

**Minutes of a meeting of Rolleston on Dove Parish Council  
held at the Old Grammar School Room, Church Road on  
Monday 09 February 2026 commencing at 7pm**

**Present**

Councillor Stewart (in the Chair)

Councillors Appleby, Gallone, Houston, E McManus, S McManus, Peirce, Robson, Sanderson and Storer

**In attendance**

ESBC Councillors Lock and Smedley

Cllr E Pritchard, Chair Stretton Parish Council

One member of the public

Alice Peck and Lydia Press, Youth Representatives

Mary Danby, Clerk

**Public Forum**

No comments/queries were put to the council.

**149. Apologies for absence**

Councillor Badcock.

**150. Declarations of Interest and Dispensations**

None declared.

**151. Planning matters**

**151.1 Planning applications**

**Resolved** That Standing Orders be suspended to permit Cllr Pritchard to speak regarding P/2026/00093 and outline the concerns of Stretton Parish Council and its parishioners and the issues to be raised objecting to the application.

**Resolved** That Standing Orders be reinstated.

**Resolved** That the following comments be submitted to ESBC:

<b>Application No.</b>	<b>Location</b>	<b>Proposal</b>	<b>Comment</b>
P/2025/01330	Roscavan South Hill	Overall crown reduction up to 3 metres of one Oak tree (T3 of TPO 442) (Revised application)	No objection
P/2026/00034	18 Burnside	Removal of the existing bay window and reinstatement of the garage use	No objection
P/2026/00046	1A The Lawns	Demolition of existing dwelling to facilitate the erection of a self-build dwelling	Objection on the following grounds: <ul style="list-style-type: none"> <li>▪ The proposed development is overbearing and out of keeping with the street scene.</li> <li>▪ Potential privacy issues for the neighbouring property arising from the proposed two storey development.</li> </ul>

			<ul style="list-style-type: none"> <li>▪ The plans incorrectly show a car port which has a door - this should be corrected to show that it is a garage.</li> <li>▪ Potential noise issues for the neighbouring property arising from the proposed air conditioning unit.</li> </ul>
P/2026/00061	9 Hawksley Drive	Erection of single storey rear extension	No objection
P/2026/00073	23 Shotwood Close	Demolition of existing conservatory to facilitate the erection of a two storey side and single storey rear extensions	No objection
P/2026/00084	Brookhouse Barn Brookside	Retention of a free-standing timber bike store and 0.5 metres timber top panel to brick wall on the East elevation	No objection
P/2026/00093	Land south of Craythorne Road Stretton	Outline planning application for the erection of up to 385 dwellings, including details of means of access on Craythorne Road (vehicle, pedestrian and cycle) and Bitham Lane (pedestrian and cycle only, and pedestrian, cycle and emergency vehicle only); affordable housing, landscape, blue and green infrastructure including sustainable drainage; children's play area; ancillary structures; ground works; associated infrastructure and works.	Objection – see Annex 1
P/2026/00107	Spread Eagle Hotel Church Road	Pollard back to the previous pollard points one Willow tree	No objection
P/2026/00126	5 Hall Road	Erection of a single storey side extension, alterations to existing fenestration, erection of a canopy over front entrance and widening of the existing dropped kerb	No objection

## 152. Minutes

**Resolved** That the Minutes of the meeting held on 12 January 2026 be approved and signed as a true record subject to 136.1 (1<sup>st</sup> paragraph) being amended to read:

Councillor Badcock reported that discussions had taken place with ESBC Open Spaces, the adjacent landowner, Friends of Brook Hollows and the EA regarding the clearing of the historical backchannel in Brook Hollows.

The EA recommended that nothing be done until they and their partners could design and create the channel as part of a wider natural flood management project. This would require funding which would need to be accessed. This was accepted by all parties.

**153. Matters arising**

**Minute 135 re Sport England funds**

Councillor Stewart reported that, despite being chased, the Planning Manager had yet to respond to confirm when the documentation to vary the S106 condition would be signed by all parties. She said that this would now be escalated with ESBC.

