

# Submission

---

## Bottesford Parish Neighbourhood Plan 2020-2036

---



*Produced by Bottesford Neighbourhood Plan Steering Group on behalf of Bottesford  
Parish Council and residents*

May 2021

## Contents

Common Abbreviations .....	3
1 Foreword .....	4
2 The Bottesford Parish Neighbourhood Plan .....	5
3 The need for a Neighbourhood Plan .....	7
4 Consultation .....	13
5 Status of Projects and Actions.....	14
6 Bottesford in Context.....	14
7 Community Vision .....	17
8 Community Objectives .....	18
9 Engaging with the Community: A Key Principle .....	19
Neighbourhood Plan Policies .....	21
10 Sustainable Development and the Village Envelopes.....	21
11 Protecting the Landscape Character .....	28
12 Protecting and Enhancing Biodiversity .....	35
13 Local Green Spaces.....	45
14 Protecting and Enhancing Green Infrastructure .....	48
15 Flooding and the Presence of Water.....	50
16 Improving Connectivity .....	58
17 Ensuring High-Quality Design.....	64
18 Renewable Energy and Low Carbon Technologies .....	69
19 A Mix of Housing Types .....	71
20 Self-Build and Custom Build Housing.....	77
21 Protecting Heritage Assets.....	78
22 Supporting the Local Economy.....	83
23 Enhancing the Provision of Community Facilities .....	89
24 Local Plan Site Allocations Development Framework.....	92
25 Development Contributions.....	104
26 Implementation.....	105
27 Monitoring and Review .....	105

## **Common Abbreviations**

AOS – Area of Separation

BPDC - Bottesford Parish Design Code 2020

BPNP – Bottesford Parish Neighbourhood Plan

BHL – Building for a Healthy Life

LCC – Leicestershire County Council

MBC – Melton Borough Council

NPP – Neighbourhood Plan Policy

NPPF – National Planning Policy Framework (reference is always to the revised NPPF)

NPSG – Neighbourhood Plan Steering Group

HEDNA – Housing and Economic Development Needs Assessment

SHLAA – Strategic Housing Market Assessment

SPD – Supplementary Planning Document

## 1 Foreword

1. The Parish of Bottesford is a wonderful place to live. Many of us have families that have lived here for many generations, others have arrived more recently drawn by the charm of this very special place.
2. In many ways ours is a typical English parish. As you enter the village of Bottesford you come through farmland with the occasional farm building, on the fringes the housing comes into sight together with recreational areas. Gradually the community builds up until in the centre sit the shops, the pubs, the river crossings and the treasured church and its spire. At any place in the Parish we are not far from being connected to the countryside within which we live.
3. We now sit at a crucial moment in the history of this Parish. Up until now our Parish has grown without resorting to the square-block housing estates that are so often to be seen springing up on the edge of villages up and down the country. Avoiding this has been an essential aspect of the rural charm of the Parish of Bottesford.
4. We are, by and large, a healthy, vibrant Parish. We serve ourselves well with a community of energetic volunteers that provide services and activities for all walks of life. We have a dynamic set of schools, and places of worship. We have a successful community library, football, cricket and bowls clubs, and many youth and older persons social clubs and organisations. In short it's a lovely place to live. But it is only this way because successive generations have treasured it and cared for it.
5. Now it is our turn. And whilst some development is inevitable, and perhaps needed, it is part of our duty to ensure such development happens without damaging and preferably enhancing the wonderful Parish. We are guardians of the future of the Parish for our children and theirs. Melton Borough Council's Local Plan has determined the location and minimum number of houses to be built in the Parish. It is important that we take this opportunity to influence the design and layout of this development.
6. Having a Neighbourhood Plan will give us some control: the Neighbourhood Plan, once approved at a Referendum, is a Statutory Document and as such must be considered when Melton Borough Council is planning our future. This is more control than we have had in the past.
7. Having a Neighbourhood Plan will also put us in a stronger position to negotiate on behalf of the Parish to ensure that development ensures the widest community benefit. This may mean that we can secure additional funding to help us deliver the community projects identified at Appendix A.
8. This plan has been put together by a representative group of residents that have consulted with residents, and when necessary brought in the views of experts. It has been written by Helen Metcalfe a specialist in Neighbourhood Planning. Its scope is in accordance with Neighbourhood Planning policy and practice.
9. The number and severity of flooding incidents in recent years remind us all of the vulnerability of Bottesford village to flooding. As this Neighbourhood Plan extends to 2036 to align with Melton's Local Plan it is also important to set out here the issues and constraints on growth as we see them to avoid excessive additional development in the next Local Plan (post 2036).

**Bob Bayman, Chair of Bottesford Parish Council**

## 2 The Bottesford Parish Neighbourhood Plan

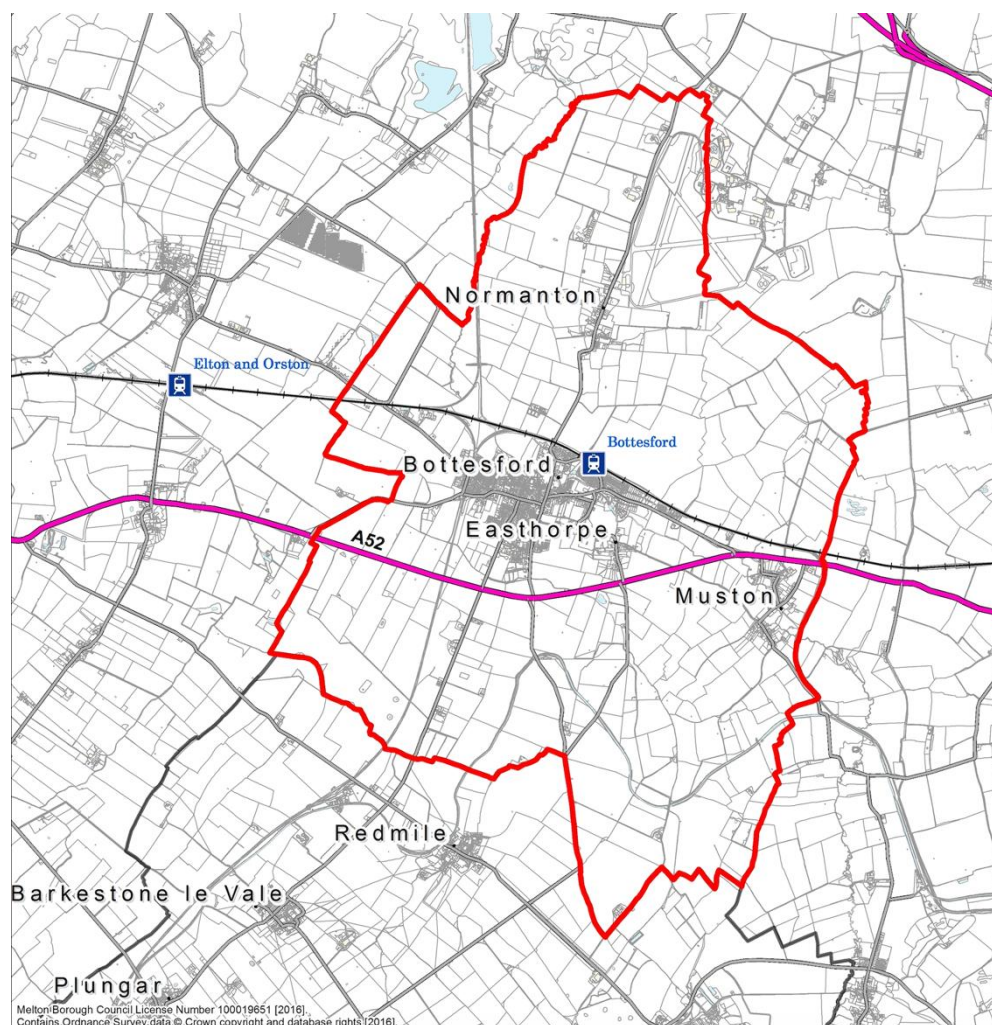
10. The Bottesford Parish Neighbourhood Plan (BPNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by Melton Borough Council it will form part of the Development Plan for Bottesford which also includes the adopted Melton Borough Plan 2011-2036 and the Minerals and Waste Local Plan (produced by Leicestershire County Council).
11. The time frame for the Bottesford Neighbourhood Plan is aligned to run alongside the Plan period of the adopted Local Plan. The Plan period is 2020 to 2036
12. The Bottesford Neighbourhood Plan will be used by
  - a) Planners at Melton Borough Council (the planning authority) in assessing future planning applications; and
  - b) Developers as they prepare planning applications for submission to Melton Borough Council.
13. Neighbourhood Plans are required to '*have regard to national policies and advice contained in guidance issued by the Secretary of State*<sup>1</sup>'; national policies are primarily set down within the National Planning Policy Framework (NPPF) and guidance is set down in the Planning Practice Guidance (PPG) (both of these are updated from time to time).
14. Para 29 of the NPPF is clear that '*Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*' The BPNP has to be in general conformity with the growth requirements set at Borough level.
15. All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies
16. At the Borough level, planning policy is formulated and delivered by Melton Borough Council and this body will continue to have the legal duty to provide this.
17. The Plan area includes the whole of Bottesford Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by Melton Borough Council on 6th November 2013.

