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Mary Travers, Inspector
c/o Ian Kemp,
Melton Local Plan Programme Officer
16 Cross Furlong
Wychbold
Droitwich Spa
Worcestershire
WR9 7TA

08 January 2018
Our Ref: P/300/L29

Dear Sirs,

RE: MELTON LOCAL PLAN – POLICY SS4: SOUTH MELTON MOWBRAY SUSTAINABLE NEIGHBOURHOOD (STRATEGIC DEVELOPMENT LOCATION)

On behalf of our clients, the Lomas Family, we are writing to set out their revised position in relation to the proposed South Melton Mowbray Sustainable Neighbourhood (SMMSN). Our clients farm land which the proposed distributor road crosses and is included within the proposal in the emerging Local Plan for a mix of employment and residential development, as part of Policy SS4. The Lomas Family have previously registered their objection to the proposed allocation of their land within the SMMSN for the reasons set out in our previous correspondence to the Pre-Submission Draft Consultation (dated 9th December 2016) and the Focused Changes Consultation (dated 23rd August 2017).

In summary, the Lomas Family objection related to the prospect of their land holdings and business interests being severely and adversely affected by the proposals for the SMMSN, and in particular the proposal for a new distributor road passing through and severing their farm holdings. In addition, three family members have their homes in this area as well as a successful business at Eye Kettleby Lakes; a business which they have invested in substantially over the past 20 years to create a valued leisure destination. Eye Kettleby Lakes has a 5 star rating and a certificate of excellence on TripAdvisor and is a major attraction for the Melton area, which makes a valued contribution to the local economy.

Directors: Peter Buckingham
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Consultant: Andrew Granger
FRICS, FAAV

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Following the Council's submission of the Melton Local Plan to the Inspectorate for Examination, a meeting was held with the Lomas Family on 21st November 2017 at Melton Borough Council's offices. This was followed by a further two meetings on 11th December 2017 and 3rd January 2018 to discuss a proposed solution to the Lomas Family objection.

As a result of these discussions with Melton Borough Council, we confirm that the Lomas Family have revised their position and in principle support the allocation of their land as part of Policy SS4, subject to the following:

- Policy SS4 is revised to state that boundary for the SMMSN, including all new residential and employment development on land owned by the Lomas Family is to be located to the north of line A-B, shown in purple on the enclosed plan. In addition, the proposed South Melton Mowbray Distributor Road and any associated landscaping and noise attenuation buffer in this location will also be delivered to the north of the purple line indicated on the plan. In essence, the Lomas Family will only support the proposal if the purple line is accepted as the southernmost point of the allocation.
- Within reason, development proposals for the SMMSN should secure the reasonable distribution of development across the whole of the Sustainable Urban Extension (SUE) i.e. development of our client's land should not be prejudiced by the existing proposals submitted by Davidsons Developments on the eastern part of the SUE [Ref: 16/00515/OUT].
- The accepted split between residential and employment development on the Lomas Family land, as discussed with and proposed by Melton Borough Council, is 75% residential development and 25% employment land.
- The Distributor Road is constructed in full, with no separation between road ends, and full access provided to existing businesses and land interests.
- Further agreement and negotiation with adjacent landowners.

The Lomas Family considers that revision of the proposed South Melton Mowbray Sustainable Neighbourhood to reflect the above points will ensure that the proposed development adequately accommodates their personal and business interests.

Yours sincerely,

Stephen Mair, BSc (Hons) MSc MRTPI
Director

Directors: Peter Buckingham BSc (Land Management) Jill Griffiths MARLA, MNAEA Rupert Harrison FRICS, FAAV Chartered Surveyor Stephen Mair MSc, MRTPI Andrew Robinson BSc (Hons) FRICS Chartered Surveyor Mark Sandall MSc SURV MRICS Chartered Surveyor David Woodfield FNAEA, MARLA