**Minute No. 135 re PSPO signage on Tafflands**

Councillor Stewart reported that ESBC had now installed the PSPO signage.

**Minute No. 135 re tree on the Jinny Trail**

Councillor Stewart reported that the tree surgeons quotation had been accepted to fell the diseased Ash and reduce the size of a Willow.

**Minute No. 135 Martyn's Law**

Councillor Stewart reported that she had attended the recent Rolleston Transport Festival Committee meeting. Protect UK information had been given to the Committee which said that the organising group is wholly responsible for the event and that the council would not be held to be 50% responsible if any incident were to occur on its land. The Committee accepted that there are 800 or more people at any one time during the Festival and appropriate action will be taken to abide by the legislation when this comes into effect in April 2027.

**Minute No. 144.3 PC Tree Survey and Register**

It was noted that the council had commissioned a tree survey and that an inventory (register) had not been recorded. The arboricultural consultant who undertook the survey said that Ivy will not kill the trees and it is not a problem unless it gets into the canopy and no recommendations had been made regarding Ivy in any of the trees in the council's areas; he suggested that another tree survey should be undertaken in 18 months when the trees are in leaf.

**Minute No. 147 Environmental and Mowing contracts**

Councillor Stewart reported that both contractors would be happy to extend their contract by one year.

**Minute No. 148 Appeal regarding decision on Memorial Bench application**

It was noted that the family had decided not to proceed with installing the memorial bench.

**154. Councillors reports**

154.1 Councillor Gallone reported:

- The Playgroup had installed the shed which had been purchased through ESBC CCF funds and a grant from the council.
- Referred to the SID data that he had recently circulated. He noted that during discussion on the Bloor planning application Councillors had suggested that the SID could be moved to Craythorne Road to gather data on current traffic usage of the road and he asked if it was too early to move the SID to another location.

Significant discussion took place on whether it would be beneficial to have SID posts at other locations around the village, it was noted that a Licence to install the post and a Permit to Dig would be required for each location and applications would have to be made to SCC for these.

Councillors also referred to gathering traffic information for Craythorne Road by another method, e.g. rubber strips placed across the road to gather the data.

**Agreed That:**

- Councillors identify potential SID locations around the village for consideration at the next council meeting.
  - A quotation be sourced for a traffic survey (using strips across Craythorne Road) for consideration at the next council meeting.
- 154.2 Councillor Storer noted that the council's contractor, John Deacon had worked hard and done a great job in clearing the Sycamore saplings on Meadow View. Councillors asked that this comment be passed to Mr Deacon.
- 154.3 Councillor Sanderson reported that he had been asked if the council would be replacing the felled Willow on Burnside. **Agreed** that the tree would not be replaced and noting that new trees had been planted on the two council-owned orchards in recent months.
- 154.4 Councillor Robson reported:
- There was a pot hole in Fiddlers Lane. **Agreed** that this would be reported to SCC – Councillor Robson was requested to provide a photograph to the Clerk to be sent with the report.
  - ESBC continued to dump soil from grave digging in the woods – Councillor Lock was asked to speak to ESBC Officers to request that this practice is stopped and the soil dealt with appropriately.
  - He had attended the inaugural de Ferrers Community Forum where various issues had been discussed. He said he had spoken on how wonderful the Youth Representatives were and Councillors from another Parish Council said they would look at introducing Youth Reps to their own council. De Ferrers said that they would like to be involved when the application for the Knowles Hill/Beacon Road junction improvements are published for consultation.
- 154.5 Councillor Houston reported on the poor state of the Station Road/Meadow View jitty (by the post box). He was asked to provide photographs to the Clerk so that the issue could be reported to ESBC's Open Spaces Team.
- 154.6 Councillor Peirce reported:
- That small black grit left after the road resurfacing works were an issue on the road and pavements. He was advised to report this issue to County Councillor White.
  - The road appeared to be subsiding on Church Road close to where there is an issue with a drain. He was advised to report this issue to County Councillor White.
- 154.7 Councillor S McManus:
- Reported that three Rollestonian of the Year nominations had been received through the website form.
  - Queried when the Memorial Benches policy would be reviewed by the council (Minute No. 148 refers). Councillor Stewart confirmed that this had been deferred due to a lengthy discussion on the Bloor planning application being anticipated and that the policy would be an agenda item for the next council meeting.
- 154.8 Councillor Appleby reported:
- That parking on a verge on Beacon Road had caused significant damage. He was advised to report this to SCC via the online reporting portal.
  - He had contacted ESBC regarding the Traveller's site and had been advised that issues associated with the planning application had yet to be resolved as ESBC are awaiting an Ecology Report.
- 154.9 Councillor Stewart reported:
- The recent tree survey had revealed that two of the Lime trees on The Croft were diseased and need to be felled. A resistograph survey will be undertaken in the next few weeks as the