<sup>2</sup>

---

<sup>1</sup> [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004

<sup>2</sup> See [https://40598510-d83b-48fe-b4fd-63400f103e39.filesusr.com/ugd/c2f881\\_5c024014aa4447a694b1370d4f39b795.docx?dn=Designation%20Letter%20Bottesford%20Neighbourh](https://40598510-d83b-48fe-b4fd-63400f103e39.filesusr.com/ugd/c2f881_5c024014aa4447a694b1370d4f39b795.docx?dn=Designation%20Letter%20Bottesford%20Neighbourh).

**Map 1 Bottesford Parish Neighbourhood Plan Area**

Source: Melton Borough Council

18. A number of Borough wide studies that support the adopted Local Plan have been used to support the preparation of the BPNP. These are:

- a) Areas of Separation Study and Settlement Fringe Study 2015 Influence
- b) Biodiversity and Geodiversity Study WYG 2016
- c) Melton Borough Landscape and Historic Urban Character Assessment report ADAS 2006 and Update 2011
- d) Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development LUC 2014
- e) Housing and Economic Development Needs Assessment GL Hearn 2017
- f) Melton Green Infrastructure Strategy 2011
- g) Housing Needs Study MBC August 2016
- h) Conservation Area Appraisals prepared by MBC: Bottesford 1996, Easthorpe 1987, Normanton 1994
- i) Open Space Study Knight Kavanagh and Page 2014

19. There are also some local studies which have either been commissioned for the Neighbourhood Plan, undertaken by the Neighbourhood Plan Steering Group or by developers which also form part of the evidence base these are:

Commissioned or undertaken by the Neighbourhood Plan group

- j) OCSI (Oxford Consultants for Social Inclusion) Rural Community Profile 2013
- k) CABE (Commission for Architecture and the Built Environment) workshop notes and findings 2015
- l) Bottesford Parish Design Code 2020 AECOM
- m) Household Questionnaire Survey 2016
- n) Hamilton -Baillie: Place making, slower speeds and safety in a bypassed village 2015
- o) Midlands Rural Housing Survey Report 2015
- p) Streets and Trees Survey 2020 DSA Environment and Design Ltd

20. Documents listed at para 16 are on MBC's web site; documents listed at para 17 are under the evidence base and supporting documents tab on the Bottesford Parish Neighbourhood Plan web site.

### 3 The need for a Neighbourhood Plan

#### *Climate Change*

21. In July 2019 MBC formally declared a climate emergency. A Climate Change Policy Development Group was established to *'develop an action plan for how the Council will work towards ensuring its operations become carbon neutral by 2030 and further promote a cutting of emissions within the wider Borough of Melton. The Council will explore a number of areas including how to improve the energy efficiency of local homes .... and increasing renewable energy'*.<sup>3</sup>
22. The National Planning Policy Framework (NPPF)<sup>4</sup> states that *'the planning system should support the transition to a low carbon future in a changing climate... plans should take a proactive approach to acting to climate change'*.
23. Bottesford Parish Council recognize the importance of minimizing the impact of climate change and within the scope of land use planning a range of policies in the Bottesford Parish Neighbourhood Plan seeks to assist MBC achieve this objective.
24. The NPPF<sup>5</sup> states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*. The NPPF identifies the 3 elements of sustainability:
- **Environmental Policies** – Protecting our environment, using natural resources prudently, minimising waste and pollution and mitigating climate change.
  - **Social Policies** – Providing sufficient number and type of homes that will meet the needs of current and future generations and supporting health, social and cultural well-being.
  - **Economic Policies** - Contributing to building a strong economy, ensuring that sufficient land is available in the right places and at the right time

<sup>3</sup> MBC web site accessed October 2019

<sup>4</sup> Para 148/149 NPPF

<sup>5</sup> NPPF para 7

25. The Bottesford Neighbourhood Plan seeks to create a balance between these social, economic and environmental elements whilst supporting the scale of growth for Bottesford set out in MBC's Local Plan. The Neighbourhood Plan policies will ensure that up to 2036 development does not erode the built and landscape character and that opportunities are taken to improve biodiversity, address issues of flooding, enhance green infrastructure, encourage sustainable construction methods and high-quality design; all of which will help in addressing the issue of climate change.

### *Sustainable Development in Bottesford Parish*

26. There remains significant community concern about the scale and location of the site allocations and their impact on the built and natural environment of the Parish. There is also the unknown impact of any additional windfall sites (see MBC Policy SS3 discussed below).

27. Whilst the Neighbourhood Plan must be in general conformity with the strategic policies in the MBC Local Plan, the Neighbourhood Plan can provide local policies that will bring forward sustainable development by;

- a) promoting a constructive dialogue with developers before a planning application is submitted,
- b) providing design policies that ensure development reflects the distinctive historic and rural character of the Parish and reinforces it<sup>6</sup>,
- c) protecting and enhancing the landscape character of the area including the views into and out of Bottesford and the Significant Green Gaps within and around the settlements,
- d) ensuring new development meets the housing and employment needs of the area,<sup>7</sup>
- e) ensuring new development minimises its carbon foot print,
- f) ensuring water is managed to create a biodiversity gain,
- g) mitigating the risk of flooding,
- h) seeking a net biodiversity gain over the Plan period and
- i) provide better provision for cycling and pedestrian movements within the Parish.
- j) seeking opportunities to maximise the benefit of development where it can also reinforce the attributes of the neighbourhood area (including through the use of S106 where appropriate).

28. The Neighbourhood Plan policies are specific and locally relevant based on local evidence to ensure that the growth of the Parish will not significantly harm the character and heritage of the built or natural environment.

29. Table 1 shows how the Neighbourhood Plan policies will ensure the right balance is achieved.

---

<sup>6</sup> supported by the Streets and Trees Survey 2020 and Bottesford Parish Design Code 2020

<sup>7</sup> In accordance with national policy (para 29 and footnote 16) a neighbourhood plan must be in general conformity with the strategic policies in MBC's Local Plan



