyshire District Council is in the process of preparing its new Local Plan. The first part of the Local Plan is anticipated to be adopted in summer 2016, and identifies a total need for 12,618 new houses for the period 2011 to 2028.</p> <p>Aston on Trent is identified as one of nine Key Service Villages in South Derbyshire, which Policy H1 of the emerging Local Plan states is suitable for development of a range of scales, up to and including small strategic sites of 100 houses. Taking into account developments which have already been granted planning</p>	<p>consent, there is a need for a further 400 homes to be built across the Key Service Villages.</p> <p>We consider that the land to the east of Weston Road is one of the most suitable sites for new housing in Aston on Trent. It is accessible to existing services and facilities within the village, close to existing bus stops, and is not subject to any specific designations in respect of landscape quality or intrinsic ecological value. The development of the site will provide an opportunity to soften the edge of the settlement when approaching Aston on Trent from the south.</p>
<p>National Planning Policy</p> <p>The National Planning Policy Framework (the "Framework") was published in March 2012. It sets out the Government's planning policies and how they can be expected to be applied.</p> <p>One of the key principles of the Framework is to ensure that planning decisions proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and thriving local places that the country needs.</p> <p>The Framework urges authorities to significantly boost the supply of housing to meet the full, objectively assessed need for market and affordable housing. The Framework requires local authorities to maintain a five-year supply of deliverable housing sites.</p>	<p>The National Planning Practice Guidance (the "NPPG") was published in March 2014 and is an online resource which provides guidance to assist in the interpretation of the Framework.</p> <p>The NPPG confirms the importance of recognising the specific issues which rural areas face in terms of housing supply and affordability. It acknowledges the role housing can play in supporting the broader sustainability of villages and smaller settlements by ensuring that local services and facilities can be viably retained.</p>

Historic development

Victorian development

Aston-on-Trent village is focused at the historic along the two key intersecting routes to establish the village's Victorian core which is evident today. Aston Hall and grounds lie to the south of the village centre.

Pre-war growth

The village has expanded to the north of the village core. Development branches off Derby Road. Development within Aston Hall and grounds has grown.

Inter-war development (1910's-40's)

The village has experienced growth to the east and to the south. Aston Hall was converted to a hospital in 1924, which has seen some development to the south of the village, accessed via Weston Road to the south of the central core of the village.

Post-war development (1950's-70s)

The village has rapidly expanded through this period. Development has grown out from the central core of the village to the north along Derby Road and further to the south along Weston Road. Further growth can be seen between the hospital site and Weston Road.

Recent development (1990's-2010's)

Expansion and intensification of the village. Further development around the hospital site.

Future growth 2016 onwards

Currently the former hospital site is being re-developed for housing, growing the southern half of the village beneath Aston Hall estate. Embracing future growth of the village at the development site on Weston Road defines a urban edge to the village without compromise to the village's core.

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The Opportunity

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The Site

Having made a full assessment of the physical characteristics of the site, there appears to be no physical constraints which would inhibit future development on the application site. However a number of technical reports have been undertaken as part of this application which have identified areas which need to be considered within the design of any proposal for the site.



Test



Constraints & Opportunities



Northern site boundary



View of the site from Weston Road

Opportunities and Constraints

These matters broadly include:

Access and movement - Currently access into the site is possible via a gated access part way along the eastern boundary off Weston Road. There is an opportunity to re-located a vehicular access into the site further north along Weston Road, closer to the existing settlement. There is an opportunity to construct a new vehicular access point approximately 55m south of the northern site boundary to serve the application site.

Drainage and topography -The site is generally flat with a slight slope which falling from 42m in the north-western corner to 47m AOD in the south eastern corner. The site contains a number of drainage ditches around the periphery which currently drain the site and its surrounding area. These ditches are located along the north, west, south and part of the eastern boundaries. In order to retain existing drainage routes within the development, the existing drainage channels should be retained. Additional Sustainable Urban Drainage Systems (SUDs) will also need to be introduced, most likely in the formal of a number of a swale located along the sites eastern boundary (the lowest point of the site where water will natural drain to).

Trees and hedges - The only landscape features within the site are located around its boundaries. The site borders onto Long Walk Wood (a category A woodland) along its eastern boundary. There are also a number of category B and C grade trees along the northern and southern site boundaries, and the boundary hedgerows to all boundaries. Trees and hedges of value will be retained with Root Protection Areas being imposed around the most valuable trees.

Landscape and visual sensitivity - There is an opportunity to retain and enhance boundary hedgerows (to all boundaries) and supplement with additional native tree planting.

Visually, the site is contained to the north by the established residential edge of Aston-on-Trent and to the east by the established woodland - Long Walk Wood. Low boundary vegetation to the south and west does allow for views into the site from Weston Road; however, more distant views to the west are restricted by a gentle ridgeline in the adjoining

field. There is an opportunity to set development back from the southern boundary a minimum of 10m to help assimilate development on the site within the landscape.

Ecology - Key habitats include trees and hedgerows around the site boundaries and Long Walk Wood to the east of the site. There is the opportunity to protect ecology along this boundary by offsetting development by a least 10m from this edge. There is an opportunity to retain and protect existing hedgerows and trees within the site.

Existing residential amenity - The application site shares its northern boundary with rear and side gardens of existing residential properties. Any future development will need to respond to the residential amenity of the existing properties to ensure that privacy distances are maintained.

The constraints identified above have been mapped on the above plan, showing the spatial distribution of the site's unique characteristics and development constraints. The plan offers an interpretation of how they are likely to influence any future development on the site and how they may begin to inform the design rationale moving forward.



