

**Rolleston on Dove’s Neighbourhood Plan**

**Appendices**

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# 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 over 14 months of their time on a voluntary basis, attending meetings, leading consultations with villagers, collating data, report writing and delivering newsletters.

The Neighbourhood Development Plan Group comprising:-

Shaun Adams, Simon Anderson, Andrew Bailey, Peter Barnett, Bryan Chinn, Lisa Claber, Ron Clarke, Barry Edwards, Roger Davies, Roger Gawthorpe, Helen Greener, Michelle Holmes, Kate Perry, Theresa Shaw, Martina Thorp, John Underhill & John Morris (Chairman), Heidi Light (Secretary).

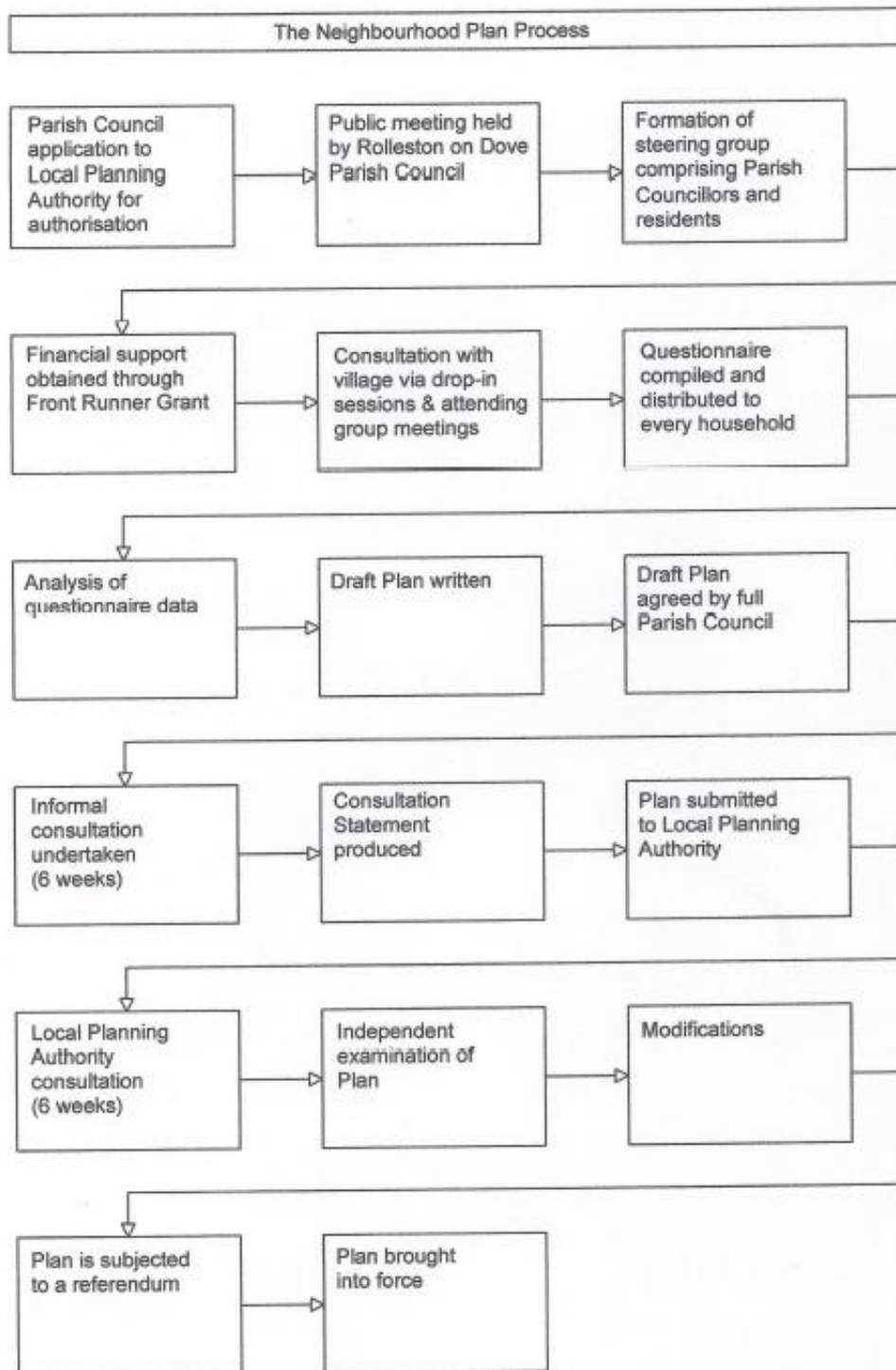
The group wish to acknowledge the professional assistance of Rolleston on Dove Parish Council, Borough Councillor Beryl Toon, Clive Baker, Richard Bush, Officers of East Staffordshire Borough Council, Planning Aid, Department of Communities and Local Government, Chris Bowden, Director, Navigus Planning, Rolleston on Dove Village Design Statement and Rolleston on Dove Conservation Area documents, all of whom have helped pull the plan together.

With thanks to The Spread Eagle Inn, Rolleston Club and St Marys 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!

## APPENDIX 1

### 1) The Consultation Process For Developing The Neighbourhood Plan

#### 1.1 The Neighbourhood Plan Process



## **1.2 Consultation With The Village & Project Timetable**

The Neighbourhood Plan Steering Group felt community engagement was essential for drafting a Neighbourhood Plan that reflected the village's interests and to shape its future. Community involvement was actively encouraged incorporating the reality that there will be some level of development in the village in the years to come.

All events held and newsletter updates were developed in order to allow an opportunity for all villagers to actively input in the Neighbourhood Plan.

Please find the documents shared with the village in section 4.

## Project Timetable:

# Rolleston on Dove Neighbourhood Development Plan - Project Plan

**To be completed by:** Rolleston on Dove Neighbourhood Development Plan Steering Group & Parish Council (where applicable)  
**Deadline:** Summer 2013

Phase 1			
% done	Phase	Due By	Notes
100%	Apply to ESBS to be recognised body to undertake a NHD plan	1-Nov-11	Confirmed in writing Nov 2011, Interest to undertake a plan express to ESBC March 2011
100%	Newsletter to all houses in village	1-Sep-11	Newsletter sent to all houses advising of public meeting. Notices place in n.boards, website, facebook page,
100%	Open meeting with Village	1-Oct-11	200 + attendees - meeting moved to St Marys Church to accommodate
100%	Form NHD Steering Group	1-Oct-11	First meeting held, chairman elected, terms of reference accepted, secretary appointed
100%	Presentation by Navigus Planning to NHD Group	1-Nov-11	Complete
100%	Apply via ESBC for Front Runners Grant	1-Nov-11	Made ESBC aware of funding during an Alliance meeting in August 2011. Formal application submitted Nov 11
100%	Newsletter to all houses in village	1-Dec-11	Hand delivered.
100%	Meeting with Navigus Planning	1-Jan-12	Presentation to NHD plan group.
100%	Meet with developer re College Playing Fields	1-Jan-12	Developer asked to with hold application on grounds of prematurity
100%	Meet with developer re Meadow View	1-Jan-12	Developer asked to with hold application on grounds of prematurity
100%	Publicity/consultation with villagers	1-Jan-12	Consultation held outside Starbucks News x 2, Old Grammar School Rooms x 1, Church x 1
100%	Publicity/consultation with villagers	1-Jan-12	Presentations to Rolleston WI, Doveside WI, Village Liaison Committee, Church Coffee morning,
100%	Newsletter to all houses in village	1-Feb-12	Hand delivered
100%	Newsletter to all houses in village	1-Apr-12	Hand delivered
100%	Meeting of Front Runners with ESBC	1-May-12	Attended by Barry Edwards, Heidi Light
100%	Questionnaire sent to all homes	1-May-12	Hand delivered
100%	Apply to ESBC for designation order	1-May-12	Formally Submitted letter to ESBC
100%	Meeting with Navigus Planning	1-Jun-12	Barry Edwards, John Morris followed by presentation to the NHD group.
100%	Meeting with ESBC	1-Jun-12	Glenn Jones, attended by Michelle Holmes, Barry Edwards, John Morris
100%	Collate results of questionnaires	1-Jul-12	John Morris / Heidi Light
100%	Newsletter to all houses in village	1-Jul-12	Hand delivered to all residents advising of consultation dates
100%	Replacement secretary to be appointed	1-Aug-12	Heidi Light, Clerk to the Parish Council appointed.
100%	Identify potential development Sites	Aug-12	Sites identified and pro forma's completed using the SHLAA pro forma
100%	Public Consultation re development Sites	Aug/Sep 12	Notices placed in notice boards, website, facebook page.
100%	Compile Results of public consultation re development sites	1-Sep-12	Complete, land adjacent to Shotwood Close identified as two preferred sites, circa 40 houses, Apple Acres identified as 3rd preferred site, circa 15 dwellings (as identified in SHLAA).
100%	Attend "Are you fit for Neighbourhood Plan" workshop	1-Sep-12	Attended by Barry Edwards, Chairman, RODPC
100%	Respond to ESBC Local Plan Preferred Options	1-Sep-12	Challenge Strategic allocation
100%	Meet with other ESBC Front Runners	1-Oct-12	Attended by Anton Draper, DCLG. Barry Edwards, John Morris, Heidi Light
100%	Meet with Trent & Dove Housing	1-Oct-12	Attended by PC and NHD group, suggested 9 affordable houses required for Rolleston
100%	Meet with landowner - Craythorne Rd	1-Oct-12	Attended by PC and NHD group. Proposals heard for 4 "Aspirational houses on site"
100%	Meadow View planning app to be determined?	1-Nov-12	Fundamental to plan
100%	Confirm with landowners intention to develop	1-Nov-12	Apple Acres Fundamental to plan
100%	College Playing Fields planning application to be determined?	Jan 2013	"Strategic Allocation" - Planning Application to be determined. Allocation undermines the Village's right to determine where development should take place.
100%	Meeting of NHD Steering Group	Ongoing	Meetings Ongoing - NHD Steering Group have met on 25 occasions from Nov 2011 to Nov 2012 inclusive.

Phase 2			
% done	Phase	Due By	Notes
100%	Navigus Planning to compile Draft	1-Nov-12	First Draft received
100%	Group to meet to review first draft	1-Nov-12	Meeting took place 8.11.12. Barry Edwards, John Morris, Michelle Holmes, Heidi Light
100%	Amendments to be forwarded to Navigus Planning	1-Nov-12	Both verbally and submitted in writing
0%	Plans Required, vision, challenges, protected green areas statements to be made, Photographs to be forwarded	1-Nov-12	Heidi Light, Barry Edwards, John Morris, Michelle Holmes
0%	Present Draft NHD Plan to group for approval	1-Nov-12	Meeting scheduled for Monday 26th November
0%	Present Draft NHD plan to Parish Council	1-Jan-13	
0%	Newsletter to all homes	1-Feb-13	
0%	Consult on Draft Plan	1-Jan-13	
0%	Submit Statement and Plan to ESBC	1-Jan-13	
0%	Agree examination process with ESBC		
0%	Appoint independent examiner		
0%	Agree date of examination		
0%	Receive examiners Report		
0%	Plan for any further changes		
0%	Referendum: Agree date and process with ESBC		
0%	Prepare for Referendum		
0%	Referendum takes place		
0%	Implementation of Plan		

## **APPENDIX 2**

### **2) The Questionnaire**

The questionnaire was written and produced by the Neighbourhood Plan Steering Group. It was devised with the help of the comments gathered during the focus group discussions / street interviews around the village, drop in sessions and visits to village groups & organisations.

The questionnaire was distributed by the Neighbourhood Plan Steering Group to every home within the village. Additional copies were located in Starbucks newsagents.

Space for comments throughout the questionnaire was provided in order to enable villagers to express their views thoroughly.



# Rolleston's Neighbourhood Plan

## Questionnaire

Have your say about the future of our lovely village



*here's how you can do it....*

## **Rolleston on Dove** *needs a Neighbourhood Development Plan which will summarise the views of the local community in terms of:*

**Development** – how much housing, offices, factories, shops, leisure facilities are required.

**Infrastructure** – green open spaces, play facilities, surgeries, schools, etc.

All development within our local area should meet the needs of the present without compromising the ability of future generations to meet their own needs.

The Government passed the Localism Bill in November 2011. It means that approved Neighbourhood Development Plans are protected by law and have to be taken into consideration when future development is proposed.

East Staffordshire Borough Council believe they have a requirement to build an additional 13,000 dwellings and some of this will have to be absorbed into our village. Any Neighbourhood Plan would need to take into account the housing need within the Borough.

Help us to get the most out of the life we enjoy in Rolleston on Dove:

***What matters most to you in what we have here?***

***What aspects of our community need our support and protection?***

***What changes do you want to see?***

***What needs to be brought in or developed?***

Please fill in this questionnaire. It has been devised with the help of the comments already gathered during the Focus Group discussions/street interviews around the village. The questionnaire is anonymous and will be used to understand what the community opinion as a whole is. This then provides the basis for the Draft Plan as a reflection of the consensus views of the residents.

The questionnaire has been produced by volunteers of the Parish Council's Neighbourhood Plan Steering Group and has been distributed as economically as possible.

If you need any more space for comments and or suggestions please include these on a separate sheet of paper.

**Please help maximise its potential by using it to express YOUR views.**

Further copies, if required, can be obtained from Starbuck's Newsagent

Please post your questionnaire by **4th of May** in the freepost envelope provided, or return to Starbuck's newsagent.

If you would like any assistance with completing this questionnaire, please contact Martina Thorp on 07970447553 or nprolleston@gmail.com.

*Thank you for your support.*

### **Section One – Village Statement**

1	Which of the following describe the essential characteristics of Rolleston? <i>(Please tick)</i>	Not important				Highly important
		1	2	3	4	5
	Conservation area and its listed buildings					
	Brook Hollows and the Alderbrook flow through the village					
	Deep inlets of country reaching close to the centre					
	Open/green spaces inside the village,					
	Tafflands/Craythorne/The Croft					
	Working farms surrounding village					
	Separation from other surrounding villages by fields, countryside					
	Overall balance of population and facilities					
	Varied building styles throughout the village					

2 What do you enjoy/love about living in Rolleston? *(Please tick)*

	Not important 1	2	3	4	Highly important 5
Village identity/ feeling part of a community					
Village activities/community groups					
Quiet village					
Easy access to the country side					
Familiar service in local shops and businesses					
Rural atmosphere					

Comments, if any *(please write in)* .....

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## Section Two – Housing

1 What do you think about the amount of housing currently available in Rolleston on Dove?  
*(Please tick)*

Need a lot more	
Need a few more	
About right	
Too many already	



2 What do you think about the current composition of housing in Rolleston on Dove?  
*(Please tick)*

	Need a lot more	Need a few more	About right	Too many already
a Flats				
b Bungalows				
c Low cost/affordable/starter homes				
d Family housing				
e Luxury housing				
f Rented accommodation				
g Sheltered housing				
h Retirement housing/apartments				
i Care home				
j Eco friendly housing				
k Two-storey houses				
l Three-storey houses				
m Social housing				

Comments, if any *(please write in)* .....

.....

.....

## Section Three – Building Development

- 1 In your opinion how many new homes should be built in the village in the next 15 years?  
(Please tick)

0-25	26-50	51-75	76-100	101-150	151-200	200+

- 2 In your opinion where would you like to see any new development taking place?

Please indicate and/or describe on the map (Map 1 overleaf) the location and the maximum number of houses you think would be suitable there, bearing in mind the implications such development would have on the overall village.

Also, sites have been suggested to ESBC, by developers or landowners, as being suitable for development. These sites are marked brown on the map and numbered. What are your views about the suitability of these sites.

Please tick the boxes below.

Site name	Not suitable at all 1	2	3	4	Highly suitable 5
1 Field adjoining Craythorne Lane					
2 Field adjoining Craythorne Lane					
3 Land at the back of Meadow View (Hallam land)					
4 Former College Playing Fields					
5 Fields at back of Walford Rd between College Playing Fields and Jinny Trail					
6 Golf Club Area					
7 Rosemary Cottage to Harehedge lane, Tutbury Road					
8 Other locations					

If you answered 'Not suitable' to any of the locations above, please give reasons why you believe this to be the case.

- 3 Bearing in mind that some development will have to take place, are there any areas in the Rolleston Parish which you think are important to be protected as a green space? Please indicate on Map 2 below which areas and any comments as to why you think this area should be preserved).

Comments, if any (please write in)



4 If additional housing was to be built, what would you prefer? *(Please tick)*

	Not important 1	2	3	4	Highly important 5
One large estate					
A number of smaller developments					
Individual released plots					
Garden infill development					

5 What style of housing would you like to see included in any new housing developments?

Style	Not suitable at all 1	2	3	4	Highly suitable 5
Single storey					
Two-storey					
Three-storey					
Flats /apartments					
Period style					
Modern style					
Smaller style houses					
Smaller gardens					
Larger gardens					

Comments, if any *(please write in)*

## Section Four - Village Facilities

1 How important to you, individually or as a family, are the following village facilities?  
*(Please tick)*

	Not at all important 1	2	3	4	Highly important 5
a Brook Hollows (the lake)					
b The Jinny Trail					
c Tafflands (Craythorne) play equipment					
d Craythorne Woods					
e Football pitches					
f Elizabeth Avenue play equipment					
g Meadow View play equipment					
h Westbury Estate play equipment					
i Cricket pitch					
j The Alder brook (with the ducks)					
k The Croft (village green)					
l Public footpaths/bridleways					
m Allotments					
n Local shops					

Map 1







Map 2







2 Which of the following amenities do you use? (Please tick)

	Never	Rarely	Sometimes	Often
a Post Office				
b Starbucks (newsagents)				
c Co-Op				
d Hairdressers				
e Florist Gate (Florist)				
f Garage services				
g Public Houses				
h Butchers				
i John of Rolleston Primary School				
j Churches/place of worship				
k Cemetery				
l Kindergarten/Preschool				
m Village groups & associations				
n Craythorne Farm shop				

3 Bearing in mind the implications of potential new buildings, parking, traffic etc, which of the the following shops, services and amenities would you like to see in the village? (Please tick)

	No	No preference	Yes
a Greengrocers			
b More restaurants/cafes			
c DIY shop			
d Pharmacy			
e Doctors surgery			
f Dental practice			
g Opticians			
i Takeaway restaurant			
j Day nursery for working parents			
k More Recycling facilities			
l Sports facilities			
m Youth centre			
n Learning centre for training courses			
o High speed internet access			
q Additional allotment plots			
r Community centre/village hall			
s Small businesses			
t Farmland with working farms			

Comments, if any (please write in) .....

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.....

.....

## Section Five - Education \_\_\_\_\_

How well do you think the village is served with educational facilities? (Please tick)

	Don't know	Poor	Satisfactory	Good	Very good
<b>Pre-school</b>					
a Play groups					
b Day Nursery provision / child minding					
c Parent & toddler groups					
d Nursery places					
<b>Primary school</b>					
e Child places available					
f Breakfast clubs					
g After school clubs					
h Holiday clubs					
<b>Adult learning</b>					
i General opportunities					

Comments, if any (please write in).....

## Section Six – Transport \_\_\_\_\_

**In your opinion are any changes needed with regards to the following transport issues?**  
(Please tick)

(Please tick)		No change needed 1	2	3	4	Change needed 5
a	Speed of vehicles through Rolleston					
b	Bus services					
c	Parking in Rolleston					
d	Road maintenance					
e	Cycle paths					
f	Footpaths					
g	Speed humps/traffic calming					
h	HGV traffic					

Suggestions for change needed. (please write in).....



## Section Seven - Your Concerns

1 To what extent do any of the following cause you direct concern within the village?  
(Please tick)

	Not important at all 1	2	3	4	Highly important 5
a Burglary					
b Vandalism					
c Car crime					
d Anti-social behaviour					
e Litter					
f Fly tipping					
g Dog fouling					
h Noise pollution					
i Air pollution					
j Urban sprawl					

Comments, if any (please write in)

## Section Eight – Businesses

1 Do you operate a business from the village? *If so, what is it?*

2 Is there any support the village could provide to you and your business?

## Section Nine – Demographics (optional section)

We would very much appreciate it if you could complete the following demographic questions. This information will demonstrate that we have gained the views of a cross section of the population, but rest assured it will not be used as part of the decision making process for the Village Plan.

1 What is your postcode?

D E 1 3

2 To which age group do you belong?

Under 20	20 – 29	30 – 39	40 – 49	50 – 59	60 – 69	70+

3 What is your gender?

MALE

FEMALE

## 2.2) Analysis of the Questionnaires

For reasons of transparency the full analysis has been provided in this section. Although critics might feel that this has resulted in a lengthy and substantial results section, the Neighbourhood Plan Steering Group feel that it instead represents thoroughly the 'voice' of Rolleston on Dove. It demonstrates clearly what the villagers feel about the location they choose to live in.

This section represents the summary of views expressed by villagers who completed and returned their questionnaire. The summary represents the total view of the village with regards to future development plans for Rolleston on Dove in a quantitative and qualitative manner.

The questionnaire responses have been quantified in terms of percentages. These are the percentages of respondents holding a particular view based on the total number of people responding to that actual question. This is used in preference to the total number of questionnaires returned or the total number of people who have responded to the questionnaires as a whole. The reasons for this are because 1) in a minority of cases not everyone has answered each question; 2) in a number of cases questionnaires were completed on behalf of a household with the number of residents given.

For the majority of questions, the results are shown in graphical form as it allows more of the data to be included in a visual format and it indicates trends more easily.

In addition to 'ticking the boxes', villagers were invited to give their comments throughout the questionnaires and this has provided quantitative data. These comments have been analysed and discussed within each section.

### Key questionnaire statistics:-

Number of questionnaires distributed = 1,450

Number of completed questionnaires returned = 562

% of questionnaires returned = 39%

## 1 Village Statement

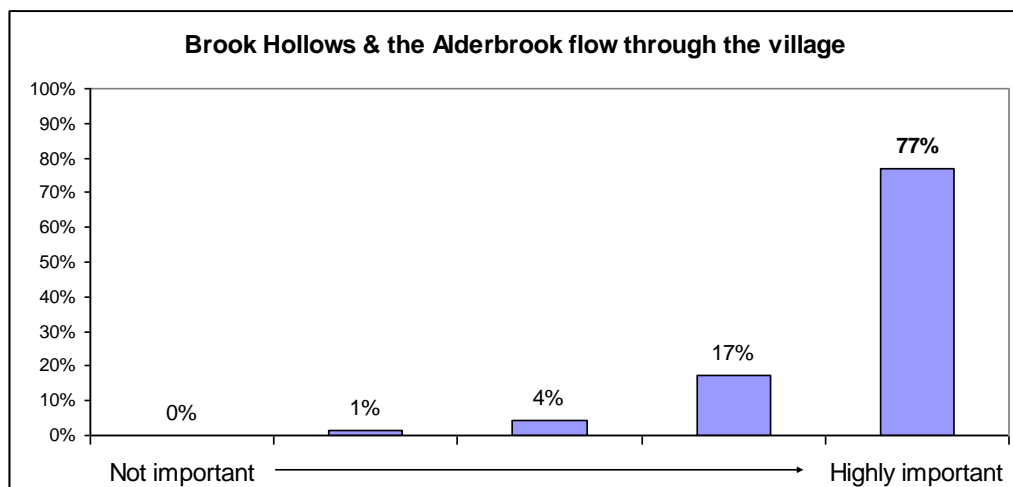
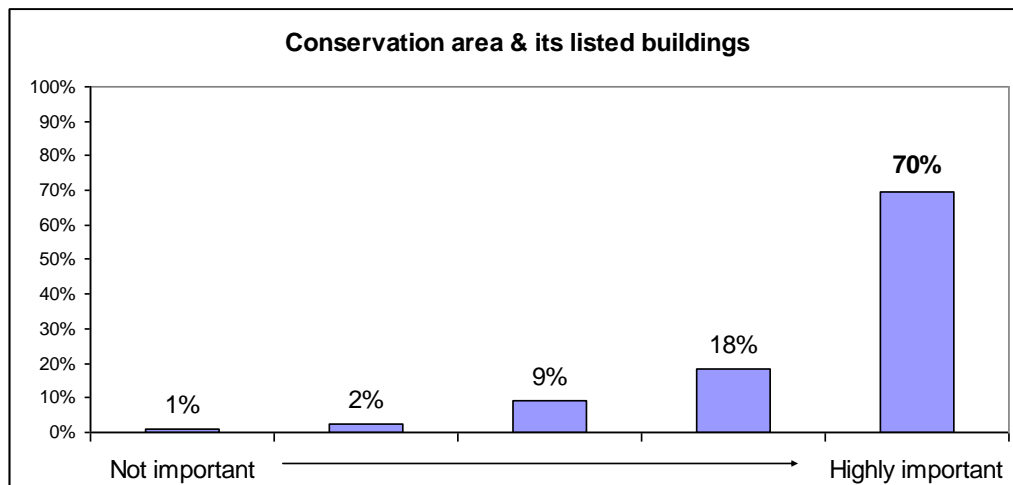
During the street interviews and group meetings, residents were very keen to point out the features of Rolleston on Dove that meant a lot to them. These questions were included to allow them the opportunity to say what they were.

### ***Q1.1 Which of the following describe the essential characteristics of Rolleston on Dove?***

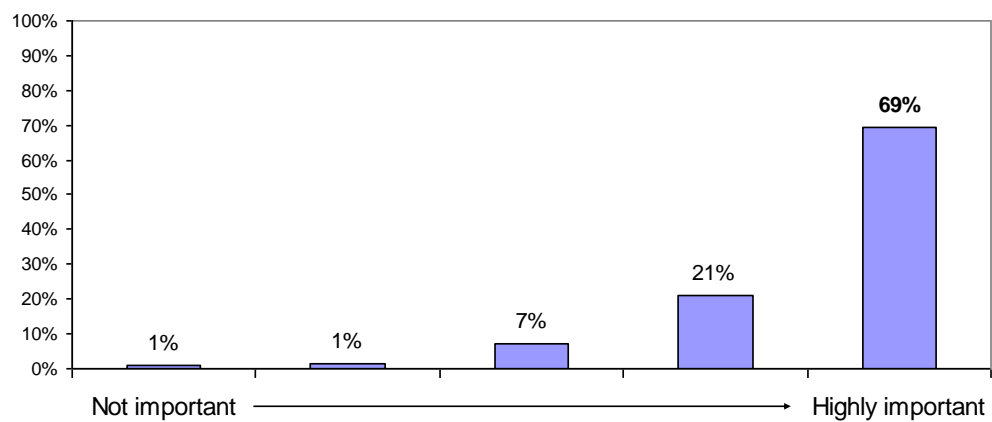
#### Introduction

The results from this question are shown in the following graphs for each of the nine characteristics listed in the questionnaire. The nine characteristic features are those which were quoted most regularly by villagers participating in the focus group meetings and street interviews.

