

# **Rolleston-on-Dove Neighbourhood Development Plan**

## **Consultation Statement**

### **Background**

The policies contained in the Rolleston-on-Dove Neighbourhood Development Plan (RODNDP) are as a result of considerable interaction and consultation with the community and businesses within the parish. Work has involved community groups over approximately 18 months, as well as surveys, public meetings and events. This has been overseen and coordinated by the RODNDP Steering Group which was formed following a public meeting, convened by Rolleston-on-Dove Parish Council and held on 3<sup>rd</sup> October 2011. Views and interactions from this process from this evidence base lead to the Vision and Objectives in Section 3, and subsequently therefore form the basis for the key policies set out in Sections 4 to 7.

The RODNDP has been prepared after extensive community involvement and engagement. The RODNDP Committee has reflected the views of the community of the need for appropriate, well-designed development principally to address local needs, along with the provision of community infrastructure. The Steering Group comprised parish councillors, members of the Rolleston Civic Trust and members of the community. Throughout the Neighbourhood Development Plan process, any persons wishing to come onto the Steering Group to assist in its production were welcomed in.

The Steering Group identified what it considered to be key issues for the RODNDP to address. In order to ascertain whether these were the right issues, it undertook a range of consultation exercises:

1. In December 2011, the first Neighbourhood Plan newsletter was circulated to every household in the village, seeking views. Copies were also placed on the Village's website (<http://www.rolleston.org.uk/>) and the two public noticeboards in the village.
2. In January 2012 the Steering Group held drop-in sessions for villagers over two weekends (8<sup>th</sup> and 15<sup>th</sup> January) at a prominent location within the village (the Old Grammar School Rooms, Church Road).
3. In January 2012, members of the Steering Group canvassed residents outside of Starbucks Newsagents and the Co-Op over two bitterly cold weekends (7<sup>th</sup> and 14<sup>th</sup> January, 9am-12 noon).
4. During January 2012, representatives from the Steering Group met with the following village groups and organisations:
  - i. Rolleston on Dove Women's Institute
  - ii. Rolleston Beaver & Scouts
  - iii. Doveside Women's Institute
  - iv. Rolleston Kindergarten
  - v. Rolleston on Dove Allotment Society
  - vi. Starbucks (newsagents)
  - vii. Rolleston Civic Trust
  - viii. Co-op

- ix. Rolleston Cricket Club
- x. Ian Barker Butchers
- xi. Grass Roots (hairdressers)
- xii. The Florist Gate (florists)
- xiii. Rolleston Service Station
- xiv. St Mary's Church
- xv. John of Rolleston Primary School (staff & helpers)
- xvi. Craythorne Farm Shop
- xvii. Public Houses & Rolleston Club

5. In February 2012, the second Neighbourhood Plan newsletter was distributed to every household in the parish. Once again copies were also placed on the Village's website and noticeboards around the village.

This process helped to identify the objectives of the RODNDP as well as to refine the issues that it expected to cover.

A third Neighbourhood Plan newsletter was distributed in the usual fashion in April 2012. This alerted the community to the fact that they would be receiving a questionnaire survey to help inform the Neighbourhood Plan process. In the same month, the questionnaire was distributed to every household – 1,450 - in the parish with additional copies located in Starbucks Newsagents. In total, 556 questionnaires were returned, representing a 39% response rate. This represents an exceptional return rate for a questionnaire survey of this kind.

Over the summer of 2012, the RODNDP Steering Group used this and other key evidence – including the ESBC Local Plan evidence base documents – to understand the particular issues within each of the policy areas that it wished to cover. It then was able to start to put together the framework of a plan, although was not yet in a position to provide some skeleton policies.

The issue of housing and, in particular, housing allocations, was a vital aspect of the RODNDP. In July 2012, a fourth Neighbourhood Plan newsletter was distributed in the usual fashion, alerting the community to two further consultation events on this issue. These two events were held in August and September 2012 (Monday 20th August 2012, 6 - 9pm and Saturday 1st September, 9am - 2pm, both at the Old Grammar School Rooms, Church Road). The consultations advertised on the two public noticeboards in the village, on the village website and a newsletter was delivered to every household.

At these events, the community was presented with some sites for potential development and asked to identify their preferred sites, ideally with reasons. This information was combined with the technical assessments undertaken of the availability, suitability and deliverability of the sites to ascertain which represented the most sustainable locations for growth which have been included as allocations in the plan. The plans were available to view in large format on presentation boards and tables and chairs were set up around the rooms with hard copies of the documents provided on the tables to view. In addition, laminated copies of the Executive Summary were attached to all of the tables. Site Preference Forms were available for completion.

Policies were drafted and, in respect of affordable housing - one of the key issues for the RODNDP - further consultations were undertaken with Trent & Dove Housing Ltd, the local Registered Provider.

In February 2013, a fifth Neighbourhood Plan newsletter was distributed in the usual fashion, alerting the community to the fact that the draft RODNDP had been completed. It summarised the key aspects of the plan and gave details of the Regulation 14 Pre-Submission Consultation and how to respond.

Throughout the process of producing the RODNDP, the Parish Council website was maintained with the latest newsletters which kept the community up-to-date on activities being undertaken by the RODNDP and offered the chance for people to comment and get involved.

The Submission RODNDP takes into account representations received on the Regulation 14 Pre-Submission RODNDP and subsequent consultations on strategic environmental assessment (SEA) matters.

### **Regulation 14 Pre-Submission Consultation**

The Neighbourhood Plan Steering Group finalised the Draft RODNDP in early February 2013. The Regulation 14 Pre-Submission Consultation ran for a 6-week period from Monday 11<sup>th</sup> February to Monday 25<sup>th</sup> March 2013. A coordinated publicity campaign was undertaken from 11<sup>th</sup> February 2013 which comprised:

- A newsletter was delivered to every household in the parish making people aware of how and where they could view the plan.
- Two drop -in sessions were held (Saturday 2<sup>nd</sup> March, 10am-2pm, and Monday 4<sup>th</sup> March, 5pm-8pm, both at the Old Grammar School Rooms, Church Road) so that interested parties could view a hard copy of the plan and ask any questions. Comment forms were made available for completion.
- A press release was sent to the Burton Mail newspaper on 6<sup>th</sup> February.
- Notices were placed on both village public noticeboards
- A notice and link to the plan was added to the Village Website (<http://www.rolleston.org.uk/>)
- A notice and link to the plan was added to the Parish Council's Facebook Page ('Rolleston on Dove Parish Council').

### Distribution to Statutory and Non-Statutory Consultees

In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also written to. All parties were advised to download a copy of the plan, but were advised that hard copies could be issued on request. A copy of the letter is shown in Appendix A.

The full list of statutory and non-statutory consultees that were written to is as follows:

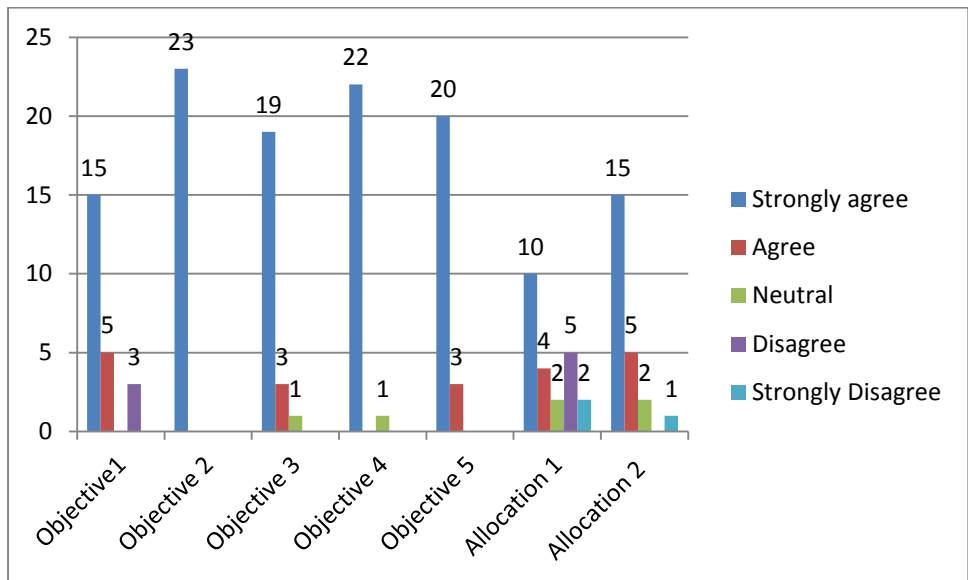
- East Staffordshire Borough Council
- Staffordshire County Council

