

AXIS 50 Development

Summary of objection points

Application: DMPA/2019/0948

SDDC Case Officer: Chris Nash

Consultation Period Close: 20/9/19

Planning Decision Target date: 15/11/19

South Derbyshire LOCAL PLAN

SD Local Plan, LP Part 1 was adopted by full council on June 13 2016. The LP is on SDDC website.

SDDC are obligated to produce a LP in accordance with UK Government's National Planning Policy Framework (NPPF). Planning law (Section 38(6) of the Planning and Compulsory Purchase requires that a planning application is determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is the collective for local planning policy documents and for example would include the Local Plan and a Neighbourhood Plan.

Various extracts from the LP which may be used in any objection;

Part 1, para 1.1

It sets the long-term vision, objectives and strategy for the spatial development of South Derbyshire. The plan sets the amount of housing and employment development required within the District over the plan period, allocates strategic housing and employment sites and contains policies used in the determination of planning applications.

Part 1, para 1.4

It also means addressing as far as is possible the need for new school places, traffic congestion, climate change, flooding and housing that is affordable in choosing areas for development as well as conserving what's special about South Derbyshire's heritage and natural environment.

Traffic has to be a consideration, as does heritage areas.

Part 1, para 1.8

This Local Plan will set the basis for deciding individual planning applications and will provide some certainty to residents, service providers and investors as to how and where development including infrastructure requirements is likely to take place over the Plan period. The Local Plan should be read as a whole as more than one policy may apply to any planning application.

SDDC should not deviate from the LP without very good reason.

Part 1, para 1.9

It will also set the context for Parish Councils and other local neighbourhood forums in preparing Neighbourhood Development Plans.

Part 1, para 1.20

This Local Plan Part 1 is the culmination of extensive consultation that has been undertaken since 2009. Participation has been encouraged at every stage from a wide range of individuals, interest groups, public service providers, infrastructure providers, investors, land owners and developers. All consultation has been undertaken in accordance with our published Statement of Community Involvement.

There is no provision for any development like AXIS 50 in or around Willington. Furthermore this land is open countryside. A development of this scale should be specifically and clearly in line with the LP, this is not. This application is speculative and should be thrown out.

LP Policy E2 although it allows for employment on village edges, developments should be 'in scale with existing built development'. This is development disproportionate and is entirely out of scale with a village of Willington's size.

The current Local Plan requires a minimum of 53 hectares of land for employment in South Derbyshire. Current Local Plan allocations will bring the total amount to 82 hectares of land for the plan period. Therefore there is no need for any further new permissions of land for employment.

Since Axis 50 (formerly Burnaston Cross) has been under consideration since at least 2007, there has been time and opportunity for incorporation into the LP. It is worth noting that at 31.52ha the proposed site would represent 60% of the minimum employment requirement within the Local Plan.

Planning decisions should be made in accordance with the LP, granting the Axis 50 planning application would erode public confidence in the LP and the planning system in general. This is of particular importance now as Willington has started the process of producing their own Neighbourhood Development Plan, NDP.

The developer has been dismissive of other employment allocations that have already been identified by the planning inspector who examined the SDDC Local Plan as suitable for this type of development. Any evidence to suggest that Local Plan sites that were found sound by a Planning Inspector in an independent Local Plan examination only 3-4 yrs ago, are no longer suitable should be of the highest order. The developer's evidence is generic and often unsubstantiated.

Village LANDSCAPE

This land forms a land landscape break, separating the village from the A38/A50/Toyota development and potential City sprawl. This development will erode the landscape setting of the village creating virtually continuous development from the A38 to the village. As an example when viewing the site from the junction of Canal Bridge and Findern Lane this emphasises the importance of the application site as an attractive countryside setting for the village.

The previous application under Burnaston Cross was rejected after appeal. Paragraph 9 of the Appeal Decision Letter states;

The site, together with land to the south, forms a break between Willington and development associated with the gyratory system, including the Toyota factory and the service area. The topography enhances its effectiveness, the land rising from the settlement to round off north of Hill Farm which lies alongside the site. Viewed from areas south of the site little of the development to the north is seen. Therefore, the separation is visually as well as physically effective.
This hasn't changed with the new application.

CONSERVATION areas

This development will negatively effect the Trent and Mersey Canal conservation area. The tranquil feel and nature of this conservation area will be eroded. SDDC have a legal duty under Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 that in exercising their planning functions special attention be paid to the desirability or preserving or enhancing the character and appearance of a conservation area.

The Inspector dismissed the previous appeal on grounds that it is harmed the conservation area.

TRAFFIC congestion

Note: the threshold for refusal on traffic issue is very high the impact has to be SEVERE.

Therefore best to base objections on personal experiences. i.e. How often do you drive through Willington, how long does the journey take. Have you seen an accident on the 'rat run roads'? this sort of thing.

Willington Parish Council are seeking the advice of a traffic expert, contact WPC for more advice on this.

FOOTPATH no.9

If you wish to object against the removal/relocation of this you will need to specify how often you use this walk and how the relocated walk around the site will be of no interest to you.

1500 JOBS CLAIM de-bunking it

SDDC recognise that the Swadlincote urban area has the highest rate of unemployment in South Derbyshire, whereas Willington has one of the lowest. The demographics of Willington consist of many retired persons and persons in full time employment often in semi-skilled and skilled jobs. The bulk of employment opportunities in this development will be of low skilled and low paid. These jobs are not required in Willington. It is clear that the developer expects much of the workforce to come from the Swadlincote area, this is evidenced by the developer suggesting a bus service is provided from Swadlincote to Willington (see consultation document). Journeys from Swadlincote to Willington cannot be sustainable, it is the stated wish of SDDC that developments are made sustainable. Furthermore the developer has stated that at least 2 companies currently located in Swadlincote are interested in the Axis 50 development. If this development goes ahead it is

therefore likely that jobs be moved from Swadlincote to Willington, i.e. from an area of high unemployment to an area of low unemployment.

It is highly likely that a large percentage of jobs 'created' in Axis 50 will not be newly created jobs at all, but jobs relocated from other regions.

This application is an outline application only, therefore the unit's size and location are changeable. With this in mind the developer can not know the number and nature of the jobs and so the value of 1500 shouldn't be given much weight.

SDDC EMAIL dated 8/8/18 to developer

Please refer to APPENDIX 1 of the Planning Statement, this will be uploaded separately, look for this email;

From: Nash Chris <Chris.Nash@south-derbys.gov.uk>

Sent: 08 August 2018 14:40

To: Joanne.Althorpe@marrons-planning.co.uk

Cc: Andrew.Gore@marrons-planning.co.uk; Kevin.Exley@south-derbys.gov.uk; Tony.Sylvester@south-derbys.gov.uk

Subject: RE: PRE01079: Land at SK2929 2245 (Burnaston Cross), Etwall Road, Willington

I have highlighted some statements made by Chris Nash (SDDC) to the developer. The negative statements against the proposal are all over the email. To summarise SDDC were clearly minded to reject the planning application in August 2018, it is clear from this email that substantive and wholesale changes to the application would have been required for SDDC to consider granting the application. In September 2019 it is unclear if any changes have been made at all.

Ian Hudson, 4/9/19