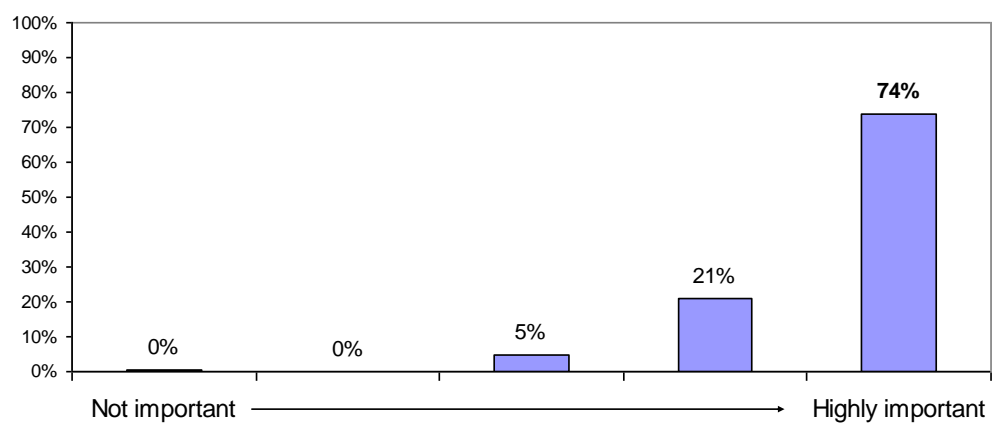
#### Results



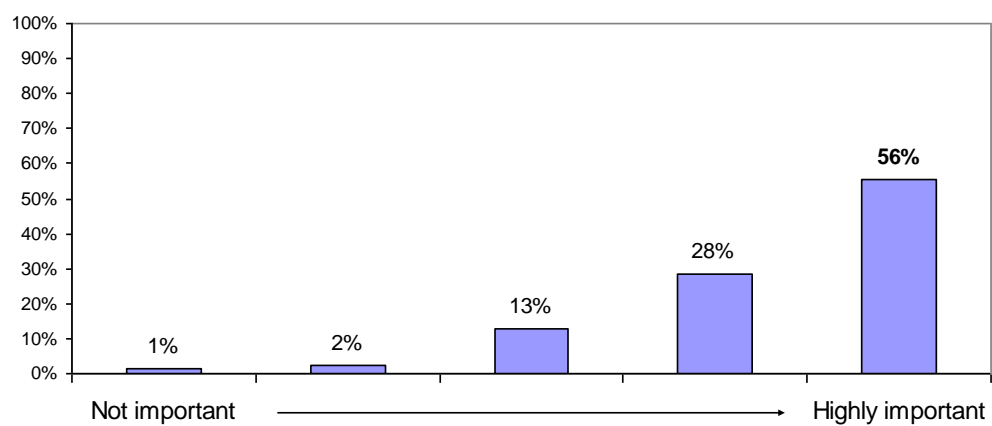
**Deep inlets of country reaching close to the centre**



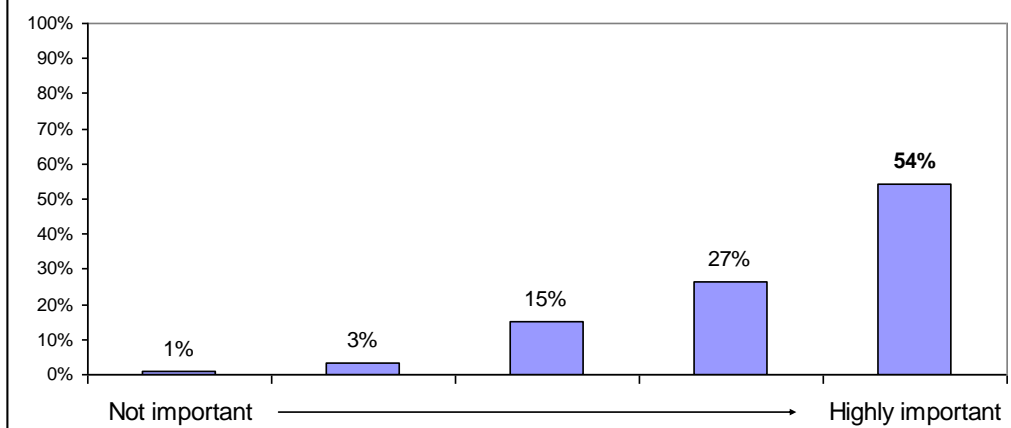
**Open / green spaces inside the village**



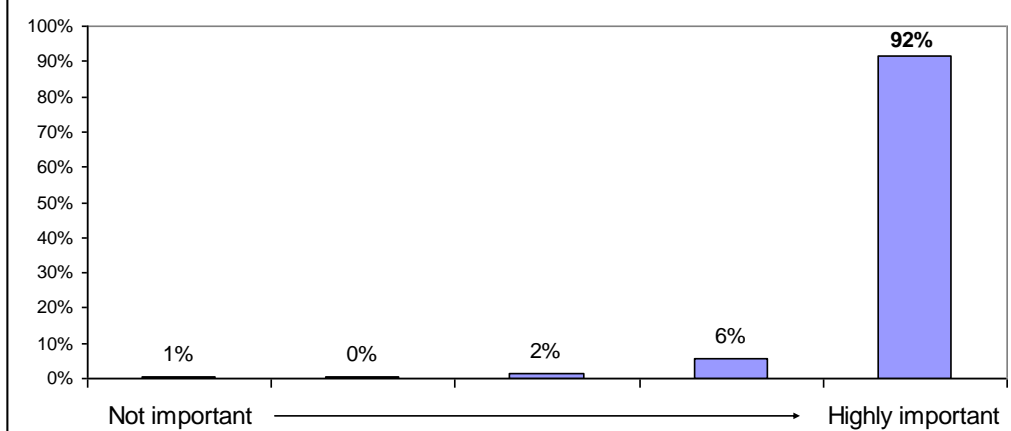
**Tafflands / Craythorne / The Croft**



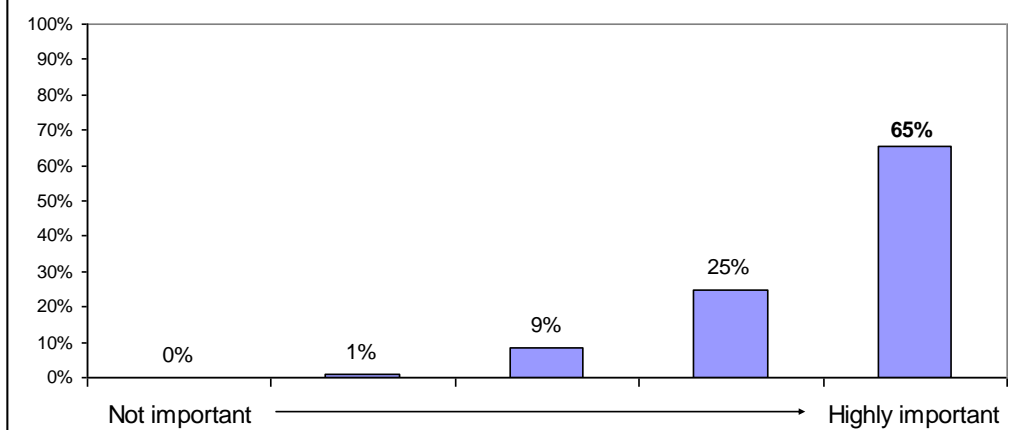
**Working farms surrounding village**



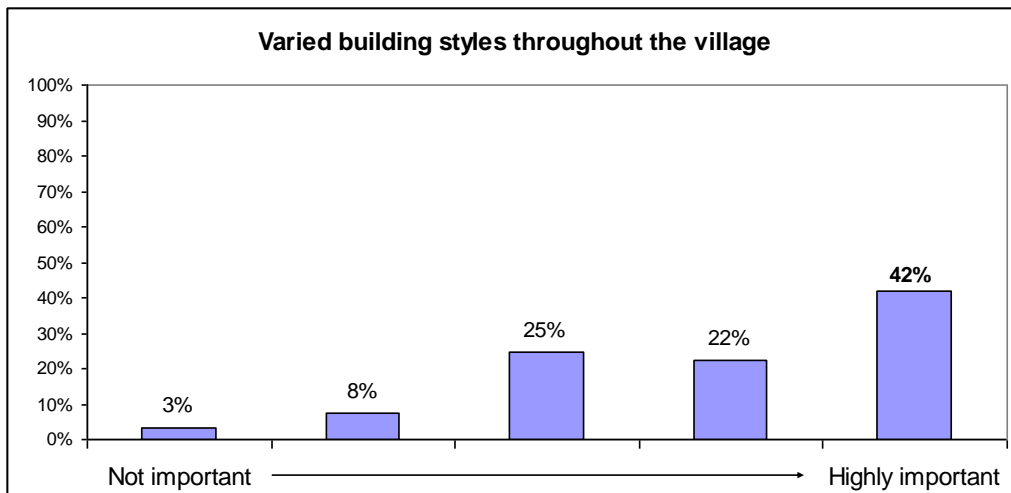
**Separation from other surrounding villages by fields, countryside**



**Overall balance of population and facilities**







### Analysis

Top 3 responses from villagers were:

1. 92% believe it is 'highly important' for there to be separation from Rolleston on Dove from surrounding villages by fields and countryside.
2. 77% believe it is 'highly important' to have Brook Hollows & the Alder Brook [lake & stream] flowing through the village.
3. 74% believe it is 'highly important' to have open and green spaces inside the village.

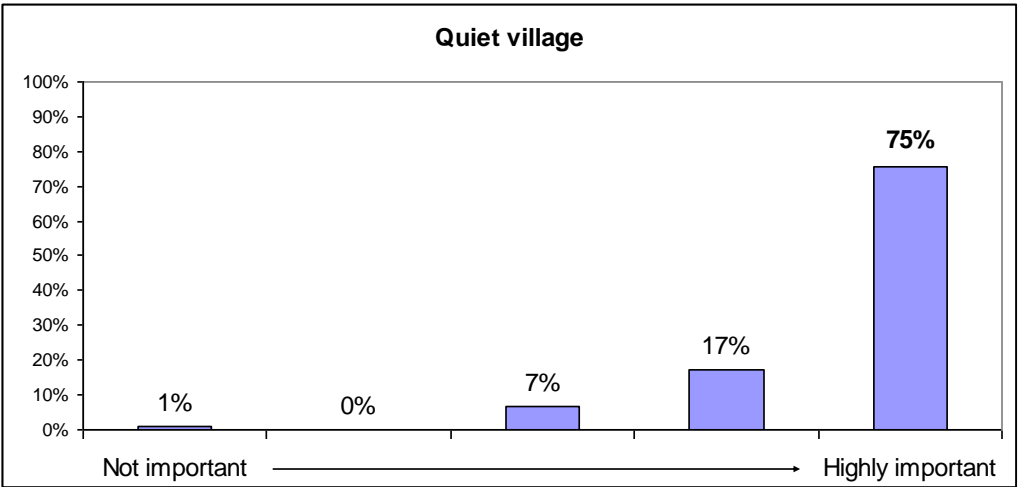
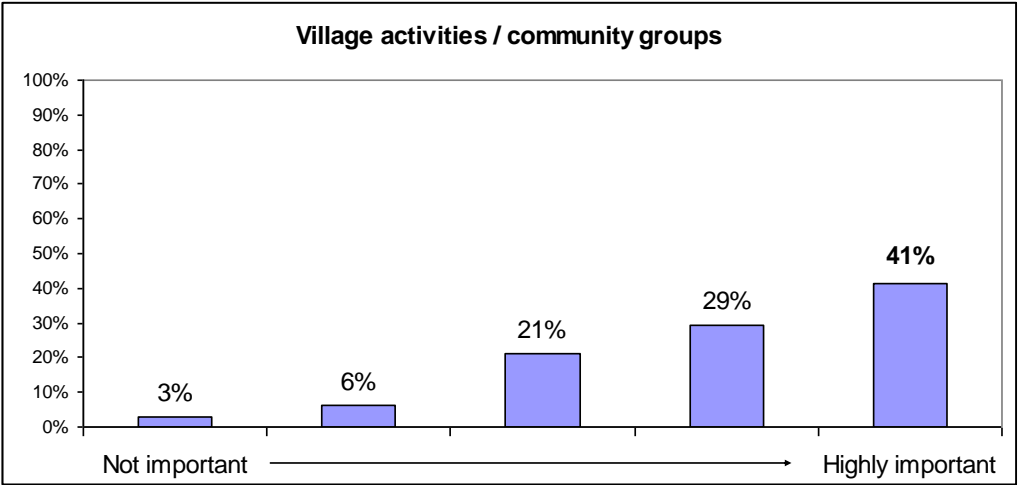
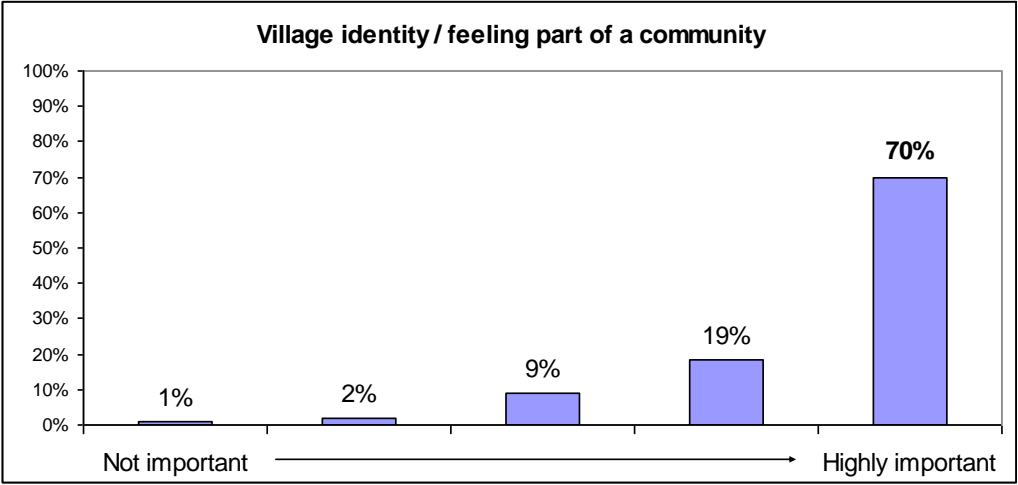
For each of the nine village characteristics, villagers rated between 42% and 92% as 'highly important'. This demonstrates that villagers feel a strong bond to the current attributes of Rolleston on Dove. It is worth noting that 65% of villagers believe the overall balance of Rolleston on Dove's population and facilities is critical for maintaining the village's valued characteristics and therefore this should be at the forefront of any Planner's mind when contemplating future development within the village.

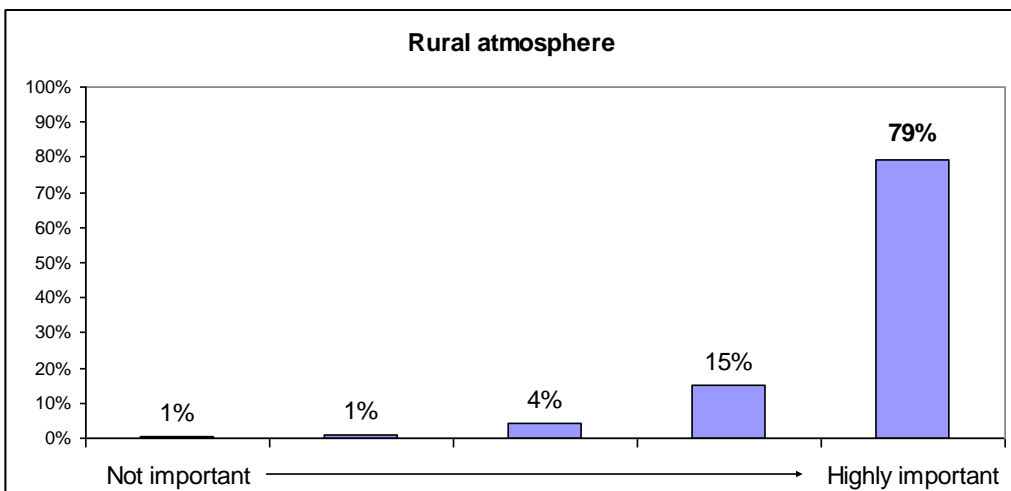
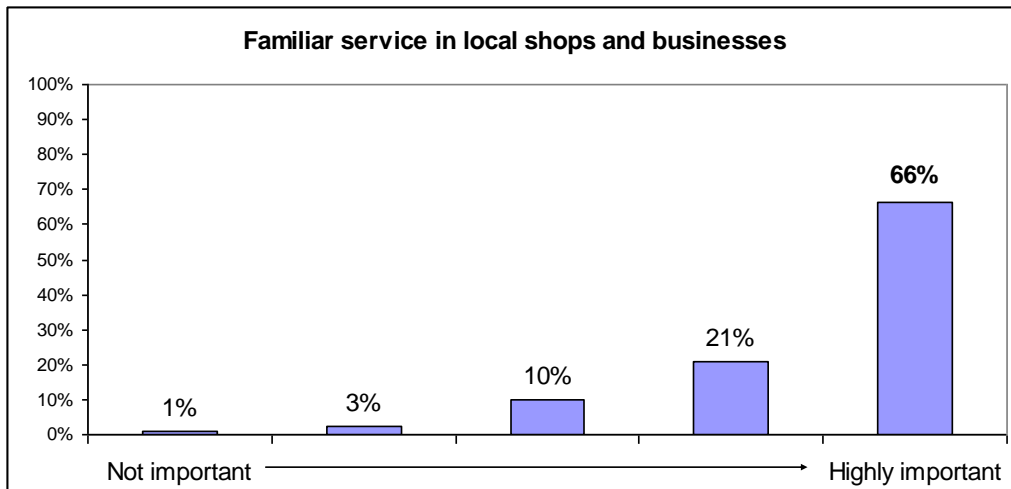
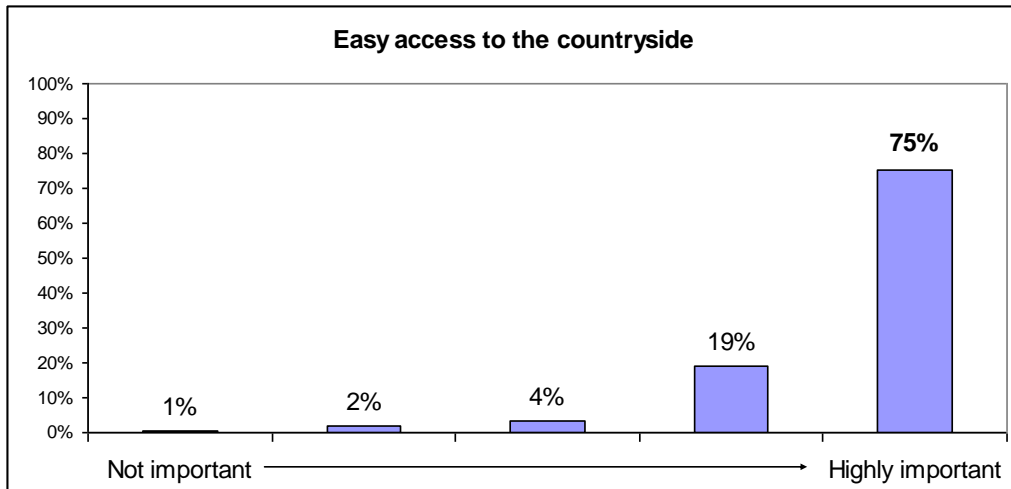
### ***Q1.2 What do you enjoy / love about living in Rolleston on Dove?***

#### Introduction

The results refer to the six features listed in the questionnaire. Again, these features were derived from those quoted most regularly by villagers participating in the focus group meetings and street interviews.

Results





### Analysis

Top 3 responses from villagers were:

1. 79% believe a rural atmosphere is 'highly important'.
2. 75% believe it is 'highly important' to have a quiet village.
3. 75% believe easy access to the countryside is 'highly important'.

The key features that are important to villagers are associated with a rural environment. A quiet rural village with easy access to countryside is crucial to the vast majority of villagers. Therefore development on green fields within and surrounding the village boundary should not be approved.

### Village Comments

The following comments were submitted by villagers in their completed questionnaires. The Neighbourhood Planning Steering Group feel that this qualitative data forms a critical element of the Plan and should therefore be noted by planning experts when considering future development within Rolleston on Dove and the surrounding areas.

- “I enjoy being able to walk out of my 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 our lovely village”.
- “Rolleston is a pretty village - I feel happy and proud to tell people I live here”.

In addition, there were strong comments received regarding the detrimental and negative development of surrounding villages. It is worth noting these comments as villagers would strongly oppose development plans submitted that would result in a similar outcome (either individually or collectively) for Rolleston on Dove.

- “I was brought up in Stretton. This village was completely ruined by building vast estates. I don’t wish to see the same in Rolleston”.
- “Rolleston currently has a great community feel, which will be erased if the village expands too much. Don’t want to end up like Hilton, a sprawling mass of drab new housing estates”.

## **2 Housing**

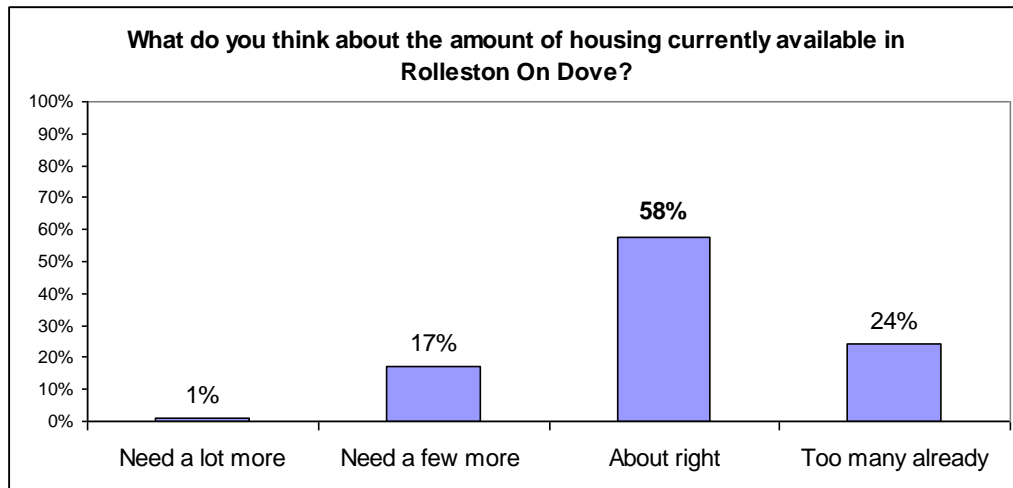
The questions within this Section (Section 2) of the Questionnaire are examining villagers views of existing housing in Rolleston on Dove. It also allows some cross-check with the results of Section 3 of the Questionnaire, which deals with future housing requirements, to see whether similar concerns are reflected.

### ***Q2.1 What do you think about the amount of housing currently available in Rolleston on Dove?***

#### Introduction

This question asks about the present housing availability and would expect to be compatible with the views expressed in Section 3 (3 Building Development).

## Results



## Analysis

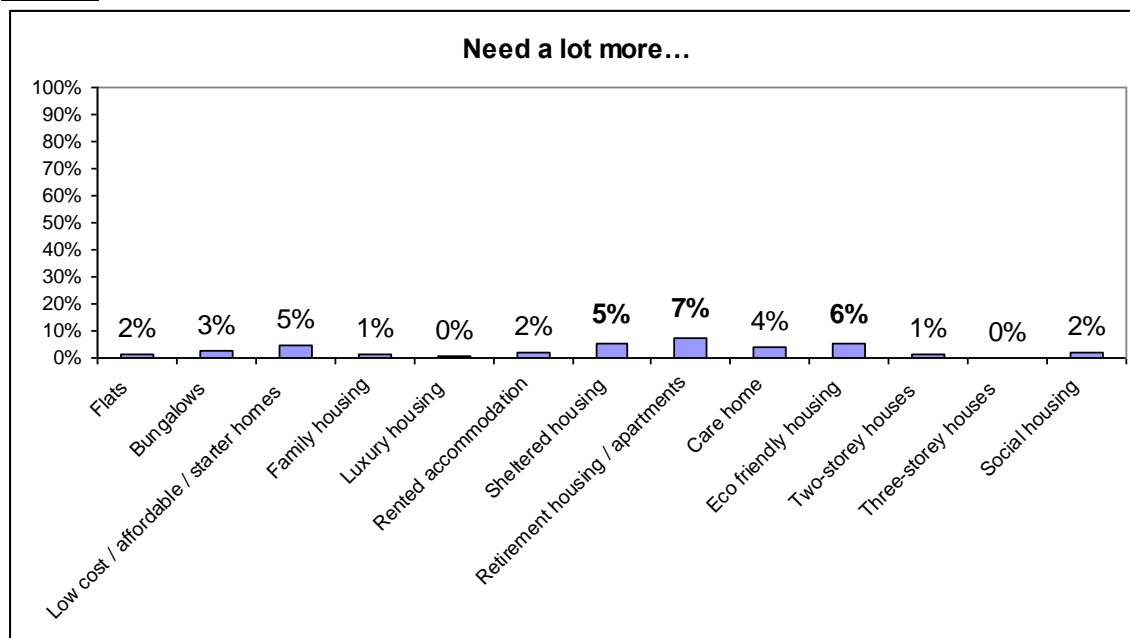
The majority of villagers (58%) believe that Rolleston on Dove's amount of available housing is 'about right'. Almost a quarter of villagers (24%) believe that there is too much housing already. Whilst just 1% of villagers believe there needs to be a lot more housing.

