

Eggington Parish Council **STRONGLY OBJECTS** to the development proposed at Axis 50 (Formerly known as Burnaston Cross), Land at SK2929 1430, Etwall Road, Willington, Derby (Application Reference DMPA/2019/0948) on the following grounds:

1. The proposal is highly speculative and there is no provision in South Derbyshire's Local Plan for any such development. Were planning permission to be granted it would be contrary to the Local Plan, would discredit the planning system and open the floodgates to others attempting to build in the open countryside and in a manner that is totally out of scale with the neighbouring village of Willington.
2. There was a previous application in 2007 by TNT Post UK Ltd and Burnaston Cross Ltd for a similar scheme at this site, which was refused and dismissed on appeal in 2010. If developers wished to reapply for planning permission on this land they should have negotiated for it to be included in the Local Plan – they did not.
3. Whilst the developers claim the development is sustainable, the fact that the developers themselves say there is interest in companies from Swadlincote looking to move to the site and that the bulk of the estimated 1,500 employees will have to travel to the proposed site from the Swadlincote area, does not appear to meet the sustainability criteria, which is imbedded in planning policy.
4. It would appear the developer expects much of the workforce to come from the Swadlincote area and would be required to be transported to and from the site by bus. It is also anticipated that a large proportion of the jobs will be relocated from other areas of South Derbyshire. Neither of these facts suggests the development is sustainable, nor could there be any guarantee of continued bussing arrangements in to the long term.
5. A key reason why the previous TNT Post UK Ltd and Burnaston Cross Ltd application was rejected on appeal was that the development was considered to be unacceptable in terms of the landscape and visual impact. Nothing has changed in this regard and the current proposal would be equally detrimental to the locality, in particular to the Trent and Mersey Canal Conservation Area.
6. The site is located at one of the highest points in this immediate locality and the development of high based distribution sheds, no matter how aesthetically designed, will have an unacceptable visual intrusion on what is essentially a rural landscape.
7. In the last 10 years, since the TNT Post UK Ltd and Burnaston Cross Ltd application, the local road network has become severely

overstretched and its limited capacity in and around Willington has resulted in an unacceptable level of congestion and delays on local roads, particularly in the commuting rush hour. This development would severely exacerbate these problems in Willington, Repton, the Toyota roundabout and in local villages.

8. Concern must also be expressed about the flood risk to Willington and the effects of water runoff from such a potentially large surface area. Past events have not prevented the village from being inundated and exacerbated by a similar facility at the Toyota complex. The risk of flooding continues to be a major concern in the local area. In particular the prospects of future flood events brought on by climate change must be considered to be unacceptably high. Further, flooding along that part of the River Trent, tends to have a knock-on effect with the Rive Dove waters backing-up and inundating Egginton and surrounding area.

For these reasons Egginton Parish Council considers that this proposed development should be refused planning permission.

EGGINTON PARISH COUNCIL
1 October 2019