



## **East Staffordshire Borough Council**

### **Rolleston on Dove Neighbourhood Development Plan**

### **Decision Statement published pursuant to the Localism Act 2011 Schedule 38A and Regulation 18 and 19 of the Neighbourhood Planning (General) Regulations 2012**

I confirm, that the Rolleston on Dove Neighbourhood Development Plan, as revised according to the modifications set out below, complies with the legal requirements and basic conditions set out in the Localism Act 2011, and can therefore proceed to referendum. The referendum will be held on 6<sup>th</sup> May 2021.

I also declare that I have no personal or prejudicial interest in respect of this decision.

Signed

A handwritten signature in black ink, appearing to read 'Sal Khan'.

#### **Sal Khan - Head of Service**

Following consideration of the Examiners recommendations, East Staffordshire Borough Council have decided to make the revised Rolleston on Dove Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) subject to a formal 'Referendum'. The Referendum will take place on Thursday 6<sup>th</sup> May 2021. The revised Rolleston on Dove Neighbourhood Development Plan will form part of the Development Plan for East Staffordshire.

#### Decision and reasons

The decision of the Council on 18<sup>th</sup> February 2020 and its reasons for its decision are as follows:

To make the revised Rolleston on Dove Neighbourhood Development Plan, subject to a formal 'Referendum', (Regulation 18, Neighbourhood Plan (General))

Regulations 2012), with the consequence that it can become part of the Development Plan for East Staffordshire subject to the outcome of the referendum vote.

Reasons for decision:

The Council is satisfied that the Revised Neighbourhood Plan meets the Basic Conditions. Having regard to national planning guidance<sup>1</sup>, East Staffordshire Borough Council is required to make the modified plan within five (5) weeks following receipt of this Examiner's Report, or where the changes are significant, to allow the plan to proceed to a formal referendum.

This Decision Statement and the Examiners Report can be inspected online at:

<http://www.eaststaffsbc.gov.uk/planning/planning-policy/neighbourhood-plans/rolleston-on-dove>

A hard copy of the revised Neighbourhood Plan cannot be viewed at this time due to Covid-19 restrictions, but can be made available upon request by emailing us at [planningpolicy@eaststaffs.gov.uk](mailto:planningpolicy@eaststaffs.gov.uk)

The Examiner's recommendations and the council's comments are set out below:

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<sup>1</sup> Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

Rolleston on Dove Neighbourhood Development Plan (2021)

Schedule of modifications (further to the recommendations set out in the examiner's report dated July 2019).

Examiner's recommendation:	ESBC notes:
Page 4, change title of Figure 1 to " <i>Neighbourhood Area</i> covered by the Rolleston on Dove..."	Modification made.
Page 8, change Aim 4 to " <i>To mitigate the traffic impacts of development and to support improvements to public parking and to pedestrian and non-motorised vehicular rights of way.</i> "	Modification made.
Page 8, change Aim 5 to " <i>To provide a supportive land use planning policy framework for residents of, workers in and visitors to, Rolleston on Dove.</i> "	Modification made.
Page 8, Aim 6, delete ", or elsewhere,	Deleted.
Page 12, delete Para 4.22	Deleted.
Page 14, Para 5.2, delete "It is envisaged that development will not take place outside of this boundary."	Deleted.
Page 20, delete Paras 5.20, 5.21 and Figure 12.	Deleted.
Page 21, Para 5.24, change first sentence to " <i>The Parish Council considers that significant new development...</i> " and delete last sentence and replace with " <i>The Parish Council would be supportive of the development of a new GP surgery or satellite surgery in the Neighbourhood Area.</i> "	Modifications made.
Change the wording of Policy H1 to "(small scale infill development within...) <i>Residential development should be focused within the Rolleston on Dove settlement boundary (Figure 5, page 15). Development must respect sensitive landscapes and habitats and be located away from areas at highest risk of flooding.</i> " Delete the rest of the Policy	Modification made and wording deleted.
Para 8.1, change to "...establish its housing requirements, <i>taking into account the Office for National...household projections and an assessment of sites for development...</i> "	Modification made.