### ***Q2.2 What do you think about the current composition of housing in Rolleston on Dove?***

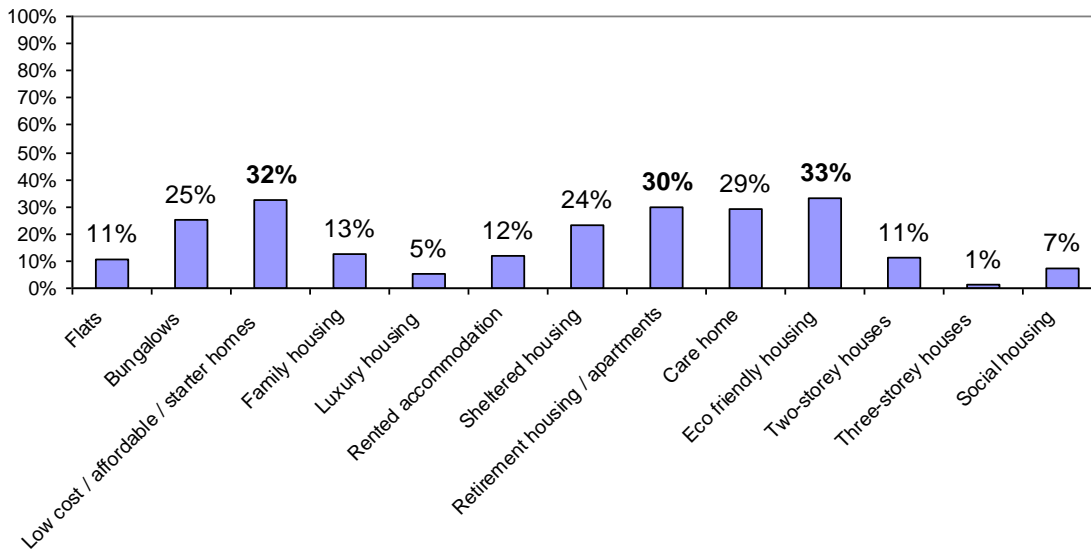
## Introduction

This question examines the views of people regarding types of housing, their use and the styling of the existing housing stock. Strong views were expressed by some residents about the house and street styles, which had been introduced by developers in the past, for example, three-storey homes.

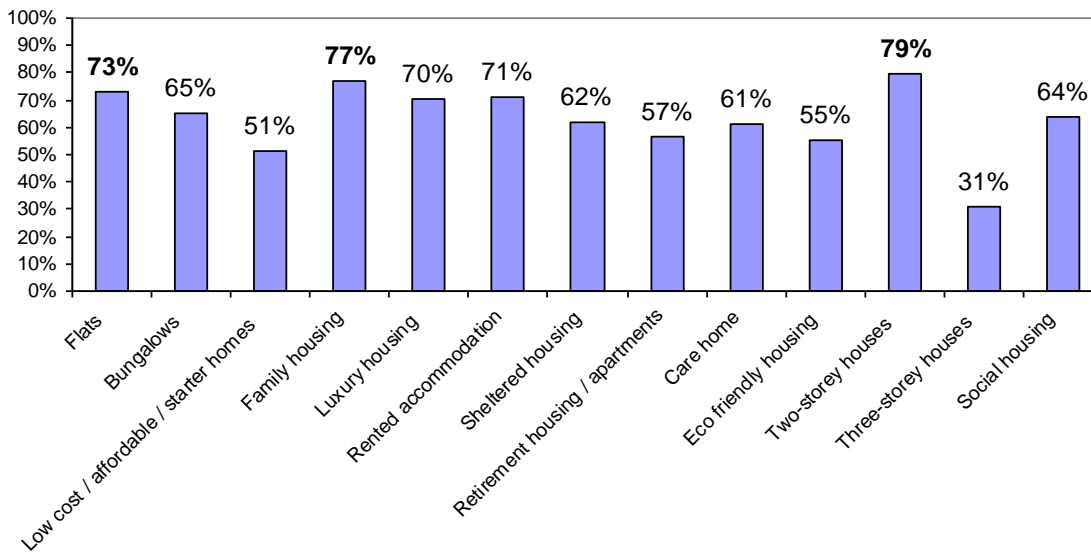
## Results

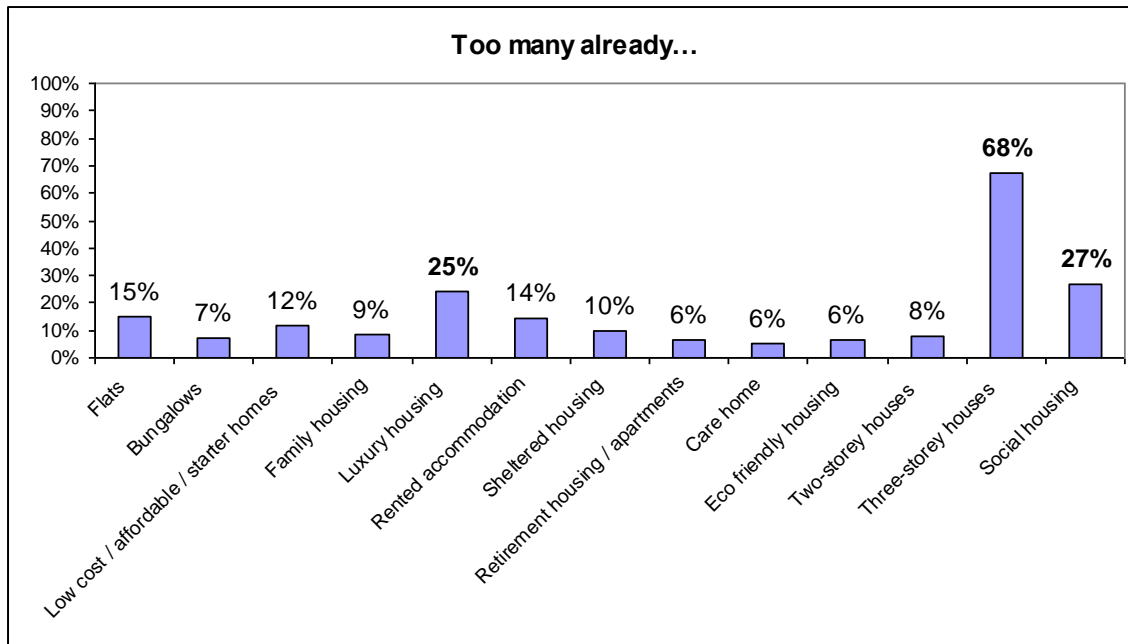


### Need a few more...



### About right...





## Analysis

Top 4 responses from villagers were:

1. *Need a lot more* ~ There is relatively little support in the village for 'needing a lot more' housing. Although more villagers expressed a need for retirement housing / apartments than for the other types of housing, this amounted to only 7%. Nevertheless, this suggests that there is a need for planners to positively consider where villagers will reside in the future as they age, otherwise they may be forced to move away from the area they know well and love.
2. *Need a few more* ~ 33% of the villagers feel that eco friendly housing is a requirement for the future. More energy efficient new housing and updating of current housing stock is viewed as being important by villagers.
3. *About right* ~ The majority of villagers in this question felt that the current housing composition of flats, two-storey and family housing within the village is 'about right'.
4. *Too many already* ~ A clear majority of villagers, 68%, answered this question by stating that they believe there are too many three-storey houses already in the village. The comments below also reflect the strength and breadth of feeling.

## Village Comments

This question received strong feeling from villagers, which can be categorised by the following comments:

The Westbury estate (a development built from 2002 on the old Forest Of Needwood School site). The majority of villagers opposed the size and style of the housing development during the planning application stage. The comments received regarding size, building style, layout and style of housing from the questionnaires, demonstrates the strength of negative feeling for the estate of 89 homes a decade on.

- "The estate opposite the Jinnie is a "LEGOLAND eyesore".

- “The recent building developments do not compliment the existing buildings and character of Rolleston. It is a concern that future development will make this worse”.
- “Recent developments upon the former college site have been poorly designed and inappropriate for the village, this has caused resentment for future similar inappropriate development, which would inevitably be on green field land. Therefore more appropriate well designed / sustainable developments, which encourage eco friendly development, would be more appropriate within the village”.
- “The new big 3 storey blocks that have been built do not sit in well with the style of the village”.
- “Luxury housing can’t be sold that’s already built. Rented tend to be neglected by tenants. Three storey looks totally out of character in a rural village as the Westbury estate does. This looks like the type of dwelling you would find in the suburbs of a city or town, especially Garrett Square”.
- “Affordable starter homes are needed however most (particularly on the Westbury estate) are bought by investors to rent out, which defeats the object of building them in the first place”.
- “The Westbury estate is everything that is wrong with modern housing. Too cramped together, insufficient off road parking and obscene three storey houses. Let us learn from these mistakes”.
- “House design is key to ensuring people feel part of the village. Modern large estates are not what villages are all about. Just because they work in urban areas does not mean we want them within our village. Poor size gardens, terrible parking, no driveways etc. This is not like the older parts of the village at all”.

There were a large number of comments received regarding the need for housing provision for the older members of the village.

- “We have lots of older people in Rolleston who need retirement housing but very little is on offer, more should be done they have done there bit”.
- “Need privately owned retirement flats like Crystal Court in Tutbury”.
- “There is currently no provision for older people needing care or wishing for smaller retirement homes”.
- “We are building a bungalow which we have had numerous enquiries about. There is a clear demand from local people for disabled / aged friendly property”.
- “There are quite a lot of elderly people living in big houses so more retirement housing is needed”.

There were a small number of comments received regarding low cost / affordable / starter homes and social housing. There were positive and negative opinions provided.

- “Low cost housing being aimed at the children who have grown up in the village but will not be able to afford or find housing to allow them to remain in the village and raise their families. There are a lot of families that have grown up here but will be forced to move. Village life and history needs the generations to stay!”
- “More low cost starter homes would allow children who grow up in the village to stay here in their own homes when they grow up”.



- “Social housing needs to be in areas that will benefit those that live there, i.e. cheaper to live in [&] no need to have a car or to even have public transport for everyday life”.
- “There is sufficient social housing in the village already for its size”.
- “Rolleston has a middle class feel. I would not want to see the status of the village lowered by adding any more low cost / social housing”.

The following general comments were received regarding the current and future composition of housing for Rolleston on Dove.

#### Current composition ~

- “There are already a lot of unsold houses for sale in Rolleston. The village has already had huge development which has started to take away some of the characteristics of our village. A good mixed housing already exists within the village”.
- “You only need to look at Rightmove etc. to see that current housing levels are sufficient and the variety of housing available is varied and appropriate to the range of people wishing to move into or around Rolleston”.
- “Too many houses recently built are ‘executive homes’”.

#### Future composition ~

- “I am not in objection to eco housing so long as it does not look modern and out of place”.
- “We would seem to lack compassion if we objected to all housing proposals”.
- “A balance of housing to be added fulfilling the needs of a living village and 21st century issues, i.e. family homes with granny annexe, family homes for young people / couples / first time buyers”.

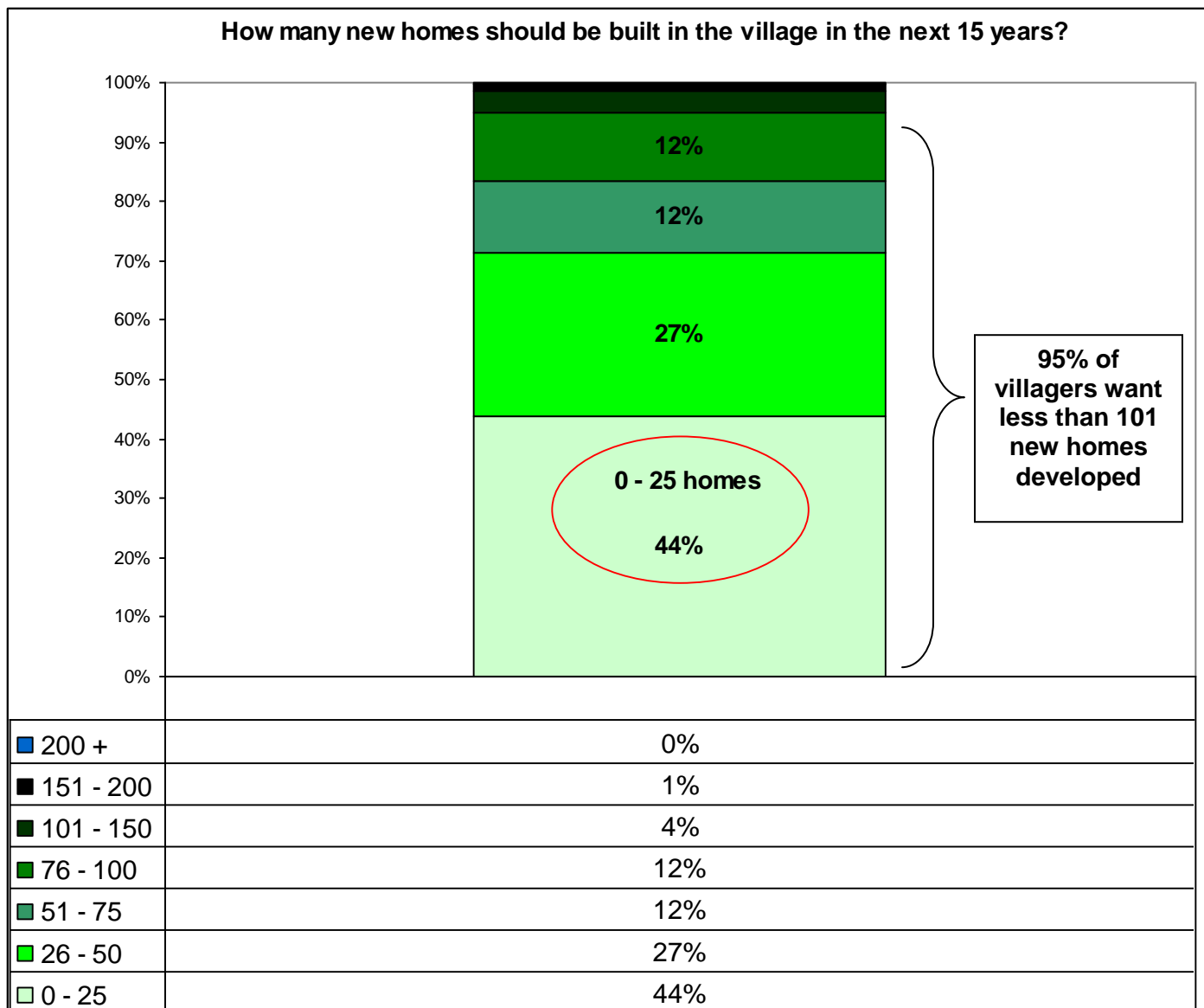
### 3 Building Development

The topic of new housing for the village, and the numbers, style and location of these developments was very clearly of the greatest concern to villagers participating in the focus group meetings and street interviews. The following questions attempted to seek out the detail of this feeling.

#### ***Q3.1 In your opinion how many new homes should be built in the village in the next 15 years?***

##### Introduction

This is really the ‘burning question’ currently in people’s minds. Many of the villagers were incensed by the apparently uncontrolled procedures for planning approval at present. As elsewhere, the responses to this question are given in terms of the percentage of respondents within each of the chosen ranges of house numbers.



### Analysis

The above data shows clearly that the vast majority of the villagers think there should be a relatively small number of new homes. **95% of villagers are in favour of less than 101 new homes in the next 15 years.**

Over half of the villagers, **71% would wish to see less than 51 new homes developed.**

In fact, **44% would like less than 26 new homes.**

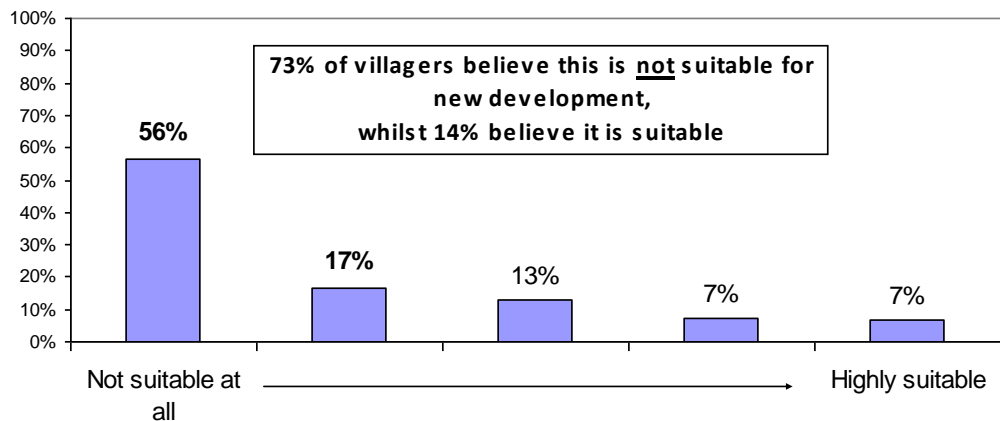
### **Q3.2 In your opinion where would you like to see any new development taking place?**

#### Introduction

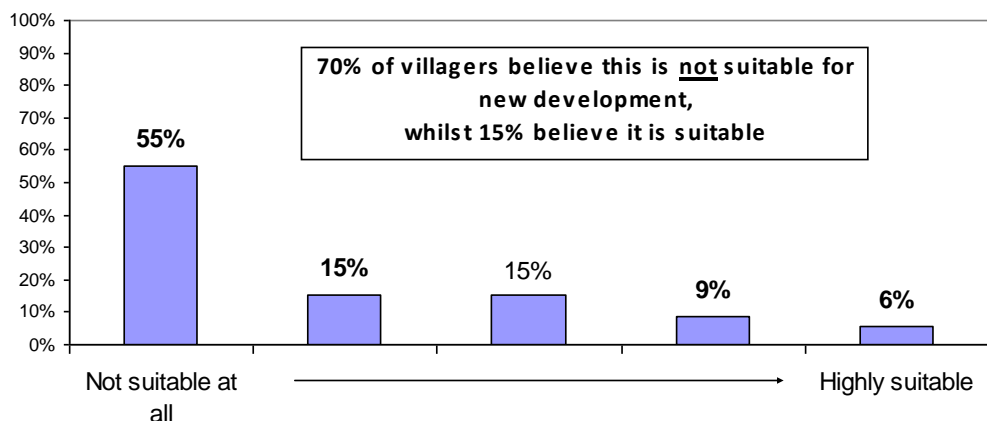
The named sites list provided within the questionnaire originated from ESBC, developers and landowners as being suitable for development within the SHLAA document. Villagers were asked their views upon the suitability of these sites.

## Results

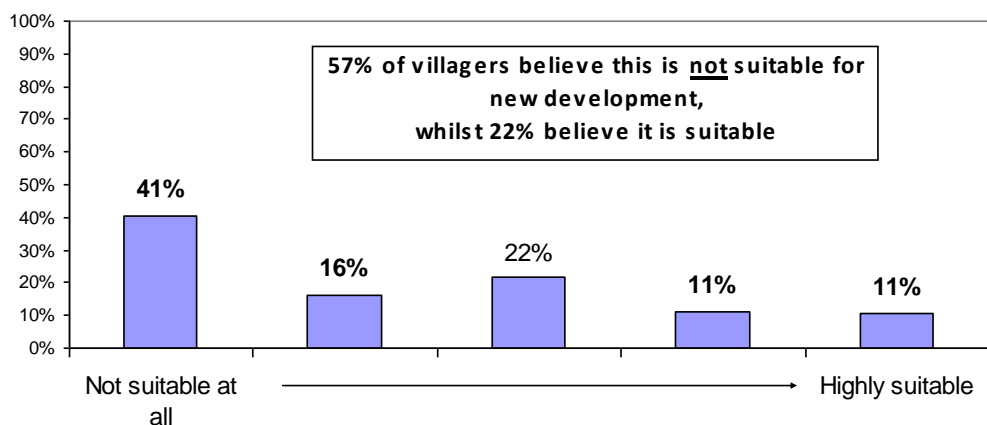
**Field adjoining Craythorne Lane (1)**



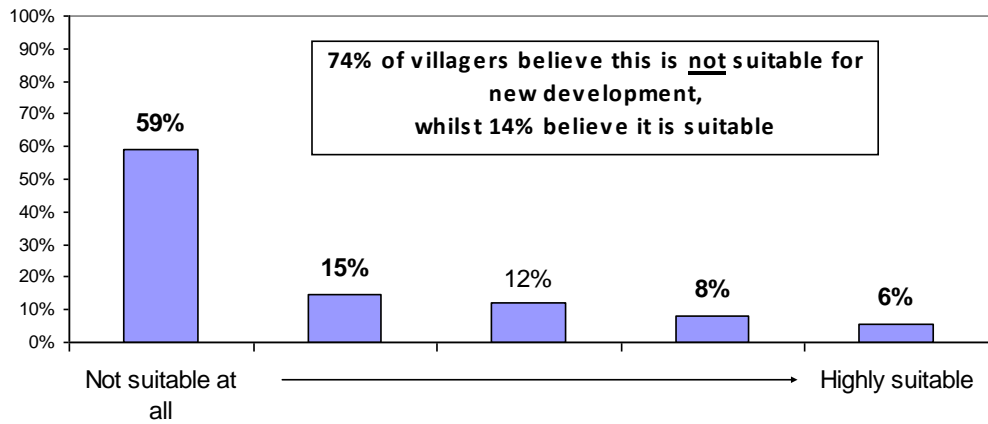
**Field adjoining Craythorne Lane (2)**



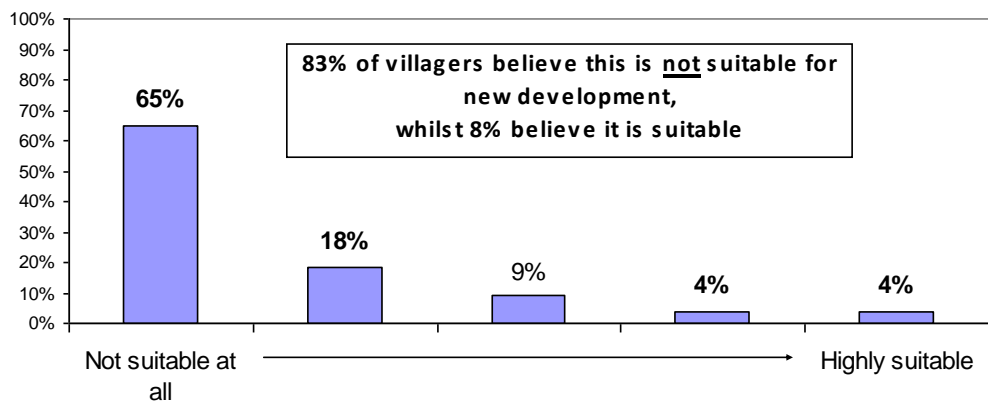
**Land at the back of Meadow View (Hallam Land)**



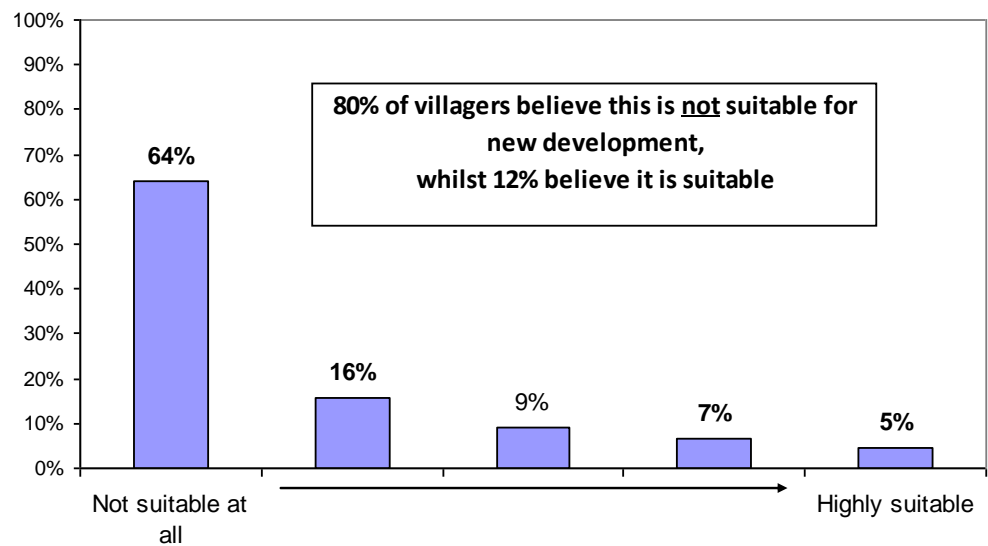
### Former College Playing Fields

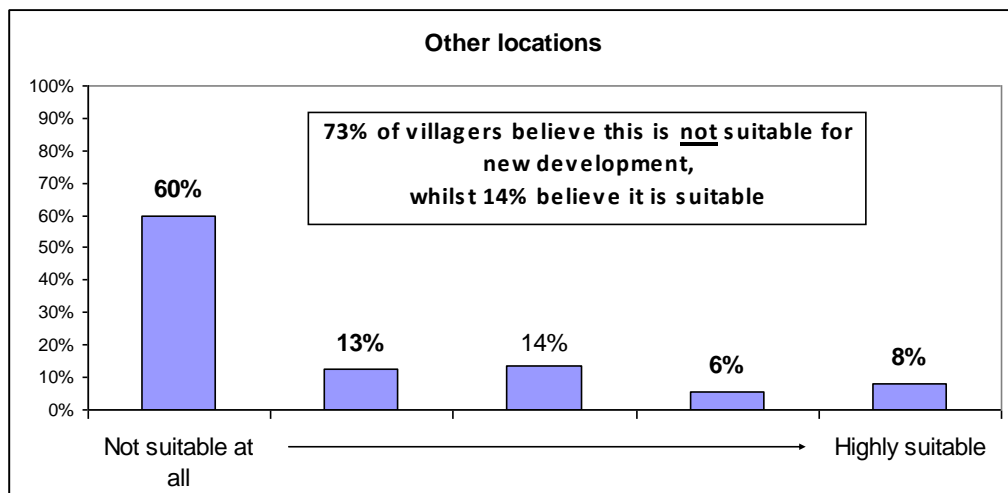
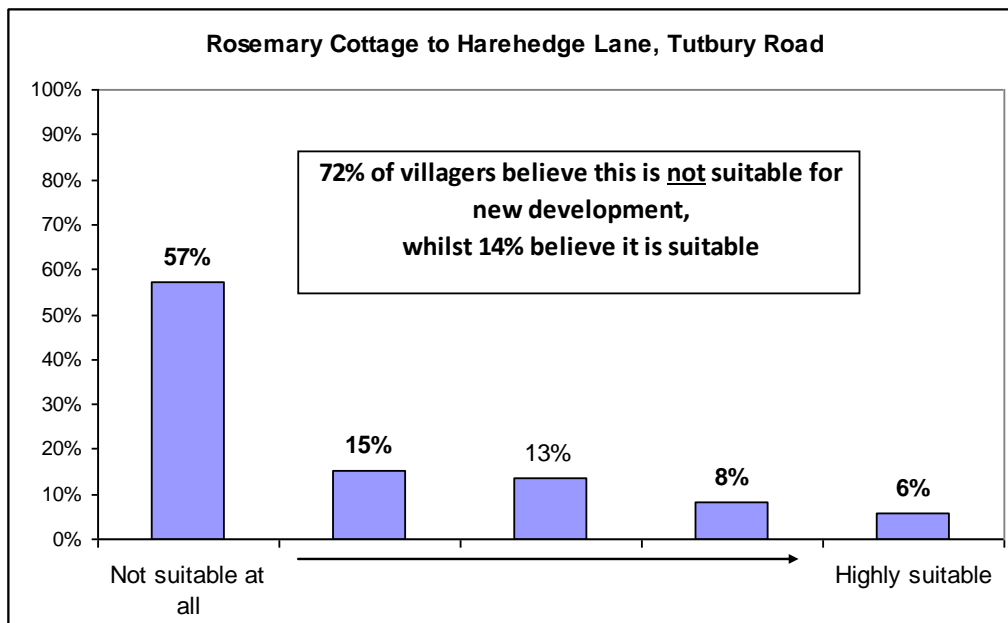


### Fields at the back of Walford Road between College Playing Fields and Jinny Trail



### Golf Club area





## Analysis

Top 3 responses from villagers of where development would be unsuitable were:

1. 83% fields at the back of Walford Road between College Playing Fields and Jinny Trail.
2. 80% Golf Club area (as this would result in Rolleston on Dove becoming a conurbation with Stretton).
3. 74% former College Playing Fields.