- South Derbyshire District Council
- Burton & District Chamber of Commerce
- National Trust
- The Coal Authority
- Environment Agency
- The Theatres Trust
- Campaign to Protect Rural England
- Staffordshire Wildlife Trust
- National Grid
- South Staffordshire Water
- Highways Agency
- National Forest Company
- English Heritage
- British Waterways
- The Coal Authority
- Natural England
- Trent and Mersey Canal Society
- Sport England
- Network Rail
- South Staffordshire PCT
- Andrew Griffiths MP, MP for Burton & Uttoxeter
- Rolleston Allotment Society
- Rolleston Cricket Club
- Rolleston on Dove Special Events Committee
- Rolleston Civic Trust
- Rolleston Scout Group
- Rolleston Club, Burnside
- Doveside Women's Institute
- County Councillor Fraser
- Rolleston Football Club
- Neighbourhood Watch
- Rolleston Women's Institute
- St Marys Church, Rolleston
- Rolleston Methodist Chapel
- Starbucks Newsagents, Burnside
- The Florist Gate
- Ian Barkers Butchers
- Brookhouse Hotel
- Spread Eagle Public House
- The Jinny Inn
- Tutbury Parish Council
- Stretton Parish Council
- Horninglow & Eton Parish Council

- Outwoods Parish Council
- Anslow Parish Council
- Marston on Dove Parish Council
- Eggington Parish Council
- Thompsons Farms, landowners
- Mr & Mrs S Richardson, landowners, Apple Acres
- John of Rolleston Primary School
- Burton & South Derby College
- Mono Consultants Ltd

Responses

40 people attended the drop-in sessions held on Saturday 2<sup>nd</sup> March and Monday 4<sup>th</sup> March 2013. Of those 40 people, 23 completed the questionnaire that was available for completion. The questionnaire results and comments were as follows:-



In summary, the large majority of respondents supported the five main objectives of the Neighbourhood Plan and there was also a majority in favour of the two proposed development sites.

### Schedule of comments received during Regulation 14 Pre-Submission Consultation and responses/amendments

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
1.	Ms R Bust Chief Planner The Coal Authority 200 Lichfield Lane Berry Hill Mansfield Nottinghamshire NG18 4RG	Whole Document	As you will be aware the Rolleston on Dove parish lies outside of the current defined coalfield area. The Coal Authority has no specific comments to make on the draft Neighbourhood Plan.	Noted	4 <sup>th</sup> March 2013
2.	Natural England Roslyn Deeming Land Use Operations Team - Nottingham Natural England Ceres House 2 Searby Road Lincoln LN2 4DT Tel: 0300 060 1524 Email: <a href="mailto:roslyn.deeming@naturalengland.org.uk">roslyn.deeming@naturalengland.org.uk</a>	Whole Document	<p>Natural England generally welcomes the Neighbourhood Plan and considers that it provides a valuable tool to promote the local distinctiveness of the village and its surroundings. We particularly support policy OS2: Protection of Open Spaces of Community Value, which aims to preserve the identified open spaces from future development. Natural England believes that everyone should have access to good quality natural greenspace near to where they live as it provides opportunities for recreation for the health and well being of local residents and to increase and enhance the biodiversity value of the area.</p> <p>In your consultation letter you raised the question of the need for a screening assessment under the Habitats Regulations. As you state in your letter the formal screening opinion will be down to the competent authority to carry out, in this case East Staffordshire Borough Council. There are a number of European designated sites in the wider vicinity of Rolleston including Cannock Chase Special Area of Conservation (SAC), the River Mease SAC and the Peak District Dales SAC. Whilst these sites are some distance away the screening opinion would need to check for any hydrological or ecological pathways.</p>	<p>Noted and comments reflected in SEA Screening Report.</p> <p>Following the production of a Screening Report, Natural England has been reconsulted.</p>	1 <sup>st</sup> March 2013

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
3.	Mr Bryan Chinn 37 Shotwood Close Rolleston on Dove Burton upon Trent Staffordshire DE13 9BN	Whole Document	<p>The plan was prepared by volunteers from the village, following many hours of consultation and meetings so therefore truly reflects the views of villagers.</p> <p>It is immediately apparent that the plan has been carefully compiled with reference to the future needs of both the village and the surrounding areas.</p> <p>There has been due regard to provision of an appropriate mix of development.</p> <p>There has been due regard to provision of open spaces and the maintenance of the area of space necessary to prevent coalescence with the neighbouring urban area.</p> <p>The plan recognises the importance of the special features of this historic and visually unique village.</p> <p>The plan recognises the needs for change and development without compromising the present structure.</p>	Noted	13 <sup>th</sup> February 2013
4.	Mrs Julie Edwards 54 Church Road Rolleston on Dove Burton on Trent Staffs. DE13 9BE	Whole Document	<p>I would like to thank members of the steering group for producing a document that, if approved in the referendum, will largely protect the aspects of Rolleston that the community value so much.</p> <p>My only concern is with the number of new houses that is proposed. I think 85 is too many to be considered sustainable when there is no proposed increase in services or amenities. I have lived in the village for over 40 years and during that time the services and amenities have steadily declined whilst the number of new houses has consistently increased.</p> <p>Given that there are planning permissions already granted for 36 new houses and it is inevitable that more single plots and small developments will apply for planning permission during the Plan period I would prefer that the Plan did not include the sites at Knowles Hill and Shotwood Close.</p>	Noted	15 <sup>th</sup> February 2013

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
5.	H J Vernon Chartered Architect RIBA RMaPS 67 Knowles Hill Rolleston on Dove Burton on Trent Staffordshire mobile: 07506 441474 home: 01283 813137	Item 4.00 Housing	Whilst agreeing with the location, type and use of development in principle I consider there should be further 'design strategy' constraints on the type and layout of the development that reflects the existing adjacent 'Barn Conversions' in Anslow Lane and the 'Alms Houses' in Burnside that reflects the 'courtyard' concept associated with community rural villages for older persons needs.	Noted	26 <sup>th</sup> February 2013
	H J Vernon Chartered Architect RIBA RMaPS 67 Knowles Hill Rolleston on Dove Burton on Trent Staffordshire mobile: 07506 441474 home: 01283 813137	Item 4.50 Land Development at Knowles Hill	<p>The standard 'cul-de-sac' bungalows with highway road impact should be avoided and a sensitive hard and soft landscaped 'Mews Courtyard' layout adopted while respecting the privacy of the residents.</p> <p>I appreciate the 'adoptability standards' required by the Highways Authority but there are ways that these can be accommodated taking on board the constraints required without compromising design and safety.</p> <p>There is the opportunity to mellow in the new development within the existing buildings that could be refurbished similar to that recently completed at the bottom of Beacon Road near the village centre.</p>	This would best be dealt with through detailed discussions if a planning application is submitted.	26 <sup>th</sup> February 2013
	H J Vernon Chartered Architect RIBA RMaPS 67 Knowles Hill Rolleston on Dove Burton on Trent Staffordshire mobile: 07506 441474 home: 01283 813137	Item 6.00 Open Space	Whilst agreeing with the areas of land designated as 'open space' and benefiting the overall appearance of the Village both in respect of leisure and landscape there is the opportunity to highlight and give a sense of entrance to the south from Burton-on-Trent at the junction of Knowles Hill/Beacon Road.	This is not appropriate for allocation as Local Green Space in the plan.	26 <sup>th</sup> February 2013



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	<p>H J Vernon Chartered Architect RIBA RMaPS 67 Knowles Hill Rolleston on Dove Burton on Trent Staffordshire mobile: 07506 441474 home: 01283 813137</p>	<p>Item 7.00 Infrastructure</p>	<p>Whilst agreeing with the speed reduction measures on Knowles Hill (something personally I have been advocating for a number of years) those described for 'traffic calming' have been adopted by the Highways Authority also for a number of years (speed cameras/display signage) and have failed to reduce the speed of motorists and additional safety measures need to be undertaken to prevent further accidents.</p>	<p>Noted.</p>	<p>26<sup>th</sup> February 2013</p>
	<p>H J Vernon Chartered Architect RIBA RMaPS 67 Knowles Hill Rolleston on Dove Burton on Trent Staffordshire mobile: 07506 441474 home: 01283 813137</p>	<p>Item 7.15 Transport H J</p>	<p>The provision of safety measures similar to Church Road and Station Road with 'speed humps/give way points' that safely controls and manages present speeding traffic should be added in this paragraph.</p> <p>I appreciate the limitation of funds available at present but Knowles Hill is the only major traffic route into and out of the village that does not have adequate speed reduction measures.</p> <p>There is the opportunity to provide this highway safety facility when the new development off Knowles Hill is undertaken and the impact assessed as a whole for the safety of both residents and motorists.</p>	<p>Agree it is desirable – text added in.</p>	<p>26<sup>th</sup> February 2013</p>
	<p>H J Vernon Chartered Architect RIBA RMaPS 67 Knowles Hill Rolleston on Dove Burton on Trent Staffordshire  mobile: 07506 441474 home: 01283 813137</p>	<p>Whole Document</p>	<p>From a personal note my congratulations to all parties concerned in providing a pro-active document that reflects the aspirations and views of the majority of the residents and goes a long way to providing policy guidance for future planning and development within the village envelope.</p>	<p>Noted.</p>	<p>26<sup>th</sup> February 2013</p>

