

# Rolleston on Dove

## Neighbourhood Development Plan



**2015 – 2033**

Referendum Version **XXX 2019**



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# 1. Introduction

1.1 The Neighbourhood Development Plan covers the time period 2015 to 2033. The adopted Local Plan<sup>[1]</sup> covers the period 2012 to 2031. The Neighbourhood Development Plan extends past the period of the adopted Local Plan to provide certainty whilst a new plan is being prepared.

1.2 The Rolleston on Dove Neighbourhood Development Plan has been brought forward as part of the Government's Localism Act 2011, which aims to give local people more say in the future land use of the Parish. Although the Government's intention is for local people to influence what goes on in their Neighbourhood Development Plan area, the Localism Act 2011, however, sets out important legal requirements.

1.3 In accordance with such legislation, the Neighbourhood Development Plan must meet the basic conditions:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State, namely the National Planning Policy Framework and Planning Policy Guidance
- Contribute to the achievement of sustainable development;
- Be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations
- Be in general conformity with the strategic policies of the development plan for the area

1.4 Neighbourhood Development Plans are part of the statutory planning system. This means that when decisions are made on planning applications the policies and proposals in the Neighbourhood Development Plan must be taken into account by the local planning authority, ESBC. All Planning applications must be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.

1.5 Neighbourhood Development Plans are intended to be produced by local people for their own areas, they are made through a referendum of the people living in the neighbourhood area. Unlike national planning policy, which is approved by Parliament, or district planning policy, which is approved by the local authority, a Neighbourhood Development Plan must be the subject of a vote by residents of the area covered by the Neighbourhood Development Plan.

1.6 The Rolleston on Dove Neighbourhood Development Plan will be a statutory planning policy document, which will enable the community of Rolleston on Dove and the Parish Council a greater and more positive influence on how the area develops over the plan period 2015 to 2033.

1.7 This document sets out the aspiration for the Parish of Rolleston on Dove, ensuring that all future development is sustainable and to help grow the rural community.

1.8 The Rolleston on Dove Neighbourhood Development Plan is important for a number of reasons:

- 1.8.1 Plan positively for a level of growth ensuring that new homes should be built in the most sustainable and least impacting areas of the village, preserving the village character for future generations

1.8.2 To maintain and preserve Rolleston on Dove as a distinct and separate village, ensuring it does not become a suburb of Burton upon Trent and maintain a degree of separation to the villages of Stretton and Tutbury, thereby keeping its important identity

1.8.3 The protection of Local Green Space used for sport and recreation

1.8.4 Planned growth and the scale of development to be appropriate to the size of the village, its infrastructure and contribute to a sustainable community

1.8.5 Developments should meet the housing needs of the local community and be well designed to reflect the local character and vernacular of the village

1.9 The following matrix illustrates how the policies of the Rolleston on Dove Neighbourhood Development Plan meet the aims that are shown in full on page 8.

<b>POLICY</b>	<b>AIMS</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
H1: Housing Development	1,2,3,5	√	√						
H2: Housing Mix & Affordable Provision	1,2,3,5	√							
D1: Green infrastructure	6,7			√	√			√	
D2: Design of new development	3,4,5			√				√	
D3: Public realm and car parking	1			√	√				
D4: High speed connectivity	8					√			√
D5: Traffic and transport	4				√				
OS1: Protection of views of local importance	7			√				√	
NE1: Flood risk	6						√		
NE2: Natural environment	7							√	
OS2: Protection of Local Green Spaces	3, 7			√		√		√	

1.10 The Neighbourhood Area corresponds exactly to that within the Parish Council electoral boundary as shown in Figure 1.

1.11 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes meet the aims and to change the plan if they are not. This Neighbourhood Development Plan will be carefully monitored and reviewed by Rolleston on Dove Parish Council

1.12 The Neighbourhood Development Plan has been prepared to guide and inform development to 2033. There are a number of circumstances under which a partial review of the plan may be necessary, for example, if housing need changes and/or the adopted Local Plan is reviewed, as well as looking at the impact of the plan on planning applications. In accordance with best practice, Rolleston on Dove Parish Council and its partners should consider undertaking a partial review of the Neighbourhood Development Plan every five years or so from the date the plan is made.



## 2. Community and Stakeholder Engagement

2.1 Rolleston on Dove Parish Council developed a programme of community and stakeholder engagement and this has been used to guide the process of producing the Neighbourhood Development Plan. It demonstrates that the Parish Council recognises that the Neighbourhood Development Plan must reflect the needs of the community and the local area. The Rolleston on Dove Parish Council has sought to communicate with residents in a timely and effective manner and to inform and actively engage with them throughout the process of producing the Neighbourhood Development Plan.

2.2 The community engagement carried out on behalf of the Parish Council in producing the draft Neighbourhood Development Plan is summarised in the community engagement table, Figure 2. To achieve the varied community engagement, the Parish Council has used a wide range of communication methods including special open meetings, workshops, the village notice boards, public canvassing, social media such as the Facebook page and the parish website. Specially printed leaflets, questionnaires and a housing needs survey were circulated to all households in the parish at the relevant key stages. Updates were also included in the local newsletter, the Rollestonian, circulated to every household within the parish.

**Figure 2: Timetable of Community Engagement**

Date	Notes
September 2011	Newsletter to all houses advising of public meeting. Notices on noticeboards, Facebook, website.
October 2011	Open meeting with village; first Rolleston on Dove Neighbourhood Development Plan Steering Group formed.
December 2011	Newsletter issue 1, delivered to every household. Newsletter displayed on website and village noticeboards.
January 2012	Public consultation held in 3 locations (Starbucks, Old Grammar School rooms, Church).  Presentations to Rolleston WI, Doveside WI, Village Liaison committee, church coffee morning.
February 2012	Newsletter issue 2 to all houses in village.
April 2012	Newsletter issue 3 to all houses in village.
May 2012	Questionnaire to all houses in village with additional copies available in Starbucks shop. 1450 questionnaires distributed, 39% returned.
July 2012	Questionnaire results collated; newsletter issue 4 to all houses in village.
Aug/Sept 2012	Two community consultations; August 2012 Neighbourhood Development Plan draft submitted for review.

February 2013	Regulation 14 Consultation period officially starts with documents submitted to ESBC
March 2013	Consultation period by PC; drop-in sessions for review of hard copy of draft plan, also made available on Facebook and the Village website.
March 2013-December 2016	Residents' comments were reviewed and taken into consideration. Updated Neighbourhood Development Plan was submitted for Regulation 16 consultation. An independent examiner was appointed. NDP did not progress any further at this time.
December 2016	Steering Group meeting with ESBC. Public & ESBC meeting in St Mary's church to determine future of the NDP.
May 2017	Second Steering Group formed.
August 2017-May 2018	Steering group meetings; revised draft of Neighbourhood Development Plan in development, meeting with ESBC planning officer.
May 2018	Local Green Spaces consultation took place. Each landowner or responsible body were given an individual copy of the local green spaces.
October 2018	Regulation 14 consultation period. A leaflet was distributed by volunteers to every household within RoD. Hard copies of the draft plan were available to view in the Rolleston Club, Jinnie Inn pub, The Old Grammar School and St Mary's Church., Village residents attended a drop-in session for review of hard copy of draft plan and to discuss the plan. It was also made available on Facebook and the Village website as well as being promoted on the Nextdoor mobile phone app.  Regulation 14 consultation period. Comments received were reviewed and the NDP was updated where necessary

2.3 The Neighbourhood Development Plan itself has been led by the Rolleston on Dove Neighbourhood Development Plan Steering Group, made up of Parish councillors and volunteers from the local community. In producing this draft Neighbourhood Development Plan, the Steering Group has been supported by Navigus consultants and Neighbourhood Development Planning specialists, Urban Vision Enterprise CIC.

2.4 The Neighbourhood Development Plan has undertaken, or will be undertaking, the following statutory consultation as part of the process:

- Publicity of the neighbourhood area (already done by Local Planning Authority (LPA))
- Pre-submission consultation (done by Parish Council)
- Publicity following submission (to be done by LPA)

# 3. Challenges and Opportunities facing Rolleston on Dove

## Vision

3.1 To build upon the appeal of Rolleston on Dove Parish by promoting the best use of its assets through sympathetic development and accessibility for all whilst maintaining its historic character.

3.2 Rolleston on Dove will be a village to be proud of, admired by residents and visitors alike. It will continue to be an attractive, vibrant community with its heart around Burnside and whilst continuing close ties with its neighbouring towns and parishes, it will remain a distinct settlement. This Neighbourhood Development Plan sets out the policies and objectives to ensure that this vision becomes a reality.

## Challenges

3.3 The biggest challenge facing the future of Rolleston on Dove is to protect the charm of the village, whilst allowing it to continue to evolve in a sensitive manner. The responses from the community in the original engagement process were clear on this point.

3.4 Another challenge for the future is that the village does not have the infrastructure to support the needs of ageing residents. Most of them will have to move to another part of the borough. There needs to be a balance in supporting those who have been a part of the community for a long time, whilst ensuring that future generation's interests are also catered for. This will then enable Rolleston on Dove to be a flourishing village for decades and centuries to come.

## Aims

- ① To accommodate housing development which satisfies strategic growth requirements, offers choice to fulfil local housing needs and enables locally needed infrastructure to be delivered.
- ② To ensure that any development in the Rolleston on Dove Neighbourhood Area is located inside the Settlement Boundary (see page 15).
- ③ To ensure that all developments are well designed in order to complement and enhance the historic, rural character of Rolleston on Dove.
- ④ To mitigate the traffic impacts of development and to support improvements to public parking and to pedestrian and non-motorised vehicular rights of way.
- ⑤ To provide a supportive land use planning policy framework for residents of, workers in and visitors to, Rolleston on Dove
- ⑥ To ensure that any development in Rolleston on Dove, does not increase the risk of flooding from watercourses and surface water runoff and to avoid any new development in areas at highest flood risk, taking into account the likely impacts of climate change.
- ⑦ To preserve and enhance wildlife habitats, the native landscape, mature trees and hedgerows, public open spaces and the footpath network in Rolleston on Dove.
- ⑧ To ensure Rolleston on Dove keeps pace with technology advancements such as sustainable energy and high speed fibre optic broadband for the benefit of the whole community.

# 4. Background

## About Rolleston on Dove

4.1 Rolleston on Dove Parish Council (RoDPC) set up a Steering Group in October 2011 to lead the production of a Neighbourhood Development Plan. The purpose of the plan was to ensure that the Parish grew in accordance with the community's wishes. This was RoDPC's interpretation of localism and the opportunities presented under the Localism Act.

4.2 In July 2012, East Staffordshire Borough Council (ESBC) published its Settlement Hierarchy Topic Paper to inform its emerging Local Plan. This document was an update of its previously published, undated Settlement Hierarchy, a document that sought to determine, amongst other things, where future development should take place in the rural parts of the borough.

4.3 Rolleston on Dove is considered by ESBC in its Local Plan to be a 'Strategic Village'. Strategic Villages are those that, "meet rural needs by providing a good range of facilities and services to their own populations and a wider rural catchment area".<sup>[2]</sup>

4.4 The classification of Rolleston as a "Strategic Village" was questioned by Rolleston Parish Council who were concerned that the facilities required to perform as a "Strategic Village" are not actually available to our community. It is felt this is still the case.

4.5 The Local Plan states that the four Strategic Villages of Rolleston on Dove, Tutbury, Barton-under-Needwood and Rocester should accommodate 544 additional dwellings over the plan period to 2031. It then provides housing requirements for each village, coupled with a list of strategic sites and the number of dwellings expected to be delivered on those sites.

4.6 Rolleston on Dove is an attractive village lying in the Dove Valley between the Rivers Dove and Trent. To walk down the Alder Brook from the Brook Hollows Spinney, through the centre of the village past the Almshouses, the Croft and the Spread Eagle Inn, over the old bridge and on down Brookside, is a delight.

4.7 The combination of the attractiveness and the community spirit makes Rolleston on Dove a very desirable place to live. This attraction of the village is a double edged sword and it is to prevent the village being spoiled by large, unwelcome and unplanned development that this Neighbourhood Development Plan was undertaken.

4.8 In addition, the community spirit in the village and the involvement of the villagers is not matched by any other village in the area. This is borne out by the Place Survey undertaken by East Staffordshire Borough Council<sup>[3]</sup>. This community spirit has not come about by chance and is a result of much hard work by many residents over the years.