Weston Road looking north to the village

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The Proposal

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Richborough Estates has developed a proposal which seeks to meet the needs of the local community and complement the village character of Aston-on Trent as a popular and vibrant place to live, work and play.

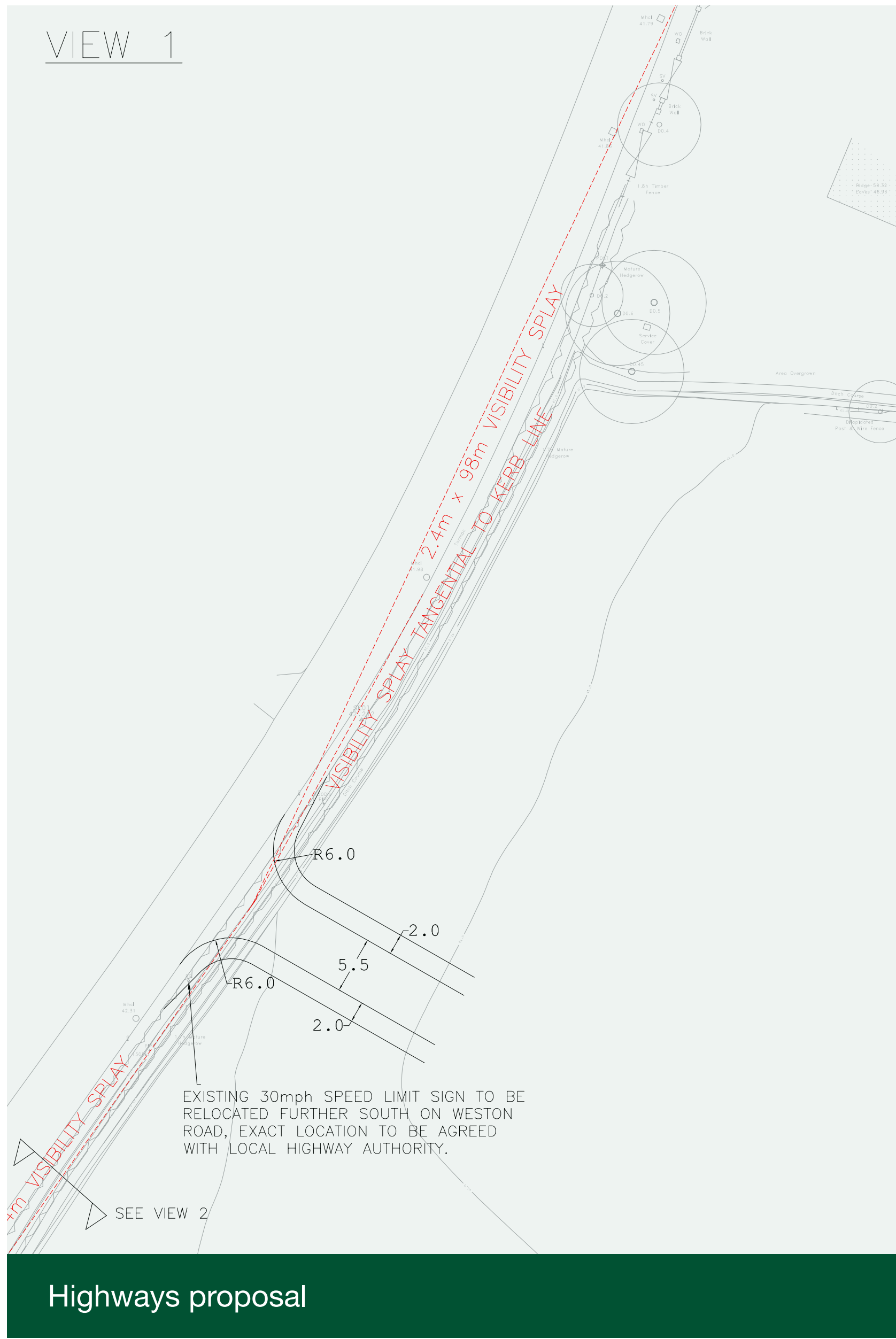
The proposal includes:

- Development of up to 85 new family homes of a range between 1 – 5 bed homes
- Public open space including a range of woodland and habitat planting formal open space and play facilities
- A new planting along the boundaries of the site to protect the amenity of local residents and reduce the visual impact of the development
- New on-site swale to drain the development in a sustainable way
- New vehicular and pedestrian access from Weston Road linking into the existing footway along Weston Road providing safe pedestrian access into the village

The proposed development has been carefully designed to respond to the character of the village and provide modern homes which are sympathetic to local character. Any trees or hedgerows of value have been retained and included within the proposal to respond to local landscape character. Significant levels of new tree and shrub planting have also been included to enhance the ecological value of the site and support local habitats.

Highways Proposal

Access into the site will be taken from Weston Road through the creation of a new junction to the east of the existing carriageway. Access will include the provision of 2m footways providing pedestrian links from the new development to the village centre via the existing footway along Weston Road.



We welcome your comments...

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The Benefits

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Your comments

We would welcome your views and comments on these development proposals to further progress the scheme. We will finalise the proposals in light of the public consultation comments and will submit a planning application to South Derbyshire District Council. Once the application has been submitted, the Council will undertake their own consultation and you will have another opportunity to comment on our final proposals.

To submit your comments please email:

planning.consultations@fishergerman.co.uk

Details of our proposals will appear on the Richborough Estates website on 23rd March to coincide with the public exhibition. Please submit any comments you may have by 6th April.