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
6.	Resident – DE13 9AZ	Whole Document	I strongly support the above plan	Noted.	4 <sup>th</sup> March 2013
7.	Resident – DE13 9AD	Allocation 1	Land at Knowles Hill is going to have a strong visual impact and extend the building lines of the village envelope. Also the demolition of an old building of some note would be detrimental to the village.	. Policy amended to reflect importance of existing property and need to retain where possible.	2 <sup>nd</sup> March 2013
8.	No postcode provided	Allocation 1	I feel that the proposal of land at Knowles Hill is contrary to Objective No 1 and will impact adversely on the village scene and the loss of an historic building would be a detrimental move.	Policy amended to reflect importance of existing property and need to retain where possible.	2 <sup>nd</sup> March 2013
9.	No Postcode Provided	Allocation 1	Allocation 1 – Land at Knowles Hill. Existing main house should be retained and divided as apartments rather than demolished.	Policy amended to reflect importance of existing property and need to retain where possible.	2 <sup>nd</sup> March 2013
10.	Resident – DE13 9AY	Whole Plan	The addition of only 85 dwellings over such a large number of years seems inadequate and is probably way out of consideration of the ESDC expectations. I think the figure of 101 to be more acceptable. Overall a brilliant piece of work and sets down a high bench mark for other villages to follow.	Noted.	2 <sup>nd</sup> March 2013
11.	Resident – DE13 9AN	Whole Plan	The plan supports what the people who live in Rolleston want. It meets the requirements of additional housing but in keeping with small pockets of housing. Large estates will not be acceptable to village residents or roads in the nearby vicinity. I hope that the findings in the report and proposals are considered by the independent party reviewing the proposals. This plan is very important to local residents. Has the council looked at reclaiming all the empty houses and premises in Burton Town centre and surrounding suburbs? This surely has to be a suitable option and	Noted.	4 <sup>th</sup> March 2013

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			would also support business in Burton that are struggling under the current climate.		
12.	Resident – DE13 9BS	Objective 1	I do not accept that any new houses are necessary: however if any re to be built I would agree with the rest of the objective.	Noted.	4 <sup>th</sup> March 2013
13.	Resident – DE13 9BS	Allocation 1	his should not be developed, because it is part of the green rectangle” that separates Rolleston from Burton & Stretton. However, if it is to be developed I would support the type of housing proposed.	Agree should be retained.	4 <sup>th</sup> March 2013
14.	Resident – DE13 9BS	Allocation 2	If there is to be development this is the best site in the village for it to be.	Noted.	4 <sup>th</sup> March 2013
15.	Resident – DE13 9BS	7.13 Transport Facilities	Any replacement bus shelters should be of similar construction to the current shelters to recognise the rural village location.	Have specified that it ‘should be in keeping’.	4 <sup>th</sup> March 2013
16.	Resident – DE13 9BG	Allocation 2	I live in Shotwood Close. I am disappointed that the land is proposed for development. When I bought into Shotwood Close, I believed this would not be planned for development as it was outside the plan at the time. I recognise that development is inevitable not essential. The properties must be consistent with the existing properties. Are they in the Conservation part of the village? I am very surprised to see no proposed development at Craythorne Lane.	Noted.	4 <sup>th</sup> March 2013

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17.	Mr P A Martin 43 The Lawns Rolleston on Dove Burton upon Trent Staffordshire	Whole Document  2.15  6.7 Protection of open spaces.	The plan is a <i>tour de force</i> for which the working party should be congratulated. A few comments  Para 2.15 Typo, the second 2011 should be 2001?  Does the plan take sufficient cognisance of the Conservation Area? The Knowles Hill development site was included as an extension of the area in the 2009 appraisal. Is this now dead? Both the Knowles Hill and Shotwood sites border the existing area and should be considered as sites affecting the setting of the Conservation Area.  Why is the Jubilee Orchard not included in the section 6.7 to 6.22?	Noted.	9 <sup>th</sup> March 2013
18.	Mr R Gawthorpe Resident and member of NHD plan group.	Whole Document	I have the following comments on the NHD Plan. Whilst the comments don't change the fundamental points made in the Plan, I think its impact and objectivity would be much strengthened by incorporating them:  1. The Introduction to the Plan (or indeed anywhere else) makes no mention of the Localism Act and its requirements. I think the briefest of references to it, therefore, are important. It helps to give the Plan the necessary authority. I suggest the following sentence is inserted at the beginning of Para 1.1:	Agree – changes reflected	11 <sup>th</sup> March 2013

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
	Mr R Gawthorpe Resident	Whole Document	<p>"The Localism Act, introduced by the Government in November 2011, has as its aim to devolve more decision making powers from central government back into the hands of individuals, communities and councils. "</p> <p>2. I think the Executive Summary is OK as it is, but we agreed at our last meeting that, as well as it standing in its own right (for separate distribution if necessary), it should also be a part of the main Plan - and would appear between the cover page and the Contents page.</p> <p>My experience is that this is the normal arrangement for Executive Summaries, as it gives the busy(!) executive, or anyone else, a quick precis of what's in the report as a whole and they can then go on to read any other bits in the main text if they wish. In addition, since the main text does not pull all the chief points together into a final conclusion, but the Exec Summary does exactly that, I suggest it ought to be included in the main part of the Plan.</p> <p>3. The Appendices give all the detail to the Consultation Procedures, Questionnaire etc. They are important because they provide the evidence of the views and wishes of the people of Rolleston. I suggest that it is normal to refer in the main text to the particular Appendix concerned, where it is relevant, so that the reader can then refer to it easily for that detail.</p> <p>I suggest therefore that we can do this as follows:  <u>Para 1.15</u> I suggest: "Details of the consultation and examination procedures, and of the timetable that the group worked to, can be found in Appendix 1."  I can't find any mention anywhere in the main report to the Questionnaire itself which is a major omission.  Regarding Appendix 2, I suggest: <u>Para 3.7</u> Add in: "<i>Throughout the numerous consultation exercises undertaken, and the Questionnaire (see Appendix 2) delivered to all households, to inform the Neighbourhood .....</i>"</p> <p><u>New Para 3.8</u> I suggest: "Other information sources are listed in Appendices 3 and 4. Appendix 4 also contains the Steering Group</p>		11 <sup>th</sup> March 2013

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			<p>newsletters delivered to all households which provided information on the progress of the Neighbourhood Plan."</p> <p><u>Para 4.9</u> At the end of the sentence, change "Appendix 1" to "Appendix 5".</p> <p>4. I suggest in Paras 4.41 and 4.42 that "proven need" is changed to "identified need".</p>		
19.	<p>Mr. Paul Gethins            Planning Liaison Team Leader            Environment Agency            Sentinel House            Wellington Crescent            Fradley Park            Lichfield            WS13 8RR</p> <p>Please ask for: Sarah Victor, Direct Dial: 01543 404880, <a href="mailto:sarah.victor@environment-agency.gov.uk">sarah.victor@environment-agency.gov.uk</a></p>	Whole Document	<p>Thank you for consulting the Environment Agency on the Rolleston on Dove Neighborhood Development Plan.</p> <p>Our principal aims are to protect and improve the environment, and to promote sustainable development, we:</p> <ul style="list-style-type: none"> <li>• Act to reduce climate change and its consequences</li> <li>• Protect and improve water, land and air</li> <li>• Work with people and communities to create better places</li> <li>• Work with businesses and other organisations to use resources wisely</li> </ul> <p>You may find the following two documents useful. They explain our role in the planning process in more detail and describe how we work with others, in particular:</p> <ul style="list-style-type: none"> <li>• <input type="checkbox"/> an overview of our role in development and when you should contact us.</li> <li>• Initial advice on how to manage the environmental impact and opportunities of development.</li> <li>• Signposting to further information which will help you with development.</li> <li>• links to the consents and permits you or developers might</li> </ul>	<p>Any development should aim to protect the environment and meet recognised best practice.</p> <p>Any specific requirements relating to SUDS, wildlife areas, ponds, etc, are considered to be best addressed at the detailed application stage.</p> <p>Suggestions that the NDP should highlight certain issues are noted but it is considered would not add particularly to the overall objectives of the NDP.</p> <p>Following the</p>	12 <sup>th</sup> March 2013

