

## **Matter 4: Melton Mowbray Sustainable Neighbourhoods (MMSNs) (Policies SS4 and SS5)**

Representation by Burton & Dalby Parish Council

Reference: 155/139

### **4.5.ii – SS4: Sustainable Southern Neighbourhood**

1. Burton & Dalby Parish Council is opposed to the extension of the Southern Sustainable Neighbourhood further south, as shown in the Focused Changes. This change would cause significant harm to the significance of St Mary and St Lazarus Hospital Scheduled Ancient Monument. The parish council believes that Historic England is correct in its assessment and is strongly supportive of their objection.

### **4.5.iv - Settlement fringe, area of separation, separate identity of settlements.**

2. The extension of the Southern Sustainable Neighbourhood further south poses a second threat, to the Area of Separation, and illustrates the need for EN4 to be clear and robust. The focussed change has arisen from an aspiration to achieve infrastructure improvements (MMDR) through developer contributions. A live planning application has driven the focussed change. The outline shape of the proposal gives a clue to this underlying intention which has taken prominence over consideration of topography and sense of place. The design concept does not appear to be landscape led.

3. Policy EN4 needs to give clear criteria against which a Landscape and Visual Impact Assessment can be made. The LVIA accompanying this application only addresses the visual impact, and argues that the sense of separation between Melton Mowbray and Burton Lazars will not be affected despite the critical distance being undermined. The developer considers that by merely mitigating visual impact no harm will result. Assessment of effects on areas of separation should include consideration of perceptual, functional and distance qualities as well as visual effects, and a sense of separation requires an understanding of settlement character. New housing in Areas of Separation should be place-making rather than merely encroaching into open countryside.