Top response from villagers of where development would be suitable:

1. There was one site that 22% of the villagers felt could be suitable for development. This is the land at the back of Meadow View, which is owned by Hallam Land. At the time of drafting this Plan, the outline planning application for 21 new homes on the site had been approved by ESBC.

## Village Comments

A large volume of comments (414) were received in response to this question. The following are a small sample.

### *General comments:*

- “Need open areas for the future of the village”.
- “Rolleston strength and appeal lie in its unique situation. Close to town yet retaining a rural atmosphere. This will be lost forever if we become yet another dormitory town i.e. Hilton”.
- “There are multiple vacant properties and brown field sites in the Borough. No effort is being made to reclaim such land. Typical approach of ESBC to consider big business rather than residents”.

### *Garden in-fill comments:*

- “Too many have already been built in the village especially in gardens”.
- “I would prefer to see smaller developments and building on infill plots”.

### *Meadow View comments:*

- “They said they would not build on”.
- [Development] “Would increase traffic through Meadow View making it less safe for children who live there”.
- “We feel that the development of Meadow View would be unsuitable as the number and variety of houses that is required by planning would be completely out of character with the current development”.

### *College Playing Field comments:*

- “Would create a mass of housing - joining Twentylands, Walford Road and Forest School Street all together and taking away beautiful open space used for dog walkers and families all year round”.
- “Should be for recreational and social activities. Council should purchase back from college, compulsory if needed!!!”
- “This green open space should be protected for leisure space to be enjoyed by the whole village for many generations to come - once built on it can never be returned to open land. It is part of the village’s history for this to remain a PLAYING FIELD as described”.
- “I regularly use the former college playing fields and the land at the back of Meadow View to walk my dog. I live on the Westbury estate and feel that it is big enough already. Houses being built in this area would greatly impact infrastructure and would take away the village feel of Rolleston as it would just be a huge housing estate, similar to those in Hilton”.
- “Removes open rural space that is intrinsic to the rural nature of Rolleston”.

*Golf Club comments:*

- [The] “Golf course is an important part of the community and brings in valuable business to pubs / shops etc”.

*Rosemary Cottage to Harehedge Lane comments:*

- [This area] “Is a working farm and a beautiful open outlook for many often houses on the entrance to the village. Green space (playing fields) are important for sporting groups activities and families. You can’t attract families if there is nowhere to go!”
- “Opposed to school and homes will destroy part of country farm and increase traffic”.

**Q3.3 Bearing in mind that some development will have to take place, are there any areas within the Rolleston Parish which you think are important to be protected as a green space?**

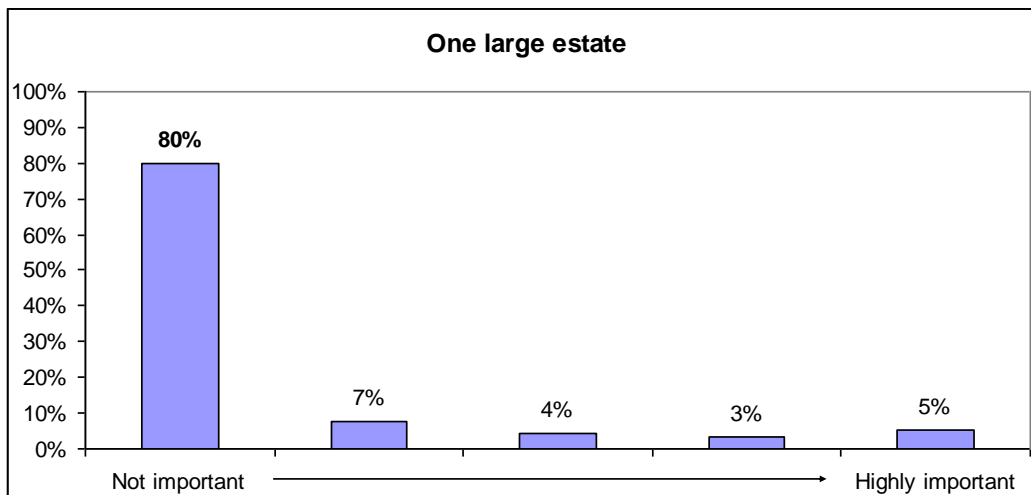
Whilst Q3.2 was seeking villager’s views on which sites around the village would be suitable for development, Q3.3 is seeking villager’s views on which local sites should be safeguarded. The results are detailed in the main body of the Neighbourhood Plan.

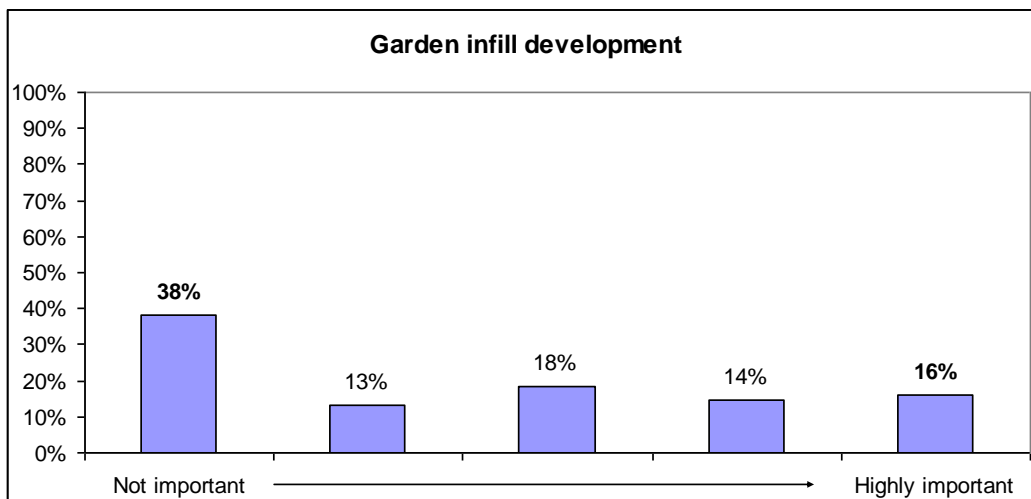
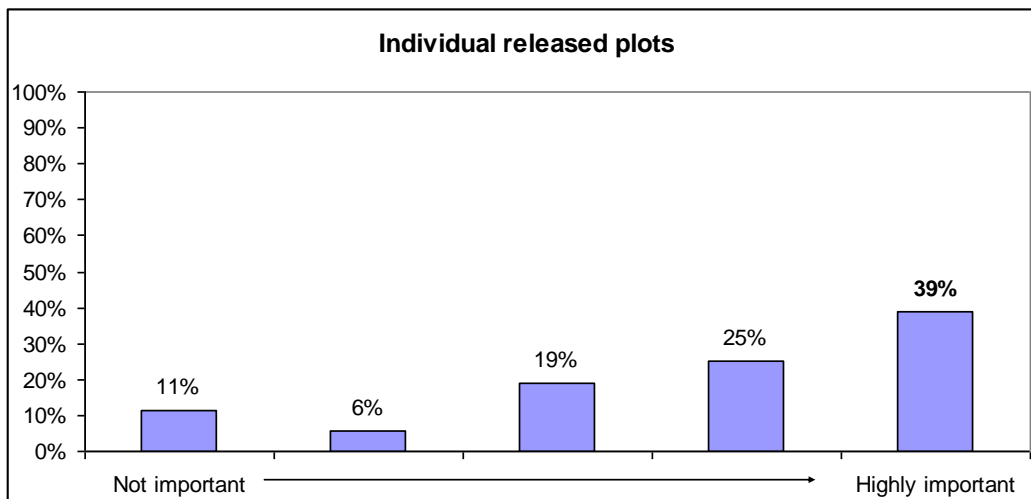
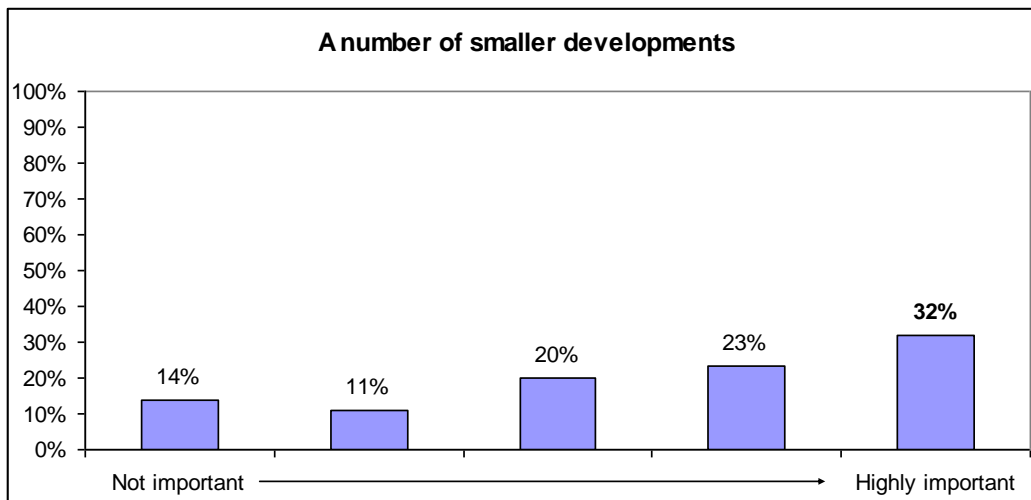
**Q3.4 If additional housing was to be built, what would you prefer?**

Introduction

It was clear, from the street interviews and group meetings, that most Rollestonians reluctantly accept that, over the next few years new housing would be built in the village. Q3.4 and Q3.5 set out to assess people’s views on the form that the developments should take and also the style of the housing.

Results





## Analysis

- *One large estate* ~ overwhelmingly 80% of villagers were strongly against another large housing estate built within Rolleston on Dove.
- *A number of smaller developments* ~ 55% of villagers would think it important to see future housing built within smaller developments



- *Individual released plots* ~ 64% of villagers would consider it highly important or important to have individually released plots for the future housing development within Rolleston on Dove.
- *Garden infill development* ~ villagers appear to be divided upon this type of housing development. 51% of villagers responding to this question advised that they find this type of development 'not important' whilst 30% believe it is 'highly important' or 'important'.
- Smaller developments are favourable to villagers to reduce the impact upon the village.

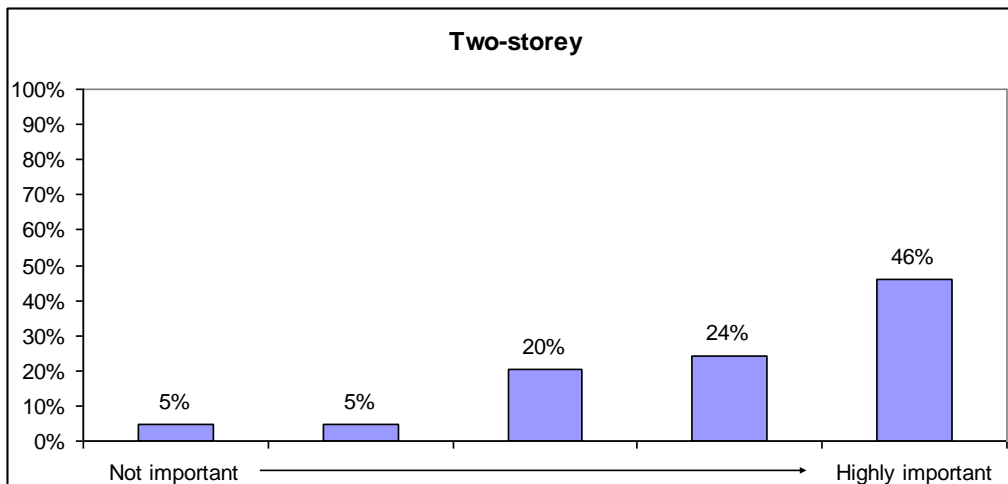
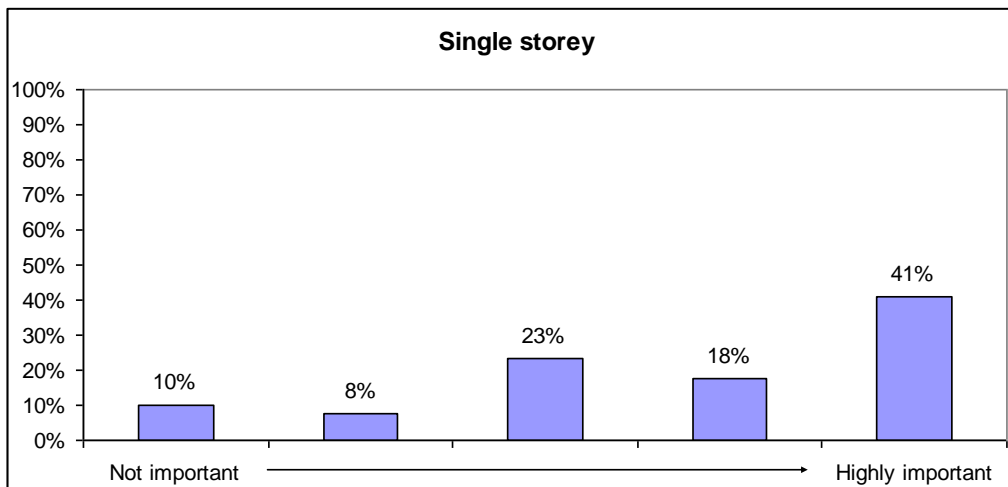
Although it could be said that a better label than 'highly important' or 'not important' could have been used here, certain respondents clarified that it meant that it was 'preferable' or 'not'

### ***Q3.5 What style of housing would you like to see included in any new housing developments?***

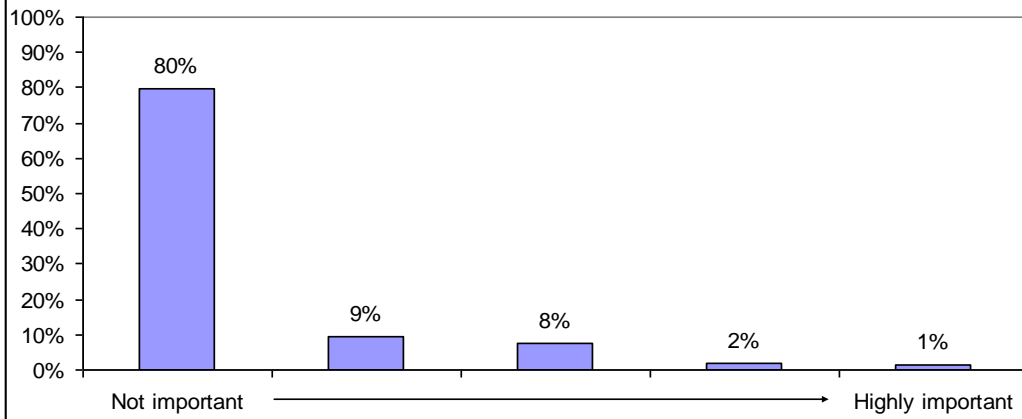
#### Introduction

It was clear, from the street interviews and group meetings, that many Rollestonians disliked, or thought unsuitable, the style of some of the recent additions to the village. There were also views about styling features that they thought would be suitable in preference to some of those of the existing Rolleston housing. This question was included therefore to examine the consensus view.

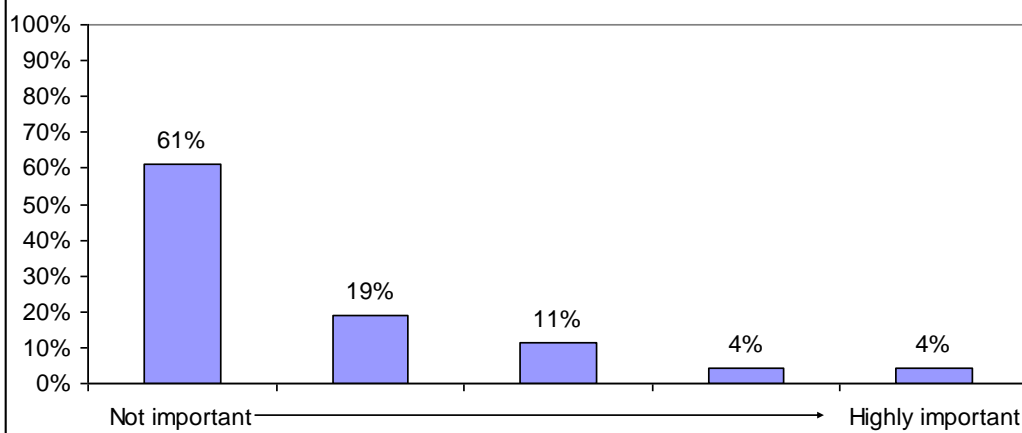
#### Results



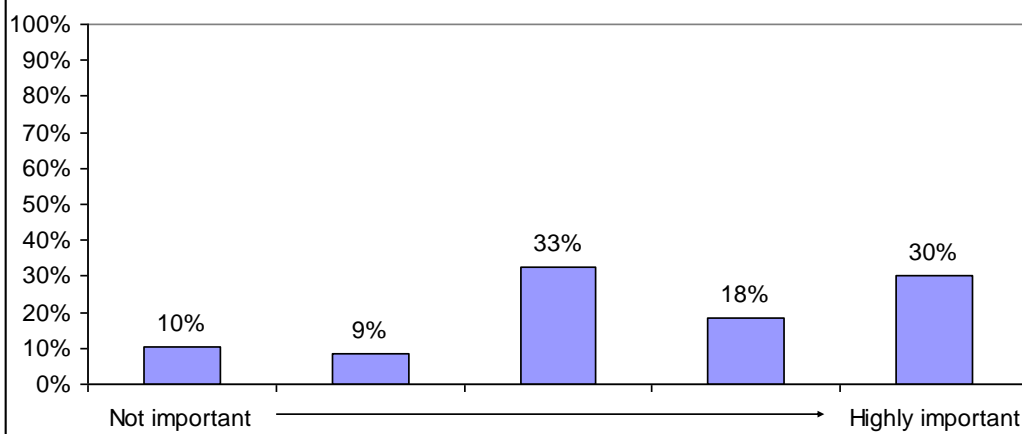
### Three-storey

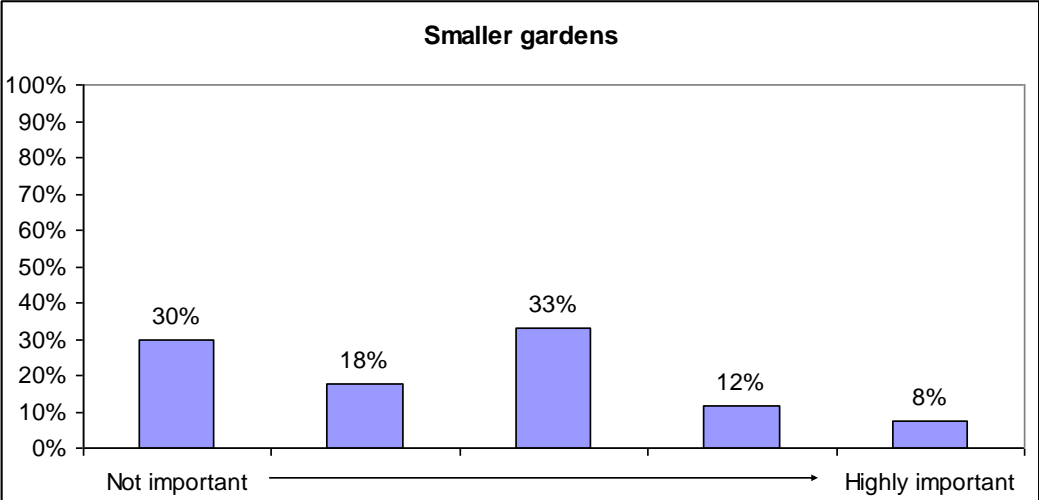
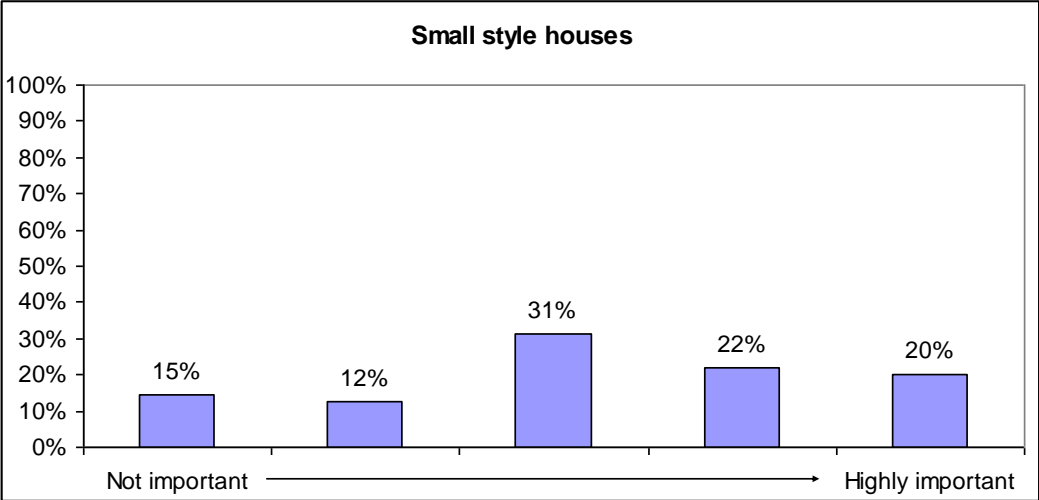
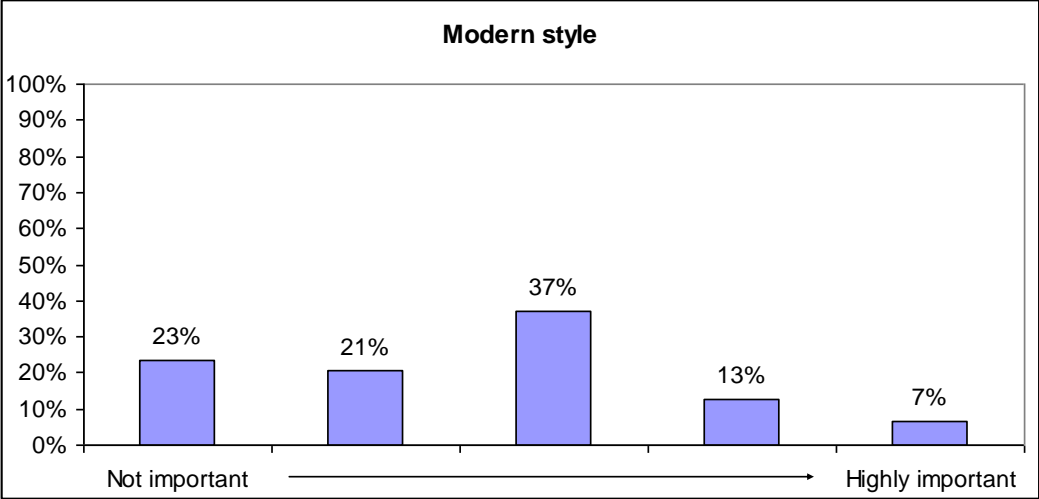


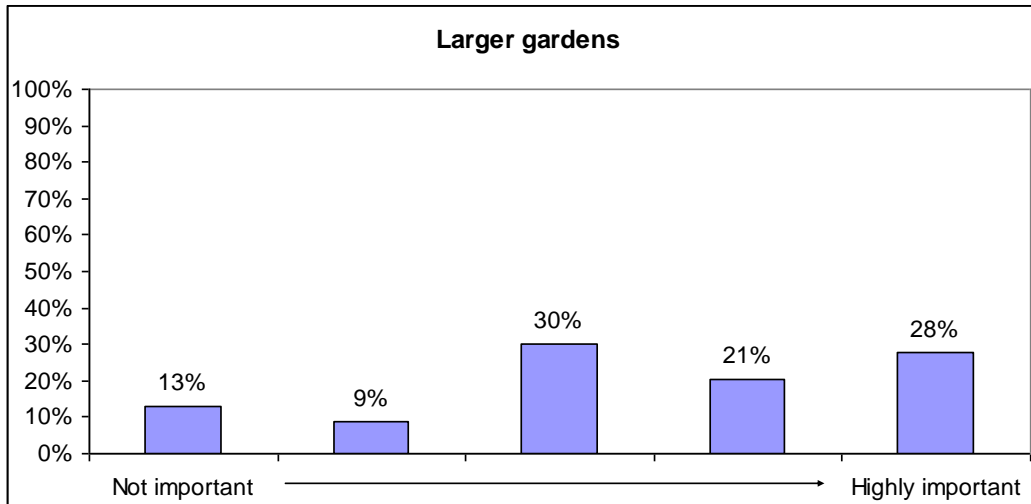
### Flats / apartments



### Period style







### Analysis

The main styles which villagers **would like** to see included in future housing developments are:

- Single and two-storey homes
- Period and modern style

Styles villagers **do not want** to see included in future housing developments are:

- Flats / apartments
- Three-storey homes

A modest preference was shown for larger garden sizes being better suited but no preference either way for the suitability of smaller style housing.

### Village Comments

- “Build to suit the village style not the pockets of the developers.”
- “Rolleston already has a lot of housing with tiny gardens. Perhaps research is needed to see who already lives in Rolleston to inform future development.”
- “As can be seen by the Westbury development the nature of that part of Rolleston has been destroyed. Matchbox houses with postage stamp gardens very poor architecture.”
- “Any additional builds should be of character of the age of our village - No apartments / flats. Family homes with good sized gardens and plenty of PARKING!!!”
- “Small sensitive developments which incorporate good in keeping design of appropriate housing. Encourage low density developments that add to the character of the village and not tarnish.”
- “The dwellings that were built on the old college site are an abomination. These are typical town houses and as such should be left in towns not in the countryside!”
- “Important to have affordable housing for young people.”
- “3 storey houses do not look right in this village. Houses should have bigger gardens for families. We will need more bungalows in the future. Small estates are better than large ones.”