Examiner's recommendation:	ESBC notes:
Delete Para 8.3.	Deleted.
Change Para 8.4, line three, to "...Development Plan <i>provide for this</i> . The policies reflect..."	Modification made. Paragraph now numbered as 8.3.
Replace Para 8.7 with " <i>It is important that housing growth in Rolleston on Dove over the plan period occurs alongside investment in infrastructure and the capacity of key services.</i> "	Modification made. Paragraph now numbered as 8.6.
Delete Interpretation section on page 30 and replace with " <i>The Neighbourhood Plan seeks to ensure that the majority of housing development occurs within the settlement of Rolleston on Dove and is steered away from areas at the highest risk of flooding.</i> "	Modification made. This is now on page 29.
Policy H2, change to " <i>Residential development should provide a balanced mix of house types to meet local need. The provision of smaller dwellings to meet the needs of first time buyers the elderly and those wishing to downsize will be supported.</i> "	Modification made.
Delete first sentence of Interpretation ("Developers will need...applications.")	Deleted.
Change second para of Interpretation to "Smaller dwellings are considered to be dwellings with one or two bedrooms."	Modification made.
Delete last sentence of Interpretation "In consideration...superseding that standard."	Deleted.
Change wording of Policy D1 to " <i>The protection and enhancement of existing public rights of way and the development of new public rights of way will be supported. The enhancement of river floodplains and habitats will be supported.</i> "	Modification made.
Delete Interpretation (which provides no additional, supporting information).	Deleted.
Policy D2, change second sentence to "In order to achieve this, <i>development should:</i> "	Modification made.
Change second bullet point to "...massing, spacing, set-back from street frontages and materials;"	Modification made. The word 'and' has been added before the words 'set-back' to ensure the sentence reads correctly.

Examiner's recommendation:	ESBC notes:
Correct indentation of bullets 7 and 8 (should be same as other bullet points).	Modification made.
Delete ninth bullet point re: materials (noting change to second bullet point).	Modification made.
Delete second paragraph on page 36 ("The policy...layout"), which is not the case (for example, why would the policy apply to an application for an ATM ?).	Deleted.
Delete penultimate paragraph, which reads as a policy requirement, which it is not.	Deleted.
Policy D3, change wording of first line to " <i>Development involving the provision of roads and or/car parking should demonstrate high standards of urban design by.</i> "	Modification made.
Delete third and fourth bullet points and replace with " <i>Responding positively to the advice provided in the East Staffordshire Borough Council Parking Standards Supplementary Planning Document (2017);</i> "	Modification made.
Delete Interpretation.	Deleted.
Policy D4, change wording to: " <i>The expansion of electronic communications networks, including next generation mobile technology and full fibre broadband connections, will be supported. Use of existing infrastructure is encouraged and where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.</i> "	Modification made.
Interpretation, delete third and fourth paragraphs ("New development...sufficient.")	Deleted.
Delete Policy D5 and replace with " <i>Sustainable transport provision, including the provision of convenient links to public transport and public rights of way; affording priority to pedestrian and cycle movements; and the provision of cycle storage will be supported.</i> "	Modification made.
Delete Interpretation and replace with " <i>The Neighbourhood Plan seeks to support the promotion of walking, cycling and public transport.</i> "	Modification made.

Examiner's recommendation:	ESBC notes:
Policy OS1, change text to " <i>Development must respect local character, taking into account important views. The following views...27724.</i> " Delete last sentence.	Modification made and last sentence deleted.
Page 40, delete last sentence of supporting text ("It is...agriculture.")	Deleted.
Page 41, delete last sentence of Para 7.14, ("The village...system.")	Deleted.
Page 42, delete Interpretation.	Deleted.
Move Policy OS2 to follow on directly from Policy OS1. Move the supporting information on pages 49 – 55 to follow on directly from Policy OS2. Move Paras 8.33-8.40 inclusive to follow on directly from this supporting information.	Policy has been moved and supporting information follows Policy OS2. Paras follow in from supporting information, now re-numbered as 8.16 – 8.23.
Change the wording of Policy OS2 to " <i>The sites listed below and identified on the plans following this Policy are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for Green Belts.</i> "	Modification made.
Delete LGS5 and LGS 12.	Deleted.
Re-draw the boundary of LGS7 so that it appears precise and clear.	Boundary re-drawn and now titled as LGS6.
Delete Interpretation, which is not relevant to the Policy.	Deleted.
Policy NE1, change to: " <i>Development should be directed away from areas at the highest risk of flooding and should not increase flood risk elsewhere. The creation of space for water by restoring floodplains and contributing towards blue and green infrastructure will be supported. The provision of sustainable drainage systems to reduce run off and manage surface water will be supported.</i> "	Modification made.
Delete the first two sentences of the Interpretation, which do not relate directly to the Policy.	Deleted.
Policy NE2, change to " <i>Development should protect and enhance the natural environment</i> "	Modification made.

Examiner's recommendation:	ESBC notes:
<i>and biodiversity of the Neighbourhood Area, which includes: LIST OF BULLET POINTS HERE</i>	
Delete Interpretation, which does not relate directly to the Policy and replace with " <i>The Policy seeks to ensure that development contributes to and enhances the natural and local environment.</i> "	Modification made.
Update the Contents and where necessary, Policy, paragraph and page numbering, to take into account the recommendations contained in this Report.	All relevant modifications and updates made.
The Rolleston-on-Dove Neighbourhood Plan should proceed to a Referendum.	Arrangements have been made for the Neighbourhood Plan to proceed to referendum on 6 <sup>th</sup> May 2021 (delayed from May 2020 due to the Corona Virus pandemic).