report on the health of the trees will be required for the planning application to fell them. Quotations will be sourced to fell the two trees.

- The two Willows on Burnside will be pollarded when the water depth in the Brook enables this work to be undertaken.
- An additional four car park signs had been ordered for installation at the Craythorne car park.
- The review of signage on PC-owned land will be brought to the next meeting of the council.
- She asked if anyone was interested in a Business Planning Course for Councillors and Clerks offered by the SPCA. The offer would not be taken up and Councillors already have sufficient policies and priorities planning in place.

## 155. Financial matters

### 155.1 Schedule of payments

Payee	Description	Payment Method	Gross £	VAT £
M&M Tree & Garden Services	Tree works: Fell Cypress trees (Elizabeth Avenue playing field) £180 Fell diseased Willow (Burnside) £90	BACS (Pd 13/01/26)	270.00	0.00
Lloyds Bank	Bank charges	DD (Pd 19/01/26)	4.25	0.00
John Booth Arboricultural Consultants Ltd	Survey of trees on PC-owned land	BACS (Pd 19/01/26)	1,650.00	0.00
P Gould	Mowing contract	BACS	1,354.58	0.00
Freeola	Hosting village website	DD (Pd 06/02/26)	14.76	2.46
Information Commissioner's Office	Data protection renewal fee	DD	47.00	0.00
Clerk	Salary and expenses	BACS	1,484.89	0.00
JMP 2000 Ltd	Printing: Village Directory 2026	BACS	195.22	0.00
J Deacon	Environmental contract £1,376.10 Craythorne: Lock/unlock barrier £223.20 Burnside: Remove tree trunk from Brook £42.00 Meadow View Open Space: Dig out and remove Sycamore saplings £336.00	BACS	1,977.30	329.55
SPCA	Training fees: Clerk (Procurement & Data Protection courses) £168 Councillor: Data Protection Essentials Course £42	BACS	210.00	35.00
Lloyds Bank	Bank charges	DD	4.25	0.00
O2	Council mobile	DD	15.60	2.60
<b>Total</b>			<b>7,227.85</b>	<b>369.61</b>

**Resolved** That the above payments be approved.

**155.2 Bank reconciliation at 31 January 2026**

		<b>Community Account</b>	<b>Instant Access Account</b>	<b>Total</b>
01 April 2025	Opening balances	£ 15,667.27	£77,360.20	£ 93,027.47
Movement in funds to date	<b>PLUS</b> Income	£112,226.18	£10,012.92	£122,239.10
	<b>LESS</b> Expenditure	£ 84,854.28	£ 0.00	£ 84,854.28
31 January 2026	Bank Statement	<b>£ 43,039.17</b>	<b>£87,373.12</b>	<b>£130,412.29</b>