4.9 According to the 2011 Census, the village has a population of 3,267 with 1,433 residential properties.

## History

### The Development of Rolleston and Tutbury

4.10 A comparison of the two neighbouring, similar-sized villages is instructive when looking at the history and development of Rolleston on Dove. The communities of Tutbury and Rolleston, lying in the valley of the River Dove, have signs of habitation since the Stone Age. Today, with similar 3,000+ populations they show two very different forms of development.

4.11 After the Norman Conquest and building of Tutbury Castle, 'The Honor of Tutbury' became the administrative centre for that village and the surrounding feudal estates, including Rolleston. The foundation of a Benedictine priory followed that of the castle. Tutbury was created a borough with fair and market, it became important for the mining of a very pure alabaster sand. It was also a focal point for the crossing of the Dove. The status of Tutbury fluctuated, declining to that of a village but it revived in the 18th century with the establishment of a school and an influx of professional residents. New industries included a cotton mill and glassmaking. Supported by a railway station later developments included a creamery. Today the principal industry is the Nestle instant coffee factory and Tutbury is mainly residential. The developments of the past, however, have sustained a service and administrative structure for a largely self-supporting community. These developments are detailed in the Victoria County History of Staffordshire which regards them as a process of urbanisation.

4.12 The old ecclesiastical Parish of Rolleston included Anslow and parts of Tatenhill with a boundary at the Forest of Needwood. Following the creation of Anslow Parish in 1861, the present village is restricted to the northern section of the original area. The modern Rolleston on Dove itself combines two small, older communities, the larger, Rolleston, based around the ancient centre with Church and Hall and a smaller population about one mile to the east, based on a service centre to the Rolleston on Dove railway station which arrived in 1894. The station was called Rolleston on Dove to distinguish it from Rolleston station in Nottinghamshire.

4.13 Rolleston estate was held by the family of that name from the 12th Century until it was sold to Sir Edward Mosley in 1620. The estate continued to be held by the Mosley's until they left in the early 20th Century. Extensive purchases, especially in the 19th century resulted in an estate described in the Estate Sale Catalogue of 1919 as a 'Manorial, Residential, Agricultural and Sporting Estate extending to nearly 3,825 acres' and 'Embracing practically the whole of the Parish of Rolleston and considerable portions of the parishes of Anslow and Tutbury'.

4.14 The Mosleys held the village as a 'feudal' agricultural estate with little development of industry apart from traditional crafts such as a smithy, basket making or brick making for estate properties. After the Estate sales, large areas of land to the south of the village were purchased by Staffordshire County Council to create starter farms for soldiers returning from World War One. These retained the primarily agricultural nature of the area.

4.15 The village maintained little more than a butchery, bakery and general store for basic needs. The main purpose of the railway station was for movement of agricultural raw materials and products, supported by limited commuter travel. Greater consumer needs were provided from either Burton or Tutbury.

4.16 With improvements in public and mainly private transport there have been increasing pressures on Rolleston as a residential, commuter base for the surrounding area. In addition to its rural and country estate aspect it has enjoyed a strong reputation for community spirit.

## Village Population Growth

4.17 County History figures and census information gives the following details:

- around 850 in the period 1901 – 1931
- 1,330 in 1951
- 2,162 in 1961
- 3,636 in 1971
- 3,574 in 1981
- 3,119 in 1991
- 3,134 in 2001
- 3,267 in 2011

4.18 These figures parallel the development of housing estates (see 'Growth of the village'). There has been ribbon infilling of the land between the old centre and the former station to the south of the flood plain and movement south and west towards Stretton and Burton. In 1945 there were around 18 farms in the village, 14 of them producing milk. By 2000, this had been reduced to five with two milk producers. Most farmhouses and outbuildings together with land close to the village had been converted to housing.

4.19 At no time has the necessary infrastructure been provided to support this expansion. The provision of a High School (1963-1985) was short-lived and recent attempts to provide a medical centre failed. With past developments, the modern village has coalesced into a large housing complex highly reliant on external services and resources for its maintenance.

## Growth of the Village

4.20 The table below lists completions in the Parish. In addition to these there have been successful planning applications which include residential schemes of under 10 units and therefore not listed.

**Figure 3: Housing Growth**

<u>Date</u>	<u>Size</u>	<u>Development</u>	<u>Description</u>
ca 1935	40	Knowles Hill	A development of semi-detached council houses (8 now privately owned) plus private housing.
1936	29	Walford Road (bottom) and Fairfield Avenue	Well built, solid walled detached and semi-detached houses of differing designs. Building stopped at the start of the war.
1954-56	125	Elizabeth Ave/Beacon Drive/Dodslow Ave council estate	A large council estate, many now privately owned; including some sheltered bungalows. Many originally of Airey design/construction. Complex evolution; Cedar houses c1948, Airey Homes c1953
1959	89	Walford Road	A mixed development of semis, detached and bungalows.

1960	224	The Lawns and Hall Road	A mixed development on the Hall lawns and adjacent land in the centre of the village, next to the Moseley estate fishing lake. Originally included two shops. The whole estate was completed by 1964
1964	25	Glebe Close/ Marston Lane (part)	A small 60's development, mainly detached houses
1965	41	Twentylands	A development of detached houses. The name Twentylands refers to the field called 20 lants (its size in old strips)
c1969	15	Croft Close	A central cul-de-sac of bungalows
	18	Hawksley Drive	A quiet cul-de-sac of bungalows and houses.
c1967	44	Alderbrook Close/ Station Rd	A quiet cul-de-sac of typical 60's houses.
c1980	92	Meadow View	A spacious development with relatively large, open, front gardens
2000	41	Shotwood Close	An attractive mixed development including some starter homes.
2002	91	Forest School site	A mixed development on the site of the Forest of Needwood school.
2007	11	Alders Reach	A small development in the grounds of the Dower House
2015	32	Meadow Fields	A small development in a previous pony field with access through Meadow View

Notes:

- Date refers to when the development was started. Some dates are only approximate.
- Size (except for Elizabeth Ave/Beacon Drive/Dodslow Ave council estate) refers to the number of houses in the original development. This is now difficult to determine in many cases and is approximate.
- Areas which were developed piecemeal (such as South Hill) and other small developments (less than 10 houses) are not included in the table.

4.21 At the time of the Neighbourhood Development Plan, there are also two developments with outline planning approval that have not yet been built:

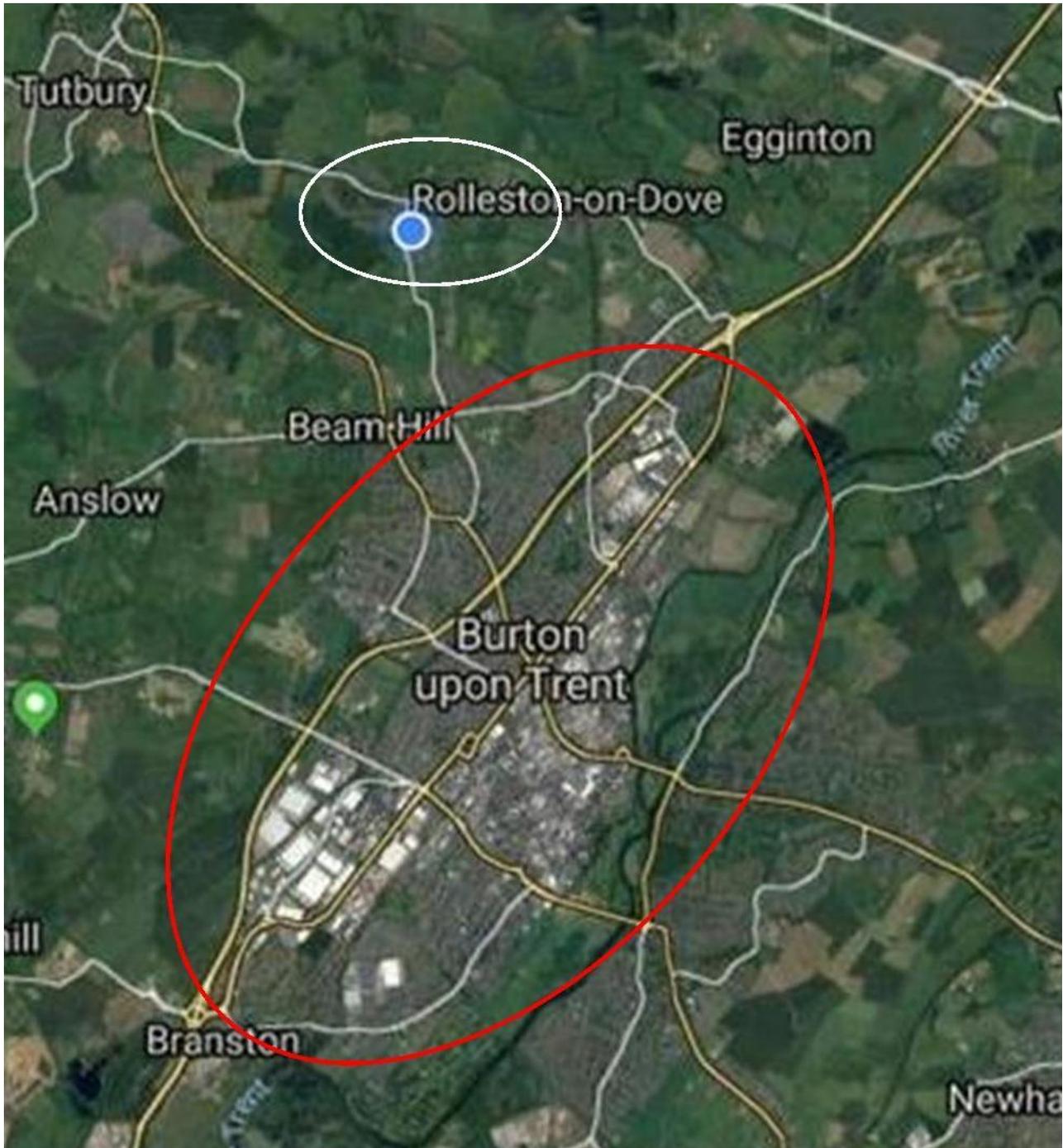
4.21.1 College Fields ESBC planning reference P/2012/00636 100 dwellings

4.21.2 Craythorne Road Residential development ESBC planning reference: P/2016/01507  
32 bungalows and two apartments

## 5. Strategic Context

5.1 Rolleston on Dove is a village on the North boundary of the town of Burton upon Trent and on the northern boundary of East Staffordshire Borough Council (ESBC).