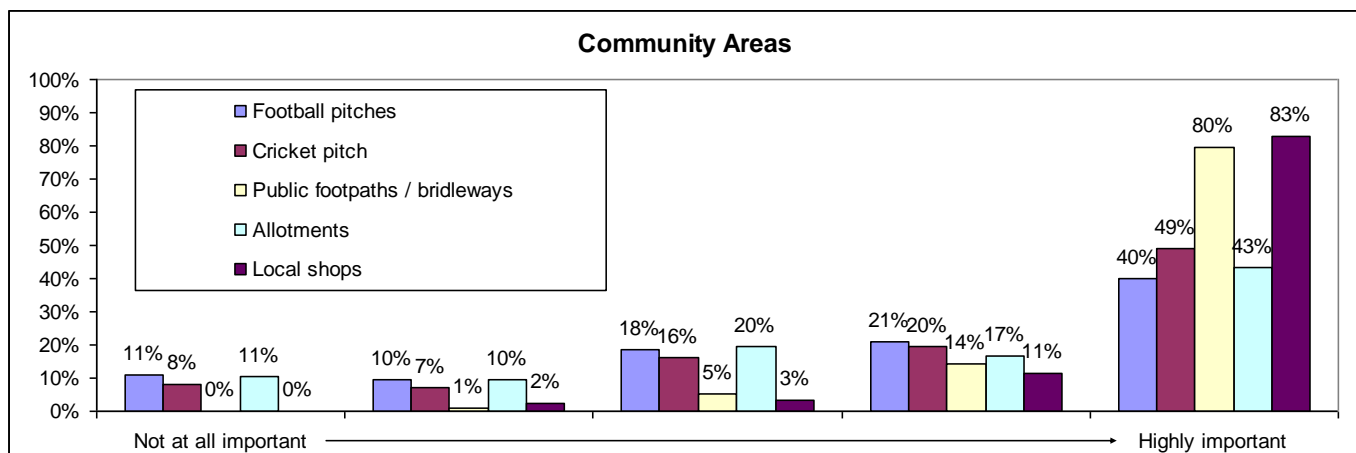
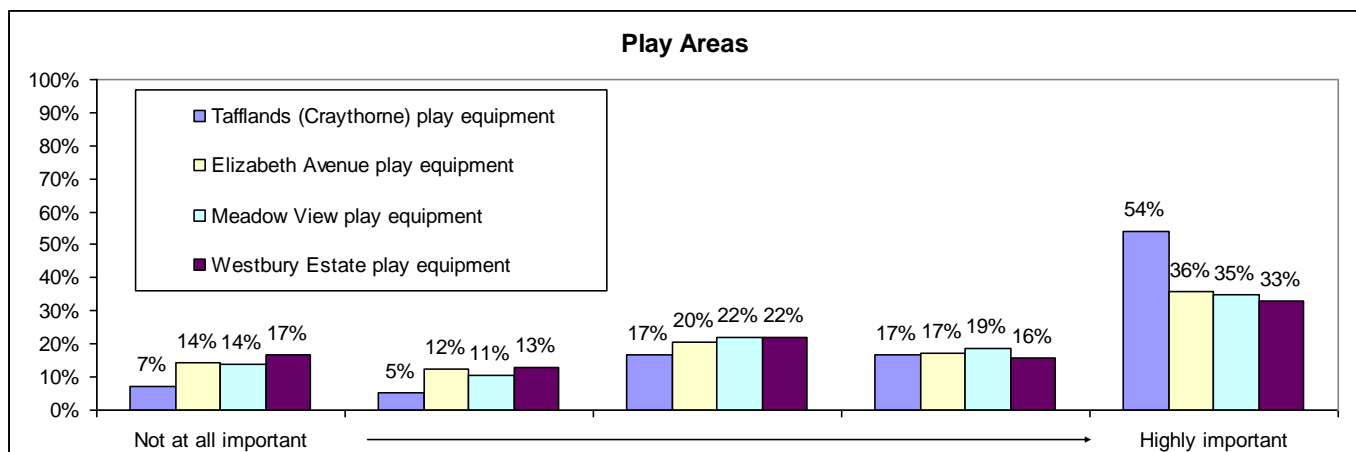
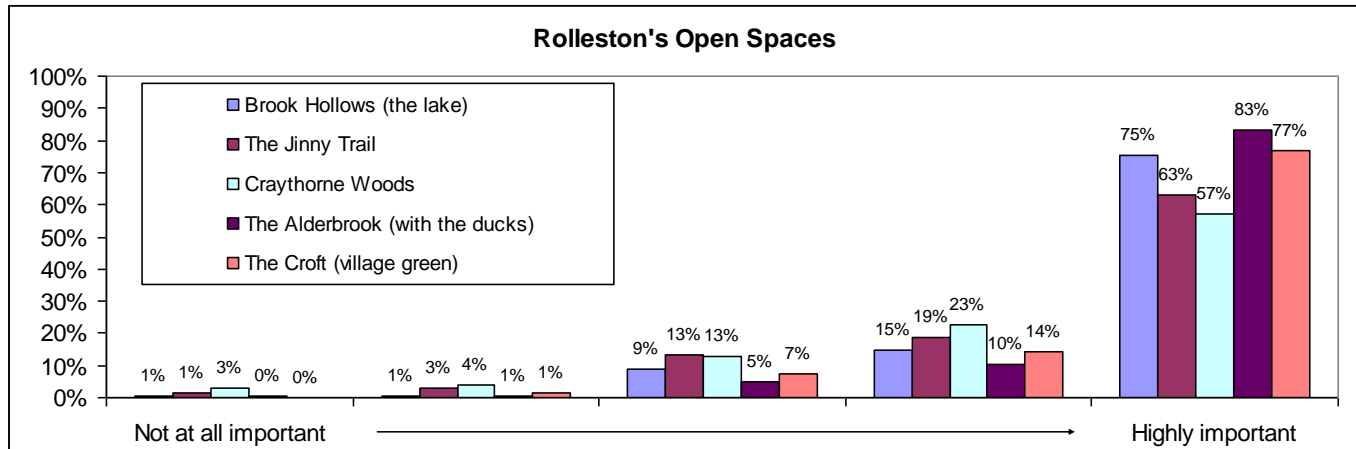
- “We need descent and affordable starter and 2nd homes to retain the younger population within the village. We do not need 200 more luxury 4 beds.”
- “We already had a proposal for a doctors surgery and was refused, may be this could be more important and beneficial to our community than additional housing. We have a lot of elderly residents who would benefit a lot from a doctors, these vulnerable residents have to rely on buses or relatives to go to Stretton or Tutbury or other local doctors.”
- “The character of the village is important. Any housing development should harmonize with the existing properties.”
- “Green open space areas to break up impact of new developments. Courtyard developments similar to centre of village.”
- “What makes a village is the overall appearance - nicely kept front gardens etc. If you fill a space with as many tiny houses to maximise your profit you end up with people living there who have no pride in the appearance of the house in 5 years.”
- “Sustainable houses taking advantage of new technology.”
- “Developments should remain in keeping with current village styles. I would not want to see anymore sprawling estates such as that built on the old secondary school site.”
- “Private sheltered housing in the form of bungalows on flat land. 2 storey buildings plus the reinstatement of a care home.”
- “I would lie to see adequate parking for any new development at the moment there are a large number of families with only 1 parking space allocated, quite ridiculous as the national average of car ownership is 3 per household! Resulting in inconsiderate and dangerous parking on the roads.”
- “Don’t mind but should maintain / be in line with character of village and not be obtrusive.”
- “This is a traditional village and is not suitable for ultra modern styles unless they have major architectural merit on their own.”
- “The Forest site is 100% out of character with the village and should never have been given permission in that format. Housing yes, but more in keeping with a village ambiance. Smaller houses impact less on the community and would be in keeping with existing structures (apart from the Forest site as mentioned).”

## 4 Village Facilities

A wish for additional amenities or facilities was evident from the earlier consultations with Rollestonians. The questions in this Section were therefore assessing the strength of feeling towards these, and the value or popularity of some of the existing ones.

### Q4.1 How important to you, individually or as a family, are the following village facilities?

#### Results



## Analysis

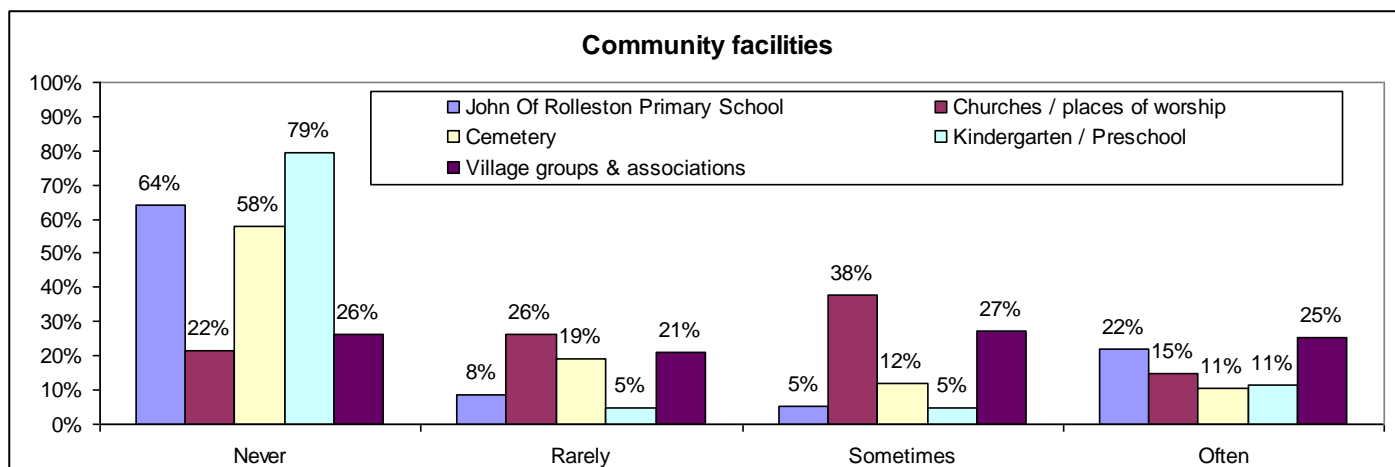
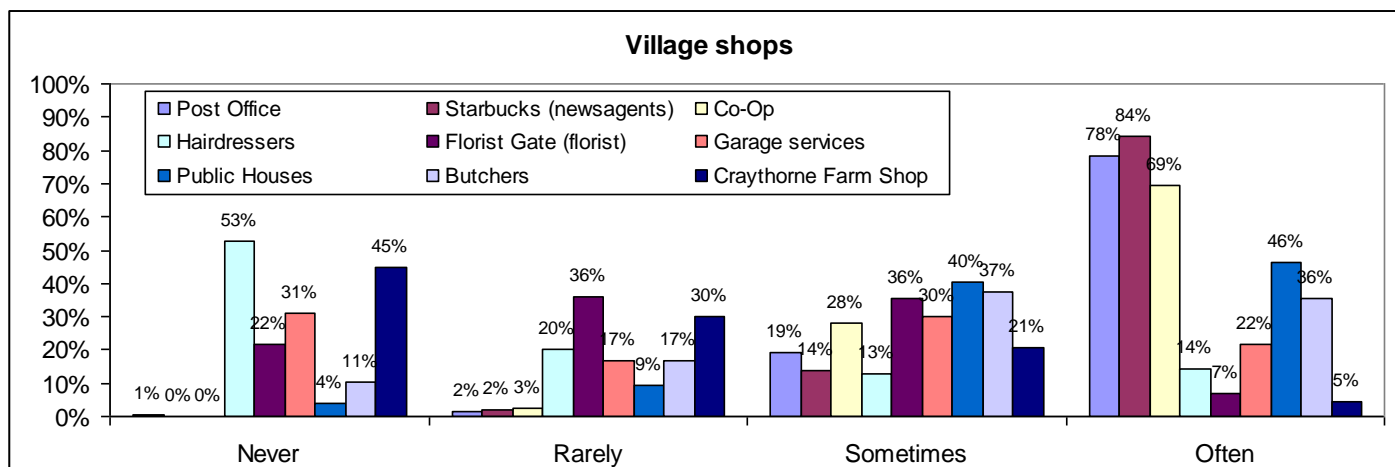
The graphs demonstrate that virtually all the facilities are important to villagers. The five most important facilities (rated as 'highly important') are:

1. Local shops ~ 83%
2. Alder Brook (with the ducks) ~ 83%
3. Public footpaths / bridleways ~ 80%
4. The Croft (village green) ~ 77%
5. Brook Hollows (the lake) ~ 75%

Regarding play areas specifically, it is noticeable that the Tafflands is considered very important to 54% of the villagers.

### Q4.2 Which of the following amenities do you use?

## Results



## Analysis

The five amenities used most often are:

1. Starbucks ~ 84%
2. Post Office ~ 78%
3. Co-Op ~ 69%
4. Public Houses ~ 46%
5. Butchers ~ 36%

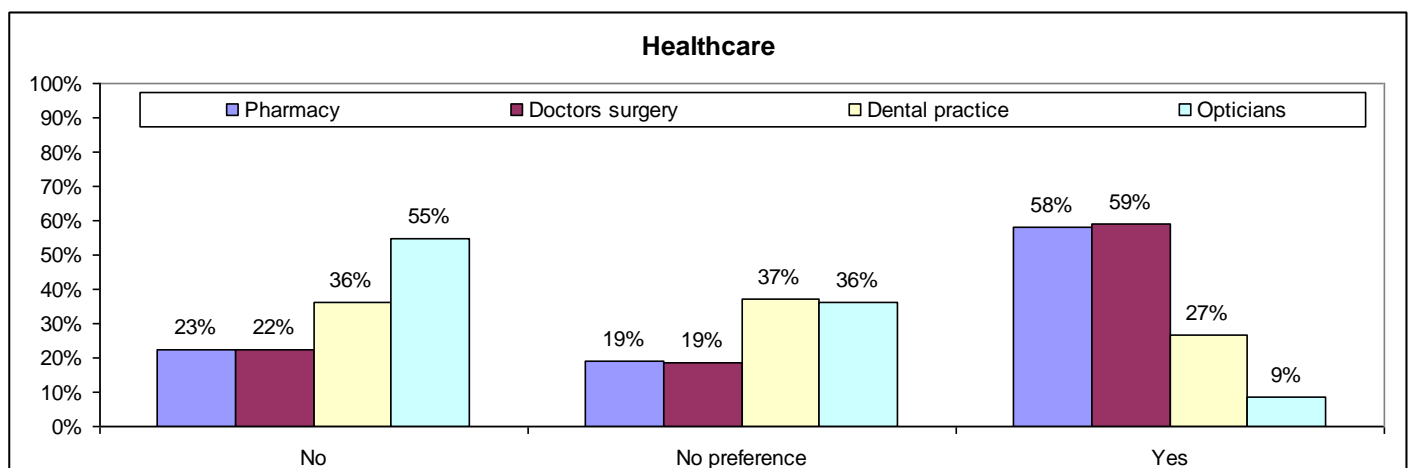
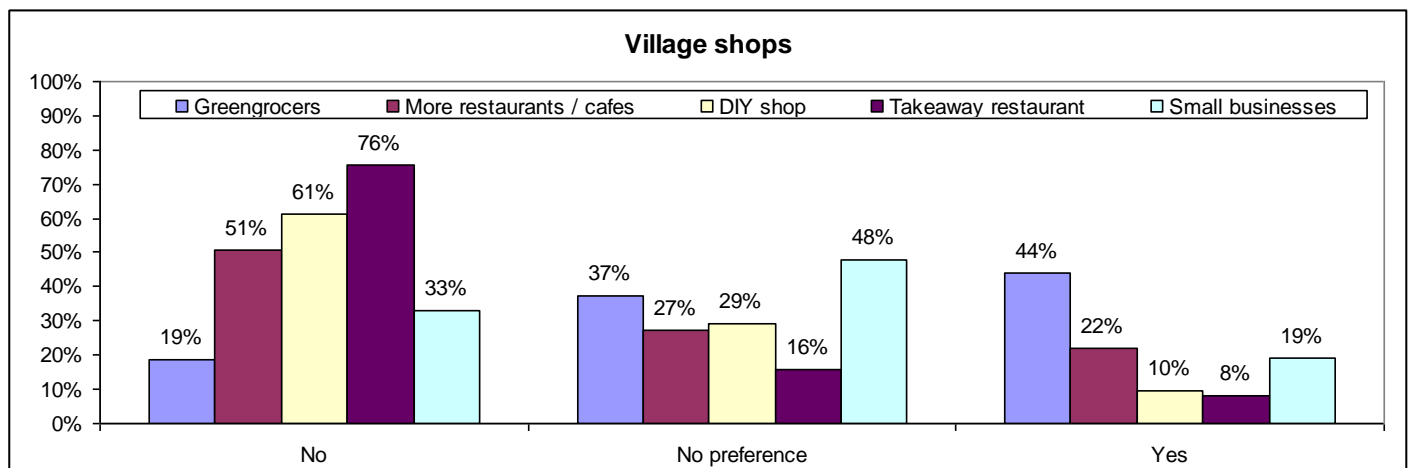
Regarding the community facilities rarely or never used, these often refer to schools (only used by the younger villagers) and cemetery (only used *in extremis*, except for graveyard maintenance).

### ***Q4.3 Bearing in mind the implications of potential new buildings, parking, traffic etc, which of the following shops, services and amenities would you like to see in the village?***

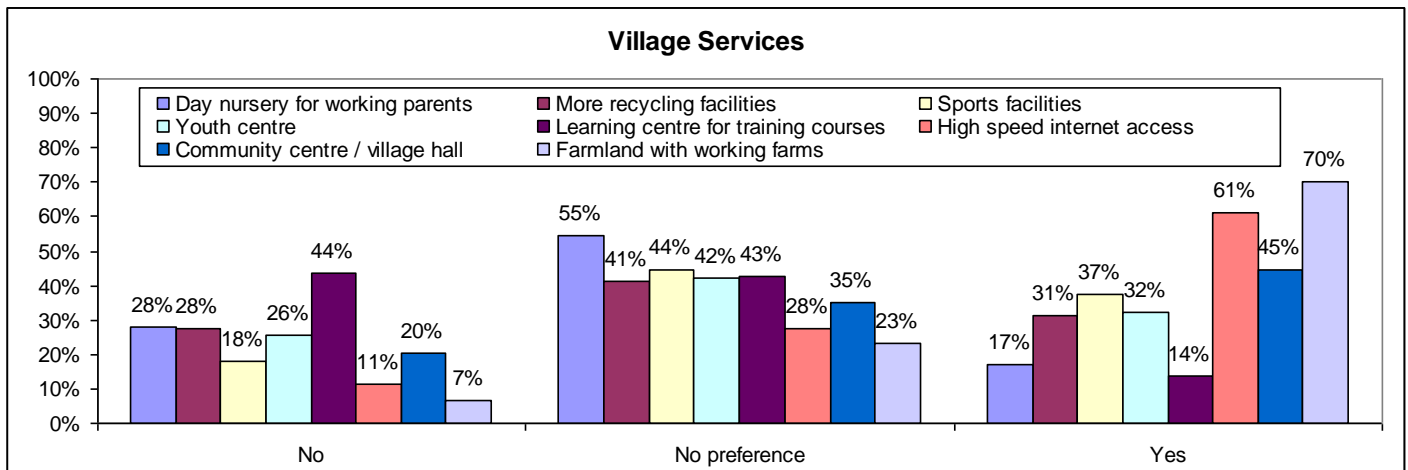
#### Introduction

This question regards a sort of 'Wish List' for the village, but is tempered by pointing out the limitations of new buildings that would be required, and the problems of parking and traffic associated with them – to say nothing of the financial implications involved.

#### Results







## Analysis

The top five shops, services and amenities that villagers would like to see introduced into Rolleston on Dove are:

1. Farmland with working farms (70%)
2. High speed internet access (61%)
3. Doctors surgery (59%)
4. Pharmacy (58%)
5. Community centre / village hall (45%)

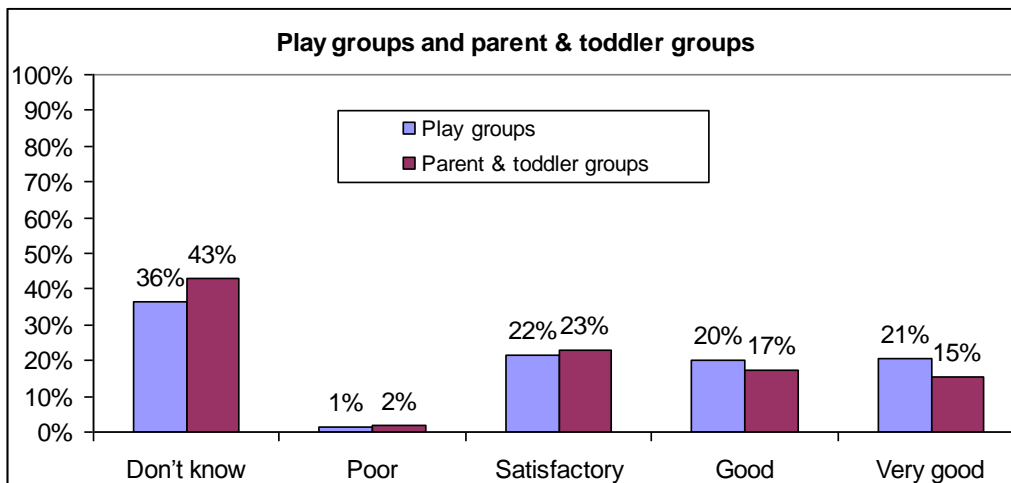
This makes an interesting selection. The 'farmland with working farms' would seem to be rooted in the desire that is prevalent in Rollestonians to not only continue but to grow its association with the country and its workings. 'High speed internet access' is now a growing requirement of all ages and backgrounds except perhaps the oldest contingent in the community. The desire for a 'doctor's surgery' and 'pharmacy' is likely to be boosted by the elderly in the community.

## 5 Education

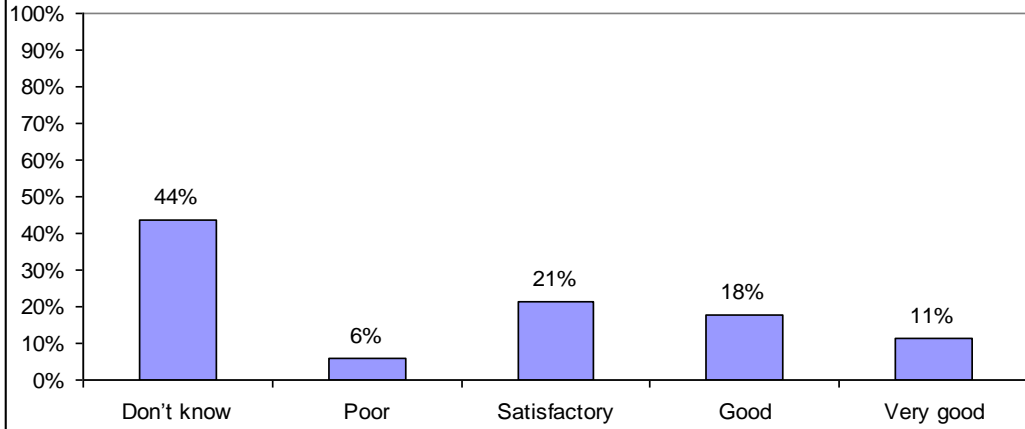
Questions regarding education are of fundamental importance *to Rolleston as well as anywhere else*.

### Q5.1 How well do you think the village is served with educational facilities?

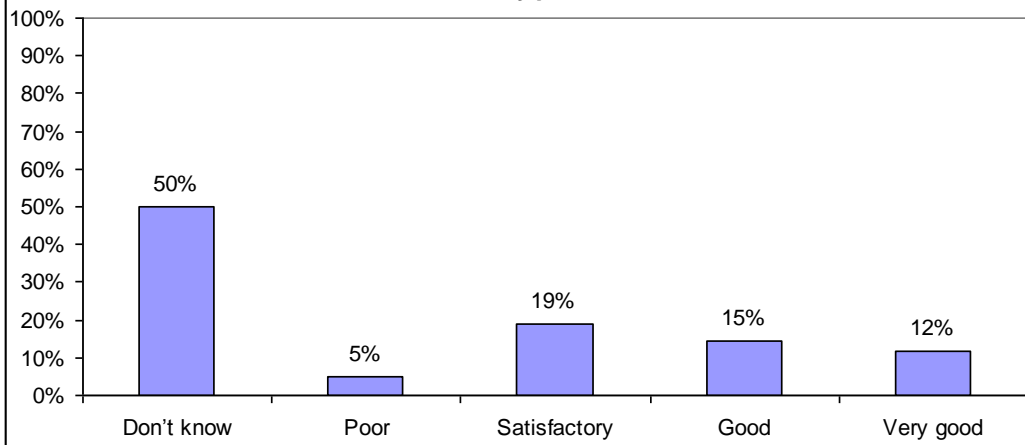
## Results



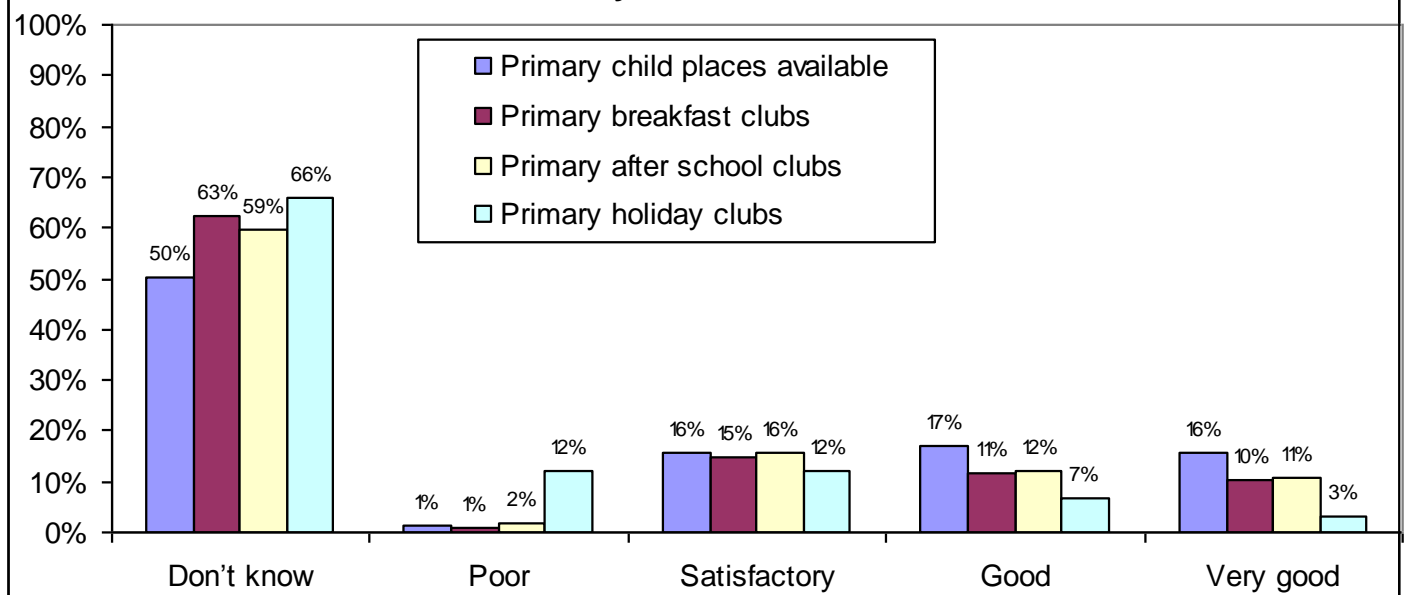
### Day nursery provision / child minding

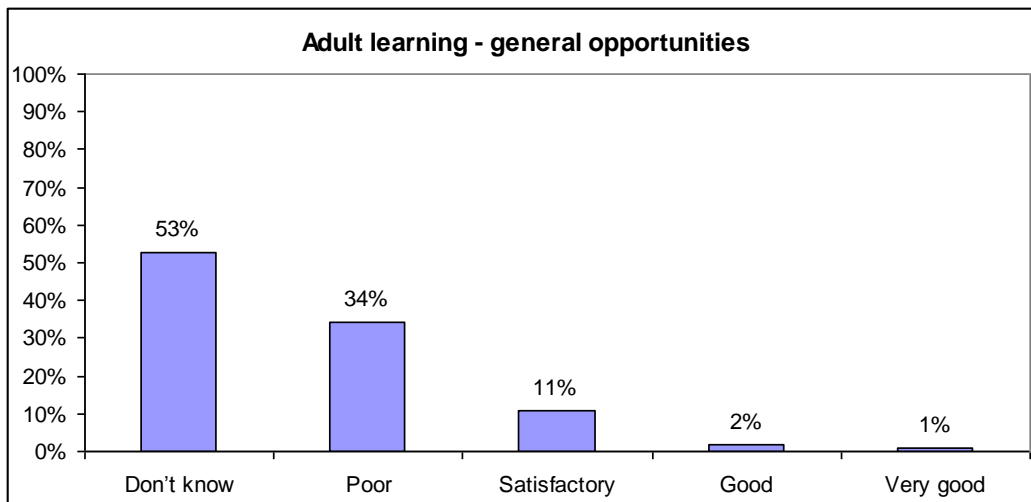


### Nursery places



### Primary School Facilities





### Analysis

Generally the villagers of Rolleston on Dove find the pre-school and primary school facilities to be ranging from 'satisfactory' to 'very good'. There were a large number who responded openly by saying they 'don't know' because they do not use the facilities.