**Resolved** That the above was a true record.

**155.3 Earmarked Reserves**

**Resolved** That the council's Earmarked Reserves (EMRs) at 31 January 2026 were:

	<b>Opening funds 01/04/2025</b>	<b>Movement in funds to date</b>	<b>Available funds 31/01/2026</b>
Environmental improvements	£ 7,100.00	(£ 640.00)	£ 6,460.00
Brook Hollows	£ 9,326.50	(£1,800.00)	£ 7,526.50
Play areas	£20,250.00		£20,250.00
Speed Indicator Device	£11,000.00	(£5,377.00)	£ 5,623.00
<b>Total</b>	<b>£47,676.50</b>	<b>(£7,817.00)</b>	<b>£39,859.50</b>

**156. Receipts and payments to 31 January 2026**

**Resolved** That the receipts and payments to 31 January be noted.

**157. Internal Auditor: Confirmation of independence**

The Internal Auditor had written thanking the council for appointing them as its Internal Auditor for the current financial year. They confirmed that they are an independent company with no links, familial or otherwise, to the council. They recommended that the council minutes receipt of the letter and its contents.

**Resolved** That the Internal Auditor's letter and its contents be noted.

**158. S106 Sport England funds**

Councillor Stewart reported that the S106 Working Group had held its first meeting.

Councillor Appleby and Houston reported that they had visited facilities installed and operated by parish councils in South Derbyshire and information on suppliers, costs, etc for zip wires, outdoor gyms and pump tracks was being gathered for discussion at the next meeting of the Working Group. Councillors Appleby and Houston asked if the S106 condition variation would enable consideration to be given to providing a pump track – Councillor Stewart undertook to raise this possibility with ESBC Officers. Councillor Stewart said that the Working Group would arrange to meet on site with the council's contractor to discuss the groundworks that will be required for the replacement zip wire.

**159. Flooding**

Councillor Stewart reported on a meeting that had been arranged by the EA in association with SCC, Severn Trent, the MP and the parish council. The meeting will take place on 12 February at the Scout HQ; there would be an invite only session for PFR eligible properties from 6-7pm followed by a separate meeting for those with properties who are at risk in the 1:100 year flood extent from 7-8pm. Councillors were requested to assist with setting-up the room from 5pm.

**160. Martyn's Law**  
See Minute No. 153.

**161. ESBC: Consultation on a new selective licensing designation**  
**Resolved** That the consultation be received without comment.

**162. Tree survey report**  
See Minute Nos. 153 and 154.9 (1<sup>st</sup> bullet point163).

**163. 2026/27 Meeting schedule**

2026	2027
13 April	11 January
27 April (Annual Parish meeting)	08 February
11 May (Annual Parish Council meeting)	08 March
08 June	12 April
13 July	26 April (Annual Parish meeting)
14 September	10 May (Annual Parish Council meeting)
12 October	
09 November	
14 December	

**164. Correspondence**

**164.1 SPCA Bulletin**

The SPCA Bulletin and other information had been regularly provided to Councillors.

**164.2 Comms Log**

The Comms Log had been regularly provided to Councillors

**164.3 The Croft: Replacement tree offer**

The Plum tree on The Croft had recently been felled, as instructed by the council, and the tree surgeon had offered to supply a replacement tree at his own cost.

**Agreed** That it was not biologically appropriate to plant a tree on The Croft and that the tree surgeon be requested to liaise with Councillor Robson to discuss a preferred site and agree the species of tree which could be planted on PC-owned land.

**164.4 Parish Council sponsorship of St Mary's Church clock**

It was noted that Rolleston Almshouses are responsible for paying for maintenance of the church clock, as set out in their Constitution and Councillors asked that the PCC contact the Almshouses Management Committee to ask if they will sponsor St Mary's Church Clock. The PCC were also to be advised to contact the PC again if the Almshouses were unable to help and the council would then formally consider the request.

**164.5 Picnic on The Croft for Doveside WI**

**Resolved** That permission be given for the Doveside WI to hold their annual picnic on The Croft on 13 August from 1.30-4pm.

**165. Exclusion of Press and Public**

**Resolved** That under the Public Bodies (Admissions to Meetings) Act 1960 (Section 2) (and as expended by Section 100 of the Local Government Act 1972), the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information.