Figure 4: Rolleston on Dove in relation to Burton upon Trent

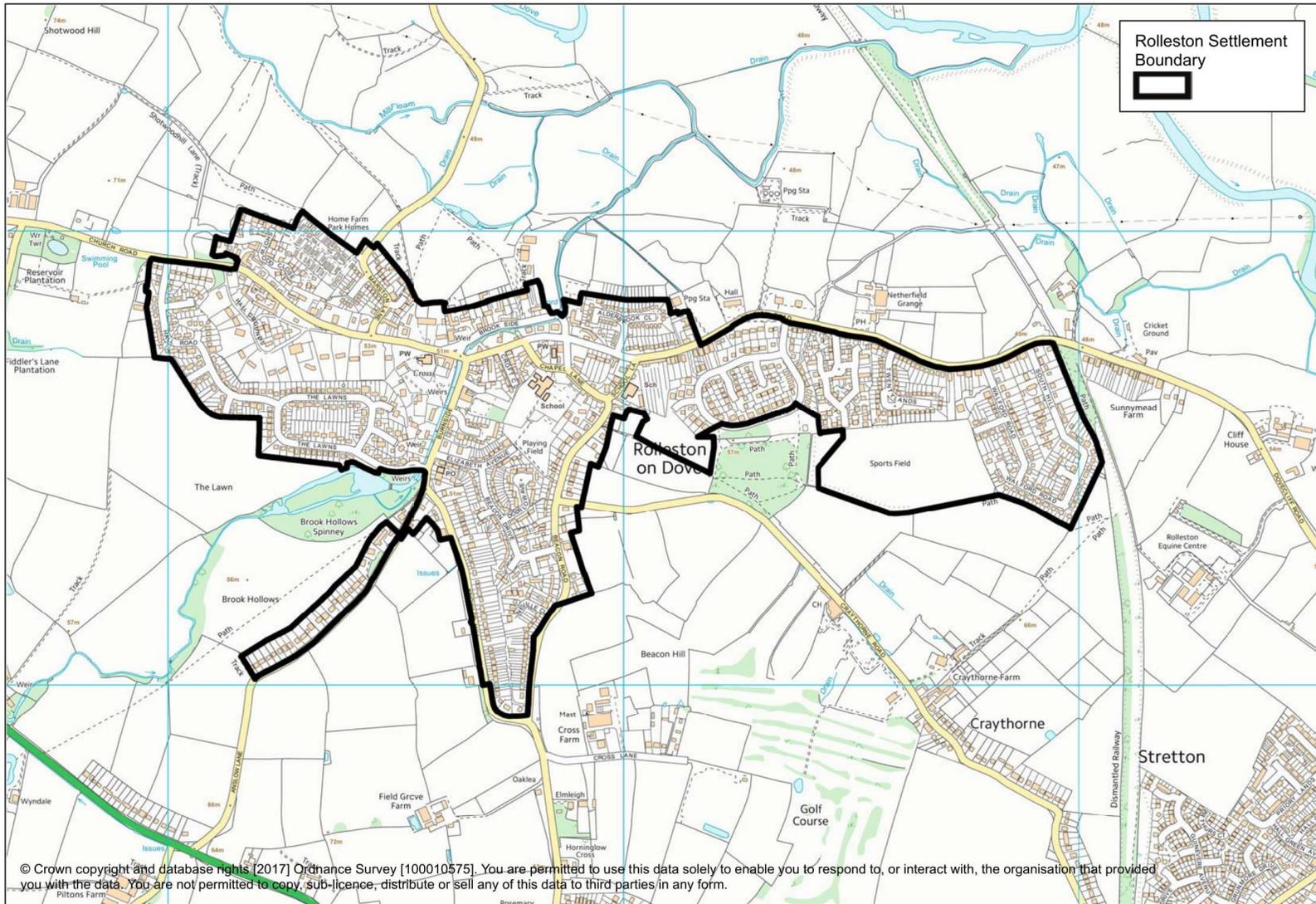


Source Google maps

## **Settlement Boundary**

5.2 The village of Rolleston on Dove has a settlement boundary, produced by ESBC, the local authority.

Figure 5: Rolleston on Dove settlement Boundary Source: ESBC



## Transport

### Buses

5.3 There are three bus routes through Rolleston on Dove, connecting the village with the city of Derby and the nearby village of Tutbury. At the present time, none of the buses directly connect Rolleston on Dove to the local hospital, Queens, part of the University Hospitals of Derby and Burton NHS Foundation Trust.

**Figure 6: Bus routes through Rolleston on Dove**

Num.	Service (From/To)	General Details	Operator
1	Burton to Rolleston to Tutbury	Hourly Mon to Sat	Midland Classic
1	Tutbury to Rolleston to Burton	Hourly Mon to Sat	Midland Classic
401	Hatton to Burton via Rolleston	Only this direction, Mon to Sat (2 trips)	Midland Classic
V1 the villager	Rolleston to Burton	Every 30 mins M-S, hourly Sun & BH Mons	Trent Barton
V1 the villager	Rolleston to Derby	Every 30 mins M-S, hourly Sun & BH Mons	Trent Barton

Information correct as at April 2018

### Main Roads

5.4 Church Road and Station Road form one long road from Tutbury to the A38.

5.5 Knowles Hill flows into Rolleston Road and is a major road into the main town of Burton upon Trent.

#### There are three small lanes:

5.6 Anslow Lane connects the village to the A511 Tutbury Road.

5.7 Marston Lane is a very small, one lane thoroughfare that connects the village to the village of Hilton in South Derbyshire.

5.8 Craythorne Road connects the village to Stretton.

### Critical Traffic Points

5.9 Rolleston on Dove, although a village, is used as a main thoroughfare from Tutbury through to the A38. Combined with John of Rolleston school traffic, there are various road junctions in the village that can be classed as critical traffic junctions, or points, that is, there are many vehicles attempting to drive along, turn into, turn out of at all times of the day, with particular emphasis on school and work timings.

5.10 These critical points are:

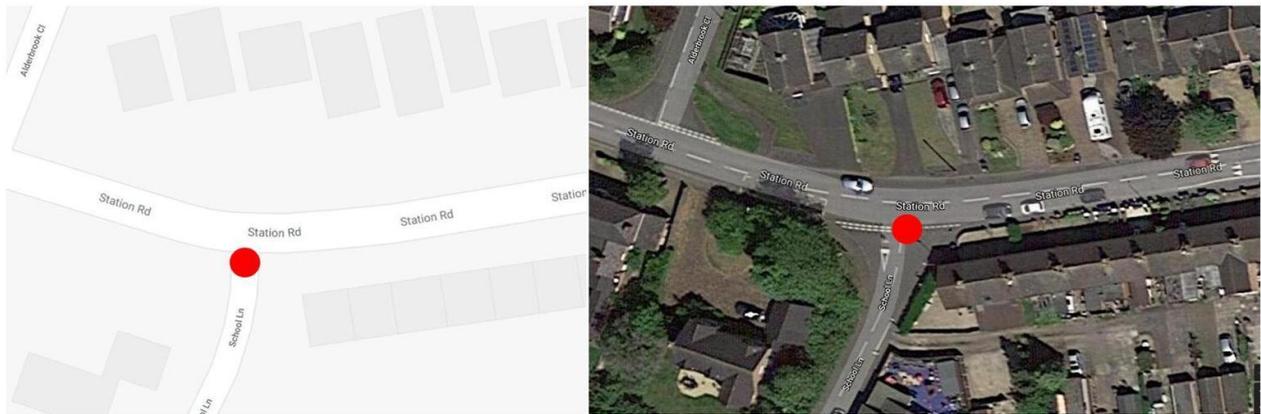
- Station Road/School Lane. Visibility both left and right turning out of School Lane is restricted in school times due to parked cars, plus the sheer number of vehicles travelling both ways along Station Road.
- Station Road/Chapel Lane. Turning out of Chapel Lane, visibility both left and right is hampered, particularly as there is a road chicane to the left.
- Anslow Lane/Burnside/Knowles Hill. Directly opposite are the Costcutter/Post Office and Co Operative shops. Many shoppers use Anslow Lane as a turning point. Visibility to the left coming out of Anslow Lane is reduced due to the bend in the road.
- Craythorne Road (Lane)/Beacon Drive. Craythorne Road is a narrow country road joining Rolleston on Dove to Stretton. It is a very busy road. Visibility both left and right is restricted due to the nature of the junction. It is particularly busy during school times as John of Rolleston School is at the end of Beacon Road.

**Figure 7: Critical Traffic Points**



Source [Streetmaps.co.uk](http://Streetmaps.co.uk)

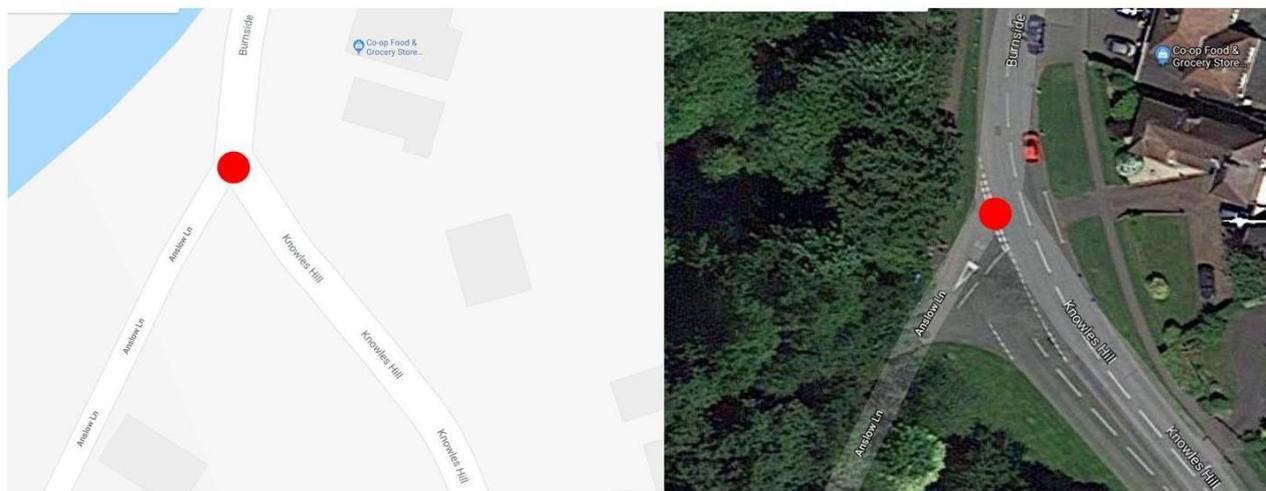
**Figure 8: (1) Station Road/School Lane**



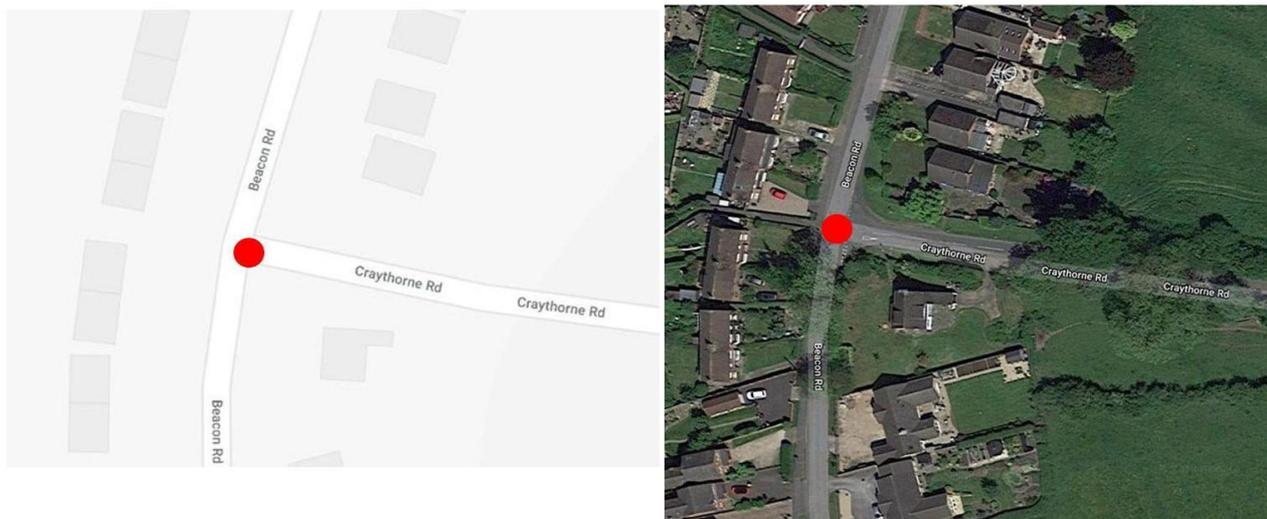
**Figure 9: (2) Station Road/Chapel Lane**



**Figure 10: (3) Anslow Lane/Burnside/Knowles Hill**



**Figure 11: (4) Craythorne Road/Beacon Road**



Sources of all images: © Google Maps

## Socio-economic profile

5.11 A full socio-economic profile can be found on the Borough Council's website<sup>[4]</sup>. All information in this section is taken from that source or from the 2011 Census.

### Population

5.12 The 2011 Census gives a population for Rolleston of 3,267 of which 34.9% were aged 60 or over. Rolleston on Dove has a large and rising population aged 60 and over as the same proportion in 2001 was only 20%.

### Housing

5.13 The 2011 Census identified 1,433 households in Rolleston on Dove. This is an increase of 7.1% on the 2001 Census figure. Due to small scale new housing development within the village, plus the latest applications at the current time of the Neighbourhood Development Plan, there will be an increase in the 2021 census figures.

### Economic activity

5.14 The aging population of the village is borne out by the fact that 66.0% of the population of Rolleston are economically active compared to 70.5% of the population of East Staffordshire as a whole. Of those residents who are economically active, 46.6% are classed as Managers, Professional or Technical. This figure is significantly higher than that for East Staffordshire and for England and Wales. This is again borne out by the fact that more than 35.7% of people in Rolleston are qualified to degree level or higher.