Table 1

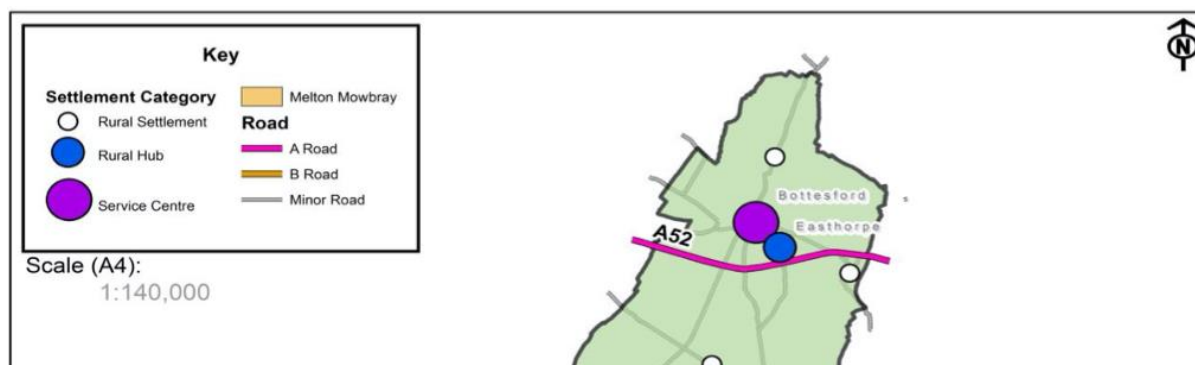
Sustainable Development Dimensions	Neighbourhood Plan Focus	Neighbourhood Plan Objectives and Policy
Environmental	<ul style="list-style-type: none"> <li>• the design of any new developments to be of a high standard that reflects the distinctive local character</li> <li>• creating and enhancing walking and cycling routes for local residents and to visitor destinations</li> <li>• highlighting the Significant Green Gaps that are sensitive to development</li> <li>• designating Local Green Spaces</li> <li>• encouraging the use of small-scale renewable energy initiatives and construction materials</li> <li>• encouraging biodiversity</li> <li>• reducing the risk of flooding</li> <li>• seeking opportunities to reduce the effects of climate change</li> <li>• promote tree planting</li> </ul>	<p>Community Objectives 1,2,4,5,8,9,10</p> <p>Neighbourhood Plan Policies 1,2,3,4,5,6,7,8,9,12</p>
Social	<ul style="list-style-type: none"> <li>• protecting and improving community facilities</li> <li>• supporting the strategic housing allocations in the Local Plan.</li> <li>• ensuring greater involvement in the planning process</li> <li>• encouraging the provision of self-build and affordable housing</li> <li>• enabling greater participation and influence over the growth and character of the Parish</li> </ul>	<p>Community Objectives 3,5,6,10,11</p> <p>Neighbourhood Plan policies, 10,11,14,15,16,17,18-19,20</p>
Economic	<ul style="list-style-type: none"> <li>• supporting small scale growth of local businesses</li> <li>• improving the sense of place in Bottesford village to make the local shopping area more attractive</li> </ul>	<p>Community Objectives 5,6</p> <p>Neighbourhood Plan Policies 13, 20</p>

30. There is evidently an overlap between policies that support the improvement of green infrastructure, those that address flooding, promote biodiversity and seek to reduce the impact of climate change. Their division across a number of policies is based on the focus of the evidence. The Neighbourhood Plan Policy will not apply in isolation.

### Planned Growth

31. Figure 1 shows the settlement hierarchy for the settlements in Bottesford in the MBC Local Plan. Bottesford is classed as a Service Centre in MBC's Local Plan and is the second largest settlement in the Borough. In the Local Plan (adopted in 2018) 4 sites were allocated to deliver a minimum of 345 dwellings in Bottesford village. Easthorpe is defined as a Rural Hub and two sites were allocated. Muston and Normanton are defined as Rural Settlements and no sites were allocated.

**Figure 1 Melton Settlement Roles<sup>8</sup>**



### Melton Borough's Development Strategy

32. The Local Plan allocated sites in Bottesford and Easthorpe to contribute to meeting the housing requirements of the Borough up to 2036. These sites are described in Table 2. For the planning applications and supporting documents see <https://pa.melton.gov.uk/online-applications/>
33. BOT 4 is already being built out with the other sites at varying stages of the planning application process. The outline applications for those sites already approved indicates that on some of the sites the final build out figure may be significantly in excess of the approximate dwelling number in the MBC Local Plan.

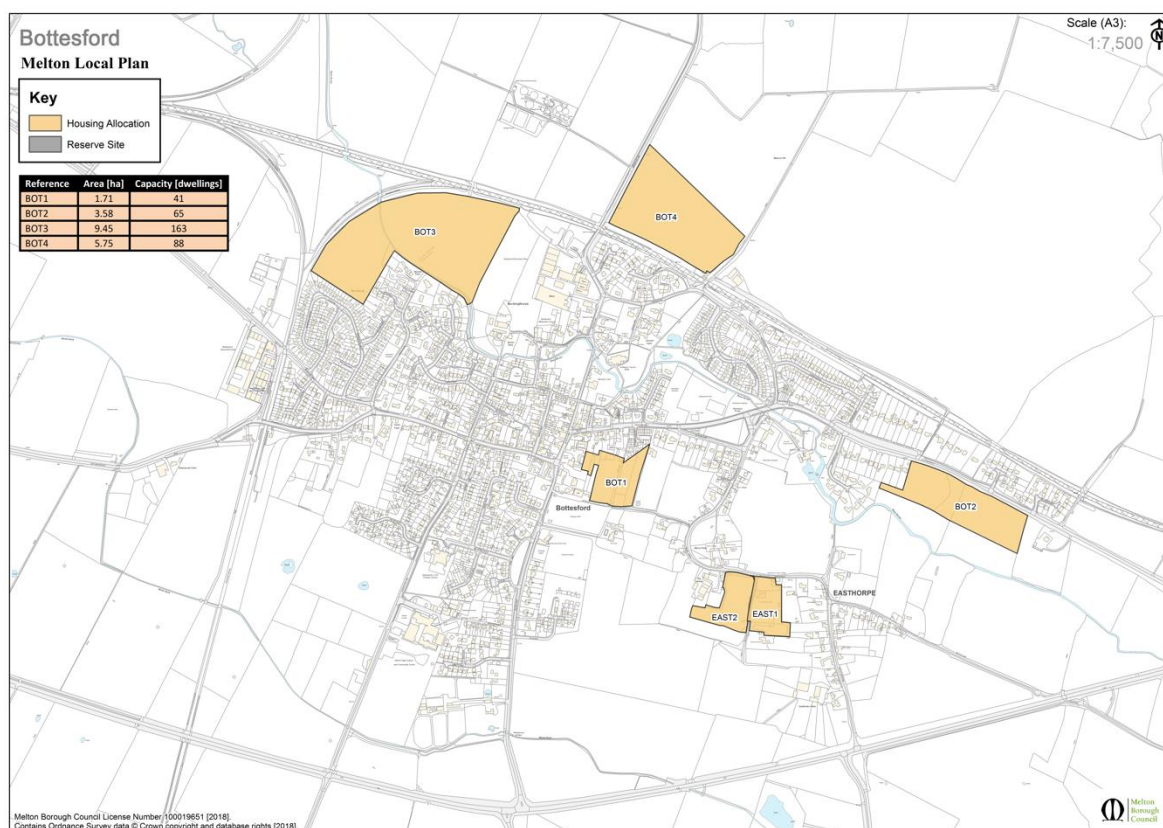
<sup>8</sup> Extract from Figure 5 page 27 MBC Local Plan

**Table 2 Allocated Sites in MBC's Local Plan**

<b>Site<sup>9</sup></b>	<b>Approximate number of dwellings (Melton Local Plan)</b>	<b>Current status</b>
<b>Site BOT 1</b>	41	Outline planning permission was approved by MBCs planning committee on 14 <sup>th</sup> June 2018 but as yet no decision notice has been issued for 18 dwellings on the land on the western part of the site (known as Daybell's) 17/00250/OUT Outline planning permission submitted for up to 18 dwellings on the land on the eastern part of the site 20/00009/OUT
<b>Site BOT 2</b>	65	Outline planning permission was granted for 40 dwellings on the western part of site 17/01577/OUT Planning permission granted for 60 dwellings on the eastern part of the site see 18/00632OUT and 19/00573/REM and ground work has begun (summer 2020)
<b>Site BOT 3</b>	163	Planning application submitted March 2020 for 215 dwellings 20/00388/OUT (note that the extent of the site differs from that shown in the map below)
<b>Site BOT 4</b>	88	19/00588REM planning permission granted to increase dwellings up to 97 (due to change in housing mix to have some smaller dwellings)
<b>Site EAST 1</b>	9	Outline planning permission granted for 9 dwellings 15/01016/OUT Reserved matters application submitted for 9 19/00406/REM
<b>Site EAST 2</b>	12	Outline planning permission granted for up to 18 dwellings 17/00996/OUT