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
	<p>Mr. Paul Gethins            Planning Liaison Team Leader            Environment Agency            Sentinel House            Wellington Crescent            Fradley Park            Lichfield            WS13 8RR</p> <p>Please ask for: Sarah Victor, Direct Dial: 01543 404880, <a href="mailto:sarah.victor@environment-agency.gov.uk">sarah.victor@environment-agency.gov.uk</a></p>	<p>Whole Document</p>	<p>need from us.</p> <p>Building a better environment: Our role in development and how we can help: <a href="http://www.environment-agency.gov.uk/research/planning/142517.aspx">http://www.environment-agency.gov.uk/research/planning/142517.aspx</a></p> <p>Environmental Quality in Spatial Planning  <a href="http://www.environment-agency.gov.uk/research/planning/33102.aspx">http://www.environment-agency.gov.uk/research/planning/33102.aspx</a></p> <p>Please also find attached to this e mail our document “Planning for the environment at the neighbourhood level.”</p> <p><b><u>Water Quality and Flood risk</u></b>            The plan includes areas in the River Dove and Rolleston Brook flood plain. There are some flooding hotspots in Rolleston related to ordinary watercourses. We would welcome inclusion in the objectives of the aim to preserve water quality, and to ensure that flooding problems are not created or exacerbated in any way.</p> <p>We would also welcome inclusion of text in relation to the two sites for housing development (allocation 1 and 2) which specifies that sustainable drainage schemes should be used to provide wildlife areas and include ponds, swales and permeable paving, and text which requires the use of sustainable drainage systems.</p> <p>We recommend you liaise with East Staffordshire Borough Council (ESBC) your Lead Local Flood Authority, in order to investigate any additional potential flood risks associated with ordinary watercourses, and to identify potential opportunities to reduce the risks of flooding at a strategic level.</p> <p><b><u>Climate change adaptation and ecology</u></b></p>	<p>production of a Screening Report, the Environment Agency has been reconulted.</p>	<p>12<sup>th</sup>            March            2013</p>

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	<p>Mr. Paul Gethins            Planning Liaison Team Leader            Environment Agency            Sentinel House            Wellington Crescent            Fradley Park            Lichfield            WS13 8RR</p> <p>Please ask for: Sarah Victor, Direct Dial: 01543 404880, <a href="mailto:sarah.victor@environment-agency.gov.uk">sarah.victor@environment-agency.gov.uk</a></p>	<p>Whole Document</p>	<p>In October 2011 the Environment Agency took on a new role from Government to provide advice and support to businesses, public sector and other organisations on adapting to a changing climate. We welcome the commitment to sustainability reflected in the policy statements in the plan. The Water Framework Directive (WFD) requires us and co-deliverers of the Directive, such as Local Authorities, to ensure there is no deterioration in river quality in terms of water quality, ecology or hydromorphology (river flows or physical structure) and also for water bodies to improve to 'Good' status in the long term. The plan may give the opportunity to protect/enhance the River Dove and the Rolleston brook and their associated riverine environment. We would be in support of any proposals which seek to do this and which seek to provide ecological improvements.</p> <p>WFD investigations shows the Rolleston Brook (GB 104028046530) as having 'moderate' status, with phosphate the failing element due to diffuse agricultural pollution and contributing to main river Dove's 'failure' status. This document provides an opportunity to raise awareness of WFD aspirations and the role of local community in spreading the message and contributing towards improvements. This could include practical elements as we would like to see more tree planting on the south bank of the Rolleston Brook downstream of the village to increase shading. This will help with climate change adaptation and control of in-channel vegetation which will would improve flood conveyance if reduced.</p> <p>The document could also highlight the need for restoration of culverted watercourses to open channels. De-culverting of watercourses offers opportunity to reverse the adverse ecological, flood risk, human safety and aesthetic impacts of culverting. Watercourses are important linear features of the landscape and should be maintained as continuous corridors to maximise their benefits to society.</p>		<p>12<sup>th</sup>            March            2013</p>



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20.	Resident DE13 9BG	Allocation 1	The building of 2 bedroom houses on Shotwood Close would be a mistake. It has already been proven that first time buyers and young people cannot afford the prices demanded by the market in Rolleston. 4 bed homes would be more in keeping with properties in this area of Rolleston. Protect the dignity and integrity of the village please.	New dwellings should be a mix of 2, 3, 4 bedroom dwellings.	
21.	David Wynne Walford Road	Whole Document	This is a very full and comprehensive document and congratulations should be given to those who have put it together. I find it both easily readable and understandable, and it sets out a completely logical and reasoned argument at each and every stage. I am astounded at some of the stats, especially the high percentage of those aged 60+. Being one of those I do have ample time to read, re-read and digest this document, its observations and its recommendations. I sincerely hope that those who lead busy lives, both at work and at home, can find the time to do similarly. Best wishes.	Noted.	22 <sup>nd</sup> March
22.	Mr. Liam Holmes Resident	Whole Document	I've taken time to read through the draft consultation and would like to take the opportunity provide feedback as follows.  Firstly I'd like to offer my thanks to those who have given up their time and energy to put this together on behalf of their local community. I understand a lot of time and commitment has been necessary to push this forwards but the result that has been achieved is great - a plan that democratically states the clear views of the community in relation to our village and how it is developed in the future.  It was good to see that the response rate to questionnaires was high, a 39% response rate is equivalent to almost two thirds of the turnout rate for the last general election. It is noteworthy that there is little discord in feedback, people are generally very clear on what they want and what they do not want in terms of volume of	Noted.	13 <sup>th</sup> March

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			<p>housing, location of housing, style of housing etc.</p> <p>The summary and findings are extremely common sense and for me strike a good balance in terms of accepting that some development must take place, but at the same time accounting for the limited resources that exist in the village and the desire to preserve some sites of significant interest to the community.</p> <p>I would be happy to endorse this plan at any future referendum.</p>		
23.	<p>John Cavey Post Box House, 116 Station Road, Rolleston on Dove, Burton upon Trent, DE13 9RH</p>		<p>Another great example of Rolleston village spirit – well done and thanks to all involved. Rolleston has something worth preserving and this plan is a move in the right preservation direction.</p> <p>Let's hope that ESBC and the inspector can appreciate that also.</p>	Noted.	22 <sup>nd</sup> March 2013
24.	<p>Vanessa Winstone Secretary-Rolleston Civic Trust</p>	Whole Document	<p>Rolleston Civic Trust would like to make a few comments concerning the Neighbourhood Development Plan as a response to the pre-submission consultation.</p> <p>On the whole we are very impressed with the amount and scope of work within this document and feel the village has really pulled together to produce this plan. The project has generated new interest from younger age groups resident in the village which will hopefully be sustained over the next twenty years.</p> <p>Having studied the plan we feel it necessary to re-iterate our opposition to the decision to make Rolleston on Dove a strategic village. This will impact on every consideration as regards housing numbers and site sizes.</p> <p>Rolleston Civic Trust is not opposed to development in the village</p>	Policy in respect of Knowles Hill allocation amended to reflect importance of existing property and need to retain where possible.	16 <sup>th</sup> March 2013

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			<p>per se but feels that the Knowles Hill site should retain the existing dwelling house and make use of the surrounding green space in an appropriate manner-maintaining green breaks and keeping any new residences at a low level e.g single storey housing suitable for the retired. This building was singled out in the 1990s Conservation Appraisal for potential inclusion on a new Listed housing recommendation schedule and it is important to support reasonable re-use of historic buildings and streetscapes in order to retain Rolleston's unique village character.</p> <p>We would apply the same comment to the Shotwood development-keeping it in line with the recent first stage development.As an organisation concerned with the built environment we would feel strongly that any new development should reflect the character of the village in both design and materials.</p> <p>Overall we are in agreement with the five objectives set out and recognise the importance of the adoption of a policy both at local and borough level to protect our village for future generations.</p>		
25.	Richard, Ken and June Bush 14 Walford Road	Whole Document	<p>The Draft NDP and all the supporting literature clearly demonstrates all the effort involved and as long standing residents we would like to express our thanks.</p> <p>We are pleased to see that it favours a few small developments. We have no objections to the scale or locations but would like to see the Grade 2 listed house on the proposed 'Apple Acres' development retained if possible.</p> <p>The documentation also highlights the overwhelming objection to any housing on the College playing fields. We feel this green open space should be protected from any development and would prefer reference to it being retained for recreational use rather than anything more specific ie. an operational sports ground. We would like to see it stated that any sports infrastructure would be limited so as not to impact on neighbours in terms of loss of views, additional traffic, noise, nuisance etc.</p> <p>The report focuses on the need for a community hall (with a Parish</p>	Policy in respect of Knowles Hill allocation amended to reflect importance of existing property and need to retain where possible All other items raised have been addressed within the plan.	21 <sup>st</sup> March 2013