5.15 In 2008, the average household income across Rolleston on Dove was £44,800 which is significantly more than the average across East Staffordshire of £36,800.

5.16 Rolleston on Dove has a very small business footprint and is therefore not a major local employer:

- Ian Barkers, butchers
- Hairdressers and beauty salon
- Rolleston Kindergarten

- Costcutter, newsagents and shop with lottery
- Cooperative, retail shop with lottery
- Spread Eagle public house and restaurant
- The Jinnie Inn public house
- Rolleston on Dove Service Station
- John of Rolleston Primary School
- Post Office, located inside Costcutter
- Rolleston Club

5.17 There are some small home businesses within Rolleston on Dove, although the majority of residents travel to work outside of the village.

### **Car ownership and travel to work**

5.18 Car ownership in Rolleston on Dove is on average 1.5 vehicles, per household.

5.19 Because of the nature of employment of most of the workers, very few of them work in Rolleston on Dove or from home. The vast majority (almost 80%) travel to work by private motor vehicle.

### **Health**

5.20 The residents of Rolleston tend to live a healthier lifestyle than the average in East Staffordshire and England. The life expectancy of residents is almost three years more than the average for East Staffordshire as a whole. This is in spite of the anecdotal evidence from local doctors that the Dove Valley is unhealthy due to the damp environment. This increased life expectancy can only add to the problems of an increasing aging population in the village.

5.21 There is currently no GP surgery within Rolleston on Dove village. The nearest GP is 1.36 miles away in Stretton, which is outside the maximum acceptable distance (1.24 miles) for accessing services on foot as recommended by the Institute of Highways and Transportation (IHT). In total, there are five GP surgeries within a two-mile radius of Rolleston on Dove. At the time of this document (Jan 2018), only Tutbury Health Centre are accepting new patients.

5.22 The Parish Council considers that significant new development would be unsustainable unless a GP surgery was provided in Rolleston on Dove. The difficulty of travelling to the existing surgeries on foot means that accessing health services is difficult for those without access to a car and creates increased car movements for others. The Parish Council would be supportive of the development of a new GP surgery or satellite surgery in the Neighbourhood Area.

## 6. Land Use

### Predominant Land Uses

6.1 The village of Rolleston on Dove is surrounded by working farm land with the inner village structure being housing stock.

### Housing Stock

6.2 Rolleston on Dove has been growing over many years (see Figure 3) and has a mix of housing stock for predominantly private householders with an estate for mainly social housing householders. The social housing estate includes four flats, which are the only flats in the village at the time of the initial Neighbourhood Development Plan.

6.3 The housing stock, apart from the flats, consists of two, three, four and five bedroom houses, including bungalows, with gardens and parking spaces.

### Community Facilities

6.4 The village of Rolleston on Dove has many community facilities:

- Craythorne Playing Fields (owned by the Parish Council) comprising football pitches
- Rolleston Club, a private members club
- Rolleston Scouts, a scout meeting venue with outdoor facilities
- Play areas: Tafflands, Forest School Street and Elizabeth Avenue
- Brook Hollows
- The Old Grammar School
- The Cricket Club
- St Mary's Church
- The Croft

### Property and Land Prices

6.5 Rolleston on Dove, with an overall average price of £263,275 was more expensive than nearby Stretton (£192,339), Tutbury (£224,665) and Burton-On-Trent (£173,774)<sup>[5]</sup>

6.6 During the last year (2017), sold prices in Rolleston on Dove were 5% down on the previous year and similar to 2014 when the average house price was £262,110.

# 7. Environment

## Conservation Area

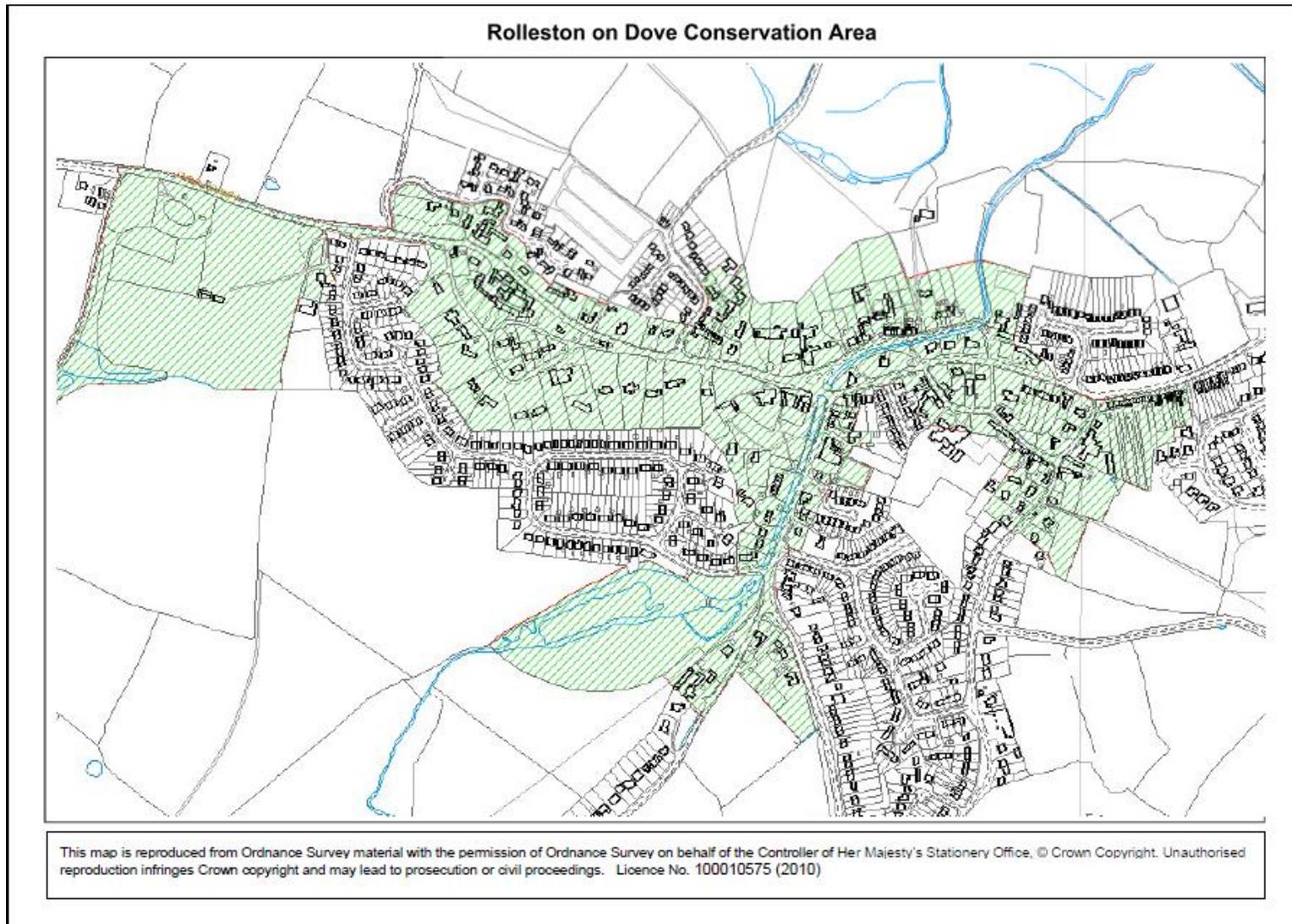
7.1 The village of Rolleston on Dove has a Conservation Area.

7.2 Conservation Areas are defined within today's current legislation as being 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' [Planning (Listed Buildings and Conservation Areas) Act 1990: Section 69(1)(a)].

7.3 Rolleston on Dove Conservation Area was designated by Staffordshire County Council on 3rd March 1970. Currently, it is one of 25 Conservation Areas that have been designated within the Borough of East Staffordshire.

7.4 Special consideration should be given to proposals for development or redevelopment within a Conservation Area to ensure that its character and appearance are preserved or enhanced.

Figure 13: Rolleston on Dove Conservation Area Source: ESBC



## Flooding

7.5 Within the Parish, flooding is an issue that the Neighbourhood Development Plan is keen to address through policy. Any development should not increase flood risk.

7.6 The most up to date flooding information is available from The Environment Agency<sup>[6]</sup> and the River Levels website<sup>[7]</sup>

7.7 The village has flooded as recently as March 2018, with one of the major artery roads, Station Road, being closed to through traffic.

7.8 It has been identified by Staffordshire County Council in October 2014<sup>[8]</sup> that there are four main drainage routes. These convey surface water from above the village and discharge into the floodplain to the North of Station Road. However, there are two primary sources of flooding:

7.8.1 Flooding from the Rolleston Brook and River Dove. These main rivers overtop and cause flooding in various locations and particularly Brookside. Both rivers are under the supervision of the Environment Agency. There are flood forecasts available for 30 year and 75 year projections and these are in the Appendix.

7.8.2 Flooding from Beacon Hill and from surface water generally. As well as the fluvial flood risk mentioned above. There are significant problems dealing with surface water and land drainage. This is mainly caused by persistent and heavy rainfall on Beacon Hill. There are then only a small number of routes for water to flow off the hill, through the village and join either the Rolleston Brook or the River Dove. The network of pipes and drains is archaic and suffers in places from root infiltration, siltation and debris causing blockages.

**Figure 14: Flooding**

**Junction of Chapel Lane and School Lane 13th March 2018**



**Figure 15: Flooding**

**Brookside**



Photographs © Burton Mail

**Figure 16: Flooding**

**Brookside 6th July 2012**



© youtube

**Figure 17: Flooding**

**Station Road July 2012**



Climate Just <http://www.climatejust.org.uk/case-studies/applying-climate-just-staffordshire>

## Natural Assets and Environment

7.9 The Parish is host to a number of natural assets within the environment. The Neighbourhood Development Plan seeks to protect and enhance these which include the Old Dove SSSI and the dismantled Railway to the north of the Jinny Trail – this is listed as a Biodiversity Alert Site (BAS) indicating that it is of local importance for wildlife - and a number of other features including wildlife areas, watercourse, orchards and veteran trees and mature hedgerows. These collectively establish the village's rural character and natural environment.

7.10 Further details on the wildlife areas can be found in the information provided by Staffordshire Wildlife Trust in the Appendix.

# 8. Policies

## Housing

### Rationale

8.1 East Staffordshire Borough Council (ESBC) is required to establish its housing requirements, taking into account the Office for National Statistics household projections and an assessment of sites for development. This is then coupled with an assessment of sites for development and infrastructure requirements to derive the Local Plan strategy. The vast majority of growth in the Local Plan is focused in the two main centres of Burton upon Trent and Uttoxeter.

8.2 Using district-wide projections to underpin housing requirements at the parish level fails to take into account the location of the Parish in relation to the main centres as well as the particular issues affecting such a parish, for example the age of the population. This is a reflection largely of the fact that villages have a relatively low stock of properties when compared to the main urban centres.

8.3 It is a fundamental principle of the Localism Act and the National Planning Policy Framework that Neighbourhood Development Plans are permissive planning tools that must plan positively for growth. The policies in the Rolleston on Dove Neighbourhood Development Plan provide for this. The policies reflect a process which the community has engaged with, fully understanding of the particular need to plan for future growth over a plan period to 2033.

8.4 The Neighbourhood Development Plan process has not identified an overwhelming urge to only accommodate the needs of local people or those with a local connection. Equally however, it has been strongly felt by the community that Rolleston on Dove is not an appropriate location for significant growth in housing that will make a major contribution to accommodating the wider housing needs of East Staffordshire. Rolleston on Dove is a village and lacks the services to support such growth.

8.5 Rolleston on Dove's proximity to Burton upon Trent has inevitably had the effect of restricting its growth and the growth of services in the village. People from the wider catchment look to Burton upon Trent for many of their basic services, not to Rolleston on Dove (see figure 4).

8.6 It is important that housing growth in Rolleston on Dove over the plan period occurs alongside investment in infrastructure and the capacity of key services

8.7 The principal services that will experience the greatest direct impact as a result of new development are John of Rolleston Primary School and the local GP health services.

## H1: Housing Development

- Strategic site, allocated by the ESBC Local Plan shown on the Settlement Boundary map (page 15) as sports field
- Within the settlement boundary of Rolleston on Dove;
- Small-scale infill development within residential development should be focused within the Rolleston on Dove settlement boundary (Figure 5, page 15).

