

Rolleston on Dove Neighbourhood Plan

Executive Summary

1. The Neighbourhood Plan covers the time period 2012 to 2031 so as to correspond with East Staffordshire Borough Council's emerging Core Strategy.
2. The Neighbourhood Plan has five core objectives which underpin all the policies. They are:
 - **Objective 1:** The community accepts some new homes are necessary but these should be built in the most sustainable and least impacting areas of the village, preserving the village atmosphere for future generations.
 - **Objective 2:** The preservation of the village of Rolleston on Dove from merging into the suburbs of Burton, Stretton and Tutbury, thereby losing its important identity.
 - **Objective 3:** The protection of green open space used for sport and recreation.
 - **Objective 4:** For the scale of development to be in keeping with the village. In particular, large housing developments are not acceptable within the village.
 - **Objective 5:** Developments should meet the housing needs of the local community and be designed to be in keeping with the existing properties in the village.
3. The plan has assessed that 85 new dwellings should be provided in the parish between 2012 and 2031. Of this total, 36 dwellings are under construction or have planning permission. An allowance for 'windfalls', i.e. new development which is not possible to locate at this point in time, is made totalling 25 dwellings. This leaves 24 dwellings which are proposed for two sites:

Land at Knowles Hill

12 dwellings appropriate for older persons (mainly 1- and 2-bed properties)

Not to come forward before 2017 unless the permission for development at Meadow View is not delivered



Land off Shotwood Close

12 dwellings with a mix of 2-, 3- and 4-bed properties

Not to come forward before 2017



4. Up to 50% of new dwellings shall be appropriate for older persons needs, so shall be built to Lifetime Homes standards and shall be either 1- or 2-bed properties.
5. New build affordable housing shall be prioritised for people with a proven local connection to Rolleston on Dove.
6. All proposals for new residential development of more than 10 dwellings shall provide an appropriate area or areas of public green open space within the development boundary. This space shall be located and designed so that it can practically be used by residents and other members of the public passing through the development.
7. All new residential development, or extensions to existing residential properties, should be restricted to a maximum of two storeys in height.
8. All new developments should seek, where possible, to be designed to the very highest standards of energy efficiency. New developments should incorporate the use of renewable energy technologies and other low energy systems compatible with the type of development in question. Any such technologies or systems that are highly visible will be resisted, particularly within the Conservation Area.
9. Minimum parking standards shall apply for all developments of more than one dwelling in order to ensure that there is sufficient off-road parking and on-street parking is therefore minimised.
10. All new residential properties will have either brick or rendered elevations and tiled roofs.
11. Where there is no provision for direct access to the rear of a new dwelling other than through the dwelling itself, a suitable store must be incorporated at the front of the dwelling so that wheelie bins for household refuse and recycling can be stored in a concealed position.
12. Development or redevelopment will be permitted only within the built-up area boundaries of Rolleston on Dove. In particular, there is a clear presumption against development which serves to reduce the green gap between Rolleston on Dove village and the settlements of Horninglow and Stretton.
13. Development on all or part of the following open spaces of community value will be strongly resisted:

The Croft (village green)	Jinny Nature Trail and route of the old railway
Brook Hollows	Section of land on west side of Knowles Hill
Plantation by the old swimming pool	Fiddlers Lane
Brookside	Jitties from Station Road to Meadow View
Twentylands Island/Beacon Drive/Open space on Shotwood Close	Cricket pitches
Orchard adjacent to the bottom of South Hill	The Old Dove
The College Playing Fields	

14. A community facility comprising, as a minimum, a main hall, small meeting room, office for the Parish Council and basic amenities, shall be provided when an appropriate site is identified. The cost of construction of the new facility and the land for this facility will principally be met through the pooling of developer contributions from new development in Rolleston on Dove parish.
15. New changing rooms serving the Craythorne Playing Fields sports pitches, new allotment space and the return of the College Field to an operational sports ground are sought in Rolleston. The provision of the new facilities will principally be met through the pooling of developer contributions from new development in Rolleston on Dove parish.
16. Replacement bus shelters with real time passenger information, speed reduction measures on Knowles Hill and additional parking outside the shopping area are sought in Rolleston.