



Rolleston on Dove Parish Council

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Mr. James Malkin
Planning Delivery
East Staffordshire Borough Council
The Maltsters
Wetmore Road
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DE14 1LS

17th July 2012

Dear Mr. Malkin

Planning Application P/2012/00636 Outline Application for 120 houses on the former Burton College Playing Fields

The Parish Council have become aware of the submission of some revised drawings on the above application and would like the following comments to be considered when determining the application.

1. It appears that with the removal of the footpath on the southern boundary of the site the amount of amenity space along this boundary has now been reduced to such an extent that it serves no useful purpose other than to provide an area to grow the boundary hedge. Therefore it should not be included in the Public Open Space allocation.
2. The revised drawings also indicate additional tree planting in the Public Open Space area adjacent to the balancing pond which effectively reduces the open space even more.
3. The Public Open Space in the proposal does not meet the requirements for open space as set out in ESBC's "Open Spaces" Supplementary Planning Document
4. The revised layout does not appear to permit pedestrian access along the southern boundary and effectively isolates one area to another.

5. It is now proposed to install a 1.2 metre high post and rail fence to part of the southern boundary. According to the covenants in the deeds this boundary should have a 1.8 metre high chain link fence maintained forever. It is not clear from the drawings what the combined boundary treatment will be in the area with the post and rail fence as it appears to show trees behind the fence and hedge. Will the proposal be screened adequately in this area?
6. It is now over thirty years since any new allotments were provided within Rolleston Dove and the Parish Council believe this application should have included some to assist the village's sustainability.

The Parish Council believe that the revised layout make an unacceptable layout even worse and more unfriendly for residents.

Yours sincerely

Mrs H Light
Clerk to Rolleston on Dove Parish Council