Development must respect sensitive landscapes and habitats and be located away from areas at highest risk of flooding.

### Interpretation

The Neighbourhood Plan seeks to ensure that the majority of housing development occurs within the settlement of Rolleston on Dove and is steered away from areas at the highest risk of flooding

## H2: Housing Mix and Affordable Provision

Residential development should provide a balanced mix of house types to meet local need. The provision of smaller dwellings to meet the needs of first time buyers the elderly and those wishing to downsize will be supported

### Interpretation

Smaller dwellings are considered to be dwellings with one or two bedrooms

## Character and Design

8.8 A major challenge facing the future of Rolleston on Dove is to balance the desire to protect the charm of the village with the need for the village to grow and evolve in a sensitive manner. The policies in this section seek to reflect the simple design principles which the community has considered will help to achieve this aim.

8.9 The Parish of Rolleston on Dove's landscape is dominated by green open spaces and mature trees. It is considered that these principles should be continued with usable green areas of public open space being designed to effectively integrate with the private dwellings on new residential developments. This is only effective on developments of a reasonable scale. It is therefore considered that developments of less than ten dwellings will not have to provide public open space unless there is a lack of public open space within close proximity. However, if such developments do provide public open space when they are not required to, then they should be viewed more favourably.

8.10 It is considered that these requirements provide the best prospect of maintaining these principles.

8.11 These aspirations to maintain the character and appearance of the rural settlement are further echoed in the responses from community engagement, which stated that "it is 'highly important' to have open and green spaces inside the village", "to enjoy being able to walk out of a front door and being able to walk in open countryside within a few minutes", "Rolleston has a fantastic village community and the friendly identity is because of the relatively small size of the lovely village" and "Rolleston is a pretty village - I feel happy and proud to tell people I live here". In the **Environment section** earlier in the Neighbourhood Development Plan we identify key views, the importance of the Conservation Area and other assets within the Neighbourhood Area that could be further protected or enhanced through the policies of this Neighbourhood Development Plan. Similarly key issues to be addressed of which some relate to design and character were also identified shown in the **Community and Stakeholder section** of the Neighbourhood Development Plan.

8.12 The adopted Local Plan further supports and promotes high quality design in all new development through the policies of the adopted Local Plan and complemented by the adopted Supplementary Planning Document on Design, which informs any new development. The adopted Local Plan also highlights the importance of good community engagement in new development encouraging developers to:

*"Discuss their development proposals with a local community through public participation in order to inform the design of a new development."*

*(p136, Adopted Local Plan, 2012-2031G, Planning for Change, Adopted 15<sup>th</sup> October 2015)*

8.13 As part of this process the Neighbourhood Development Plan seeks to provide a clear steer to inform that process through its policies. These principles are also supported at a national level with the National Planning Policy Framework (NPPF) <sup>[9]</sup> supporting the local evidence base as in Paragraph 124 of the NPPF which states that:

*"Planning policies and decisions should support the creation of high quality buildings and places. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development."*

*"Good design is a key aspect of sustainable development [and] is indivisible from good planning". It recognises that well-designed buildings and places improve the quality of people's lives and that it is a*

*core planning principle always to secure good design, particularly where developments are in an isolated location.”*

8.14 It goes on to acknowledge in paragraph 126 that:

*“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and effective landscaping;*

*c) respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

8.15 For Rolleston on Dove, these requirements are interpreted in the following design policies of this plan.

## **D1: Green Infrastructure**

**The protection and enhancement of existing public rights of way and the development of new public rights of way will be supported. The enhancement of river floodplains and habitats will be supported**

## D2: Design of New Development

All development must deliver good quality design. In order to achieve this, development should:

- Comprise site specific design to complement the character of the village, rather than generic design solutions that fail to respond to local character;
- Complement and integrate with the local surroundings in terms of massing, *spacing*, and *set-back from street frontages and materials*;
- Provide active frontages to streets and public spaces, so as to provide natural surveillance;
- Create attractive, safe, and convenient pedestrian environments:
- Provide screened bin storage, away from road frontages;
- Use permeable materials for hard surfaces;
- Incorporate sustainable drainage systems (SuDS) to reduce flood risk and manage surface water and to ensure that runoff does not increase the risk of flooding elsewhere. Long-term maintenance arrangements for all SuDS should also be in place for the lifetime of the development and agreed with the relevant risk management authority.
- Existing open watercourses should not be culverted. Where feasible, opportunities to open up culverted watercourses should be sought to reduce the associated flood risk and danger of collapse whilst taking advantage of opportunities to enhance biodiversity and green infrastructure.
- Retain existing hedges and trees and design boundary treatments to complement the established local character, especially on the edge of the countryside, to create a soft-edge transition between built area and open landscape; and
- Respond to site orientation and microclimate.
- Creative, contemporary design solutions are particularly encouraged, especially where they incorporate superior environmental performance.

### Interpretation

Policy D2 is concerned with sustainable design principles. It seeks to promote sustainability by addressing character, local distinctiveness, amenity, safety, and pedestrian convenience. Analysis of the site and context is an essential part of the design process.

All development should respond to the scale, character, form and materials of its surroundings. It is especially important to be sensitive to the character and setting of listed buildings and the Conservation Area (this is not about stylistic copying). Complementing the existing structure is not necessarily about imitation, but can include well-designed contemporary interventions. In terms of high-quality materials, the policy would be met by well-finished and durable modern materials or authentic historic materials, including authentic vernacular materials such as Staffordshire Blue roof tiles and scalloped or fish-scale roof tiles. It would not include 'mock' traditional materials, such as plastic fascias or standard concrete roof tiles.

Active frontages refers to adding interest, life and vitality to the public realm. This can be achieved through adding doors and windows, reducing the amount of blank walls, articulation of facades, through projects such as porches or bay windows, or giving vertical rhythm to the street. They also contribute to creating safe places, ensuring streets and spaces are overlooked.

Separation of public and private space involves layouts where rear gardens are located away from road frontages. This avoids the need for high fencing or walls next to roads, which would create a poor quality public realm.

Community engagement is best focused on the pre-design stage, so that the community's knowledge informs the design process. Late stage engagement, focused on narrow and subjective aesthetic matters, offers little opportunity to influence the fundamental characteristics of a scheme.

### **D3: Public Realm and Car Parking**

**Development involving the provision of roads and or/car parking should demonstrate high standards of urban design by:**

- **Providing streets that encourage low vehicle speeds and which can function as safe, social spaces;**
- **Providing a mix of car parking as an integral part of the layout, so that vehicles do not dominate the streets and spaces;**
- **Responding positively to the advice provided in the East Staffordshire Borough Council Parking Standards Supplementary Planning Document (2017); and**
- **Avoiding adverse impacts on the capacity of the highway network, including through generating additional on-street parking.**

## D4: High Speed Connectivity

**The expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections, will be supported. Use of existing infrastructure is encouraged and where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate**

### Interpretation

The purpose of this policy is to ensure new development is ready for connection to faster services. This promotes sustainable live/work patterns by enabling home working and supporting local business.

High speed is defined as service that offers “*speeds of greater than 24 Megabits per second*” (i.e. 24Mbps+, or 25Mbps) by the government’s Broad Band UK office.

## D5: Traffic and Transport

**Sustainable transport provision, including the provision of convenient links to public transport and public rights of way; affording priority to pedestrian and cycle movements; and the provision of cycle storage will be supported.**

### Interpretation

The Neighbourhood Plan seeks to support the promotion of walking, cycling and public transport.

## OS1: Protection of Views of Local Importance

Development must respect local character, taking into account important views.

The following views and vistas, Figures 18 and 19, have been identified as being locally important:

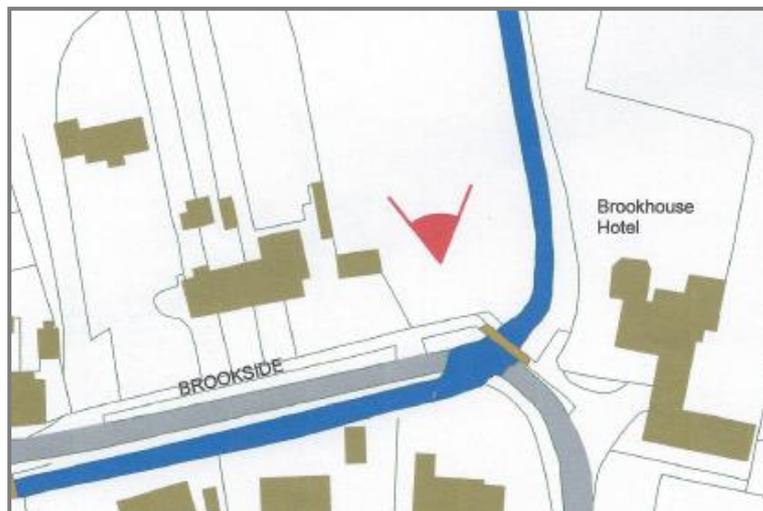
- the bridge at the Brookhouse SK 23868 27815
- the fields on the north side of Station Road SK 24802 27724

### Brookside

Other than the fields that surround the village this is the most important and distinctive area in Rolleston on Dove, implying its age and its association with agriculture. It creates a rural characteristic at the heart of village.

The pastoral view from this bridge next to the former Brookhouse Hotel is a major contribution to the importance of Brookside's influence on the character of the village.

Figure 18: View from the bridge at the Brookhouse



## Station Road

Much of the agriculture around Rolleston on Dove now uses fairly large fields. There is an area stretching north from Station Road, particularly between The Jinnie Inn and the line of the old railway, where fields are relatively small, with well-maintained hedges and are reminiscent of the fields systems of an earlier age. Glimpses of them from Station Road are a pleasant ever present reminder of Rolleston on Dove's history and the origins of the village's current characteristics. The views when walking down the hills in Walford Road and Twentylands are particularly attractive, as they are from the Station Road houses.

**Figure 19: View of the fields on the north side of Station Road**

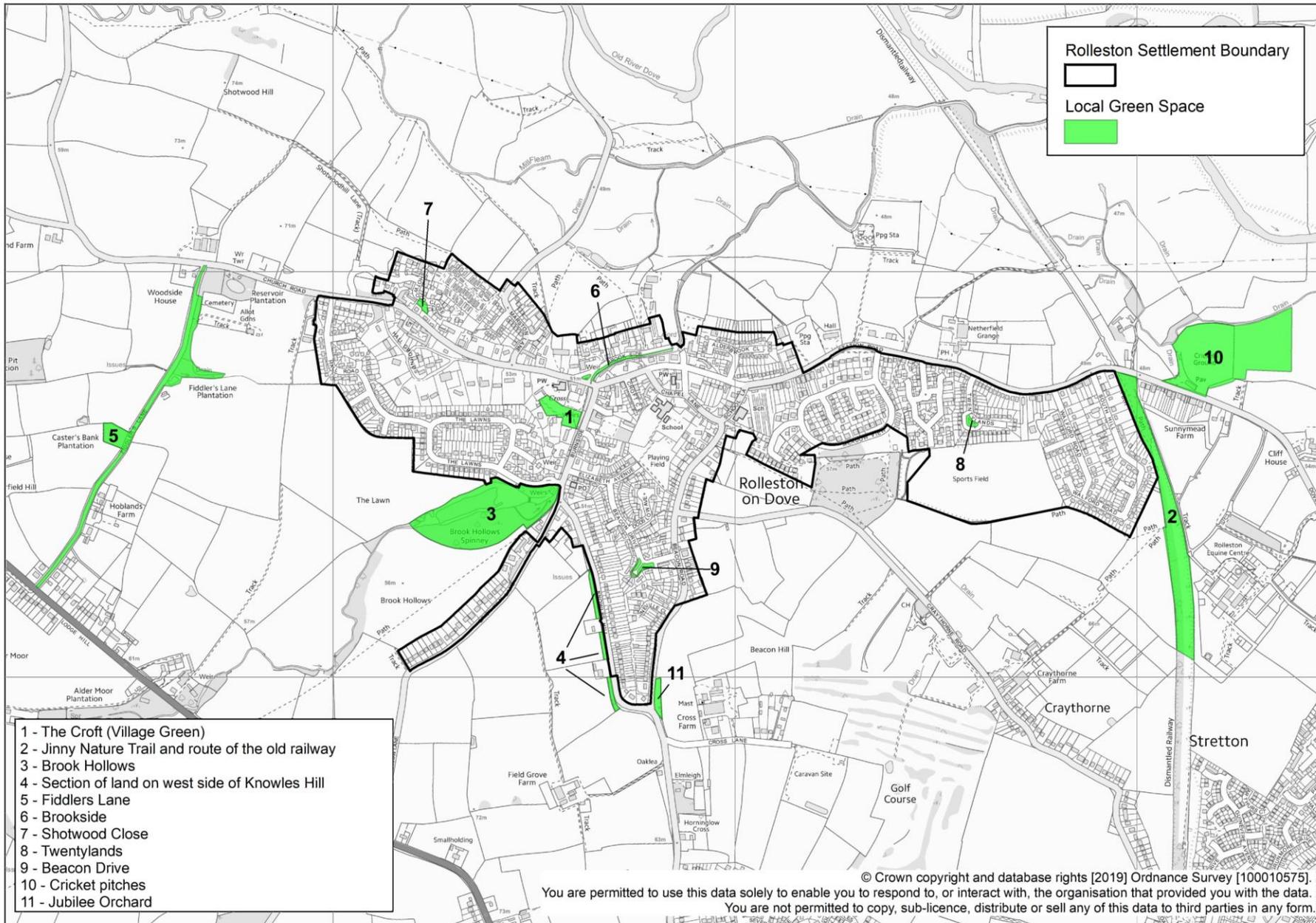


## Policy OS2: Protection of Local Green Spaces

The Sites listed below and identified on the plans following this policy are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for Green Belts.