34. The site allocations are shown on Map 2 below.

<sup>9</sup> Sites are shown on the policies map 2 below

Map 2 MBC's Policies Map for Bottesford and Easthorpe<sup>10</sup>

35. Information provided by MBC indicates that in the last 5 years 85 dwellings were completed in the Parish (78 in Bottesford, 2 in Muston, 2 in Easthorpe and 3 in Normanton.) In April 2019 305 had planning permission and 6 were under construction.<sup>11</sup>
36. In November 2019 there were 12 sites with planning permission for 26 houses with a further 7 sites with outline permission for 90 dwellings and 97 dwellings under construction.<sup>12</sup>
37. In addition to the site allocations in Bottesford and Easthorpe, the MBC Local Plan allows for 15% of the growth across the Borough to meet the objectively assessed housing need in the rural area to come forward via small scale residential development. In Service Centres para 4.2.17 notes that *'Schemes of up to about 10 dwellings may be appropriate within or on the edge of Service Centres [Bottesford], schemes of 5 dwellings for Rural Hubs [Easthorpe], and schemes of up to about 3 dwellings for Rural Settlements [Muston and Normanton].'*
38. MBC Policy SS3 – Sustainable Development (unallocated sites) - supports development that *'meets local development needs, contributing towards the vision and strategic priorities of the plan and improving sustainability of our rural areas.'*
39. It is to be expected that additional small sites will come forward. The Neighbourhood Plan provides a policy framework and locally specific criteria that will ensure that this 'windfall'

<sup>10</sup> Note the site area shown for the planning application submitted for BOT 3 has been amended to include the area to the east and to exclude the eastern part see figure 8 in section 24

<sup>11</sup> E-mail from Jorge Fiz Alfonso on 8<sup>th</sup> October 2019 figures from MBC's Housing Monitoring Report

<sup>12</sup> This is the sum of the site allocations where either full planning permission or outline has been approved and the smaller sites that have planning permission

development will be suitably located and well designed to reinforce the existing character of the Parish.

40. This Neighbourhood Plan is the first opportunity local residents have had to influence the location<sup>13</sup> and appearance of windfall and infill development. Residents know their Parish well and want that understanding reflected in locally specific planning policies.

## 4 Consultation

41. The Steering Group recognised that consultation was key to successfully developing a Neighbourhood Plan for Bottesford Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the parish.
42. Beginning in 2013 there have been regular public meetings and a community questionnaire (2015). The Steering Group has met regularly and meetings have been open to the public. CABE (the Design Council's Commission for Architecture and the Built Environment) were engaged early on and ran Workshops for residents, examined and identified the character of the Parish, advised on the future shape of the settlements and indicated where development would be most beneficial.
43. The Steering Group also consulted Melton Borough Council, the Rural Community Council, Hamilton Baillie Associates, the Environment Agency, Sustrans, Midlands Rural Housing, the Joseph Rowntree Housing Trust, Studio Partington, the Bottesford Flood Warden, the Police and the professional planning experts Lance Wiggins and Helen Metcalfe.
44. The work culminated in the '*Residents' Preferred Criteria*' for the development of the Parish Neighbourhood Plan. These criteria were strongly supported by at least 80% of respondents in the 2015 Questionnaire.
45. The '*Residents' Preferred Criteria*' went on to form the basis of the Neighbourhood Plan vision, objectives and policies ensuring that it was the community that set the priorities for the Neighbourhood Plan. Each Policy section below includes a statement identifying which of the residents' criteria the Policy addresses.

**Table 3 Residents' Preferred Criteria for Development**

<p>Remain a village</p> <p>Preserving the approaches to the village</p> <p>Countryside reaching in to the village centre</p> <p>Always 'Open Skies'</p> <p>Protecting Open Spaces</p> <p>Staged growth</p> <p>Building in harmony with the topography</p> <p>Avoiding using the best and most versatile agricultural land for development</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<sup>13</sup> The BPNP accepts that the site allocations have been made by MBC in their adopted Local Plan

Avoiding increase in flood risk  
 Accessing the River Devon  
 Promoting opportunities for walking and cycling  
 Maintaining key vistas

46. The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement <sup>14</sup>.
47. The BPNP was also the subject of the statutory Regulation 14 process from 30<sup>th</sup> July until 19th October 2020.

## 5 Status of Projects and Actions

48. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions that are directly related to the Plan policies. These Actions and Projects are important to the community and will play a key part in the implementation of this Plan. Whilst they are not part of the Neighbourhood Plan they will contribute to the delivery of the vision and objectives of the Neighbourhood Plan. These are listed in Appendix A.

## 6 Bottesford in Context

### *Location*

49. Bottesford Parish is located in the northern tip of the Borough of Melton Mowbray, Leicestershire. In addition to the village of Bottesford, the Parish includes the village of Muston, located 2 miles to the east and the hamlets of Normanton to the north and Easthorpe to the south-east (see Map 1).
50. The Parish straddles an east-west communications axis, being crossed by the Nottingham to Grantham railway line and the A52. The latter by-passes Bottesford, Easthorpe and Normanton, but severs Muston from the rest of the Parish. The market town of Melton Mowbray is located 16 miles to the south and many parish residents find more connection with Grantham, Newark and Nottingham which are outside the Borough. See Map 3.
51. Public transport facilities consist of a railway station with services to Nottingham and beyond or to Grantham and beyond. Buses run to Grantham and Melton. The train service does allow some commuting with 3 trains before 9am going to Nottingham. With a total of 15 trains stopping to go to Nottingham and 13 stopping to go to Grantham. On a Sunday trains are more limited with only 5 services a day. The latest evening service back to Bottesford from Nottingham is before 9pm limiting its value for going out in Nottingham in an evening. <sup>15</sup>
52. Bus services are infrequent in November 2019 there is an hourly weekday bus service to Melton although this is under threat. The journey time of between 50 and 65 minutes is twice the travel time of the journey by car. There is no bus service to Nottingham (a marked decline

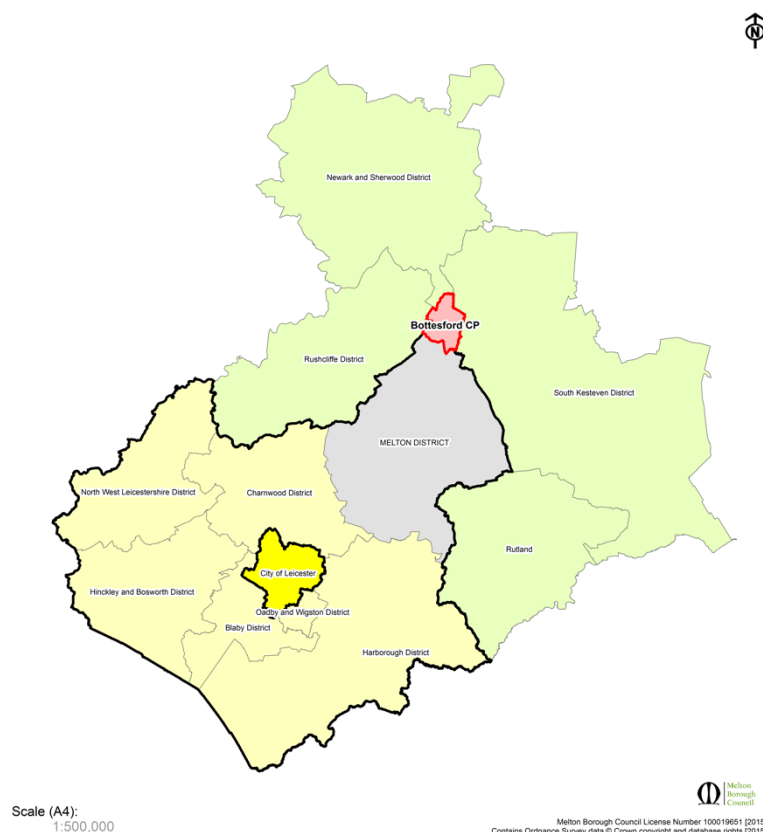
<sup>14</sup> this will be available on the Parish Council web site when the Plan is submitted to Melton Borough Council

<sup>15</sup> Timetables October 2019

of service in the last few years). There is no effective service to Newark. Normanton has no service and Muston has only a school bus service. Buses to Grantham, other than school buses, do not leave Bottesford until 9.40 in the morning and run hourly until 17.45 on weekdays.

53. Although Bottesford has a good range of local services 42% of households have one car, 37% have two cars, 11% of households have no car compared to 26% nationally. This reflects the importance of private cars to enable people to access work, services and facilities.

### Map 3 Bottesford Parish in the north of the County and the adjoining districts in Neighbouring Counties



### History

54. Bottesford has its roots in the Anglo-Saxon period and was well established with its own parish church and priest by the time of the Domesday Book, 1086. The village then lay within the estates of successive Norman barons based at Belvoir Castle.
55. By the early 15th Century it was closely associated with the last of the barons, who rebuilt the Parish church and developed the market place complete with its market cross. At the Reformation, following the dissolution of Belvoir Priory and Croxton Abbey, the chancel of St Mary's became the resting place of the Earls of Rutland, cementing the ties between the village and Belvoir Castle.
56. The oldest surviving farm houses were established at this time, suggesting the emergence of a professional middle-class choosing to live in the village. The Civil War saw sieges and battles in the surrounding area, and Bottesford is said to have been used as a local base by both sides.