**166. Quotations**

**166.1 Shotwood Close Public Open Space**

**Resolved** That John Deacon’s quotation in the sum of £160 plus VAT be accepted to dig out Ivy under Pyracantha and re-seed.

**166.2 Craythorne car park**

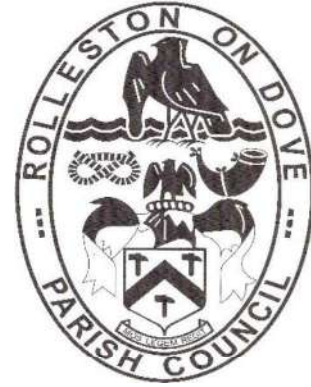
**Resolved** That John Deacon’s quotation in the sum of £100 plus VAT be accepted to install 4 no. new signs.

The meeting closed at 8.26pm

Signed .....

Date .....

# Annex 1



22nd February 2026

**For the attention of Naomi Perry**  
East Staffordshire Borough Council  
Development Control

**Re: Planning Application P/2026/00093 LAND SOUTH OF CRAYTHORNE ROAD STRETTON.**

**Outline planning application for the erection of up to 385 dwellings, including details of means of access on Craythorne Road (vehicle, pedestrian and cycle) and Bitham Lane (pedestrian and cycle only, and pedestrian, cycle and emergency vehicle only); affordable housing, landscape, blue and green infrastructure including sustainable drainage; children's play area; ancillary structures; ground works; associated infrastructure and works.**

Rolleston on Dove Parish Council (PC) considered the above application at its meeting on 9th February 2026 and agreed:

**Objection on the following grounds:**

1. East Staffordshire Borough Council (ESBC) published a new housing land supply position in May 2025, which indicates a 5.13 years supply of deliverable housing sites. In December 2024, a previous position showed a supply of 7.37 years between 2024 and 2029. The developer's application refers to their own calculations to support this proposal and use the presumption that as ESBC cannot demonstrate a five-year housing land supply so "tilted balance" will apply. ESBC dispute this assertion and they re-confirmed this during the pre-application discussions, (see applicant's Planning Statement Page 6. - 3.1.2). However, the developer's calculations have not been tested through independent examination, nor adopted by ESBC.
2. ESBC confirmed in their discussions that they have a five-year housing land supply of 5.13 years which means their housing policies are up to date and therefore the presumption in favour of sustainable development under paragraph 11(d) of the NPPF does not apply.
3. The site lies outside the defined settlement boundary of Burton upon Trent and Stretton and this rural land is not allocated or planned for development in the East Staffordshire Local Plan (2015). In addition, it is not identified as a site approved for development in the Stretton Neighbourhood Development Plan (Stretton NDP) 2014 – 2031 (made 1<sup>st</sup> Feb 2016). New housing development should be directed to land within settlement boundaries or to allocated sites, in accordance with Strategic Policies 2, 4 and 8. As the site falls in neither of these categories, the proposal is therefore against both the Local Plan and the Stretton NDP.
4. The Travel Plan does not adequately address a number of issues relating to the site and the impact of the development on the traffic flows to and through Rolleston on Dove:
  - No consideration has been given to the significant impact of the extra traffic volume that will turn **left** out of the development heading along Craythorne Road towards Rolleston on Dove.

The additional traffic will head along this narrow, unsafe country lane, out of the 30-mile zone straight into the National Speed limit (60 miles), until it returns to a 30-mile zone commencing just as Craythorne Road meets Beacon Road at a T junction. This narrow lane has no lighting, no footpaths or proper kerbing, and in places, two cars struggle to pass without one stopping. Pedestrians, dog walkers and runners have to step up onto a high grass verge to avoid traffic.