- The Croft
- Jinny Nature Trail and route of the old railway
- Brook Hollows
- Section on land on west side of Knowles Hill
- Fiddlers Lane
- Brookside
- Twentylands
- Beacon Drive
- Shotwood Close
- Cricket Pitches
- Jubilee Orchard and allotments

Figure 14: Local Green Spaces Source: ESBC



### LGS 1: The Croft



The Croft is a piece of land acquired by the village and is used as the village green. The Alder Brook runs alongside it and is surrounded by some of the village's most important buildings, including St Mary's Church, the Old Grammar School, the Almshouses and the Spread Eagle Public House. The trees in surrounding properties increase with their distance from the green so that the tallest visible are some distance away. This, and five very tall limes beside the brook, create the feeling of a clearing within a forest.

### LGS 2: Jinny Nature Trail and route of the old railway



The trail leads from Station Road along the remaining bed of the railway line to the boundary with Stretton and beyond. It includes the area of the Rolleston on Dove station, some of which is being uncovered and stabilised to create a site of historic interest.

### **LGS 3: Brook Hollows**



Brook Hollows, which for a long time was managed by the village, is an attractive wood with historic remnants of the fish ponds created on the old Mosley estate. The 'waterfall' over the dam is particularly attractive. It is a very casual, peaceful woodland enjoyed by residents, particularly the elderly who live within its vicinity.

### **LGS 4: Section of land on west side of Knowles Hill**



This strip of land forms the outside, western, edge boundary of the road down Knowles Hill.

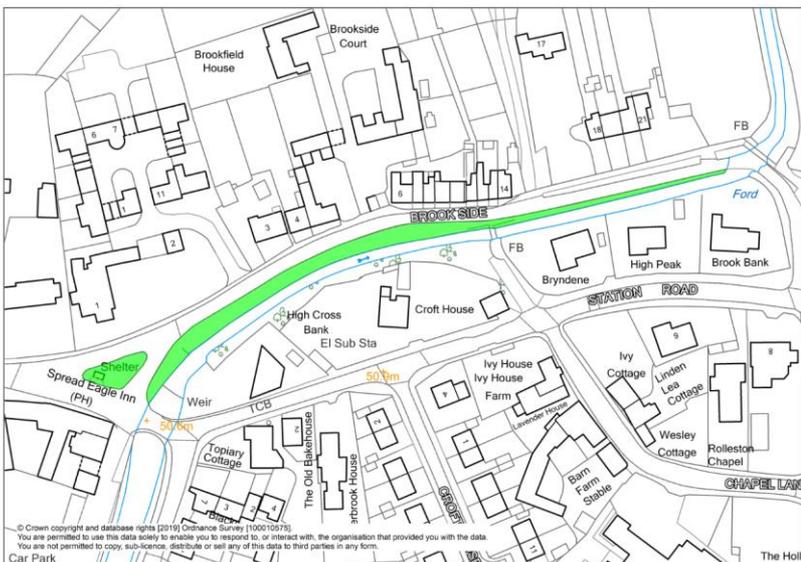
It effectively forms an avenue of tall, well established mature mixed species of trees from the southern entrance to the village to make a scenic link, at the lower end of Knowles Hill, with Brook Hollows. The trees, their natural undergrowth and glimpses through them of live agricultural activity is important in maintaining Rolleston's rural characteristic.

## LGS 5: Fiddlers Lane



This is a public, hedged track between Church Road and the A511 and is, apart from its extremities, completely clear of buildings. It passes alongside a small, old established bluebell wood and has views over the old Mosley estate parklands. Although it is signposted as a bridleway, it is not accessible as one and is not easy to negotiate on foot as it is very overgrown.

## LGS 6: Brookside



Other than the fields that surround the village, this is the most important and distinctive area in Rolleston on Dove, implying its age and its association with agriculture. It creates a rural characteristic at the heart of the village. It is a street which feels comfortable, friendly and inviting. It is an important short link between the village centre and the bucolic view from the bridge at the ford and the space between the former Brookhouse Hotel and the first cottage on Brookside.

### **LGS 7: Shotwood Close**



The green space in Shotwood Close is a verdant oasis which provides space for trees to develop reasonably and be enjoyed in what would otherwise be fairly enclosed housing areas. They are features which might seem to be unnoticed but actually, though perhaps subliminally, are very much enjoyed by residents and visitors.

### **LGS 8: Twentylands**



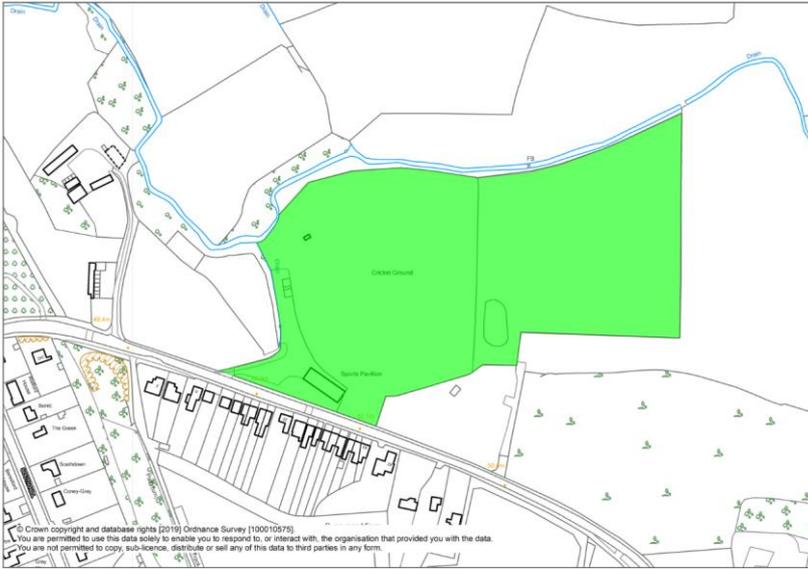
The traffic island in Twentylands is a verdant oasis which provides space for trees to develop reasonably and be enjoyed in what would otherwise be fairly enclosed housing areas. They are features which might seem to be unnoticed but actually, though perhaps subliminally, are very much enjoyed by residents and visitors.

### **LGS 9: Beacon Drive**



The green space in Beacon Drive is a verdant oasis which provides space for trees to develop reasonably and be enjoyed in what would otherwise be fairly enclosed housing areas. They are features which might seem to be unnoticed but actually, though perhaps subliminally, are very much enjoyed by residents and visitors.

### **LGS 10: Cricket Club and pitches**



There are two very well maintained pitches with a pavilion. This site is at the entrance to the village from the east. Just visible below road level through the roadside hedge, this view excites immediate curiosity, a need to explore with a sense of rural style. Looking outwards from the pitch illustrates the attractive aspect of a river plain. The cricket club is significant in promoting the sense of community that the village enjoys.

### **LGS 11: Jubilee Orchard and allotments junction of Beacon Road/Knowles Hill**



The Jubilee Orchard was created by the local community within Rolleston on Dove to celebrate the Queen's Diamond Jubilee in 2012 and is named as such. The site was previously a bottle tip. Local groups, including volunteers and children from John of Rolleston School, cleared the site and planted various fruit trees to create a pleasant green space that involves the local community.

The allotment site sits next to the Jubilee Orchard on Beacon Road and is fully used by local residents of the Parish and residents of the neighbouring parish of Stretton.

8.16 The community engagement process has also made clear that the residents of Rolleston on Dove consider the village to have some very valuable green spaces which should be protected from development. This will ensure that an appropriate balance is struck between the growth of the village and its continuing function as a village characterised by the quality of its variety of open spaces.

8.17 The consultation process has identified a number of different local green spaces within the Parish which members of the community consider make a positive contribution to life in Rolleston on Dove.

8.18 Following the release of the updated NPPF in July 2018, all of the Local Green Spaces designated in this neighbourhood plan have been tested against Paragraph 100 to ensure they are compliant with the revised criteria. Paragraph 100 states:

*"The Local Green Space designation should only be used where the green space is:*

*a) in reasonably close proximity to the community it serves;*

*b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*

*c) local in character and is not an extensive tract of land."*

8.19 Whilst preparing the materials for consultation all of the designated Local Green Spaces were also tested against paragraph 77 of the superseded NPPF 2012.

8.20 It is considered that all of the areas outlined fulfil these criteria.

8.21 In seeking to protect these sites, this has taken into account the importance of ecology considerations and the need to observe best practice.

8.22 The local green spaces audit in reference to the NPPF framework is in the Appendix.

8.23 The local green spaces that are designated through this plan are as follows

## Natural Environment

8.24 As a rural settlement the natural environment of the neighbourhood area is a key component to the Parish and defining characteristic. The neighbourhood area includes a variety of natural assets which have been identified in the **Environment section** earlier in the Neighbourhood Plan. These include an SSSI, Local Green Spaces and other natural features such as mature trees and hedgerows.

8.25 Community engagement also identified issues or hazards of the natural environment, mainly due to flooding which can also be found in the **Environment section** of the Neighbourhood Development Plan.

8.26 The adopted Local Plan supports the enhancement and protection of the natural environment through safeguarding the natural and built environment. In its summary it notes that:

*“Protection and enhancement of the Borough’s natural assets to ensure that the special rural character is not eroded.”*

*(Pg 64, Adopted Local Plan, 2012-2031, Planning for Change, Adopted 15<sup>th</sup> October 2015)*

8.27 The adopted Local Plan also identifies areas of land known as Strategic Green Gaps. These are to prevent the coalescence of rural villages and to protect their rural character. It identifies that:

*“The western extension of housing development in both Burton upon Trent and Uttoxeter is to be limited by strategic green gaps between the towns and surrounding villages in the vicinity of Rolleston on Dove...”*

*(Pg 56, Adopted Local Plan, 2012-2013, Planning for Change, Adopted 15<sup>th</sup> October 2015)*

8.28 The natural landscape and the rich biodiversity that the neighbourhood area includes is supported through the NPPF which provides further support to these policies, stating in Paragraph 168 that:

*““Planning policies and decisions should contribute to and enhance the natural and local environment by:*

*a) protecting and enhancing valued landscapes, sites of geological value and soils (in a manner commensurate with their statutory status or identified quality);*

*b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

*c) maintaining the character of the undeveloped coast, while improving public access to it;*

*d) minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

*e) preventing new and existing development from contributing to being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality; and*

*f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

8.29 Furthermore, the NPPF states in Paragraph 8 that in pursuing sustainable development this can be achieved through mutually supportive ways across three objective areas:

*“a) An economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) A social objective: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support health, social and cultural well-being; and*

*c) An environmental objective: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

8.30 The neighbourhood area lies within the National Character Area (NCA) profile 69 Trent Valley Washlands, as identified by Natural England. Within this landscape character assessment it identifies a number of statements of environmental opportunity and in particular SE01 states that one such opportunity would be to:

*“Carefully plan and manage the development within the NCA to ensure that landscape character and ecosystem services are strengthened, that heritage features, wildlife habitats woodland and the hedgerow network are enhanced, and that opportunities for creation of multifunctional green infrastructure are realized so that this landscape is resilient to the forces of change that it is experiencing.”*

*(Pg 5, National Character Area (NCA) profile 69 Trent Valley Washlands, Natural England, 2014)*

8.31 This statement of environmental opportunity is realised through the policies of this Neighbourhood Development Plan, recognising the importance of this diverse natural landscape, features and assets, and their contribution to the character of the neighbourhood area, well being of the community and distinctiveness of the rural settlement.