57. Bottesford has been an agricultural village throughout its history and until the 19th Century farm work was by far the dominant occupation. In the 18th Century successive changes were brought about by the opening of the Turnpike from Grantham to Nottingham, new farming methods, Parliamentary Enclosure and the arrival of the Grantham Canal. The aftermath of the Napoleonic Wars was prolonged agricultural depression, alleviated by the development of rail links to markets in Nottingham and further afield in the 1850s.
58. The railway from Melton to Newark was added and with it came ironstone mining and a wide range of shops and small industries. Despite this, the village population declined from c.1500 in 1850 to little more than 1200 by 1900, and did not begin to recover until the 1930s. The village school was built in the 1850s, replacing the Georgian school that had stood in the church yard and functioned for over a century until replaced in 1960 by the High School and later by the Church of England Primary School.
59. In 1920 the Duke of Rutland sold a significant part of his land and properties in Bottesford and elsewhere, and a few council houses were built around this time, but in general the interwar period saw only limited change. Utility services remained poorly developed. The Second World War saw the building of the airfield at Normanton and an army fuel depot at Bottesford. Since then, the old village character has changed over the latter half of the 20<sup>th</sup> Century. Paddocks and farm yards have been taken up with housing.
60. Council housing was developed after the end of World War 2, followed by commercial builders in the 1960s and subsequently. Alongside this expansion came overhauls of water, gas, electricity, sewerage and telephone services. Chronic traffic congestion led to the building of the by-pass in 1989.
61. During the 1980s wider socio-economic changes meant local farms closed and many of the village-based trades gave way to competition from the nearby towns. Today, Bottesford has developed an increasingly professional and commuter population and is an attractive place for both young families and retirees.
62. Bottesford retains its mediaeval street plan, its market place and cross, and a smattering of attractive farm and domestic houses dating from the 1590s onwards. St Mary's Church and churchyard are among the finest in the country, and there are rare examples of early Baptist and Methodist chapels. The Victorian village school building is maintained and in active use by the Parish Council and village library.
63. Easthorpe has Roman origins. There are remains of a medieval village here and moat which is a scheduled ancient monument. The Conservation Area Appraisal notes that Easthorpe means 'Eastern outlying farmstead or hamlet'.



## People

64. The Tables below are taken from the Melton Housing Needs Study 2016 and provides useful statistics on the Parish.

**Table 4<sup>16</sup>**

	Bottesford		Melton	Leicester-shire	East Midlands	England
	Population	% of population	% of population	% of population	% of population	% of population
Under 16	606	17.3%	17.8%	19.0%	18.4%	19.0%
16-64	2,006	57.2%	61.7%	64.1%	63.0%	63.5%
65+	898	25.6%	20.5%	16.9%	18.5%	17.6%
<b>TOTAL</b>	<b>3,510</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: ONS mid-year population estimates

	2004 population	2014 population	Change	% change
Under 16	591	606	15	2.5%
16-64	2,153	2,006	-147	-6.8%
65+	732	898	166	22.7%
<b>TOTAL</b>	<b>3,476</b>	<b>3,510</b>	<b>34</b>	<b>1.0%</b>

Source: ONS mid-year population estimates

65. The Tables shows that in 2014 nearly 26% were over 65 and there had been a 23% increase in this population age group. There had been a decline in the 16-64 age group. This is significant as future housing stock will need to meet the needs of this growing number of older people. This issue is addressed in section 18.

## 7 Community Vision

66. Based on consultation events and questionnaire feedback, the Steering Group has prepared by this community vision.

**In 2036 the Parish will remain an attractive, environmentally friendly and vibrant place for people of all ages including young families where everyone can live, work and play. There will still be lots to do both indoors and out for residents and visitors and local employment will be supported.**

**Growth in the Parish will be designed to a high standard with imaginative layouts, reflecting the issues of flooding, be innovative in their design and provide various opportunities for self-build. New development will be well connected to the existing built form.**

**Growth will meet the Parish's housing needs.**

**New housing development will have been sensitively located within village envelopes to protect the Parish's green spaces, Conservation Areas and its rural setting in the beautiful**

<sup>16</sup> See <https://www.nomisweb.co.uk/reports/localarea?compare=E04005518>

**Vale of Belvoir. The trees, hedgerows and wide grass verges that are part of its character will be protected and green spaces well located and maintained for the enjoyment of residents.**

**Walking and cycling around the Parish will be safe and direct, access to the River Devon will be improved.**

## 8 Community Objectives

67. A range of issues were confirmed through the early consultation processes. The objectives below have been informed by the residents preferred criteria and reflect the greatest concerns of local people and the primary area of focus for this Neighbourhood Plan.

<p><b>Community Objective 1:</b> To ensure that development minimises the impact on the landscape character and biodiversity of the Plan area, recognizing the value of long views and vistas into and out of the rural setting of the villages and the valued open spaces within them.</p>
<p><b>Community Objective 2:</b> To ensure that all new development is within village settlement boundaries where possible, reinforcing the existing rural character.</p>
<p><b>Community Objective 3:</b> To ensure that future housing growth provides a mix of house types, particularly 2/3 bed dwellings and bungalows, to meet local as well as Borough needs.</p>
<p><b>Community Objective 4:</b> To ensure all development is designed to a high quality that reflects local style in terms of height, siting and materials, reinforcing the distinctive rural character of the Parish and minimises emissions and resource consumption. Plots for self-build will be encouraged.</p>
<p><b>Community Objective 5:</b> To maximise local employment opportunities, where this does not encroach on the open countryside, to provide local employment and services for residents and visitors.</p>
<p><b>Community Objective 6:</b> To seek opportunities to maintain and enhance the social vitality of the Parish by supporting and expanding the range of community facilities within the Parish.</p>
<p><b>Community Objective 7:</b> To ensure that heritage of the Plan area is protected and, where possible, enhanced.</p>
<p><b>Community Objective 8:</b> Development should not increase flood risk in the area. Innovative solutions to reduce the risk of future flooding events are supported and sustainable drainage systems should provide biodiversity benefits.</p>
<p><b>Community Objective 9:</b> Development should protect and enhance biodiversity including habitat corridors and to enhance tree cover. The protection and enhancement of hedges, trees, and the protection of Local Green Spaces will be a focus.</p>
<p><b>Community Objective 10:</b> To improve access to the countryside for walking and cycling. Within Bottesford village to improve pedestrian safety including crossing the High Street in and across the Parish, including access over the A52 and walking along the River Devon.</p>

**Community Objective 11:** To encourage developers to consult with the community early in the planning application process (at pre-application stage) and throughout, via mechanisms outlined in this Neighbourhood Plan.<sup>17</sup>

## 9 Engaging with the Community: A Key Principle

68. This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2020 and 2036. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
69. The Housing White paper 2017 reinforces the value of pre-application engagement so that *'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'*<sup>18</sup>
70. The NPPF recognises the importance of early discussion between applicants and the local community. Para 128 states that *'Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.'*
71. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Melton Borough Council.
72. The key principle only applies to major development. This is defined in the National Planning Policy Framework as *'For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more'*.
73. The Bottesford Parish Design Code 2020 provides a list of questions on page 74/75 that should be asked when assessing a development proposal. This will provide the framework for pre application discussion with developers (and a tool to assist in commenting on planning applications.)<sup>19</sup>

<sup>17</sup> This objective is about improving the process of engaging with the community on planning matters

<sup>18</sup> Housing White Paper 2017 para A.65 at <https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

<sup>19</sup> See Design Code under supporting documents at <https://bottesfordparishneighbourhoodplan.org.uk/supporting-docs>

***Key Principle: Pre-Application Community Engagement***

- 1. Applicants submitting proposals for major development, or minor development where the proposal is within or adjoining a Conservation Area, are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
- 2. Applicants are encouraged to provide a short document with the planning application to explain:**
  - a) how the developer has consulted with the community; and**
  - b) how issues of concern raised by local people and the Parish Council have been addressed; and**
  - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Bottesford Parish Design Code 2020 or equivalent); and**
  - d) (where the proposals are for housing development), how this meets local housing need.**