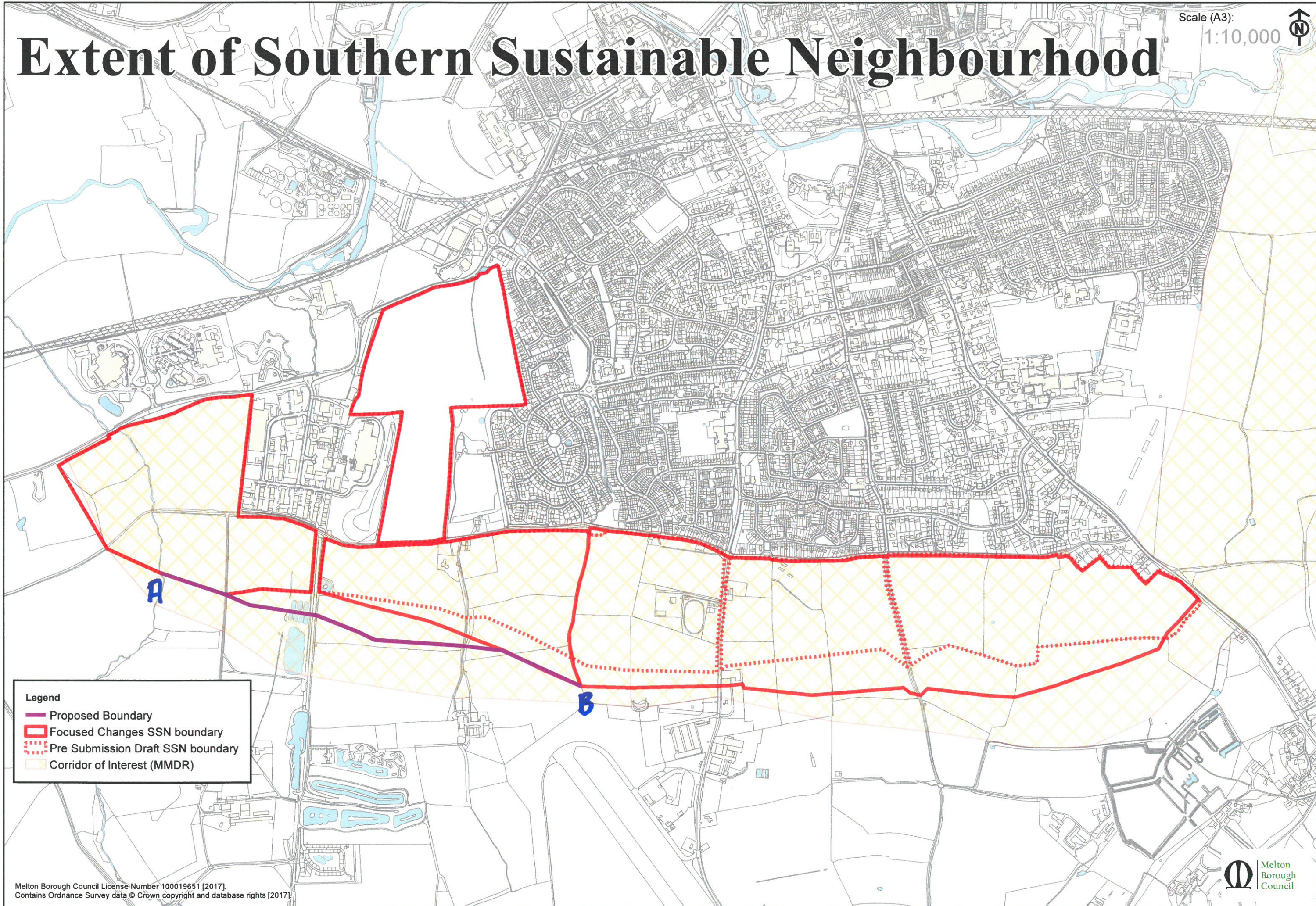
Consultant: Andrew Granger FRICS, FAAV

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Extent of Southern Sustainable Neighbourhood

Scale (A3):
1:10,000



Legend

- Proposed Boundary
- Focused Changes SSN boundary
- Pre Submission Draft SSN boundary
- Corridor of Interest (MMDR)