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
			office). This would undoubtedly be very useful but we feel more consideration should be given to accommodating a doctor's surgery and improving internet access/speeds.		
26.	<i>Kay Lear</i> Clerk to the Council On behalf of Horninglow and Eton Parish Council	Whole Document	<p>Thank you for giving us the opportunity to comment on this pre-submission draft plan. At this stage we merely want to make a few observations. We will take the opportunity to respond and comment further when ESBC carry out the formal consultation later in the process.</p> <p>You may like to know that we are now planning two launch events for the Horninglow and Eton NDP and these will be on Monday 22 April at St Chads Community Centre, and Wednesday 24th April, at St Johns parish room. Both events will run from 3.00 - 7.30 p.m. and you would be very welcome.</p> <p>Our understanding is that the proposals in your plan on new housing development are not in conformity with the Borough Council preferred option. Reducing the housing allocation in any area increases the pressure elsewhere and this could be of concern to us either directly or indirectly through additional traffic generation.</p>	<p>Noted. We consider that the emerging Local Plan has not properly established the appropriate level of housing and that the NDP is in general conformity with the adopted Local Plan Saved Policies. The housing proposed in the NDP reflects the needs of Rolleston-on-Dive and the hinterland it serves. We therefore do not believe that this will automatically increase pressure on other areas.</p>	18 <sup>th</sup> March 2013
	<i>Kay Lear</i> Clerk to the Council On behalf of Horninglow and Eton Parish Council	Whole Document	<p>We note your proposals for protection of open spaces and we would be looking for similar policies for Horninglow and Eton. We recognise that whilst some areas of open space are of local value others have a wider significance.</p> <p>You make reference in the plan to the provision of GP surgeries. This is an issue we intend to pursue after the imminent changes in NHS governance have come into effect. If you think a joint approach, perhaps also involving Stretton, would be useful please let us know.</p>	<p>The NDP does not propose a new GP surgery so any joint approach would have to be pursued outside the NDP.</p>	18 <sup>th</sup> March 2013
27.	Geoff Hailstone 87 Meadow View	Whole Document	<p>My major disappointment with the Plan is the implicit acceptance that the Meadow View extension should go ahead.</p> <p>By feeding into an existing estate, the proposed new development</p>	<p>As Meadow View already has outline planning permission, there is nothing that can</p>	18 <sup>th</sup> March 2013

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	Geoff Hailstone 87 Meadow View	Whole Document	<p>will clearly break Objective 1 of the Development plan, as there will be an inevitable impact on all existing residents of Meadow View.</p> <p>But further: in my opinion, this development sets a highly dangerous precedent for the village.</p> <p>All the previous "estate" developments in Rolleston have been built with new and direct access to one of the major thoroughways of the village. This would be the first occasion (to my memory at least) where a new development has fed into an existing mature estate.</p> <p>If this precedent of incremental enlargement is established, then other potential sites immediately become equivalent:-</p> <ul style="list-style-type: none"> <li>a) the old college playing fields</li> <li>b) the land behind Walford road and the Jinny Trail</li> <li>c) land off the Lawns</li> <li>d) fields behind Shotwood Close</li> <li>etc.</li> </ul> <p>If the Meadow View development goes ahead, the only "defence" that the village can offer against any of those sites are that the numbers are higher than we want. Any argument on the lines of Objective 1 (ie minimising impact on existing residents) will be lost on the grounds - "It was acceptable for Meadow View, so why not XXXXX ?"</p> <p>I must declare a personal interest in this, in that I am one of the people who will be negatively impacted by the Meadow View development. I noted that the Parish Council spoke against the proposal when discussed by the ESDC - but how can any credible objections be raised when the development is apparently endorsed as part of the Village Development Plan?</p> <p>Personally, I feel that the plan's acceptance of extension projects from existing estates is a major strategic mistake, which sets a precedent we will regret.</p>	be done about this site in the NDP.	18 <sup>th</sup> March 2013
28.	Mark Rizk	7.7 to 7.12	Comments in respect of Rolleston on Dove Neighbourhood Plan,	We appreciate	19 <sup>th</sup>

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
	East Staffordshire Borough Council		<p>specifically 7.7 to 7.12.</p> <p>1. From a Sport/Leisure point of view (my remit) I would support the development and provision of sporting facilities.</p> <p>2. In respect of the changing room facility aspiration this should comply with Sport England design guidance which would mean the Parish would be in a better position to apply for funding support. Also note that consultation with 'Community' doesn't necessarily determine demand, consultation with local football/other sports leagues may be a better/additional indicator. Consideration should also be given to the on-going maintenance and repair of such a facility as this will have a bearing on the success of funding applications.</p> <p>3. In respect of the College playing fields, I have already been consulted from a Sport England point of view and would clearly seek to retain some sporting provision.</p>	<p>professional support of a member of ESBC.</p> <p>The intention of the NDP is to retain the College Playing Fields in its current role.</p> <p>As part of the RODNDP preparation process, we consulted with Rolleston Football Club. The club caters for players up to 16 years of age and has a number of teams in the Burton Junior Football League.</p>	March 2013
29.	Jill Lanham Clerk to Anslow Parish Council, 6 Bushton Lane, Anslow, Burton upon Trent, DE13 9QL	Whole Document	<p>Thank you for the invitation to submit comments on the above, I am pleased to provide the following response on behalf of Anslow Parish Council and the Anslow Neighbourhood Plan Working Group.</p> <p>First of all, congratulations on the impressive progress which you have made on the preparation of your Neighbourhood Plan and especially upon the extent and success of the consultation and</p>	Agree a statement on a joint approach to transport but not to delay the submission of our plan.	







Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
	Rolleston on Dove DE13 9AA		<p>raised. However, despite this there must remain a very strong likelihood that the college fields development will go ahead, either immediately or after appeal, because those backing the proposal have invested so much time and money in the project. In our view, this completely changes the focus of the NDP. The extra 100 plus houses on the college fields together with those already approved would more than satisfy Rolleston's contribution to the additional housing requirement as a "strategic village" without offering up extra locations.</p> <p>There is a real danger that, by volunteering the two extra sites for development (Knowles Hill and Home Farm), these will be seized upon by the planners even if the college fields development goes ahead. The additional sites can provide the low cost housing and housing suitable for older people that are not catered for in the college fields development. That would mean that Rolleston would make a proportionately bigger contribution to the required housing thereby letting the other strategic villages off the hook. It would make our village even bigger than it should be and this is something to be avoided at all costs.</p> <p>Finally, we wish to express our gratitude to the Parish Council and all those involved in developing the NDP. It is obvious that an enormous amount of work has gone into this and it is good that it has been done so quickly. In an ideal world, it would provide the perfect framework for the future development of our village. However, in our view the aforementioned omission needs to be addressed before the plan is finalised.</p>		23 <sup>rd</sup> March 2013
32.	Mr Barry Edwards 54 Church Road Rolleston on Dove DE13 9BE	Whole Document	<p>In general I support the Neighbourhood Development Plan (NDP). I think it clearly sets out the views of the community who took part in the various consultations that have taken place over the past 15 months.</p> <p>I believe it is important to protect areas of green space as these are what gives Rolleston it's rural feel.</p>	Noted.	23 <sup>rd</sup> February 2013



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			It is hoped that the observations above are useful.	Objective 4 does not address the overall housing requirement, rather it seeks to avoid the housing requirement being delivered in one single, large estate, which would not be in keeping with the character of housing provision in the village.	
34.	Craig Stenhouse Beacon Road	Whole Document	<p>In response to the document that the neighbourhood group has produced I would make the following observations.</p> <p>Firstly there is still a large windfall allowance - 25 out of proposed 85. Although the councils preferred option was for 100 allocation in Rolleston (I think).</p> <p>There is mention of the approaches to Rolleston and keeping it separate from Stretton and Tutbury but I think the document should also include some of the vistas along Craythorne Road, Marston Lane, the road to Tutbury and Anslow Lane - why does keep it to the two that are included. I think that document should discuss the benefits of the sites in terms of "fit" into the village and access roads. I do feel there is some bias regarding the issue of the College Playing field.</p> <p>I fully realise that there is a lot of concern in the village to this site - possibly due to the early planning application and the fact it affects a large number of residents. Whilst it is true that residents use this as "public" open space but the same could be said of the field south of Meadow Viewsite (which has had a successful application) and there would be pressure if there is a further allocation especially if it involves the triangular field on Craythorne Road. This open space could be emphasized just as much as College Field and the same could be said of Tafflands Woods.</p> <p>The document talks about the SHLAA but I do not think that it makes clear that some of the sites would be deemed not acceptable -</p>	<p>Do not feel that there is a need to protect additional vistas as there are no proposals for development in these places.</p> <p>The Triangular field referred to is not included within the plan.</p> <p>The selection of sites has combined the SHLAA assessments with the views of residents. This has not been arrived at through a simple vote and the text in the process in Section 1 of the NDP has been amended to clarify this.</p>	24 <sup>th</sup> March 2013