## **Policy NE1: Flood Risk**

**Development should be directed away from areas at the highest risk of flooding and should not increase flood risk elsewhere. The creation of space for water by restoring floodplains and contributing towards blue and green infrastructure will be supported. The provision of sustainable drainage systems to reduce run off and manage surface water will be supported**

### **Interpretation**

Trees and woodlands can deliver a major contribution to resolving a range of water management issues, particularly those resulting from climate change, like flooding and the water quality implications caused by extreme weather events.

## Policy NE2: Natural Environment

**Development should protect and enhance the natural environment and biodiversity of the Neighbourhood Area, which includes:**

- **Wildlife areas, including Brook Hollows**
- **Watercourses and floodplains**
- **Jinny Nature Trail**
- **The Old Dove SSSI**
- **Orchards, ancient or veteran trees**
- **Mature hedgerows**

### Interpretation

The policy seeks to ensure that development contributes to and enhances the natural and local environment.

## Community Facilities

8.32 As a rural settlement the neighbourhood area has a small number of community facilities and services (defined as land and buildings which benefit local communities) including Craythorne Playing Field, The Old Grammar School and St Mary's Church. The neighbourhood area also has a variety of other community facilities and services including Post Office, Public Houses and shops. Further details of these can be found in the Land Use section.

8.33 The community facilities and services are mostly concentrated in the village centre of Rolleston on Dove and are valued both by the wider community and by those in their immediate vicinity. These facilities and services are considered fundamental to maintaining a good quality of life within the neighbourhood area and ensuring that its current level of sustainability is not diminished.

8.34 A full list of the current community facilities and services can be found on page 21. The intention of the policies of the Neighbourhood Development Plan is to ensure that such facilities and services are safeguarded, enhanced or increased in the future development of the Neighbourhood Area.

8.35 As part of the community engagement Local Green Spaces have been identified, and through the policies of this Neighbourhood Development Plan designated as such to ensure their protection and enjoyment for future generations, safeguarding these natural assets.

8.36 Paragraph 8 of the NPPF identifies in the social objective that that an important dimension of sustainable development is to ensure that they:

“support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support health, social and cultural well-being”.

8.37 The presence of a good range of community facilities is essential for a sustainable settlement. The NPPF states that it is a strategic planning priority to ensure the provision of health, education and cultural infrastructure (paragraph 20). It goes on to identify in Paragraph 92 of the NPPF that:

“to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly -to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services “

8.38 Community consultation for this Neighbourhood Development Plan, and survey evidence gathered, identified the following community facilities which local people think are needed in the Neighbourhood Area to complement the existing and address future need:

- GP's service
- Community meeting rooms

## 9. Non-Planning Issues

9.1 This section does not form part of the statutory Neighbourhood Development Plan and is not subject to independent examination and referendum therefore it only includes proposed actions that fall outside of the scope of planning policy. These could form an action list for the Parish Council to take forward, should the opportunities arise:

- To help make sure that Rolleston on Dove retains its community spirit, the village ideally needs a meeting room in the centre of the village where the different organisations can meet to shape the future
- Speeding traffic

### Community projects

9.2 The following community projects will be taken forward to help address the objectives of the Neighbourhood Development Plan. This includes projects where additional funding will be required:

#### Brook Hollows

9.3 Brook Hollows is a small lake in which the Alderbrook flows into. It was historically a feature within the ground of the Mosley Estate at Rolleston Hall. Over time, the lake has diminished in size and quality due to silt being deposited from further upstream. Trees and branches falling in and not being cleared has further compounded the issue.

9.4 Over the years, residents and the local Civic Trust, have pushed for works to be completed on the area and for the lake to be de-silted. ESBC have now included Brook Hollows into a wider project to open access to the lower Trent region. Proposals seek to de-silt the lake, include measures to mitigate the silt build up, and improve the woodland paths. It will also include provision for educational opportunities such as school visits and additional signage. This work is underway and is being assisted by ESBC, with support from the Environment Agency, Staffordshire Wildlife, Historic England, various local schools, fishing groups, scouts and guide groups.

9.5 Funding for the development stage of the project has been obtained through the Heritage Lottery Fund. If they are content with the proposals consultants have worked up, they will fund the project. A decision is to be communicated during the second half of 2018, with work to start 2019.

#### Rolleston on Dove heritage railway station

9.6 Renovation works are ongoing by volunteers to restore this former station to a usable state. Funding is required to extend the project to include the unloading docks.

#### Jinny Trail

9.7 There are two parts to this. The first is to maintain the trail and enhance the environment further in order to encourage wildlife. The second is to extend the route by installing footbridges over the River Dove and Mill Fleam. This will assist in encouraging walking groups to use the extensive footpaths within the Parish.

#### Community Centre

9.8 The village of Rolleston on Dove does not have a community centre. Consultation with the community identified that such a facility was required to act as a meeting venue for community groups. Ideally, this meeting facility would also have kitchen facilities. The facility would also need to have an office and small meeting room.

### **Craythorne Road (Lane) playing fields**

9.9 The provision of changing rooms for use by those engaging in formal sports activities on the adjacent playing pitches. This should be complemented by suitable facilities to encourage the various children's activities on the playing fields.

### **Development of Tree Nursery**

9.10 In partnership with Rolleston on Dove Civic Trust, a suitable plot of land has been identified for a tree nursery. This will provide replacement trees of a more mature nature as well as providing new plantings where appropriate.

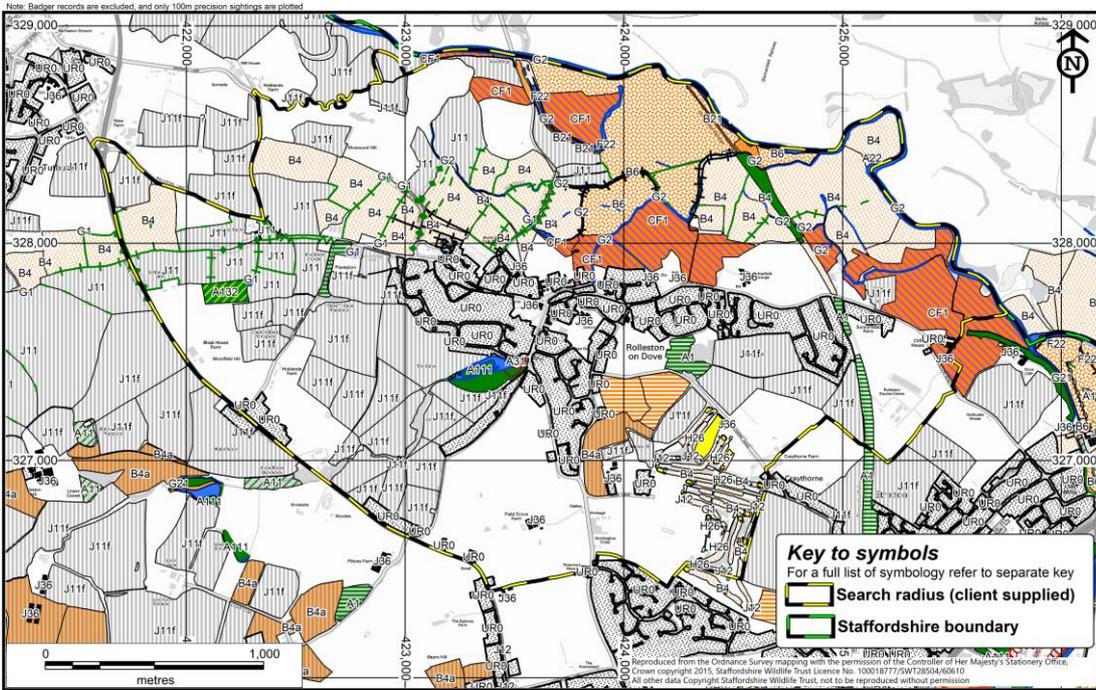
# APPENDIX

- 1 <http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/localplan2012-2031/Local-Plan-2012-2031-FINAL.pdf>
- 2 Source: ESBC Local Plan, paragraph 2.21
- 3 <http://www.eaststaffsbc.gov.uk/sites/default/files/docs/statistics/wardprofile/RollestononDove.pdf>
- 4 <http://www.eaststaffsbc.gov.uk/Services/Statistics%20Documents/Rolleston%20on%20Dove.pdf>
- Pa 35referencere flooding source: Staffordshire County Council 2018
- 5 Source: <http://www.rightmove.co.uk/house-prices/> January 2018
- 6 <https://www.gov.uk/government/organisations/environment-agency>
- 7 <https://www.riverlevels.uk/flood-warning-rolleston-brook-and-river-dove-at-rolleston#.Wp1dbB3FLcs>
- 8 SCC Flood Risk Management Flooding Update – Rolleston on Dove – 30/10/14, Dave Hughes – Flood Risk Officer
- 9 National Planning Policy Framework July 2018
- 10 ESBC Parking Standards  
<http://www.eaststaffsbc.gov.uk/sites/default/files/docs/planning/planningpolicy/spd/Parking%20Standards%20Final%20V2.pdf>
- 11 Woodland Trust publication Stemming the flow – the role of trees and woods in flood protection -  
<https://www.woodlandtrust.org.uk/publications/2014/05/stemming-the-flow/>.

# Staffordshire Wildlife Trust Information

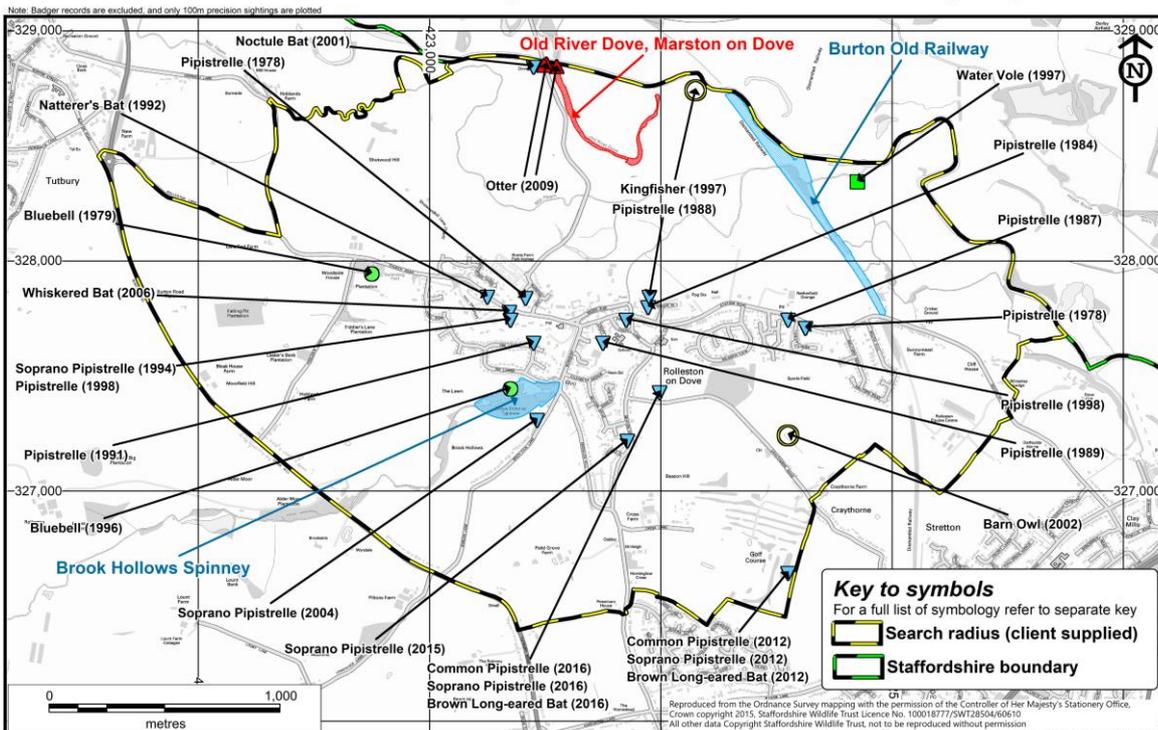
## Habitats

### Habitats within Rolleston on Dove Parish (SK22)



## Nature Conservation Sites and Species

### Nature Conservation Sites and Species within Rolleston on Dove Parish (SK22)



## A Key to Colours and Patterns used on SER & SWT Habitat Maps

## A legend to the map showing Nature Conservation Sites and Species

### Introduction:

These colours are broadly based on the "Handbook for Phase 1 habitat survey" published by Nature Conservancy Council, 1990, now distributed by the Joint Nature Conservation Committee. Categories marked \* are not the same as in the Handbook.