The area of concern for villagers (34%) is the lack of general opportunities for adult learning. This might be due to in the past a large number of villagers enjoyed and utilised adult learning facilities offered by the Forest of Needwood School. Since this facility was removed and demolished, the villagers have experienced a gap in the facilities they once enjoyed within the village.

### Village Comments

A sample of the comments received from villagers regarding these three categories were:

#### *Pre-school ~*

- "The only childcare for toddlers is Kindergarten which is term time only so unsuitable for me. We have to take our children to a private nursery in Hilton. A nursery in Rolleston would be great."
- "Preschool excellent but unable to use more because of restricted opening hours. 9am - 3:30pm and closes over lunch".
- "Perhaps holiday club could be better".

#### *Primary school ~*

- "John of Rolleston Primary School is excellent - just ask the teachers at De Ferrers or John Port".
- "Rolleston is in need of a good school which would be far better option than new houses proposed on former college site".
- "Should any large scale build be granted permission I would be extremely concerned. The current education provision in relation to build type, parking is not adequate. It is a health and safety issue. Parents, staff at the local schools need better allocated parking at both school sites".

- “No choice for secondary education and larger numbers of children will increase pressure on De Ferrers which is already too large”.
- “The school is at capacity. Adding more family homes will put strain on the school which does not currently have the resources.”
- “If it was decided necessary to increase school provision, new premises could be provided on the college playing field site, releasing the existing premises for a village hall / community centre and a small well planned designed housing development. The new school site would fit well with a new medical centre.”

#### *Adult learning~*

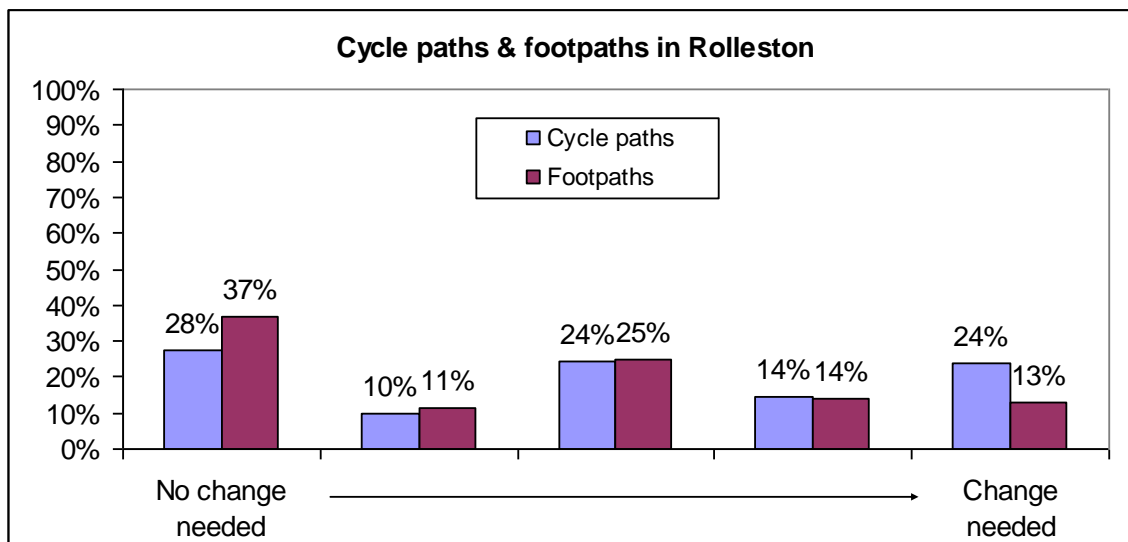
- “We really could do with a community centre or village hall, this would be used a lot for general clubs and groups and would be ideal for adult learning. I myself would use this facility as I am sure many more would”.
- “I am aware of guest speakers within the village i.e. those lecturing on local history, photography, wildlife etc. Further opportunities for adult learning are ample in Burton and Derby!”
- “U3A brings together the community in adult learning”.
- “Evening classes on certain subjects i.e. languages is probably worth considering”.
- “I don’t think a village should provide opportunity for adult learning - we are close enough to Burton and Derby for their colleges and university”.

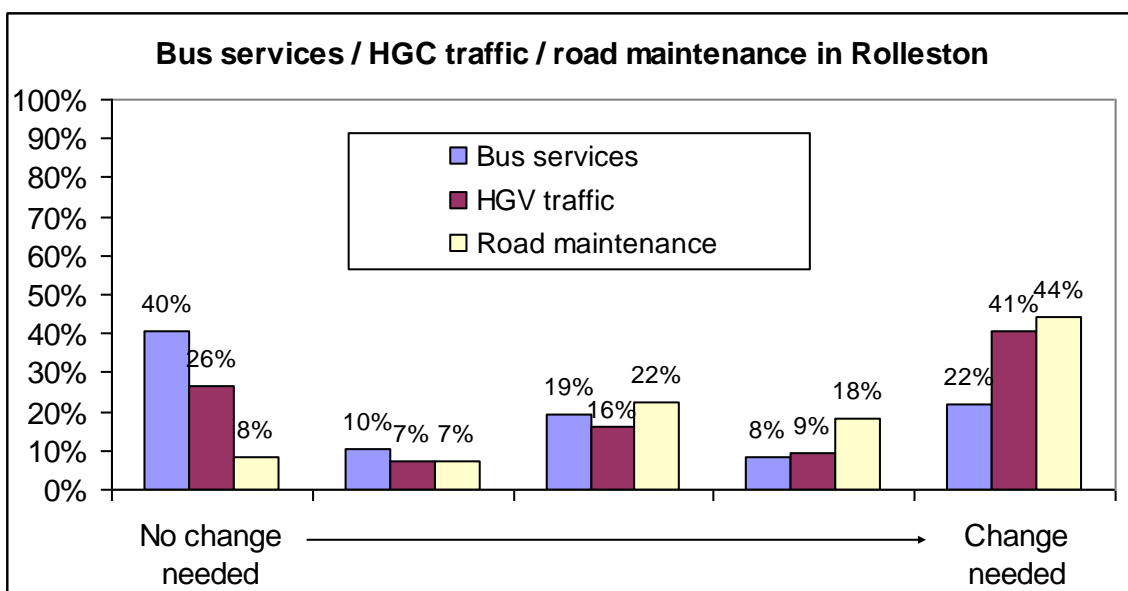
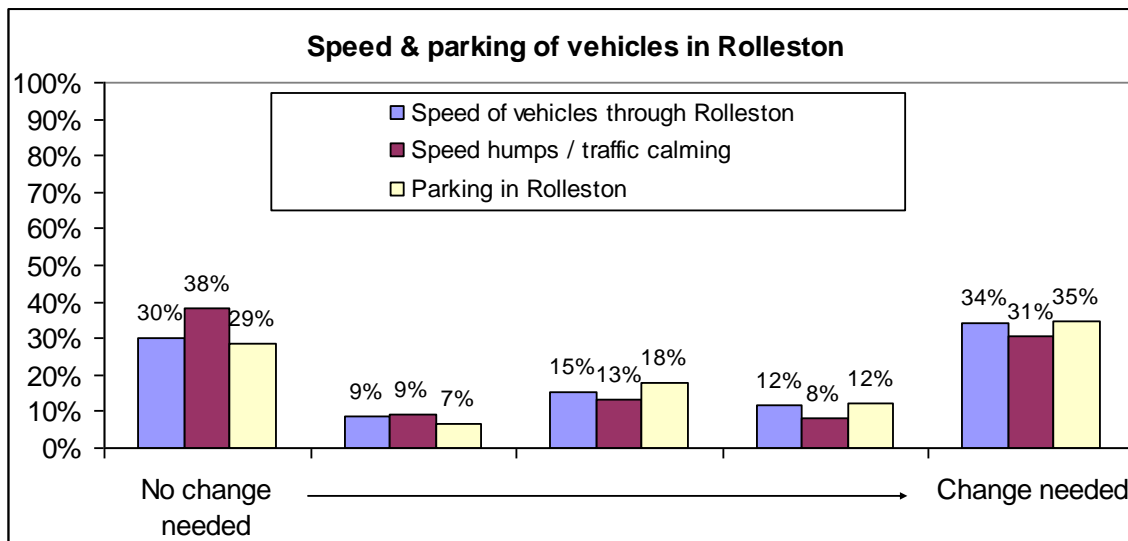
## **6 Transport**

Due to the increased vehicle use for school runs and to through-traffic flows, aspects of transportation in Rolleston have become a growing issue and these questions seek to put it into perspective.

### ***Q6.1 In your opinion are any changes needed with regards to the following transport issues?***

#### Results





### Analysis

The strength of feeling in relation to the transport section of the questionnaire was strong. Therefore the analysis and comments have been divided into three categories to reflect the graphed results above.

*Footpaths & cycle paths* ~ over half of the villagers responding in the questionnaire would like to see an improvement made to the footpath (52%) and cycle path (62%) provision within and surrounding the village. This appears from the comments received to be from both a recreational as well as commuting (work & school) perspective.

*Speed & vehicle parking in the village* ~ the speed of vehicles travelling through the village is a concern to 61% of villagers and an improvement is desirable, whilst 52% feel that humps and traffic calming require a review. The comments are mixed in that speed humps are not liked by the majority of villagers and instead speed awareness / interactive signs are thought to have more of a change of behaviour with drivers. Whilst a number of villagers from the comments received would like to see traffic calming measures implemented along Burnside and onto Knowles Hill. Parking within Rolleston on Dove proved to be the area that villagers would like to see most improved. 65% cited parking as a concern and a large number of villagers worry that 'hotspots' such as outside the school and the shops will only get worse if further housing is introduced.

*Bus services, HGV traffic & road maintenance* ~ the villagers who utilise the current bus service would like to see an improvement as they experience the buses being full on a regular basis, as well as buses operating on some routes in a limited manner. The removal of the direct bus service to Queens Hospital in Burton (since the Westbury housing site was constructed in 2002) is still of concern to villagers, especially as the average age of the village population is increasing. HGV traffic through the village is increasing. Villagers cite the reasons as being Nestle operating in Tutbury / Hatton and also if there are traffic delays on the A50 or A38, HGVs choose to travel via Rolleston on Dove instead. Road maintenance is a concern for villagers, however there has been some recent road resurfacing and we believe some more is planned by the Staffordshire County Council.

### Village Comments

#### *Footpaths & cycle paths ~*

- “Establish cycle way to link in with the Derby system”.
- “More footpath / cycle paths would be good to increase exercise”.
- “Great need for the missing link of route NCN54 through Stretton and Rolleston along the old railway line [the Jinnie Trail] to join Northern line at Eggington junction. This would provide an off road multi-user route from Burton to Derby and links to other routes such as the Pennine cycleway. Staffordshire seems rather backward on this front compared with Derbyshire who are very much more proactive”.
- “Footpath network needs to be extended by opening the Jinnie trail over the dove river”.
- “Need footpath and cycle route from meadow view to De Ferrers - paved and safe”.
- “I really think a footpath one side going from Rolleston to Tutbury would make the walk safer”.
- “Need bridleways”.

#### *Speed & vehicle parking in the village*

- “Parking outside shops / school is a problem. The roads do have pot holes and regularly need maintaining. More houses = more traffic = more pot holes!!”
- “More parking outside co-op / Starbucks as currently creates hazard for passing cars etc.”
- “The main road through this village and along Brookside is ridiculously congested at school drop off / pick up times, parking should be provided away from the road and people encouraged to walk to school rather than drive. There are other areas congested with traffic parked on the side of the road such as Dovecliffe road.”
- “Large HGVs are a real hazard when delivering to the Co-Op - serious thought required to alleviate this problem.”
- “Beacon road is a death trap with cars always parked around the double bend down the hill.”
- “Any new developments need to be taken into account the number of potential cars per house. This was not thought about on the Westbury estate which has led to too much on road parking”.
- “Car parking for church goes”.

- “Speed humps too severe either side of service station and Dovecliffe road section hazardous.”
- “Too many speed bumps - destroys car”.
- “Put the speed sign which appears intermittently on Knowles hill further down and permanently.”

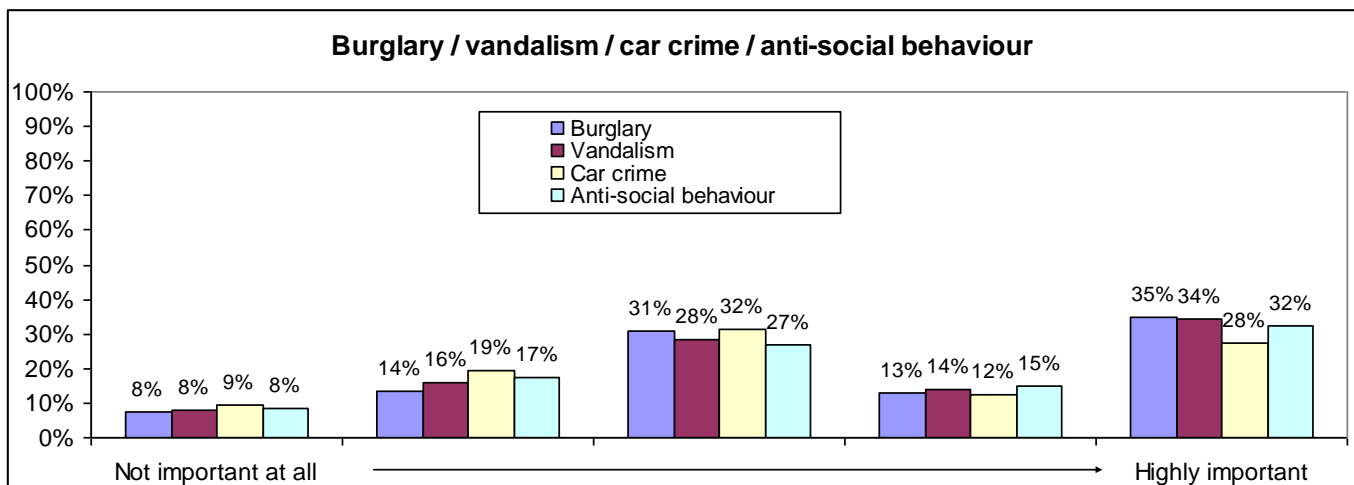
#### *Bus services, HGV traffic & road maintenance*

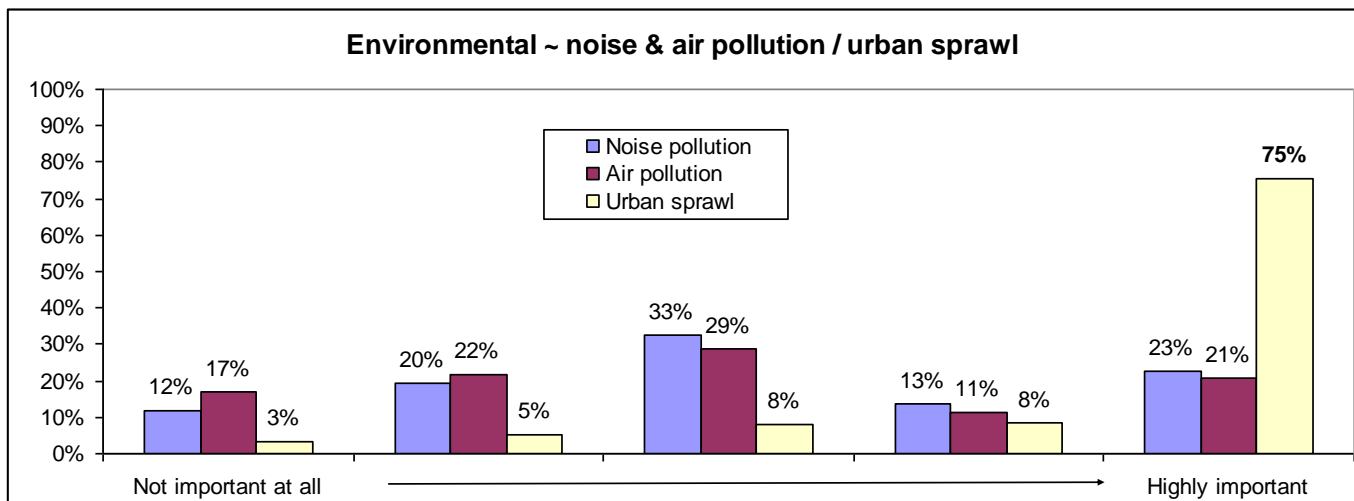
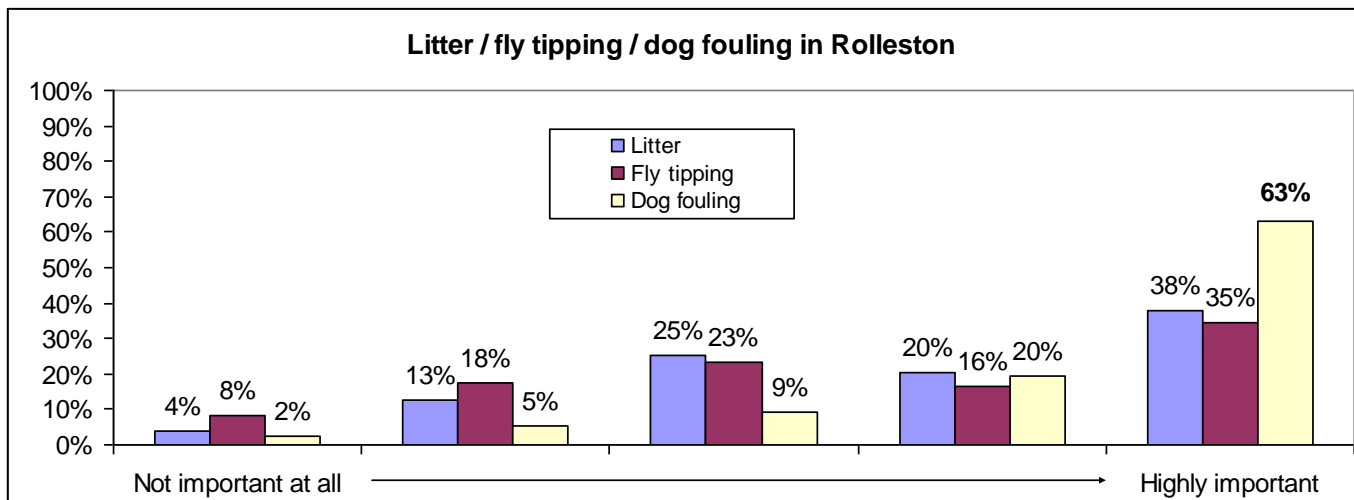
- “The early morning bus service is a shambles often by passes Walford road - FULL!!!!”
- “The number 1 bus service needs to come into Rolleston after 5pm.”
- “Not enough bus services into Burton. Can the bus from the Westbury site which went to Burton via Stretton be reinstated?”
- “A bus service direct to the hospital without having to go into town and change buses.”
- “The bus service is excellent in day time after 5pm and weekends it is sparse, not good enough. A good regular bus service removes the need for a car”.
- “The local bus service is terrible. Often you have a wave from the driver as the bus is full already as it comes from Tutbury. You then have to get a taxi. No bus joins up with trains at Tutbury. You have to wait 50 minutes for the next train! No buses return from Tutbury for at least 30 minutes and that is if they are on time. Hourly service is poor for both services.”
- “Clearer signs that no HGVs should be using the roads through the village. An issue when there is a problem on the A38 and all traffic is diverted through the village.”

## **7 Villager’s Concerns**

### ***Q7.1 To what extent do any of the following cause you direct concern with the village?***

#### Results





### Analysis

The two priority concerns for villagers are urban sprawl (75%) and dog fouling (63%). Villagers would like to see an improvement in dog fouling as this is something that is felt to be relatively simple to correct. The general consensus of the village is that Rolleston on Dove is a safe place to live and they would appreciate this to be sustained.

### Village Comments

A number of comments were received, the following are a sample.

#### *General comments ~*

- “I love my village as it is and I am very grateful that people are giving up their time to take villagers concerns into account by producing questions such as this. Thank you.”
- “All aspects are important to any decent citizen but are not a major problem in the village may it always be that way!!!”
- “At present Rolleston has little trouble with most of the above - but it is important that we strive to maintain this - surrounding villages seem to suffer more from these.”



- “Very little problem at the moment but obviously could increase if development not handled sensitively.”
- “Rolleston is a nice place to live and for me is hassle free so lets keep it that way please.”

#### *Burglary / vandalism / car crime / anti-social behaviour ~*

- “The Tafflands continue to be a nuisance during summer time after midnight due to very noisy teenagers.”
- “Gangs or teenagers outside the shop are occasionally quite intimidating.”
- “Anti social behaviour particularly in Brook Hollows is an on going problem.”
- “There have been reports of vandalism around the children's play areas as older kids don't seem to have anywhere to go. This will only get worse with increased schooling and housing in the village.”
- “If allowed we will eventually join with Stretton / Horninglow as a major suburb of Burton and that will bring increases in crime / vandalism etc.”
- “I think Rolleston is a safe place to live.”
- “Fly tipping is on the increase and is both costly and unsightly, not to mention dangerous to animals and people.”
- “Fly tipping at Craythorne car park.”
- “Persistent littering of Anslow Lane / Tutbury Road. Can we have a regular litter picker please or can McDonald's and Pizza outlets pay for their rubbish to be picked up!”
- “Parking on pavements not allowing room for pushchairs / wheelchairs - lack of awareness or incentive for Community Support Officers to recognise this serious problem.”
- “Having being burgled once it is high on my concerns. Care must be taken as to the types of person attracted to live in the village. If house prices are kept buoyant by providing a village to live in where there is a community feel people have respect for property and others.”
- “Rolleston below average crime figures. It is the community spirit and attitude that keeps things right. We need "do gooders" and parish council to keep on top of issues.”
- “Crime is relatively low in the village and I feel this reflects the fact that the village can maintain a close knit community where people know you and also look out for others.”

#### *Litter / fly tipping / dog fouling ~*

- “Dog fouling in Rolleston has to be one of the worse villages in Staffordshire, especially around school.”
- “Dog fouling is becoming an increasing problem after a few years where the problem improved.”
- “Big problem with dog fouling. Even though the village provide dog owners with bag people do not use them.”

- “Dog fouling is getting worse - fines should be issued.”
- “Not safe for toddlers to walk on pavements sometimes with large amount of dog fouling.”
- “Plenty of litter on Craythorne Lane.”
- “Fly tipping is on the increase and is both costly and unsightly, not to mention dangerous to animals and people.”

*Noise pollution / air pollution / urban sprawl ~*

- “We need to have a more peaceful and rural life which will be impeded if large development occurs and as such we may have to consider moving - such a shame.”
- “Too much slurry spreading on the fields creating offensive smell and run off in to water courses.”
- “Urban sprawl is a real threat and should be fought against.”
- “Open spaces woodland and parkland are important. They absorb noise and air pollution and create a pleasant environment. New towns were built with belts of woodland between small estates.”
- “Large scale new development and development of green field sites are a major concern. The roads and sewers in the village will only cope with modest development. Maintaining the green belt between Stretton and Tutbury is also essential to the character of the village.”

## 8 Businesses Operating In & From The Village

**Q8.1 Do you operate a business from the village?**

**Q8.2 Is there any support the village could provide to you and your business?**

### Results

Do you operate a business from the village? If so, what is it?	Is there any support the village could provide to you and your business?
Freelance business consultancy	Better internet connection & holiday club for school aged children
Yes	<i>left blank</i>
Horse insurance broker	Only if they own a horse!
Consultancy	Keeping the village the way it is. It's all about peace of mind when working
Self employed	<i>left blank</i>
Garden handyman	I already have an established clientele in and around the village
Property rental and development	No thank you
Stuart Warmock Physiotherapy Ltd	Health Centre
Child-minder	Activity at school would help
I am current setting up as a freelance writer	Good broadband, slow and very unreliable
Consultancy business	<i>left blank</i>
Yes home business	<i>left blank</i>
Crestway consultants	<i>left blank</i>
TV / aerial / satellite	<i>left blank</i>
Not provided	Faster broadband speeds
Kitchen bedroom and bathroom design and installation	No
Yes I am a consultant and sometimes work from home	The internet speed could be better to help downloading technical documents
Small business from home specialising in architectural glass and glazing products	<i>left blank</i>
Yes but from my home address. I work in the health and safety industry	Speedy internet
<i>left blank</i>	High speed internet
Yes we work from home in the Healthcare Supply sector	Yes some storage would be nice
Caravan site	No
Yes I work as a self employed letter cutter as a monumental mason	<i>left blank</i>
Grass roots hair salon / massage studio - and have supported local causes throughout the 35 years.	Well obviously it would be nice if more local people supported us
<i>left blank</i>	High speed broadband
I work from home regularly as a director of a recruitment business.	High Speed Internet please!
Transport training Electrical contracting	No
Courier	No

## Analysis

The key to attracting increased numbers of businesses into the village is to ensure there is high speed broadband.