## Neighbourhood Plan Policies

### 10 Sustainable Development and the Village Envelopes

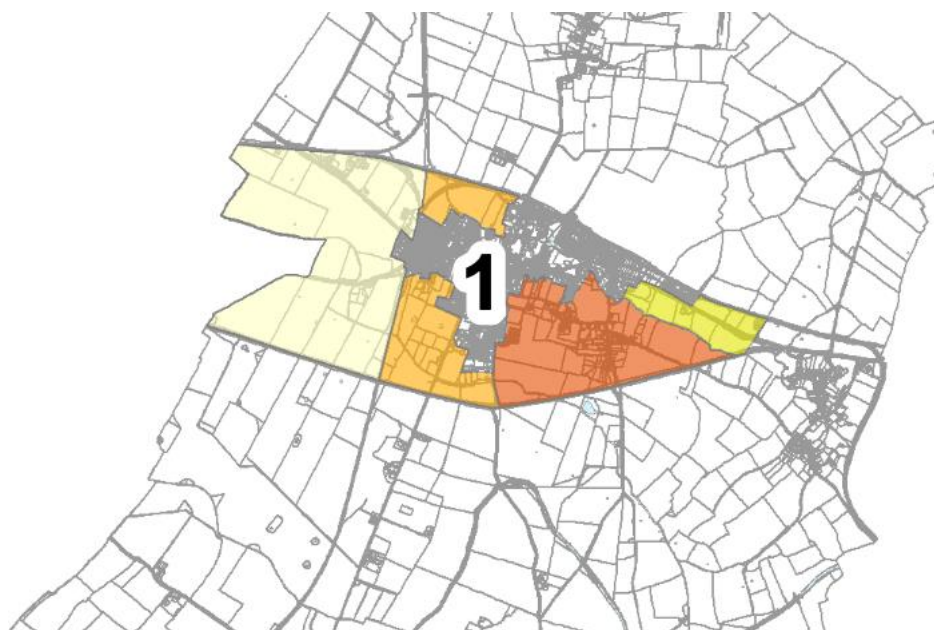
74. Local residents accept that with a growing and ageing population the housing needs across the Borough are changing. The NPPF and existing Borough Policy supports the location of development where it adjoins existing settlements and which avoids the most valuable agricultural land and areas of nature conservation. Development in the open countryside is not considered sustainable development except in certain circumstances.
75. The 1999 Local Plan included a policy OS1 which defined village envelopes *‘to identify the area within which general presumption in favour of most forms of development will be applied subject to certain criteria and to identify the remaining areas within which generally protected policies will apply as appropriate to the countryside’*<sup>20</sup>
76. The adopted 2018 Local Plan does not define Village Envelopes – however the BPNP takes this opportunity to propose new Village Envelopes<sup>21</sup>.
77. This allows for the growth required in accordance with the MBC Local Plan and protects areas of valued landscape and open countryside around and within the Villages. This provides a degree of certainty and a clear policy framework about the extent of the built form to direct applications for small residential schemes to locations that are considered more suitable.
78. The Melton Local Plan Policy SS3 provides for residential development in sustainable locations on the edge of existing settlements on unallocated sites. This has been explained above in the section on windfall sites.
79. Bottesford is a Service Centre, Easthorpe is a Rural Hub and Normanton and Muston are both Rural Settlements (see figure 1). As Bottesford and Easthorpe have allocated sites the village envelopes have been drawn round them to protect nearby open countryside from unnecessary development. Therefore, windfall development beyond the Village Envelopes of Bottesford and Easthorpe would not normally be supported.
80. The following criteria have been used by the Steering Group in collaboration with Melton Borough Council to define the extent of the Village Envelopes;
- a) Site allocations in the MBC Local Plan; and
  - b) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
  - c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
  - d) analysis from the Influence [Areas of Separation Study 2016 Landscape Sensitivity Study](#); and
  - e) analysis from the Melton and Rushcliffe
  - f) analysis from the Significant Green Gaps Report
81. The evidence base to support the Melton Local Plan includes a map showing different landscape sensitivities (see Map below). The landscape around Easthorpe is seen as the most

<sup>20</sup> See para 2.61 in the Overall Strategy 1999 Local Plan

<sup>21</sup> Note the village envelopes for Bottesford and Easthorpe include the site allocations

sensitive with the landscape west of Bottesford village around the Orston industrial estate as the least sensitive.

**Map 4 Landscape Character Zones<sup>22</sup>**



#### Landscape Character Zone

<span style="display:inline-block; width:15px; height:15px; background-color: #C8513A; border:1px solid black;"></span>	High sensitivity
<span style="display:inline-block; width:15px; height:15px; background-color: #E69A00; border:1px solid black;"></span>	Medium/high sensitivity
<span style="display:inline-block; width:15px; height:15px; background-color: #F0E68C; border:1px solid black;"></span>	Medium sensitivity
<span style="display:inline-block; width:15px; height:15px; background-color: #FFF2CC; border:1px solid black;"></span>	Medium/low sensitivity

82. The options the Steering Group considered and the reasons they were either progressed or dismissed are set out below in Appendix K.
83. It should be noted that the policy framework set out in Neighbourhood Plan Policy 1 does allow for limited development in the countryside where it is in accordance with NPPF para 79<sup>23</sup>.
84. The sensitivity of the village edge, highlighted in the CABE Workshops in 2015 was reflected to some extent by MBC's Local Plan Policy EN4 on Areas of Separation (AOS). Policy EN4 identifies the land between Bottesford and Normanton and Bottesford and Easthorpe. This was based on the 'Areas of Separation Study and Settlement Fringe Study 2015 done by Influence. They note at para 3.7 '*Areas of Separation are considered an important part of the spatial strategy for the borough, not least because of the borough's settled and compact rural character considered in the context of the levels of growth anticipated during the plan period.*

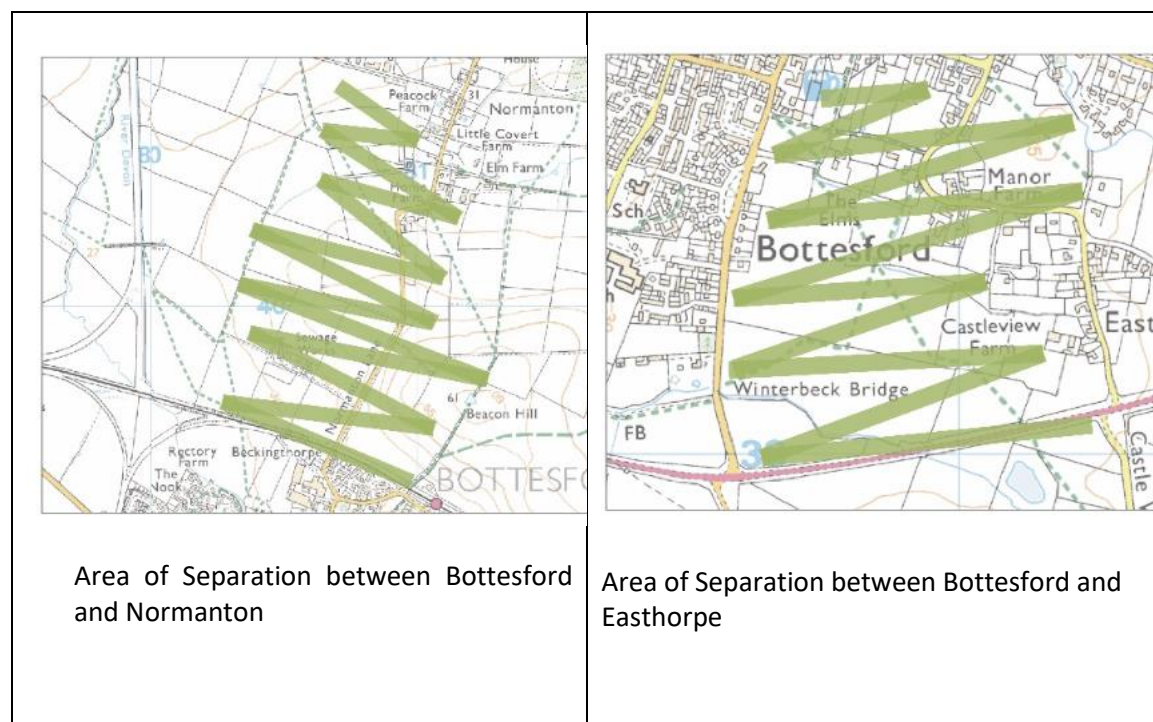
<sup>22</sup> Extract from map of Landscape Character Zones at <https://www.meltonplan.co.uk/adoptedplan>

<sup>23</sup> NPPF para 79 allows the development of isolated homes in the countryside where they are essential for a rural worker, represent the optimal viable use of a heritage assets, re use a redundant building, subdivide an existing residential dwelling or where the design is of exceptional quality.