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	Craig Stenhouse Beacon Road Whole Document	Whole Document	<p>the triangular field was deemed not suitable on the 1st and 3rd iterations. In my view the voting of residents is very much along the line of how many people would be affected by a particular development and consequently those sites with fewer neighbours have been deemed more suitable for development.</p> <p>The College field is obviously very political with the College wanting to develop the Burton College site - which is a good thing. I wonder if the document should have accepted a much more limited development rather than exclude it because</p> <p>I'm sure the College will still press forward with the application. Similarly, with a sizeable windfall allocation there will also still be the pressure to develop along the ribbons along Craythorne Road (will this be greater now the Golf Club has financial problems?) and if this happens the separation of the village will be detrimentally affected.</p> <p>My house will be affected by the Meadow View development and as the document says it wants to ensure that there is no large development - so perhaps the document should emphasize that development should be spread across the village sites and not concentrated on one area. In my view the Meadow View development should preclude further development in this vicinity and this should be much more emphasised in the document.</p> <p>I hope you view these as constructive comments and I think the document has captured some important points and I was interested in how the village has developed and the differences compared to Tutbury which become clear when reading about the history.</p>		24 <sup>th</sup> March 2013
35.	Simon Anderson Forrest School Street	Whole Document	I would like to provide some feedback on the Rolleston Neighborhood plan as part of the local consultation. Please see below my comments which I hope will be helpful.	Noted.	24 <sup>th</sup> March 2013

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	Simon Anderson Forrest School Street	Whole Document	<p><b>Overall Document</b></p> <p>The production of such an impressive document by a local community should be recognised as an incredible achievement. The level of detail but importantly the way those involved in the product have listened to the local community of Rolleston's input is first class. In the executive summary it is important to make reference to the limited availability of information and support to early frontrunners as the whole process was still maturing.</p> <p><b>Localism</b></p> <p>The creation of neighbourhood plans was introduced as part of the governments Localism Act, it is very important that we strongly recognise this in a number of locations throughout the document. The Localism act ensures that local communities are able to determine how the places they live and work are developed and importantly protected.</p>		24 <sup>th</sup> March 2013
36.	Steve Payne Housing Strategy Manager East Staffordshire Borough Council	Whole Document	<p>1. I trust you have received the Council's letter dated 21<sup>st</sup> March which provides our main response. However I am pleased to add some specific comments about housing.</p> <p>2. Firstly I welcome the fact that the plan seeks to constructively consider housing needs and how they can be met.</p> <p>3. Paragraph 4.3 acknowledges that there are problems simply applying Borough-wide projections to local areas within the Borough. The corollary of this is that the amount of housing development to take place in each local area cannot simply be determined by using those projections, but needs instead to be</p>	3. Whilst clearly the overall needs of the borough in terms of housing numbers should be determined by ESBC, the contribution of Rolleston-on-Dove to this cannot be infinite. Its role is to serve the village and the immediate hinterland. The work on the NDP	25 <sup>th</sup> March 2013

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	Steve Payne Housing Strategy Manager East Staffordshire Borough Council	Whole Document	<p>considered and planned at the Borough-wide level, so that housing will be built in the most appropriate and sustainable areas and so that enough housing can be built to meet the needs of the Borough. This is why the distribution of housing development between areas has to be dealt with at the Borough level rather than being determined by neighbourhood plans (cf paragraph 4.8).</p> <p>4. Reference paragraph 4.19, I understand that the projected need for school places derived from the current methodology will be challenging to meet in most parts of the Borough. The Borough Council and the County Council are planning to commission some new work to derive the best possible methodology for projecting the impact of new housing development on the need for school places. This is because much of the need for new housing is due to people living longer and living in smaller households, and these factors do not mean more school-age children. Clearly when new school places are needed they will have to be provided.</p> <p>5. Although not the issue, I'm afraid I have not been able to understand how the number of 72 additional households has been calculated in Appendix 5. It is noted that Rolleston contains 3% of Borough households (confirmed by the 2011 Census) and 3% of 9,120 new households would be 274.</p> <p>6. Housing for older people</p> <p>a. I welcome the desire to identify the housing needs of older people and to see this need met (paragraphs 4.25f).</p> <p>b. The main reason the number of older people will increase is that existing residents will live longer.</p> <p>c. Hence the number of older person households will increase because existing households will get older. Those existing</p>	<p>has demonstrated that it has limited infrastructure capacity and so can only support a certain level of growth. This has enabled an approach which reflects the local reality to determine the appropriate level of growth.</p> <p>4. This highlights concerns over the amount of weight that can be attached to the emerging Local Plan. For villages such as Rolleston-on-Dove, too much housing will result in the primary school being over-subscribed, thereby creating unsustainable movements out of the village every day for children having to go to school in other communities. The fact that this work has not informed the levels of growth proposed in the emerging Local Plan is of concern. The work in the NDP has demonstrated that the level of growth proposed will not breach the capacity of</p>	25 <sup>th</sup> March 2013

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	Steve Payne Housing Strategy Manager East Staffordshire Borough Council	Whole Document	<p>households are already housed. Hence the key question is what proportion of existing households will need or want to move to alternative housing as they get older.</p> <p>d. By applying a 15% reduction (paragraph 4.28) the draft plan appears to expect that 85% of older person households will want to move. This is a great deal higher than any of the evidence suggests.</p> <p>e. Hence the methodology in Table 4.3 and therefore the justification for proposed neighbourhood plan policy H2 are not sound.</p> <p>f. The Borough Council is preparing a Housing for Older People Strategy which will contain a proposed methodology and implications for planning.</p> <p>7. Affordable housing priority</p> <p>a. I welcome the desire to accommodate the need for affordable housing (paragraph 4.34).</p> <p>b. The Borough Council has nomination rights to existing rented affordable housing. This means it is allocated in accordance with the Council's Housing Allocations Policy.</p> <p>c. For rural housing the current policy gives priority within Bands 1-3 to people who have a specific need to live in the parish concerned, and priority within Band 4 to people local to the parish.</p> <p>d. A neighbourhood plan cannot override these nomination rights or amend the Allocations Policy. The parish council can of course respond to future consultation about housing allocations to argue</p>	<p>the local primary school.</p> <p>5. The calculation is provided and explained. To use a simple 3% ration would be inappropriate as different places have different capacities to absorb growth which is why this has not been applied.</p> <p>6b. This is challenged, particularly given that a large proportion of expected growth across the Borough is from in-migrants. These in-migrants will include a proportion of people that, over the plan period, will reach retirement age.</p> <p>6d. We would be grateful if, where evidence is referred to in comments, it is sourced.</p> <p>6e. We disagree.</p> <p>6f. Again, this highlights concerns that the emerging Local Plan cannot be afforded weight because the</p>	25 <sup>th</sup> March 2013

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	<p>Steve Payne Housing Strategy Manager East Staffordshire Borough Council</p>	<p>Whole Document</p>	<p>for different provisions in respect of rural housing.</p> <p>e. A housing vacancy to which the Council does not have nomination rights is allocated by the landlord housing association in accordance with its allocation policies.</p> <p>f. Borough Council policy is that new rented affordable housing approved by the Borough Council should be entirely allocated in accordance with the Allocations Policy. Note that the Allocations Policy includes different criteria for new rented affordable housing built on Exception Sites.</p> <p>g. Allocation arrangements for intermediate affordable housing approved by the Borough Council, eg shared ownership, are agreed under planning obligations and can include prioritisation of local people.</p> <p>h. Borough Council policy would not apply to new affordable housing approved under a Neighbourhood Development Order or Community Development Order, in which case the Order could in principle prioritise local people.</p> <p>8. Affordable housing provision</p> <p>a. I welcome the intention to carry out a new housing needs survey in the future (paragraph 4.43). I will be pleased to advise and support the parish council in this regard.</p> <p>b. The current Borough Council affordable housing threshold is sites of 25+ dwellings. However the Borough Council indicated in the Local Plan Preferred Option an intention to reduce this eg to sites of 0.25+ hectares. This would include the identified sites at</p>	<p>evidence base is largely incomplete. The ageing population is a critical issue for planning and the fact that this vital evidence has yet to be produced is of concern.</p> <p>7. We recognise Borough Council and National Policy, but our aim would be for housing to be allocated to local people. We understand it is contra to existing policy but would like to comment on ESBC policies when they are reviewed.</p> <p>8b. We do not consider that the emerging Local Plan, including any proposals for changes to the affordable housing thresholds, is at a sufficiently advanced stage to be given weight. The NDP policy reflects the saved policies in the 2006 Local Plan.</p> <p>9. It is considered that these represent densities appropriate to a village such as Rolleston. The available land on the</p>	<p>25<sup>th</sup> March 2013</p>