## 9 Demographics

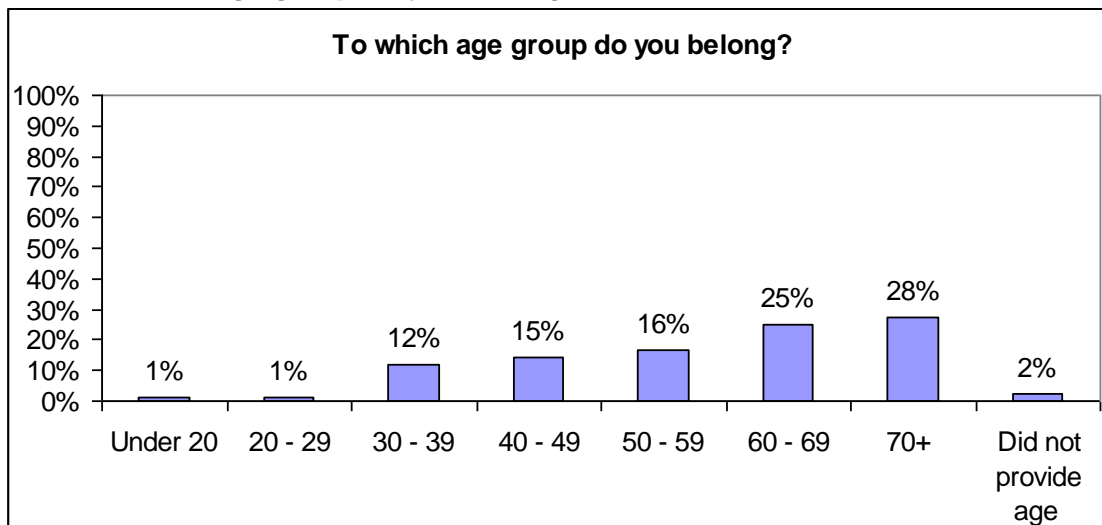
This section was optional for villagers to complete. The Neighbourhood Plan Steering Group felt it was important to include this section within the questionnaire to help demonstrate that the views were gained from across the village and from a cross section of the population.

### ***Q9.1 What is your postcode?***

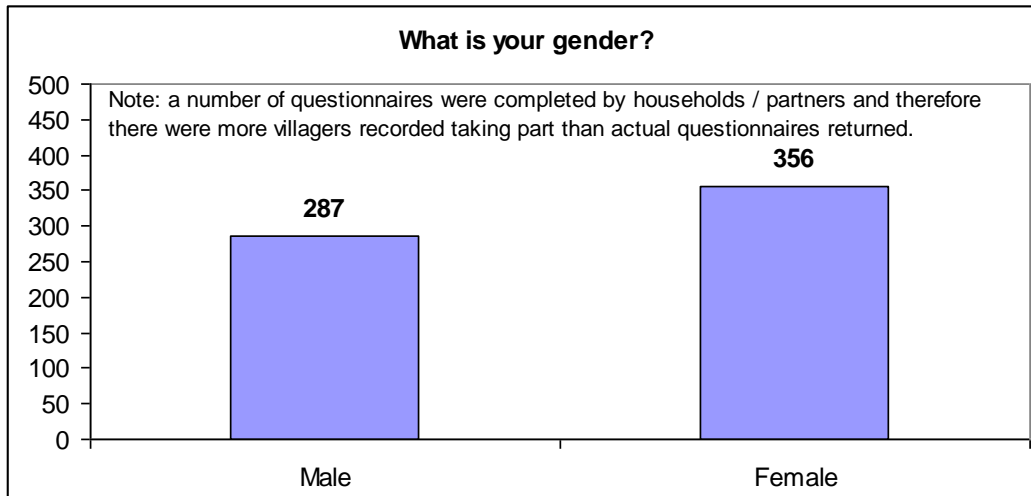


Responses were received from all areas within the village as the map above demonstrates.

### ***Q9.2 To which age group do you belong?***



### Q9.3 What is your gender?



## 2.3) Questionnaire Conclusions

- i. 71% of villagers want less than 51 new homes built in the next 15 years.
- ii. 80% of villagers do not want new homes built on one large estate.
- iii. Villagers do not want flats, apartments and three-storey homes built in the future.
- iv. 58% of villagers believe that Rolleston on Dove's current housing availability is 'about right'. Whilst 24% believe there is 'too much' housing already.
- v. 89% of villagers view the village's identity and community spirit as important to them.
- vi. 94% of villagers believe that the village's rural atmosphere is important to them. 93% enjoy having easy access to countryside.
- vii. The following village facilities are most important to villagers:
  - 83% local shops
  - 83% Alder Brook (with the ducks)
  - 80% public footpaths / bridleways
  - 77% the Croft (village green)
  - 75% Brook Hollows (the lake)
- viii. New shops / services / amenities requested by villagers are:
  - 70% farmland with working farms
  - 61% high speed internet access
  - 59% doctors surgery and 58% pharmacy
  - 45% community centre / village hall
- ix. Consideration should be given to the provision for a suitable GP surgery or pharmacy within the village that is easily accessible to the majority of villagers (i.e. central location).
- x. The greatest concern for villages is urban sprawl (75%).

## **APPENDIX 3**

### **3) Information Sources**

- Royal Town Planning Institute ~ [www.rtpi.org.uk](http://www.rtpi.org.uk)
- ESBC's Draft Pre Publication Strategic Options and ESBC's Settlement Hierarchy.
- Dawlish Parish Neighbourhood Plan ~ [www.teignbridge.gov.uk/CHttpHandler.ashx?id=33259&p=0](http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=33259&p=0)
- Box Parish Neighbourhood Plan Questionnaire ~ [www.boxparish.org.uk](http://www.boxparish.org.uk)

## **APPENDIX 4**

### **4) Neighbourhood Plan Newsletters**

- Neighbourhood Plan Steering Group newsletters -  
December 2011  
February 2012  
April 2012  
July 2012  
February 2013
- Presentation and feedback sheets used during drop in consultation sessions with villagers & village groups & organisations



# Rolleston Needs You!

## Rolleston's Neighbourhood Plan Steering Group Newsletter

Issue 1 ~ December 2011



### Overview

We urgently need your views following the Parish Council's village meeting in October...

- Our village needs a Neighbourhood Development Plan which will summarise the views of the local community in terms of:  
**Development** – how much housing, offices, factories, shops, leisure facilities are required.  
**Infrastructure** – green open spaces, play facilities, surgeries, schools, etc.
- All development should be sustainable within the local area.
- The Government passed the Localism Bill in November. It means that approved Neighbourhood Development Plans are protected by law and have to be taken into consideration.
- East Staffordshire requires an additional 13,000 dwellings.

### What Has Been Achieved Already

Villagers took part in the public meeting in October 2011

Steering Committee have undertaken background research & liaised with a neighbourhood planning consultant

Applied for a government grant to fund the development of our neighbourhood plan

### How Can You Help Now?



Come along to one of our events in January to tell us what you want to be included in the neighbourhood plan (details on the back of this newsletter)

Talk to us when we visit village groups / email us. We want & need your views.

Tell us how you would prefer to complete the questionnaire (by post, online, in your home via door to door, or at a village event)

Complete the village questionnaire and return it to the Neighbourhood Plan Steering Group.

Read the draft Neighbourhood Plan (April / May 2012)

Vote in the referendum

### The Problem Rolleston on Dove Faces

- Currently our village is vulnerable to:
  - Being classified as a 'strategic village' (definition unknown).
  - At least an additional 50 – 150+ houses could be built in the near future on our green spaces (applications currently coming in).
  - A threat to the viability of John of Rolleston primary school due to the proposed development of 325 house & school off Rolleston Road.

### The Village Plan ~ Current Situation

- The Neighbourhood Development Plan needs to be completed and submitted to the Borough Council by May 2012 (*this date has been targeted by the Steering Committee in order to try to get in early to protect our village*).
- We need the views of the village community as the Plan needs to reflect the views of the entire village. We propose to do this via a village questionnaire – more details to follow shortly once you have told us what is important to you & how you want the future of the village to look. You will then be asked to vote in the village referendum.

### Next Steps

- Please support us by coming along and sharing your views with us. **Let us know what you want the future of our village to look like.**
- See the back of this newsletter for more details.

### Your Views Count ~ Please Get In Touch

- **Email:** [nprolleston@gmail.com](mailto:nprolleston@gmail.com)
- **Via the village website:** [www.rolleston.org.uk](http://www.rolleston.org.uk)
- **Facebook:** coming soon
- **Write to:** Martina Thorp 07970447553, Rolleston on Dove
- **In person:** attend one of our events during January 2012.





## **Rolleston Needs You!** **Rolleston's Neighbourhood Plan Steering Group Newsletter**

Issue 2 ~ February 2012



### **Rolleston on Dove's Village Overview**

Our village needs a Neighbourhood Development Plan which will summarise the views of the local community in terms of:

**Development** – how much housing, offices, factories, shops, leisure facilities are required.

**Infrastructure** – green open spaces, play facilities, surgeries, schools, etc.

- All development should be sustainable within the local area.
- The Government passed the Localism Bill in November 2011. This means approved Neighbourhood Development Plans are protected by law and have to be taken into consideration.
- East Staffs think they require an additional 13,000 dwellings.

### **Current Concerns**

- A representative for Burton College met with the Parish Council and the Neighbourhood Plan Steering Group on 16<sup>th</sup> January 2012 to advise that they plan to submit a planning application to build approximately **120 homes** (a combination of 2, 2 ½ & 3 storey houses) **on the College Fields** off Forest School Street.
- A planning application has been submitted to build approximately **23 homes off Meadow View**.
- If both developments gain planning permission it would mean an additional **143+ homes for the village**.
- Currently the village does not have a Neighbourhood Plan in place so it leaves us open to planning applications (as other villages are also finding). The Parish Council and the Neighbourhood Plan Steering Group are in the process of writing to a number of bodies stating the planning applications are premature. **The village should be given time to understand how villagers want the future of the village to look like. Therefore we still need your views and support.**

### **What Has Been Achieved Since Our Last Newsletter**

- A huge **thank you** to everyone who came to talk to the Neighbourhood Plan Steering Group outside Starbucks, Church & at a number of village groups during January. Your comments are currently being collated for the questionnaire.
- Key feedback so far (and it is early days) seems to focus on:
  - ~ Any development should retain the character of the village.
  - ~ Concern regarding volume of traffic & the need to retain a buffer of open space around the village to continue its semi-rural feel and not become a conurbation of Burton.
  - ~ A lot of comments have been received regarding the need for green space, education, village facilities & leisure provision within the village.

### **The Village Plan & Next Steps ~ A Reminder**

- The Neighbourhood Development Plan needs to be completed and submitted to the Borough Council by May 2012 (*this date has been targeted by the Steering Committee in order to try to get in early to protect our village*).
- We need the views of the village community as the Plan needs to reflect the views of the entire village. We propose to do this via a village questionnaire – more details to follow shortly. You will then be asked to vote in the village referendum.
- Please continue to support us by sharing your views with us. **Let us know what you want the future of our village to look like.**

### **Your Views Count ~ Please Get In Touch**

- **Email:** [nprolleston@gmail.com](mailto:nprolleston@gmail.com)
- **Via the village website:** [www.rolleston.org.uk](http://www.rolleston.org.uk)
- **Facebook:** Rolleston Neighbourhood Plan
- **Contact:** Martina Thorp, 07970447553, Rolleston on Dove



## **Rolleston Needs You!** **Rolleston's Neighbourhood Plan Steering Group Newsletter**

Issue 3 ~ April 2012



### **Rolleston on Dove's Village Overview**

Our village needs a Neighbourhood Development Plan which will summarise the views of the local community in terms of:

- Development** – how much housing, offices, factories, shops, leisure facilities are required.
- Infrastructure** – green open spaces, play facilities, surgeries, schools, etc.

- All development should be sustainable within the local area.
- The Government passed the Localism Bill in November 2011. This means approved Neighbourhood Development Plans are protected by law and have to be taken into consideration.
- East Staffs think they require an additional 13,000 dwellings.

### **A Reminder ~ Key Concerns Faced By The Village**

- A representative for Burton College met with the Parish Council and the Neighbourhood Plan Steering Group on 16th January 2012 to advise that they plan to submit a planning application to build approximately **120 homes** (a combination of 2, 2 ½ & 3 storey houses) **on the College Fields** off Forest School Street (Westbury Estate).
- A planning application has been submitted to build approximately **23 homes off Meadow View**.
- If both developments gain planning permission it would mean an additional **143+ homes for the village**.
- Currently the village does not have a Neighbourhood Plan in place so it leaves us open to uncontrolled planning applications, however the Steering Group is working hard to prepare the Neighbourhood Plan. **Please complete the questionnaire that will be delivered to you on 13<sup>th</sup> April and return it to us ASAP as this will form the basis of the Plan.**

### **Current Concerns**

- The village needs your support to oppose proposed planning applications for **23 homes off Meadow View & 120+ homes on the College Fields (a total of 143+ homes)**. If approved the applications would mean a **10% increase** in housing for the village. We do not have the infrastructure to support this growth. If these planning applications are approved, it would be a **massive development for the village** and it will be **unsustainable**.
- Please give your support by making your opinions known at the public meeting and exhibition to be held by **Burton and South Derbyshire College** on:  
**Monday 16<sup>th</sup> April 2012**  
**in The Wright Room, Craythorne Golf Club, Craythorne Road, Rolleston On Dove.**  
**The exhibition opens at 6.30pm and the question & answer session will commence at 7.15pm.**
- The session will be introduced by the College's Chairman of Governors, Mr A Phillips and a brief introduction to the College's proposals will be given. Thereafter residents will be asked for questions and comments.

### **Your Views Count ~ Please Get In Touch**

~ Email: [nprolleston@gmail.com](mailto:nprolleston@gmail.com)

~ Facebook: Rolleston Neighbourhood Plan

~ Via the village website: [www.rolleston.org.uk](http://www.rolleston.org.uk)

~ Contact: Martina Thorp, 07970447553, Rolleston on Dove



## **Rolleston Needs You!**

### **Rolleston's Neighbourhood Plan Steering Group Newsletter**

Issue 4 ~ July 2012



#### **Thank you for your Questionnaire Returns**

The questionnaire was delivered to the 1450 households in the village. We received back 39% of questionnaires which is an excellent response rate for a local survey.

The overwhelming view was that **71% of respondents wanted 50 or less new houses built** in the village over the next 19 years. This is an important piece of information which will be a major part of finalising a Neighbourhood Plan.

The questionnaire responses did not clearly identify specific sites suitable for development. The specific styles of acceptable housing were also not clear. This is why we need help from the village residents again. It was very clear that more 3 storey houses and flats in the village were NOT popular and are not in character with the rest of the village.

To satisfy the needs of the Plan we need to look at alternative sites for any development. **Do you own an area of land (however small) which you would want to be considered for development?** Would you want this area of land to be included for consideration of development over the next 10-15 years?

We need more detailed descriptions of the types of housing you would prefer to see in the village. For example do we need more starter homes, sheltered housing, pensioners' bungalows etc.? Can you please advise why you see this need.

**Please let us know about any other possible development sites and specific housing types. You can either email or telephone Clerk to the Council, Heidi Light, or drop your ideas off at the box in Starbucks. This information is also needed to fight the Borough Council's plans for Rolleston – see over.**

We will be having public open days to show possible housing types and sites for housing later in the summer. This will be your opportunity to register your preferences. Make a note of the dates – Evening of Monday 20th August, 6pm until 9pm and Saturday 1st September, 9.00am – 2pm in the Old Grammar School Rooms, Church Road.

#### **College Field Planning Application**

You will all be aware that Burton College have submitted a planning application to build up to 120 houses on the college playing field. The NP Steering Group have submitted a formal statement of objection to this plan sighting the questionnaire responses which clearly showed that the village did not want this number of new houses. We have also asked the application to be refused on grounds of prematurity, while the Neighbourhood Plan is being developed.

Heidi Light, Clerk to the Parish Council will temporarily be taking over as Secretary to the NH Group. Therefore any queries should be addressed to:

Heidi Light on 812538 or email [hlight@btinternet.com](mailto:hlight@btinternet.com)

#### **Your Views Count ~ Please Get In Touch**

~ Email: [nprolleston@gmail.com](mailto:nprolleston@gmail.com)

~ Facebook: Rolleston on Dove Parish Council

~ Via the village website: [www.rolleston.org.uk](http://www.rolleston.org.uk)

~ Contact: Heidi Light Parish Council Clerk tel 812538

## Rolleston on Dove Neighbourhood Plan Steering Group Newsletter



### Rolleston on Dove Neighbourhood Plan - Summary of Key Points

A draft Neighbourhood Development Plan has now been agreed for Rolleston on Dove. The Neighbourhood Plan covers the time period 2012 to 2031 so as to correspond with East Staffordshire Borough Council's emerging Core Strategy.

**The plan has been shaped by the Community.** Throughout the numerous consultation exercises undertaken to inform the Neighbourhood Plan, the community of Rolleston on Dove has provided very important views on its aspirations for the village over the coming years and these views have helped to define the plan. Questionnaires were delivered to every household in the parish, numbering approximately 1,450. **In total, 556 questionnaires were returned, representing a 39% response rate.** In August and September 2012 two further consultation events took place in which villagers were presented with some sites for potential development and asked to identify their preferred sites. Consequently the sites most preferred for development have been included within this plan.

**Vision & Principles.** The vision of Rolleston in the future is a vibrant community, physically separate from Burton on Trent. It will continue to be an attractive village with its heart based around Burnside. The vision is of a distinct, vibrant community and not a mere dormitory settlement for surrounding towns and cities. 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. A strong principle is that individual developments should be of a scale appropriate to the village and **large housing estates tacked onto the edge of Rolleston are not considered appropriate.**

**Objectives.** 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, 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.

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



**Notice of Consultation on Rolleston on Dove Draft Neighbourhood Development Plan**  
**Pre Submission Consultation**  
**Monday 11<sup>th</sup> February to Monday 25<sup>th</sup> March 2013**

A 6 week period of consultation will be undertaken by Rolleston on Dove Parish Council between **Monday 11<sup>th</sup> February to Monday 25<sup>th</sup> March inclusive**. The plan will then be submitted to ESBC who will also undertake a 6 week consultation period. Once the consultation period has concluded a Consultation Statement will be produced, summarising comments received, issues raised by those comments and describing if and how the Plan has been modified in response to the issues raised. After this time, the required examination by the independent government examiner and referendum by the people of Rolleston will take place.

A copy of the plan can be accessed via the Village website [www.rolleston.org.uk](http://www.rolleston.org.uk) or via the Parish Councils Facebook Page. **Hard copies of the plan can be obtained from the clerk to the council by appointment.** We would welcome your thoughts on the plan and ask that comments are submitted in writing to Mrs Heidi Light, Clerk to Rolleston on Dove Parish Council, 8 Beacon Drive, Rolleston on Dove, DE13 9EL or via email [hlight@btinternet.com](mailto:hlight@btinternet.com)

### **Drop in Sessions**

We will be holding drop in sessions on the following dates where hard copies of the plan will be available to view:

**Saturday 2nd March, 10am until 2pm, Old Grammar School Rooms, Church Road**

**Monday 4<sup>th</sup> March, 5pm until 8pm, Old Grammar School Rooms, Church Road**

### **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 over 16 months of their time on a voluntary basis, attending meetings, leading consultations with villagers, collating data, report writing and delivering newsletters.

The Neighbourhood Development Plan Group comprising:-

Simon Anderson, Shaun Adams, Andrew Bailey, Peter Barnett, Bryan Chinn, Lisa Claber, Ron Clarke, Barry Edwards, Roger Davies, Roger Gawthorpe, Helen Greener, Michelle Holmes, Theresa Shaw, Kate Perry, Martina Thorp, John Underhill, John Morris (Chairman), Heidi Light (Secretary).

The group wish to acknowledge the professional assistance of Rolleston on Dove Parish Council, Borough Councillor Beryl Toon, Clive Baker, Richard Bush, Officers of East Staffordshire Borough Council, Planning Aid, Department of Communities and Local Government, Chris Bowden, Director, [Navigus Planning](http://www.navigusplanning.co.uk) all of whom have helped pull the plan together.

With thanks to The Spread Eagle Inn, Rolleston Club and St Marys 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!

### **View the plan**

The Neighbourhood Development plan can be viewed at [www.rolleston.org.uk](http://www.rolleston.org.uk) or on the Parish Councils Facebook Page.

Hard Copies can be obtained from:  
Mrs Heidi Light,  
Clerk to the Council,  
Tel: 01283 812538,  
[hlight@btinternet.com](mailto:hlight@btinternet.com)

### **What happens now**

- 6 Week Consultation period from 11<sup>th</sup> February to Monday 25<sup>th</sup> March.
- Review of comments received during consultation period. Consultation Statement Produced.
- Submission to ESBC for 6 week Consultation period.
- Review by Independent Examiner.
- Referendum by the people of Rolleston will take place.

## **Rolleston's Neighbourhood Plan Steering Group**

**Have your say about the future of our lovely village...**



**Rolleston  
Needs You!**



**...here's how you can do it**



- Come and talk to the Neighbourhood Plan Steering Group:
  - ~ Outside Starbucks on Saturday 7<sup>th</sup> & 14<sup>th</sup> January 2012 from 9am to 12pm.
  - ~ Old Grammar School Room (by the church) on Sunday 8<sup>th</sup> & 15<sup>th</sup> January 2012 at 10.30am.



- We will be asking to attend local groups & meetings of the WI, church, school, scouts, toddler group & other interest groups in the village.



- Contact Martina Thorp (Steering Committee Secretary) on 07970447553 to request a Steering Group member to speak at your event.



- Email your comments to [nprolleston@gmail.com](mailto:nprolleston@gmail.com)

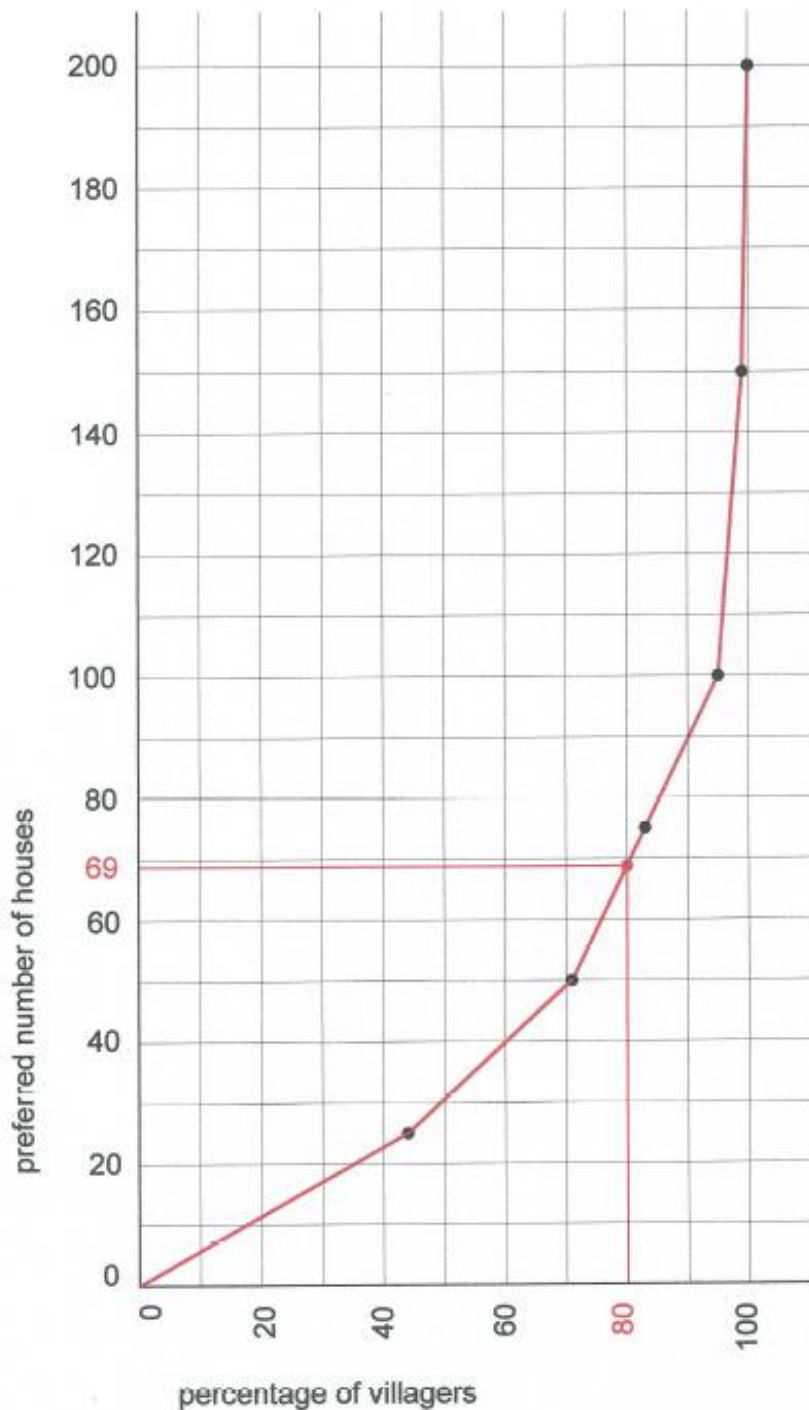


- Please complete and return the Neighbourhood Plan Questionnaire, which will be circulated in early 2012.

Published by Rolleston On Dove Neighbourhood Development Steering Group - 07970447553

## APPENDIX 5

### 5) The Logic For Housing Numbers & The Site Selection Process



80% of villagers voted for less than 69 houses over 15 years

$$69 \times \frac{19 \text{ years in Plan}}{15 \text{ years in questionnaire}} = 87 \text{ rounded down to 85 houses}$$

## Overall Housing Requirement

The East Staffordshire Local Plan Preferred Options, published in July 2012, has assessed that the four Strategic Villages (Tutbury, Rolleston, Barton-under-Needwood and Rocester) should deliver approximately 615 dwellings over the period 2006 to 2031. As shown in Table 1, this is between 9.8% and 13.7% of the total housing requirement. It is important to consider broadly how much housing each village should deliver and the Rolleston Neighbourhood Plan seeks to do this for Rolleston on Dove.