- The 30-mile an hour limit currently does not extend past Craythorne Farm Courtyard complex and houses located there. At a minimum the 30 mile an hour limit should be extended to cover the remaining houses, together with Craythorne Farm Courtyard, sited on Craythorne Road and the National Speed Limit section of Craythorne Road should be reduced to 40-mile per hour.
- The Rolleston on Dove Neighbourhood Development Plan (Rolleston NDP) 2015 – 2033 (Adopted May 2021) has identified Critical Traffic Points (5.10 page 16) within the village, which this development completely disregards, and the increased traffic coming from this development driving along Craythorne Road is going to exacerbate. The Rolleston NDP states “Combined with John of Rolleston school traffic, there are various road junctions in the village that can be classed as critical traffic junctions, or points, that is, there are many vehicles attempting to drive along, turn into, turn out of at all times of the day, with particular emphasis on school and work timings. 5.10 These critical points are:
  - Station Road/School Lane. Visibility both left and right turning out of School Lane is restricted in school times due to parked cars, plus the sheer number of vehicles travelling both ways along Station Road.
  - Station Road/Chapel Lane. Turning out of Chapel Lane, visibility both left and right is hampered, particularly as there is a road chicane to the left.
  - Craythorne Road (Lane)/Beacon Drive. Craythorne Road is a narrow country road joining Rolleston on Dove to Stretton. It is a very busy road. Visibility both left and right is restricted due to the nature of the junction. It is particularly busy during school times as John of Rolleston School is at the end of Beacon Road.”
- The Travel Plan contains no provision for pedestrians i.e. no pavement along Craythorne Road, once the driver has turned left out of the development, using the turning onto Craythorne Road nearest to Craythorne Farm Courtyard shops and leading towards Footpath 15. Reference is made to a possible pavement inside the site boundary for pedestrian users of Craythorne Road along the site boundary edge only, thereby putting pedestrians at risk when they exit the site at that location.
- The Travel Plan proposes some future footway provision purely along the site boundary. However, this is a currently unagreed provision, subject to further discussion and dependency on Highway Authority agreement. This means that a large housing development is potentially built and occupied before the walking infrastructure is approved and put in place so exposing them to increased danger from the inevitable additional volume of traffic.
- Further along Craythorne Road heading towards Rolleston on Dove there is a turning on the right into Craythorne Playing Fields carpark (which is a well-used public open space area). requiring anyone behind the turning car to stop as it is close to a blind bend. The National Speed limit continues past the travellers’ pitches site and a new development of 22 bungalows and does not revert back to 30 miles per hour until the driver is virtually at the T junction with Beacon Road. The 30-mile limit should at the very least be extended to come past the bungalow’s development given the entrance / exit into that has poor visibility itself.
- The T junction is an almost blind junction with very poor visibility (left hand view up the road) for drivers to exit out onto Beacon Road, as the large tree on the left-hand side of the junction

hinders the drivers view looking left. There are often many parked cars in close proximity to this junction all along Beacon Road and along part of the bottom of Craythorne Lane especially at school time.