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			<p>Knowles Hill and Shotwood Close and hence require affordable housing on these sites.</p> <p>c. The neighbourhood plan could in principle identify a particular site as specifically suitable for 100% affordable housing.</p> <p>d. The chances of existing affordable housing land being regenerated are negligible because there is strong demand for the existing affordable housing and hence no case for doing so.</p> <p>e. There is currently no shared ownership or other intermediate housing in Rolleston and the chances of housing associations buying existing housing as shared ownership are likely to be slim because of the lack of suitable market housing and high values.</p> <p>f. Approval of sites under a Neighbourhood Development Order or Community Development Order could be subject to inclusion of affordable housing.</p> <p>9. Housing allocations</p> <p>a. I note that a yield of 25 dwellings per hectare has been assumed. This is fairly low, and much lower than necessary to accommodate small homes suitable for older people and starter homes. Hence higher yields would be easy to achieve.</p>	<p>allocation at Knowles Hill will be reduced if the existing house is retained. In the case of the allocation at Shotwood Close, this is a site on the edge of the village so the density of development should taper away. In addition, the low densities provide the opportunity for the development to provide sufficient off-road parking, as required by Policy D4.</p>	
37.	Aida McManus Interim Planning Manager ESBC	Whole Document	Thank you for your letter dated 6 <sup>th</sup> February and copies of the draft Neighbourhood Plan for Rolleston on Dove Parish and for the opportunity to comment on the plan. Rolleston on Dove are the first of the 11 front runner parishes to get to draft stage and as such you should be congratulated on your achievements.	The suggested meeting took place with ESBC on 25 <sup>th</sup> April 2013, also attended by Chris Bowden, Navigus Planning, and Anton	25 <sup>th</sup> March 2013

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	Aida McManus Interim Planning Manager ESBC	Whole Document	<p>Neighbourhood planning is about shaping the development of a local area in a positive manner. It is a tool to create new developments and should reflect local and national policies. Neighbourhood plans should not promote less development than set out in the local plan or undermine its strategic policies.</p> <p>We have studied the document, executive summary and associated appendices and have the following objections.</p> <ul style="list-style-type: none"> <li>• It does not have regard for national planning policy; and</li> <li>• It is not in general conformity with the local plan.</li> </ul> <p><b><i>Regard for national planning policy</i></b></p> <p>The National Planning Policy Framework (NPPF 2012) requires local plans to positively seek growth. Paragraph 17 states ‘...planning should proactively drive and support sustainable economic development... and every effort should be made to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth’. We feel the draft plan does not at the moment reflect this drive for positive and proactive development.</p> <p><b><i>Be in general conformity with the Local Plan</i></b></p> <p>The emerging Preferred Option Local Plan has strategically allocated 100 dwellings to Rolleston on Dove over the plan period (2012-2031) and an additional 25 windfalls. The draft neighbourhood plan for Rolleston has identified a net growth of only 49 dwellings. This quantum of development is not in general conformity with the local plan.</p> <p>With regard to allocated sites for development in the Local Plan, we would be happy to work with you to look at other sites that could be brought forward over the plan period. But any sites you consider to be more suitable need to equate to the strategic quantum already identified in the Local Plan.</p>	<p>Draper, DCLG.</p> <p>Following this meeting, the RODNDP Steering Group met and it was unanimously agreed NOT to increase proposed number of dwellings, as this would not be in conformity with what the village want.</p> <p>Additionally it was decided not to propose additional sites for dwellings as this would expose the community to the danger of ending up with double the amount of dwellings. The proposed allocations have been subject to a robust process of assessment, using ESBC’s SHLAA work, and reflect allocations that the community consider to be appropriate. These are local matters which are appropriate for a neighbourhood plan to address.</p> <p>Agreed that the plan should be submitted, subject to the changes agreed with a preface</p>	25 <sup>th</sup> March 2013

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
	Aida McManus Interim Planning Manager	Whole Document	<p>To identify alternative sites to the Preferred Option proposed allocation we would expect the Neighbourhood Plan to set out why in sustainability terms the alternative sites are more preferable. You will of course be aware that the Local Plan is underpinned by a robust sustainability appraisal which seeks to identify in sustainability terms which sites are the most preferable and therefore worthy of allocation. We anticipate that the Parish Council would submit to the Borough Council a screening opinion on the need to undertake a Sustainability Appraisal/Strategic Environment Assessment. Our response would very much depend on the scope of the neighbourhood plan prepared. The relevant legislation is the Environmental Assessment of Plans and Programmes Regulations 2004, which implement EC Directive 2001/42.</p> <p>It is unlikely that the current plan will be considered in conformity with the local plan by the independent examiner in its current form. We would be happy to work with the parish to look at the evidence base that underpins the policies and proposals set out in the neighbourhood plan. We are seeking amendment to the current draft to address the objections that we have raised and to give the plan a better chance of getting through examination and therefore to referendum stage.</p> <p>East Staffordshire parishes have been very positive in wanting to produce Neighbourhood Plans and the Borough Council have committed to supporting this by employing a member of the Planning Policy Team dedicated to assisting the process. Corinne O'Hare is now in post and works 3 days per week; Tuesday – Thursday. She is the first point of contact for parishes dealing with neighbourhood plans and will help and advise where required.</p> <p>We have more detailed comments to make on the individual policies outlined in the draft plan however we feel that given the</p>	<p>explaining why the group have decided that the plan should be submitted as is.</p> <p>Also, the emerging Local Plan is not felt to be at a sufficiently advanced stage to hold weight. The RODNDP is in general conformity with the extant plan, namely the saved policies of the 2006 Local Plan. This is explained in more depth in the Basic Conditions Statement.</p>	25 <sup>th</sup> March

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	ESBC		extent of our comments it would be better to meet face to face to discuss them in detail. Other issues that we have identified include the approach to open spaces and housing mix and type. Myself, Anna Miller and Corinne O'Hare would be happy to meet with you at your earliest convenience. Anton Draper from the Neighbourhood Planning team at the DCLG has also expressed an interest in attending a meeting.		2013
38.	John Morris	Objective 2	Re consider wording on Objective 2	Change Objective 2. The preservation of the village of Rolleston on Dove to prevent merging into the suburbs of Burton and the villages of Stretton and Tutbury, thereby losing its important identity.	
39.	John Underhill	Objective 5	Re consider wording on Objective 2 Consider including postcode map in Appendix.	Happy with objective 5. Do not consider that a postcode map would assist the plan.	
40.	Kate Dewey BSc (Hons) MIEEM  Planning and Conservation Officer Staffordshire Wildlife Trust Direct dial 01889 880122 <a href="mailto:k.dewey@staffs-wildlife.org.uk">k.dewey@staffs-wildlife.org.uk</a>		Our brief comments on the Neighbourhood Development Plan Pre-Submission Consultation follow.  Policy While there is mention of green spaces and the need to conserve valued views in the village, there is little information on wildlife in the area, and no policies dealing specifically with biodiversity. While the 'Protection of open spaces of community value' is a good start in identifying and protecting natural areas, the plan should also be informed by available information on wildlife sites in the area and species present.  This would then allow better identification of important areas, and also potential corridors and areas for enhancement that could	Not the sort of items that should be included within a Neighbourhood plan. We respect best practice on ecology.	25 <sup>th</sup> March 2013

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	<p>Kate Dewey BSc (Hons) MIEEM</p> <p>Planning and Conservation Officer Staffordshire Wildlife Trust Direct dial 01889 880122 <a href="mailto:k.dewey@staffs-wildlife.org.uk">k.dewey@staffs-wildlife.org.uk</a></p>		<p>improve biodiversity as well as the landscape, access, flood attenuation etc. The concept of 'green infrastructure' that performs many of these roles is not strongly recognised in the document, and we feel if this were incorporated it would help bring together many of the issues and opportunities for Rolleston. Attached is a document on 'GI' which may be useful.</p> <p>The plan needs to comply with the NPPF in terms of biodiversity – particularly paragraphs 109 -119.</p> <p>For example, 117.To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <ul style="list-style-type: none"> <li>●● plan for biodiversity at a landscape-scale across local authority boundaries;</li> <li>●● identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;</li> <li>●● promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;</li> </ul> <p>It also needs to comply with Circular 06-05 Bio &amp; Geo conservation obligations in planning system, and other legislation such as the Habitats Directive. Policies on the protection of local wildlife sites, important habitats and species, and the aim to achieve net gain for biodiversity would be welcomed.</p>		<p>25<sup>th</sup> March 2013</p>