*It is, therefore, important to balance growth with this distinctive character, and to avoid the perception of coalescence, which could change settlement form and identity. Clearly, many of the issues associated with coalescence and separation also integrate with consideration of landscape and visual character, perception, openness and 'naturalness'.<sup>24</sup>*

85. The Influence Study proposed two Areas of Separation (AOS) that were taken forward in the MBC Local Plan Policy EN4.

**Figure 2 Extracted from the Areas of Separation Study, Settlement Fringe Sensitivity and Local Green Space Study**



86. The Influence Study notes in its recommendation that for the AOS between Bottesford and Normanton 'There is, however, merit in designating the lower lying land around Normanton as an Area of Separation, in order to retain the compact settlement form and maintain the perception of a settlement gap between Normanton and Bottesford. It is not considered that the Area of Separation would need to extend as far south as the railway line, since this forms a natural and defensible check to development at Bottesford North in any case.'<sup>25</sup>

87. For the AOS between Bottesford and the A52 the Influence Report notes that 'The protected area should be extended to the south as far as the A52, since this visually reads as part of the same landscape. Expanding the area in this way would also limit further settlement expansion to the south eastern quadrant of Bottesford. It is noted in this connection that a site on the eastern side of Belvoir Road is currently being built out for housing. Any development which extended further into the area could have a negative impact on the sense of separation and the legibility of important, small scale historic landscape features within. It is important to conserve the strong visual relationship between this historic landscape and the church to the north and Belvoir Castle in the distance to the south. There are important historic features including fields, boundaries and built form that are highly sensitive to encroaching

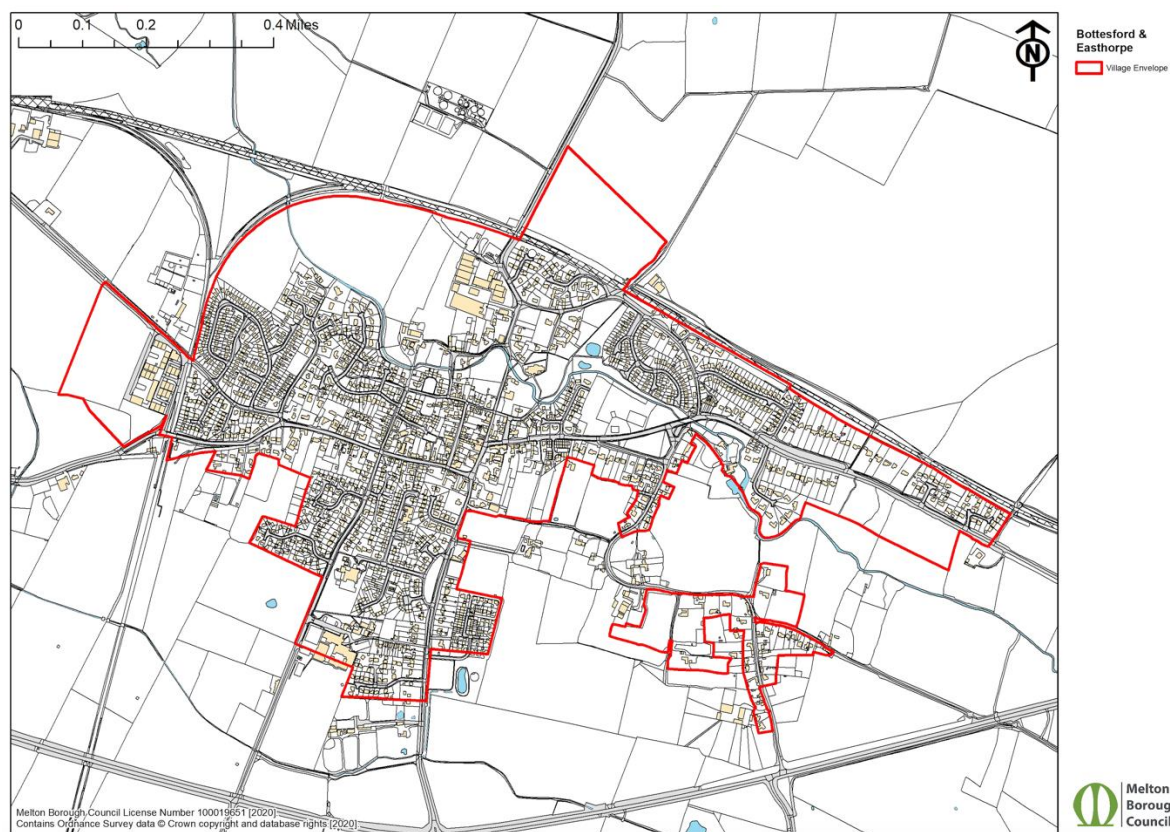
<sup>24</sup> See MBC/LC3a at <https://www.meltonplan.co.uk/evidencebase-environment>

<sup>25</sup> P124 Melton Borough Areas of Separation Study and Settlement Fringe Study 2015

*development footprints and these should be conserved through appropriate landscape proposals.*<sup>26</sup>

88. The AOS policy approach is supported by the community. However, BOT 4 was allocated within the AOS between Normanton and Bottesford immediately adjacent to the north of the railway. The village envelope is drawn tightly around this site allocation (see Map 4) to ensure further development does not erode the AOS.
89. BOT 1, EAST 1 and EAST 2 are also allocated sites within the AOS. The village envelope is drawn tightly around these site boundaries also to ensure there is no further encroachment into this area identified as having high landscape sensitivity (see Map 4). BOT 2 is in an area of medium sensitivity. The Conservation Area Appraisal for Easthorpe notes that *'the expansion of Bottesford has all but enclosed the village on both the north and west sides, threatening its identity to a degree.'*
90. Landscape sensitivity is only one factor to consider in identifying sites to meet the Objectively Assessed Housing Needs of the Borough. However, the landscape sensitivity does indicate the importance of establishing high-quality design and landscaping schemes to mitigate the impact of the development.