5. Lack of information in the application, particularly regarding Primary School provision, means it is unclear where the children will attend school. One of the nearest primary schools is John of Rolleston Primary School which is located in the centre of the village, adjacent to and accessed via, the Rolleston NDP Critical Traffic Points. It is highly unlikely that the children will arrive on foot there, given the condition and safety issues of walking along Craythorne Road with no pavement and speeding cars. Therefore, the additional traffic at peak school times will arrive at this T junction and the drivers will be looking for somewhere to park in an area of the village already under severe pressure from traffic volume and suffering with serious parking issues on narrow roads at school times.
6. Beacon Road and School Lane in Rolleston on Dove suffer with regular flooding during wet periods of weather, which has at times flooded into houses along there and the Infants school site located on School Lane. The roads are dangerous and at times impassable. The Rolleston on Dove NDP (Page 24 7.5) states "Within the Parish, flooding is an issue that the Neighbourhood Development Plan is keen to address through policy. Any development should not increase flood risk. It notes specifically in section "7.8.2 Flooding from Beacon Hill and from surface water generally. As well as the fluvial flood risk mentioned above. There are significant problems dealing with surface water and land drainage. This is mainly caused by persistent and heavy rainfall on Beacon Hill. There are then only a small number of routes for water to flow off the hill, through the village and join either the Rolleston Brook or the River Dove. The network of pipes and drains is archaic and suffers in places from root infiltration, siltation and debris causing blockages".
7. There are numerous sets of video and photographic evidence showing this with the latest flooding occurring recently in February 2026, after water poured down from Beacon Road off Craythorne Lane and fields. Further significant development of this size along Craythorne Road which is relying on third-party land via swales (currently not secured) for flood alleviation will only exacerbate the serious existing flooding issues.
8. Other developments along Craythorne Road are currently either approved, or awaiting planning consideration. These consist of a 40-bedroom hotel at the old Craythorne Golf Range, an extension to the existing travellers' site and a replacement driving range where the previous one was located. All of these (if approved) will bring their share of additional traffic onto the lane, which this development will then significantly compound. This is onto what is already an unsafe, narrow rural country lane with no lighting, no footpaths or proper kerbing.
9. The Environmental Impact of the Development does not properly address the impact of Habitat Loss, Arboreal Specimens, and Loss of High Quality Agricultural Land.
  - The proposal plans to remove several trees and sections of hedgerow to improve access to the site for the construction stage (which will not be replaced when the site has been built), and to allow for internal traffic movements. Together these existing trees and hedgerows provide important screening, local landscape character, boundary vegetation and connectivity for the biodiverse wildlife found there. This includes foxes, badgers, bats, various species of birds including birds of prey and skylarks, amphibians, including great crested newts and insects.
  - Skylarks which nest on this site yearly are a red listed species that nest solely on open, arable land. The sound of the skylarks each Spring through to Autumn has been noted by many residents and those who have walked Craythorne Road for years. A skylark mitigation

programme has not been suggested which is not acceptable. The small plot to be given to ecology on site is of an insufficient size and of unsuitable character (not arable) for skylarks as it is less than 10ha. This does not meet the developer's duty to protect wildlife species (Section 40 - Natural Environment and Rural Communities Act 2006).

- The local landscape character will be lost by the removal of trees and established hedgerows and there is potential for long-term harm to the retained trees, including those under Tree Preservation Order **TPO-206W1 18** for Tree groups **G6 and G7**. The application does not clearly demonstrate how works adjacent to these protected trees will comply with, and manage relevant statutory protections, including the requirements of ESBC Local Plan Policy DP8 Tree Protection, to prevent short and long-term avoiding direct or indirect harm. The retention of the Category A mature English oak trees (High Value Trees), as shown on the site layout, will present significant constraints on the site during and post construction, given their location within the development. The development seems to be failing to meet National Planning Policy for trees in relation to development including:
  - Removal of individual trees **T14 and T31** (classified as unsuitable)
  - Removal of **Category C trees (T24 and T25)**
  - Partial removal of tree groups **G17, G18 and G19**.
  - Protection of Tree groups **G6 and G7 under TPO-206W1 18**
  - Partial removal of hedgerows **H1, H2 and H3**
- The development would mean the irreversible loss of circa 23 hectares of Best and Most Versatile (BMV) agricultural land. Within this BMV are significant areas of Grade 2 and Grade 3a land, the loss of which was one of the main reasons for refusal and appeal dismissal in 2016. National Policy (Paragraph 170) states that BMV land is classed as a "finite and valuable resource" and as such development should be directed to lower quality land. Loss of BMV is to be avoided unless the application can prove this is outweighed by overriding need which is not proven in this case (see objections 1,2 and 3).

Previous applications for this site have been rejected and the main concerns raised at time of rejection / appeal have not been addressed in this planning application, namely the impact of traffic volumes, the serious safety issues of sending additional traffic along a narrow, unlit country lane, pressure on local services, the loss of BMV farming land, flooding, and the impact on nature.

**In view of these strong reasons for rejection, significant local objections raised to us by residents and the lack of demonstration of any benefits of the development outweighing the negative impacts, Rolleston on Dove Parish Council ask that this application be refused.**

Yours sincerely

Clare Stewart

Chairman

On Behalf of Rolleston on Dove Parish Council