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	<p>Kate Dewey BSc (Hons) MIEEM</p> <p>Planning and Conservation Officer Staffordshire Wildlife Trust Direct dial 01889 880122 <a href="mailto:k.dewey@staffs-wildlife.org.uk">k.dewey@staffs-wildlife.org.uk</a></p>		<p>Data</p> <p>There are two Biodiversity Alert Sites (district value wildlife sites) , one of which is Brook Hollows Spinney, and one Site of Special Scientific Interest (the Old river Dove arm) within the parish. Two other local wildlife sites lie just outside the borders. A variety of legally protected species and Species of Principle Importance for Conservation under the NERC Act 2006 have been recorded in the area.</p> <p>Our first recommendation would be to obtain information on the known habitats and species so far recorded in the Rolleston area, from the local records centre Staffordshire Ecological Record <a href="http://www.staffs-ecology.org.uk">http://www.staffs-ecology.org.uk</a></p> <p>However, records are not comprehensive and so, if possible it would be advisable to re-survey some areas that may have value in order to make sure no habitats have been missed. Ideally a basic habitat survey of the parish would give good baseline information, and SER may well have some coverage of the area already.</p> <p>Wildlife Opportunities</p> <p>Secondly, drawing up a ‘biodiversity opportunities map’ of the parish would identify where enhancements could be made and key corridors could be reinforced. For example, linking two woodlands with a woodland strip or hedgerows, or a brook course where space should be maintained for the floodplain and artificial sections re-naturalised in future. You could also pick certain animal and plant species that might be important or characteristic in the area, and aim to enhance these, whether it may be bats in new houses, a particular flower such as bluebells, or making sure otters can travel freely along watercourses. This is an aspirational plan where over time, opportunities for developers or other projects to feed in to the overall area can happen and priorities can be focussed. Many parishes have created Parish Biodiversity Action Plans that have this purpose. SWT has also been involved in biodiversity</p>		<p>25th March 2013</p>

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	<p>Kate Dewey BSc (Hons) MIEEM</p> <p>Planning and Conservation Officer Staffordshire Wildlife Trust Direct dial 01889 880122 k.dewey@staffs-wildlife.org.uk</p>		<p>opportunities mapping on a larger scale across the county and in East Staffordshire.</p> <p>The Staffordshire Biodiversity Action Plan divides the county into Ecosystem Action Plans (EAPs) on a large scale and can be viewed at <a href="http://www.sbap.org.uk/">http://www.sbap.org.uk/</a></p> <p>Rolleston is partly within the River Gravels EAP and also the Central Farmland EAP. Each EAP has a number of priority habitats and species. We have recently been working with ESBC to produce biodiversity opportunities maps for East Staffordshire at a finer level, including the Rolleston area. To produce a smaller scale version for the parish would be relatively simple, as the area has a number of key wildlife sites and some obvious corridors such as the brook course, and the disused railway.</p> <p>There is ample guidance on incorporating wildlife protection and enhancement into strategic plans, and we feel this would greatly enhance the robustness of the Neighbourhood plan. It would also serve to enhance the sustainability and the attractiveness of the area in future both for wildlife and people, making the most of the landscape and identity of Rolleston-on-Dove.</p>		25th March 2013
41.	<p>Amanda Smith Planner (West Midlands) English Heritage E-mail: <a href="mailto:amanda.smith@english-heritage.org.uk">amanda.smith@english-heritage.org.uk</a></p>		<p><b>ROLLESTON ON DOVE NEIGHBOURHOOD PLAN - STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING OPINION</b></p> <p>Thank you for your letter of 6 February and the invitation to comment on the draft Neighbourhood Plan and to advise on a Screening Opinion for the need for a Strategic Environmental Assessment (SEA). I apologise for the delay in forwarding our response. This first addresses the Screening request and then provides comments on the draft Plan.</p> <p><b><u>Screening Opinion</u></b></p> <p>For the purposes of consultations on SEA Screening Opinions, English Heritage confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area</p>	Noted. Following the production of a Screening Report, English Heritage has been reconsulted.	4 <sup>th</sup> April

Reference No.	Contact Name, Address and email:	Part(s) of the Plan to which comments apply	Comments or Concerns	Change, or alternative approach, that would resolve comments/concerns	Date Received
	<p>Amanda Smith  Planner (West Midlands)  English Heritage  E-mail: amanda.smith@english-heritage.org.uk</p>		<p>of concern, cultural heritage. Our comments are based on the information supplied with the screening request. In this case the accompanying information with the consultation included a map of the Parish, a draft Neighbourhood Plan covering the local context, an overview of challenges and opportunities, and sections presenting proposed policies on housing, design, open space and infrastructure.</p> <p>A short history of Rolleston on Dove is given in the local context section. However, no further information is given on the historic environment and heritage assets (designated and non designated) within the Parish. The draft Plan sets out five core objectives. Although reference is made to design being in keeping with the existing village character, there is no specific reference to the conservation and enhancement of the historic environment. The draft Plan goes on to propose a housing requirement and associated site allocations. The Plan also proposes protection of areas of open space and a number of important local views.</p> <p>It is unclear, however, based on the information provided how such proposals may affect or relate to the historic environment and heritage assets of the Parish, as for example the conservation area and other designated heritage assets. Moreover, as already noted the draft objectives do not include any provisions for the conservation and enhancement of the historic environment and the area's heritage assets. In this context, therefore, English Heritage considers that there is insufficient information at this stage to determine the likely impact of the Plan and any significant effects on cultural heritage.</p> <p>We recommend that a concise Screening Report is prepared to help inform the consultation process and the decision as to the need for a SEA. A possible approach is that used by Madeley Parish Council, Telford and Wrekin Council. The consultation Screening Report outlined the emerging objectives for the Plan and the emerging development strategy. It also provided a short assessment against each of the</p>		<p>4<sup>th</sup> April</p>



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	<p>Amanda Smith Planner (West Midlands) English Heritage E-mail: amanda.smith@english-heritage.org.uk</p>		<p>criteria in Annex II of the SEA Directive. These provide the framework for helping to determine whether there are likely to be significant effects resulting from the implementation of the Plan.</p> <p>The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, I would be happy to forward further advice on this. English Heritage is about to publish updated guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment, which is relevant to both local and neighbourhood planning.</p> <p><b><u>Draft Neighbourhood Plan</u></b></p> <p>We consider that the planning and conservation team at East Staffordshire Borough Council are best placed to assist you in the development of your Neighbourhood Plan and, in particular, how the strategy might address the area's heritage assets. Consequently, we do not consider that there is a need for English Heritage to be involved in the development of the strategy for your area.</p> <p>The area covered by your Neighbourhood Plan includes a number of designated heritage assets, including the village centre conservation area and a number of listed buildings such as the Grade I Church of St Mary. In line with national planning policy, it will be important that the strategy for this area safeguards those elements which contribute to the significance of these assets so that they can be enjoyed by future generations.</p> <p>We would also advise you to contact the staff at Staffordshire County Council with regard to information held on the Historic Environment Record. They should be able to provide details of not only any designated heritage assets, but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (<a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a>).</p>		

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			<p>English Heritage has produced a number of documents which your community might find helpful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at the web pages - 'Improving Your Area':  <a href="http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/">http://www.english-heritage.org.uk/caring/get-involved/improving-your-neighbourhood/</a></p> <p>You may also find the advice in "<i>Planning for the Environment at the Neighbourhood Level</i>" useful. This has been produced by English Heritage, Natural England, the Environment Agency and the Forestry Commission. As well as giving ideas on how you might improve your local environment, it also contains some useful further sources of information. This can be downloaded from:  <a href="https://publications.environment-agency.gov.uk/skeleton/publications/ViewPublication.aspx?id=e8ce91c1-6f4c-4acc-9ac1-8fbb443c81be">https://publications.environment-agency.gov.uk/skeleton/publications/ViewPublication.aspx?id=e8ce91c1-6f4c-4acc-9ac1-8fbb443c81be</a></p>		

**Appendix A**

**Regulation 14 Pre-Submission Consultation letter**

# Rolleston on Dove Neighbourhood Plan

Contact; Mrs. Heidi Light, Parish Clerk, 8 Beacon Drive, Rolleston on Dove, Burton on Trent, Staffordshire, DE13 9EL

Telephone: 01283 812538, email: [hlight@btinternet.com](mailto:hlight@btinternet.com)

## Putting the community's wishes first

Consultee  
Address

6<sup>th</sup> February 2013

Dear Sir/Madam,

### Neighbourhood Development Plan Pre-Submission Consultation

As part of the requirements of the Localism Act 2011, Rolleston on Dove Parish Council is undertaking pre-submission consultation on its Neighbourhood Development Plan. As a statutory consultation body, we are seeking your views on the Draft NDP. The plan can be viewed here: [www.rolleston.org.uk](http://www.rolleston.org.uk). Hard copies of the plan can be obtained by contacting Mrs Heidi Light, Clerk to the Council.

The pre-submission consultation runs for a period of six weeks.

Monday 11<sup>th</sup> February 09:00hours until Monday 18<sup>th</sup> March 2013 at 17:00hours.

Please make all representations marked for the attention of Mrs Heidi Light, Clerk to Rolleston on Dove Parish Council. They can either be emailed to [hlight@btinternet.com](mailto:hlight@btinternet.com) or sent to Mrs Light, 8 Beacon Drive, Rolleston on Dove, Burton upon Trent, Staffordshire, DE13 9EL.

Yours faithfully

Mrs Heidi Light  
Clerk to Rolleston on Dove Parish Council