### Woodland and scrub categories

A1*: Undefined woodland	A111: Semi-nat. broad-leaved woodland	A112: Broad-leaved plantation
A121: Coniferous woodland	A122: Conifer plantation	A13*: Mixed woodland
A2*: Scrub	A21: Dense/continuous scrub	A22*: Scattered scrub
A3*: Scattered trees - over other habitats:	A31	A32
		Ochards

### Grassland and marsh categories

B*: Undefined grassland	B11: Unimproved Acid gld	B12: Semi-improved acid gld	B21: Unimproved Neutral grassland	B22: Semi-improved neutral grassland
B31: Unimp. calc. grassland	B32: Semi-imp calc. grassland	B6*: Poor semi-improved gld	B4*: Improved grassland	B5*: Marsh/marshy grassland
			B4a*: Improved grassland or arable	
	J12: Amenity grassland			

### Tall herb and fern categories

C11: Continuous bracken	C12*: Scattered bracken	C3*: Undefined tall herbs
C31: Tall ruderal herbs	C32: Non-ruderal tall herbs	J11*: Arable land
J13*: Ephemeral/short perennial herbs	J14: Introduced shrubs	

### Heathland categories

D*: Undefined heathland	D1: Dry dwarf shrub heath	D2*: Wet dwarf shrub heath
D3*: Lichen/bryophyte heath	D5: Dry heath/acid grassland mosaic	D6*: Wet heath/acid grassland mosaic

### Wetland categories; mire, swamp and open water

E1: Sphagnum bog	E2: Flush and spring	E3*: Fen
E4: Bare peat		
F1: Swamp	F21*: Marginal vegetation	F22: Inundation vegetation
G*: Open water, both standing (G1) and running (G2) if water body is wide enough		G2: Running water (linear feature)

### Rock exposures and waste categories

I11*: Inland cliff (acid/neutral)	I12*: Inland cliff (basic)	I13: Limestone pavement
I14*: Natural rock exposure	I21*: Quarry [ I22: Spoil 'S'; I23: Mine 'M'; I24: Refuse-tip 'R']	I142: Basic rock exposure
I2*: Artificial exposures		

### Miscellaneous other categories

J211*: Intact hedge (sp-rich)	J221*: Defunct hedge (sp-rich)	J231*: Hedge with trees (sp-rich)
J212: Intact hedge (sp-poor)	J222: Defunct hedge (sp-poor)	J232: Hedge with trees (sp-poor)
J24: Fence	J25: Wall	J26: Dry ditch
J27: Boundary removed	J28: Earth bank	
J3*: Built-up land	J32: Industrial	J36: Buildings
J34: Caravan site	J4: Bare ground	UR0: Houses and gardens (BHT)

### Introduction

These colours are used on the site alert mapping within the SWT GIS, but SER cannot guarantee the same colours are used in any other mapping system, particularly those based on ArcView.

### Statutory Designations from Natural England's web-site

National Nature Reserves	★ NNR (boundary not available owing to OS restrictions)
Sites of Special Scientific Interest	★ SSSI (boundary not available owing to OS restrictions)
Local Nature Reserves	★ LNR (boundary not available owing to OS restrictions)

### Non-statutory Designations from the Staffordshire Grading System (1995 onwards)

Site of Biological Importance (ex Grade 1 SBI) equivalent to "Local Wildlife Site"
Biodiversity Alert Site (ex Grade 2 SBI)
Proposed/potential Site of Biological Importance

### Geological Sites

Regionally Important Geological/geomorphological Site (= Local Geological Site)
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### Staffordshire Wildlife Trust Sites

SWT Nature Reserves
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### Other Nature Reserves

Royal Society for the Protection of Birds
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### Ancient Woodland Inventory

Ancient & Semi-natural Woodland
Ancient Replanted Woodland

### Species Information

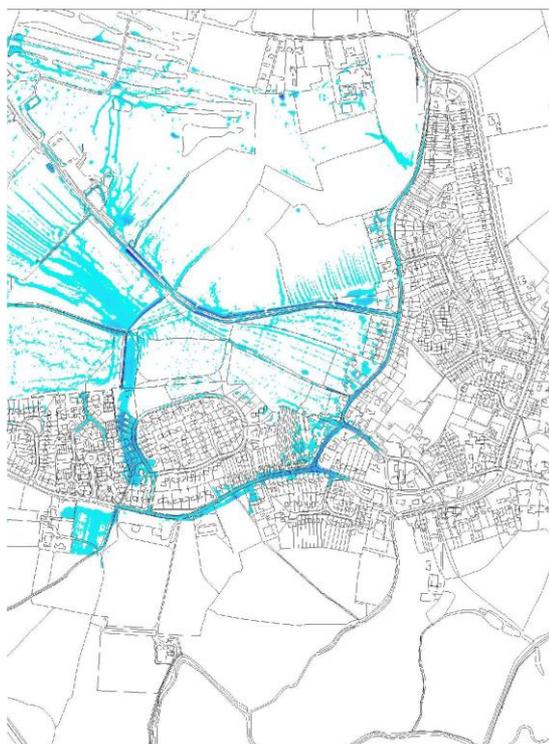
△ Mammals excluding those listed below	□ Amphibians and reptiles excluding those below
▲ Otter ( <i>Lutra lutra</i> )	● Great Crested Newt ( <i>Triturus cristatus</i> )
◆ Badger ( <i>Meles meles</i> ) - not normally supplied	◆ Native Crayfish ( <i>Austroptamobius pallipes</i> )
■ Water Vole ( <i>Arvicola terrestris</i> )	▽ Flowering plants except those below
▽ All bat species	● Bluebell ( <i>Hyacinthoides non-scripta</i> )
○ All bird species	◆ Butterflies and Moths
○ Any other protected species (precise to 100m)	○ BAP Species Records (precise to 100m)
□ All Protected Species Records (precise to 1km)	□ BAP Species Records (precise to 1km)

### Notes:

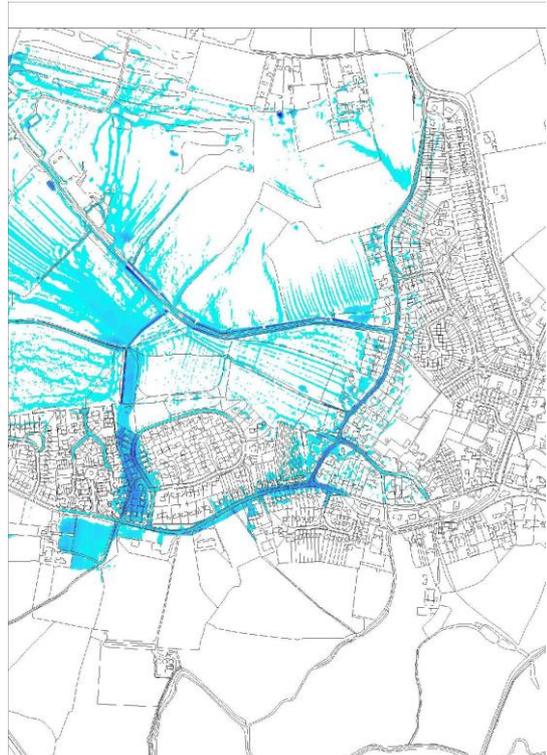
The Local Nature Reserve and other nature reserve boundaries can overlay the current grading when both layers are actively visible

Where there are multiple species records for the same grid reference the dot for one species may obscure the dots for other species - all species records will be displayed in the accompanying spreadsheet  
Not all the above categories may be present on the accompanying map

Flood Map 1: 30 yr 60min



Flood Map 2: 75yr 60min



Open Spaces NPPF Audit

Protected Ref.	Address/location	Approx. location		Description	NPPF Para 77 Criteria								
		Post Code	54.846		Not extant	Not allocated for development	Not an extensive tract of land	Is local in character	Is in close proximity to serving area	Is demonstrably special to local community	Particular significance because of any <b>one</b> of below:		
											Beauty (B)	Historical significance (H)	Recreation value (R)
LGS 1	The Croft (Village Green)	DE13 9AF	52.845445 - 1.651795	Amenity greenspace + trees	✓	✓	✓	✓	✓	✓	(B) (R) (T)	contributes to "well being"	
LGS 2	Jinny Nature Trail	DE13 9AD	-54.477488	Historical route of old railway	✓	✓	✓	✓	✓	✓	(B) (H) (R) (T)	offers history to the area and contributes to "well being"	
LGS 3	Brook Hollows	DE13 9BZ	52.844016 - 1.651702	Amenity greenspace + Trees + pond + river	✓	✓	✓	✓	✓	✓	(B) (H) (R) (T)	was part of Rolleston Hall garden and contributes to "well being"	
LGS 4	West of Knowles Hill	DE13 9	52.841651 - 1.650339	Strip of land alongside + mature trees	✓	✓	✓	✓	✓	✓	(B) (T)	contributes to "well being"	
LGS 5	Plantation by Old Swimming Pool	DE13 9BG	52.849082 - 1.664245	Privately owned with water tower and plantation	✓	✓	✓	✓	✓	✓	(B) (H) (T)	was also the old swimming pool site and marks western entrance to the village	

LGS 6	Fiddlers Lane	DE13 9HE	52.848768 - 1.664926	Public hedged track, accessible only by foot	✓	✓	✓	✓	✓	✓	(B) (R) (T)	contributes to "well being"
LGS 7	Brookside	DE13 9BD	52.847009 - 1.649541	Street alongside flowing brook + trees	✓	✓	✓	✓	✓	✓	(B) (R) (T)	contributes to "well being"
LGS8	Shotwood Close	DE13 9BN	52.848318 - 1.656547	Green space	✓	✓	✓	✓	✓	✓	(B) (R)	contributes to "well being"
LGS 9	Twentylands Traffic Island	DE13 9AJ	52.845622 -1.636355	Green space + trees	✓	✓	✓	✓	✓	✓	(B) (R)	contributes to "well being"
LGS 10	Beacon Drive	DE13 9EL	52.842499 -1.648195	Green space + trees	✓	✓	✓	✓	✓	✓	(B) (R)	contributes to "well being"
LGS 11	Cricket Club	DE13 9AU	52.846454 -1.628459	Green space + trees and views	✓	✓	✓	✓	✓	✓	(B) (R)	contributes to "well being"
LGS 12	Orchard South Hill	DE13 9	52.846745 -1.632135	Privately owned orchard with mature fruit trees	✓	✓	✓	✓	✓	✓	(B) (T)	contributes to "well being"
LGS 13	Jubilee Orchard & allotments	DE13 9DZ	52.839309 -1.648132	Amenity green space + fruit trees + leisure	✓	✓	✓	✓	✓	✓	(B) (R) (T) (O)	community value and contributes to "well being"

## Acknowledgements

Many people came together in the making of the plan and acknowledgement must be made to the Neighbourhood Development Plan Steering Group who have committed many hours of their time on a voluntary basis, attending meetings, report writing and researching.

The Neighbourhood Development Plan Steering Group comprised:

Peter Barnett, Lisa Claber, Jo Daniel, Barry Gooding, Steve McManus and Philip White and Jane Bucknall, Rolleston on Dove Parish Council clerk.

We would also like to acknowledge the commitment from the previous steering group members, without whom there wouldn't have been a plan to draw inspiration and guidance from:

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With thanks to Rolleston Club and St Mary's Church for the use of their meeting rooms. To the volunteers who have helped deliver newsletters and of course everyone who has taken the time to attend the consultations, complete questionnaires and talk to the group.

**Without you there would have been no plan.**



**Image courtesy of Clive G Baker, Rolleston on Dove Railway Station**