**Table 1: Dwelling distribution options in the emerging East Staffordshire Core Strategy, 2012-2031**

	Dwellings	% of dwellings
Burton	6,100	68.3%
Uttoxeter	1,970	22.1%
Strategic villages	615	6.9%
Other villages	250	2.8%
<b>Total</b>	<b>8,936</b>	<b>100.0%</b>

Source: East Staffordshire Local Plan Preferred Options

Based on 2001 Census data, the Strategic Villages account for 13% of the total number of households in East Staffordshire, as is shown in Table 2. Of this, Rolleston accounts for 3.0% of all households in the borough and 22.9% of households in the Strategic Villages (1,337 households).

**Table 2: Location of households in East Staffordshire, 2001**

	Households	% of households	% of Strategic Village households
East Staffordshire	44,420	100.0%	
Burton	21,135	47.6%	
Uttoxeter	5,052	11.4%	
Strategic villages	5,789	13.0%	100.0%
- <i>Tutbury</i>	1,352	3.0%	29.7%
- <b>Rolleston</b>	<b>1,337</b>	<b>3.0%</b>	<b>22.9%</b>
- <i>Barton-under-Needwood</i>	1,840	4.1%	38.3%
- <i>Rocester</i>	604	1.4%	9.2%
Other villages	12,444	28.0%	

Source: 2001 Census

The Department of Communities and Local Government (DCLG) has stated that the correct starting point for deriving housing requirements is to use the most recent (2008) DCLG household projections and Office for National Statistics (ONS) population projections (2010). Whilst such district-wide projections were produced for use at district level, it is the most reasonable starting point to use these figures when considering housing needs for Rolleston.

The DCLG household projections state that East Staffordshire district is expected to see an increase in the number of households over the period 2008 to 2033 of 12,000. This is a 25-year period and therefore not quite in line with the 19-year period in the emerging East Staffordshire Local Plan (2012-2031). Adopting a pro-rate approach reduces the household change over the plan period to 9,120 households. This is shown in Table 3.



When this project change is applied proportionately to the number of households in Rolleston at 2001 (as shown in Table 2), it creates a theoretical need to accommodate an additional 72 households – this is shown in Table 3. Given the function of Rolleston as a Strategic Village, as identified in the emerging Core Strategy, this appears to be reasonable. It would represent a 5.4% increase in the number of households which would, on the face of it, retain the settlement's size and function, whilst providing for the identified needs of the settlement and its surrounding area.

**Table 3: Projected household change, 2008-2033**

	Projected household change, 2008-2033	Projected household change, 2012-2031
East Staffordshire	12,000	9,120
Burton	10,800	8,208
Uttoxeter	600	456
Strategic villages	415	315
- <i>Tutbury</i>		94
- <b>Rolleston</b>		<b>72</b>
- <i>Barton-under-Needwood</i>		121
- <i>Rocester</i>		29

Source: DCLG

In order to derive a dwelling figure from this, it is necessary to consider the ratio of households to dwellings. At the borough level, the proposed 8,900 new dwellings is based on the projected household change of 9,120 over the 19-year period. This creates an effective need for 0.98 dwellings for every household, so allowing for vacant dwellings and second homes. The 72 additional households projected for Rolleston over the 19-year Local Plan period therefore equates to a need for 71 additional dwellings.

In light of the need to be positive about growth needs, and the capacity of key infrastructure within the parish, it is recommended that this is a minimum figure.

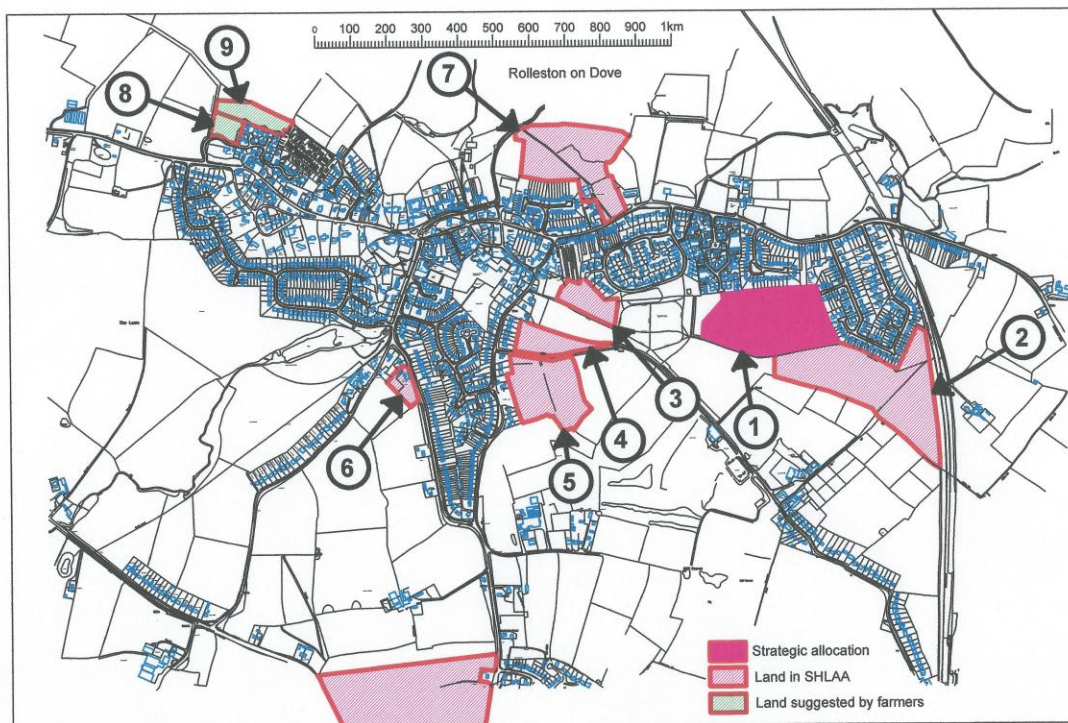
# The Site Selection Process

Following the analysis of the questionnaire it became apparent that the community was not in favour of development on most of the sites that were included in ESBC's Strategic Housing Availability Assessment (SHLAA). It was therefore decided to ask all local landowners to put forward any land that they would like considering for inclusion in the Plan as a development site.

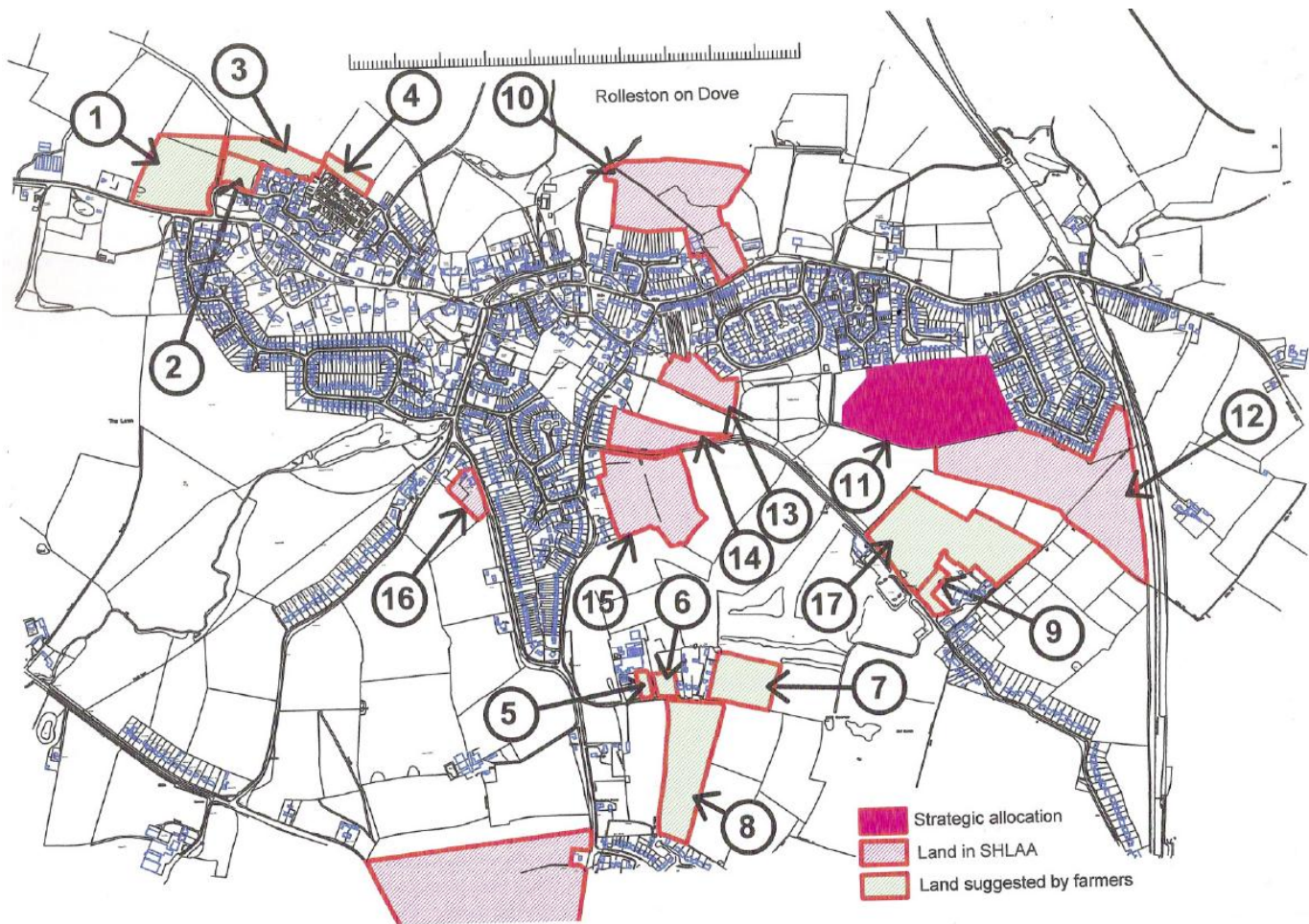
This "call for sites" was very successful and resulted in 10 areas of land being put forward. The steering group then produced a consideration sheet that replicated the points considered in ESBC's SHLAA.

A sub group was then formed which considered each site on it's merits. Following this consideration it was agreed to put forward 2 sites off Shotwood Close along with the sites that were already in the SHLAA for the community to determine which sites they would like to see developed. This consultation was done by holding 2 drop in sessions at which villagers were asked to list their preferred sites and they were asked to state what type of development they would prefer to see.

This consultation demonstrated that the community favoured the 2 sites off Shotwood Close followed by the land on Knowles Hill. However before the Plan was completed the site off Meadow View was granted outline planning permission for 21 dwellings. The group felt very strongly that the land on Knowles Hill was an ideal place for older people being so close to the village shops and therefore it was decided to include one of the sites off Shotwood Close and the land on Knowles Hill as preferred development sites.



## Sites considered for development



## Neighbourhood Development Plan Sites

Site 1 approx 2.8 hectares.....at a yield of 25 dwellings/hectare = 70 dwellings

Site 2 approx 0.5 hectares.....at a yield of 25 dwellings/hectare = 13 dwellings

Site 3 approx 1.1 hectares.....at a yield of 25 dwellings/hectare = 27 dwellings

Site 4 approx 0.4 hectares.....at a yield of 25 dwellings/hectare = 9 dwellings

Site 5 approx 0.2 hectares.....at a yield of 25 dwellings/hectare = 4 dwellings

Site 6 approx 0.2 hectares.....at a yield of 25 dwellings/hectare = 6 dwellings

Site 7 approx 1.4 hectares.....at a yield of 25 dwellings/hectare = 36 dwellings

Site 8 approx 2.9 hectares.....at a yield of 25 dwellings/hectare = 72 dwellings

Site 9 approx 0.3 hectares.....at a yield of 25 dwellings/hectare = 6 dwellings

Site 17 approx 4.3 hectares ....at a yield of 25 dwellings/hectare = 108 dwellings



# Site Selection Community Voting Form

## Rolleston on Dove Neighbourhood Plan Preferred Development Locations

Please indicate your preference for development on the following sites placing numbers 1, 2, 3, etc with 1 being your first choice for development

Also could you indicate the type of development you would prefer :-  
Bungalows, 2 storey houses, starter homes, large detached houses etc.

Site No.	Preference	Type of development
Site 1		
Site 2		
Site 3		
Site 4		
Site 5		
Site 6		
Site 7		
Site 8		
Site 9		

Please add your post code.....(optional)

## Site / Housing Suitability Assessments

Site Number	<b>1</b>	Size	<b>2.8Ha</b>	Yield at 25 houses per hectare	<b>70</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>No</b>
Any Constraints	<b>Yes</b>	Can they be overcome?	<b>Yes</b>		
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?				<b>No</b>	
Are there any physical problems? E.g. topography, contamination, flooding				<b>No</b>	
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?				<b>Yes Impact on Gateway to village. Busy Junction.</b>	
Are there any other issues which may prevent development?				<b>Extends the village envelope a long way.</b>	
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?				<b>Yes</b>	
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?				<b>Low Cost housing and Section 106 would apply.</b>	
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?				<b>The site is deliverable and could be phased.</b>	
<b>OWNERSHIP</b>					
Is ownership known?				<b>Yes</b>	

Are there any ownership issues, e.g. leases, multiple owners?		<b>No</b>
Is there willingness or intention to develop the site?		<b>Yes</b>
When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?	<b>Mainly Farmland with a bridle path, some housing opposite, Character Rural.</b>	
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Adjacent</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>Yes</b>
Local Shop		<b>Yes</b>
Primary School		<b>Yes</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Thompson Farms, Home Farm, Church Road, Rolleston on Dove</b>	
Notes:	<b>Potentially a new development extending the village envelope considerably.</b>	

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Site Number	<b>2</b>	Size	<b>0.5Ha</b>	Yield at 25 houses per hectare	<b>13</b>		
<b>SUMMARY</b>							
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>Yes</b>	Available	<b>Yes</b>
Any Constraints	<b>No</b>	Can they be overcome?	<b>Yes</b>				
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?					<b>No</b>		
Are there any physical problems? E.g. topography, contamination, flooding					<b>No</b>		
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?					<b>No</b>		
Are there any other issues which may prevent development?					<b>No</b>		
<b>VIABILITY</b>							
Market Factors – would houses sell, would development be viable?					<b>Yes</b>		
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?					<b>No</b>		
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?					<b>The site is deliverable.</b>		
<b>OWNERSHIP</b>							
Is ownership known?					<b>Yes</b>		
Are there any ownership issues, e.g. leases, multiple owners?					<b>No</b>		

Is there willingness or intention to develop the site?		<b>Yes</b>
When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland / Paddock</b>
What uses surround the site? What is the character of the area?		<b>Farmland and adjacent housing. Character = Rural.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Adjacent</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>Yes</b>
Local Shop		<b>Yes</b>
Primary School		<b>Yes</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Thompson Farms, Home Farm, Church Road, Rolleston on Dove</b>	
Notes:	<b>Very suitable for a small development, not obtrusive, possibly a logical extension of Shotwood Close.</b>	



Site Number	<b>3</b>	Size	<b>1.1Ha</b>	Yield at 25 houses per hectare	<b>27</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>Yes</b>
Any Constraints	<b>No</b>	Can they be overcome?	<b>Yes</b>		
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?				<b>No</b>	
Are there any physical problems? E.g. topography, contamination, flooding				<b>Surface water drainage from existing development runs through site.</b>	
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?				<b>Some</b>	
Are there any other issues which may prevent development?				<b>No</b>	
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?				<b>Yes</b>	
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?				<b>No</b>	
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?				<b>The site is deliverable.</b>	
<b>OWNERSHIP</b>					
Is ownership known?				<b>Yes</b>	
Are there any ownership issues, e.g. leases, multiple owners?				<b>No</b>	

Is there willingness or intention to develop the site?		<b>Yes</b>
When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Farmland and adjacent housing. Character = Rural.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Adjacent</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>Yes</b>
Local Shop		<b>Yes</b>
Primary School		<b>Yes</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Thompson Farms, Home Farm, Church Road, Rolleston on Dove</b>	
Notes:	<b>Shotwood Close drainage may be a problem. Trees screening present development on part of site.</b>	

Site Number	<b>4</b>	Size	<b>0.4Ha</b>	Yield at 25 houses per hectare	<b>9</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>Maybe</b>
Any Constraints	<b>No</b>	Can they be overcome?	<b>Yes</b>	When can site be developed? <b>Available Now</b>	
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?				<b>No</b>	
Are there any physical problems? E.g. topography, contamination, flooding				<b>Access to the site may be difficult.</b>	
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?				<b>Some</b>	
Are there any other issues which may prevent development?				<b>No</b>	
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?				<b>Yes</b>	
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?				<b>Yes providing access road.</b>	
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?				<b>The site is deliverable.</b>	
<b>OWNERSHIP</b>					
Is ownership known?				<b>Yes</b>	
Are there any ownership issues, e.g. leases, multiple owners?				<b>No</b>	
Is there willingness or intention to develop the site?				<b>Yes</b>	

When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Farmland and adjacent housing. Character = Rural.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Adjacent</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>Yes</b>
Local Shop		<b>Yes</b>
Primary School		<b>Yes</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Thompson Farms, Home Farm, Church Road, Rolleston on Dove</b>	
Notes:	<b>Access could be expensive for the number of houses. It is not a “natural” extension of the village boundary as could be argued for areas 2 and 3. Would be completely separate from Shotwood Close development.</b>	

Site Number	<b>5 &amp; 6</b>	Size	<b>0.4Ha</b>	Yield at 25 houses per hectare	<b>10</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>Yes</b>
Any Constraints	<b>No</b>	Can they be overcome?	<b>Yes</b>	When can site be developed? <b>Available Now</b>	
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?					<b>No</b>
Are there any physical problems? E.g. topography, contamination, flooding					<b>Water supply to the area is inadequate for more houses.</b>
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?					<b>Some</b>
Are there any other issues which may prevent development?					<b>No</b>
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?					<b>Yes</b>
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?					<b>No</b>
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?					<b>The site is deliverable.</b>
<b>OWNERSHIP</b>					
Is ownership known?					<b>Yes</b>
Are there any ownership issues, e.g. leases, multiple owners?					<b>No</b>
Is there willingness or intention to develop the site?					<b>Yes</b>

When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Farmland Character Rural.</b>
Site Type – Greenfield / Brownfield / Rural	<b>Greenfield</b>	
Site Relationship to the Village – is it in or outside the existing development?	<b>Outside main development – adjacent to a very small number of houses.</b>	
Would development be contrary to existing local policies?	<b>Yes</b>	
Which ones?	<b>NE1</b>	
Is the site within 800m of:-		
Frequent Public Transport	<b>Yes</b>	
Local Shop	<b>No</b>	
Primary School	<b>No</b>	
Doctor's Surgery	<b>No</b>	
Recreational Facilities (including open space)	<b>Yes</b>	
Contact Details:	<b>Mr D Jennings, Cross Farm, Cross Lane, Rolleston on Dove</b>	
Notes:	<b>Could be suitable for a small development. A long way outside the main village envelope. Possible problems with utilities – Water and drainage. Access Road unsuitable.</b>	

Site Number	<b>7</b>	Size	<b>1.4 Ha</b>	Yield at 25 houses per hectare	<b>36</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>No</b>
Any Constraints	<b>Yes</b>	Can they be overcome?	<b>Yes</b>	When can site be developed? <b>Available Now</b>	
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?					<b>No</b>
Are there any physical problems? E.g. topography, contamination, flooding					<b>Water supply to the area is inadequate for more houses.</b>
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?					<b>Would be in an area almost completely farmland.</b>
Are there any other issues which may prevent development?					<b>No</b>
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?					<b>Yes</b>
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?					<b>No</b>
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?					<b>The site is deliverable.</b>
<b>OWNERSHIP</b>					
Is ownership known?					<b>Yes</b>
Are there any ownership issues, e.g. leases, multiple owners?					<b>No</b>
Is there willingness or intention to develop the site?					<b>Yes</b>

When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Farmland Character Rural.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Outside main development – adjacent to a very small number of houses.</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport	<b>Yes</b>	
Local Shop	<b>No</b>	
Primary School	<b>No</b>	
Doctor's Surgery	<b>No</b>	
Recreational Facilities (including open space)	<b>Yes</b>	
Contact Details:	<b>Mr D Jennings, Cross Farm, Cross Lane, Rolleston on Dove</b>	
Notes:	<b>A long way outside the main village envelope in a rural location. Possible problems with utilities – water and drainage. Is on a ridge and would be clearly visible in a rural setting. Access road is unsuitable.</b>	



Site Number	<b>8</b>	Size	<b>2.9Ha</b>	Yield at 25 houses per hectare	<b>72</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>No</b>
Any Constraints	<b>Yes</b>	Can they be overcome?	<b>Yes</b>	When can site be developed? <b>Available Now</b>	
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?				<b>No</b>	
Are there any physical problems? E.g. topography, contamination, flooding				<b>Water supply to the area is inadequate for more houses.</b>	
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?				<b>Would be in an area almost completely farmland.</b>	
Are there any other issues which may prevent development?				<b>No</b>	
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?				<b>Yes</b>	
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?				<b>Yes, affordable housing and Section 106 agreement.</b>	
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?				<b>The site is deliverable.</b>	
<b>OWNERSHIP</b>					
Is ownership known?				<b>Yes</b>	
Are there any ownership issues, e.g. leases, multiple owners?				<b>No</b>	
Is there willingness or intention to develop the site?				<b>Yes</b>	

When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Farmland Character Rural.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Outside main settlement.</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>Yes</b>
Local Shop		<b>No</b>
Primary School		<b>No</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Mr D Jennings, Cross Farm, Cross Lane, Rolleston on Dove</b>	
Notes:	<b>A long way outside the main village envelope in a rural location. Possible problems with utilities – water and drainage. Is on a ridge and would be clearly visible in a rural setting. Access road is unsuitable. Would close the gap between Rolleston and Burton by linking up with Stretton.</b>	

Site Number	<b>9</b>	Size	<b>0.3Ha</b>	Yield at 25 houses per hectare	<b>6</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>No</b>
Any Constraints	<b>No</b>	Can they be overcome?	<b>Yes</b>	When can site be developed? <b>Available Now</b>	
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?				<b>This site is part of the garden of a Grade 2 listed building.</b>	
Are there any physical problems? E.g. topography, contamination, flooding				<b>No</b>	
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?				<b>Garden of an important building.</b>	
Are there any other issues which may prevent development?				<b>No</b>	
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?				<b>Yes</b>	
Cost Factors –would there be costs (affordable housing, Sect 106 etc) which would effect viability?				<b>No</b>	
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?				<b>The site is deliverable.</b>	
<b>OWNERSHIP</b>					
Is ownership known?				<b>Yes</b>	
Are there any ownership issues, e.g. leases, multiple owners?				<b>No</b>	
Is there willingness or intention to develop the site?				<b>Yes</b>	

When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Garden of a large hall.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Outside main settlement.</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>Yes</b>
Local Shop		<b>No</b>
Primary School		<b>No</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Mr &amp; Mrs Curtis, Craythorne Hall, Craythorne Road, DE13 0AZ jennicurtis@f2s.com</b>	
Notes:	<b>The proposed development is in the garden of an important listed building and so would affect the setting of the area.</b>	

Site Number	<b>17</b>	Size	<b>4.3Ha</b>	Yield at 25 houses per hectare	<b>108</b>
<b>SUMMARY</b>					
Deliverable	<b>Yes</b>	Developable	<b>Yes</b>	Suitable	<b>No</b>
Any Constraints	<b>Maybe</b>	Can they be overcome?	<b>Yes</b>	When can site be developed? <b>Available Now</b>	
Restrictions: Are there any National Policy Restrictions, e.g. Cons Area, SSSI, Listed Building?					
Are there any physical problems? E.g. topography, contamination, flooding				<b>Provision of utilities may be a problem.</b>	
Would development have an impact on surrounding area? E.g. Cons Area, neighbouring uses, listed buildings, character of area?				<b>Potentially a large development in the middle of agricultural land.</b>	
Are there any other issues which may prevent development?				<b>Traffic on Craythorne Road.</b>	
<b>VIABILITY</b>					
Market Factors – would houses sell, would development be viable?				<b>Yes</b>	
Cost Factors –would there be costs (affordable housing, Sect 106 etc.) which would affect viability?				<b>Yes affordable housing and 106 agreements would apply.</b>	
Delivery Factors – Is Delivery realistic, would delivery be phased, what would build rate be?				<b>The site is deliverable.</b>	
<b>OWNERSHIP</b>					
Is ownership known?				<b>Yes</b>	
Are there any ownership issues, e.g. leases, multiple owners?				<b>No</b>	
Is there willingness or intention to develop the site?				<b>Yes</b>	

When? 0-5 years, 6-10 years, 11-15 years, 15+ years		<b>0-5 years</b>
Are there any planning applications relating to this site?		<b>No</b>
What is the current use of the site?		<b>Farmland</b>
What uses surround the site? What is the character of the area?		<b>Farmland/Football field/Craythorne Hall.</b>
Site Type – Greenfield / Brownfield / Rural		<b>Greenfield</b>
Site Relationship to the Village – is it in or outside the existing development?		<b>Outside main settlement.</b>
Would development be contrary to existing local policies?		<b>Yes</b>
Which ones?		<b>NE1</b>
Is the site within 800m of:-		
Frequent Public Transport		<b>No</b>
Local Shop		<b>No</b>
Primary School		<b>No</b>
Doctor's Surgery		<b>No</b>
Recreational Facilities (including open space)		<b>Yes</b>
Contact Details:	<b>Tom Brooks, 17 Brookside, Rolleston on Dove, 01283 815843</b>	
Notes:	<b>This would be a large development well outside the main settlement. It will coalesce Rolleston with Stretton. Craythorne Road is narrow and unsuitable for traffic which would be generated.</b>	



Site 1 – College Playing Fields

Site 2 – Land south of Walford Road

Site 3 – Land of Meadow View

Site 4 – Land at Craythorne

Site 5 – Land at Craythorne Road / Beacon Road

**Site 6 – Land at Knowles Hill**

Site 7 – Land off Station Road

**Site 8 – Land off Shotwood Close**

**Site 9 – Land off Shotwood Close**

All villagers were invited to attend the Site Selection Consultation via a newsletter through every letterbox, a poster on each notice board in the village, an advertisement on the village's website and word of mouth. The event attracted 170 respondents.