



Rolleston on Dove Parish Council

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Mr Peter Diffey & Associates Limited
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31st January 2012

Cc: Burton and South Derbyshire College

Dear Mr Diffey,

Thank you for meeting with members of the Parish Council and Neighbourhood Development Plan Steering group on Monday 16th January, to discuss with them the proposals for the college playing field to the rear of Forest School Street.

The Parish Council would like to comment as follows on the proposals:-

Premature

The community of Rolleston on Dove is currently preparing a Neighbourhood Development Plan which will be completed in the summer of 2012 and in line with the recently enacted Localism Bill. We believe that this plan should determine how much development takes place in the village, what form that development should take, and where it is located.

Type of application

It is proposed to submit an outline planning application. Past experience particularly of the previous college site development concerns the local community. The college obtained outline planning permission for 60 houses for the previous development then the developer submitted an application for reserved matters for 90 houses, an increase of 50%. If the same were to happen again we would be looking at a development of 180 houses which is considerably more than the highest proposal in the Draft Pre Publication Strategic Options. We would therefore like to see a maximum number of houses specified or a maximum density of development on any application.

Size

When this site was submitted for inclusion in the Strategic Housing Land Availability Assessment it was proposed to develop 52% and to give 48% for community or educational use now it is proposed to develop 80% and the remaining 20% to be Open Space. This Open space is to incorporate the sustainable drainage system which means it will be unsuitable for public use for at least part of the year.

Form

The proposed development includes a large proportion of two and a half and three storey houses which are not of the vernacular and are totally unacceptable in this location. Being the highest point in the area, they will be clearly visible from Craythorne Road.

Access

The site is only accessible via narrow residential roads which have raised block paved speed tables and blind corners which are not suitable for heavy construction traffic. It is believed that had Burton College intended all along to develop this site it should have been developed before the site of the old school buildings to prevent them effectively painting themselves into a corner.

Layout

We are disappointed that the layout is a large mass of buildings with no green areas within it. The open space has been effectively positioned outside of the development making the same mistake as the previous development.

Garage & Car Parking

The Parish Council would like the proposed dwellings to have adequate off road car parking and garages.

Planning Gain

It is very disappointing that there is no positive planning gain for the village.

Corporate Social Responsibility

As part of Burton College's commitment to Corporate Social Responsibility, Rolleston on Dove Parish Council would like to foster a local partnership and encourage the College to contribute to the society in which it operates.

We believe Burton College has obligations to:-

1. Take a responsible approach to the environment and understand the environmental impact of its business decisions.
2. Interact and positively engage with the local community.
3. Be a good neighbour and engage with stakeholders.
4. Communicate honestly and openly with the local community
5. Contribute to the society in which it operates.

Loss of Sports Field

Whilst this field remains undeveloped there is a possibility that it could be returned to its previous use i.e. a sports field. Once it is developed it is lost forever.

Yours sincerely,

Heidi Light
Clerk to Rolleston on Dove Parish Council