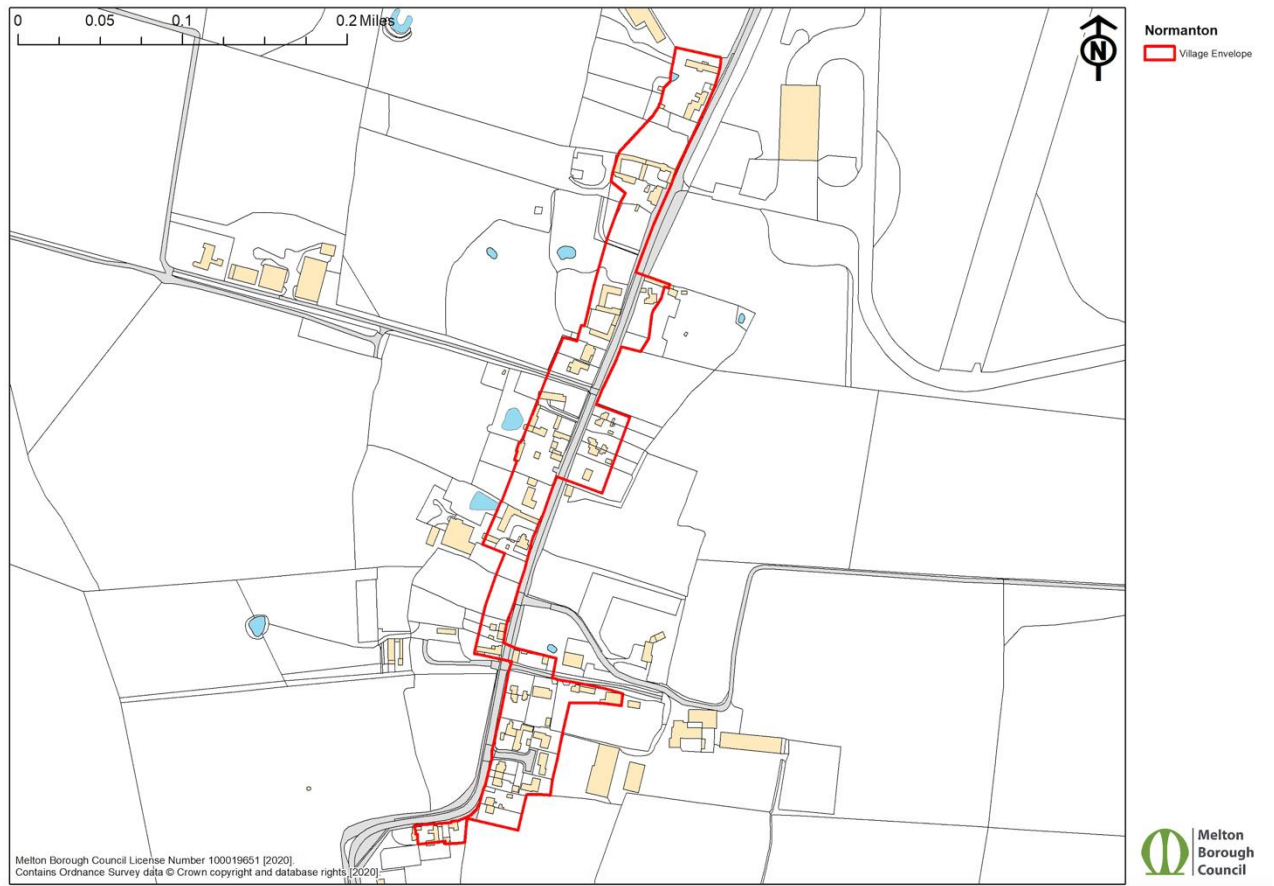
#### Map 5a Bottesford and Easthorpe Village Envelopes

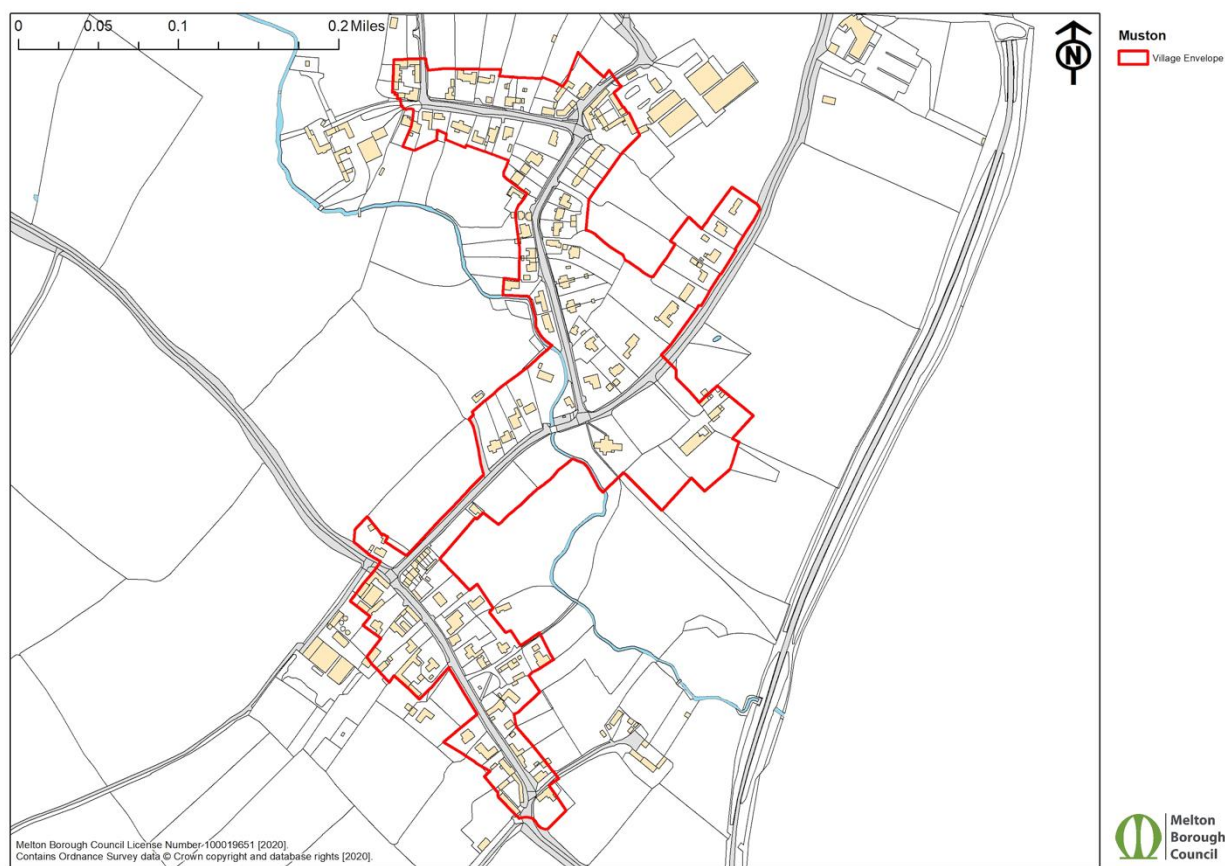


<sup>26</sup> P118 Areas of Separation Study and Settlement Fringe Study 2015



### Map 5b Normanton Village Envelope



**Map 5c Muston Village Envelope****Residents' Criteria Addressed****Remain a village****Countryside reaching into the village centres****Protecting Open Spaces****Staged Growth****Windfall Development**

91. It is possible that, over the Plan period, small sites within the Village Envelopes will come forward for development in accordance with MBC Local Plan Policy SS2 and SS3. This is windfall development. The cumulative effect of this can change the character of the area.
92. Not all gaps within the Village Envelopes are appropriate for infilling. Early on in this neighbourhood plan process the community identified Significant Green Gaps that are part of the character of some of the settlements – these are identified on Map 9a, 9b and 9c.
93. Part of the character of the settlements is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character and loose grain of some parts of the villages.

94. This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap. The amount of infill should not be out of scale with the density or character of the immediately surrounding area.

***Neighbourhood Planning Policy 1: Sustainable Development and the Village Envelopes***

- 1. To be supported development must make a positive contribution towards the achievement of sustainable development. Development proposals will be supported which address the following matters:**
  - a) safeguarding the integrity function and character of the landscape and maintaining a sense of openness and separation between the settlements; and**
  - b) being of a scale, density, layout and design that is compatible with the local, rural character, appearance and amenity of that part of Bottesford Parish in which it is located; and**
  - c) conserving heritage assets including the settings of the conservation areas and list of buildings in accordance with National and Borough policy; and**
  - d) conserving or enhancing biodiversity; and**
  - e) maximising water efficiency; and**
  - f) using sustainable construction materials and methods.**
  
- 2. In the case of residential development in Bottesford village development proposals will be supported which address the following matters:**
  - a) being located within the Village Envelope as defined on Map 4; or**
  - b) on sites allocated in the MBC Local Plan; or**
  - c) on unallocated sites where the proposal is up to a about 10 dwellings within the Village Envelope; and**
  - d) where the proposal would not lead to a site becoming over developed and out of scale with the immediate character of the locality.**
  
- 3. In the case of residential development in Easthorpe village development proposals will be supported which address the following matters:**
  - a) being located within the Village Envelope as defined on Map 4; and/or**
  - b) on unallocated sites where the proposal is up to about 5 dwellings within the Village Envelope; and**
  - c) where the proposal would not lead to a site becoming over developed and out of scale with the immediate character of the locality.**
  
- 4. In the case of residential development in Muston and Normanton villages, development proposals will be supported which address the following matters:**
  - a) up to three dwellings being located within or on the edge of the Village Envelopes as defined on Maps 5 and 6 so long as the proposal demonstrates it is meeting a proven local need as identified by substantive evidence in accordance with MBC Policy SS3; and**
  - b) where the proposal would not lead to a site becoming over developed and out of scale with the immediate character of the locality.**
  
- 5. Development in the open countryside will be restricted to that which is necessary and appropriate in the open countryside in accordance with MBC Policy SS2.**

## 11 Protecting the Landscape Character

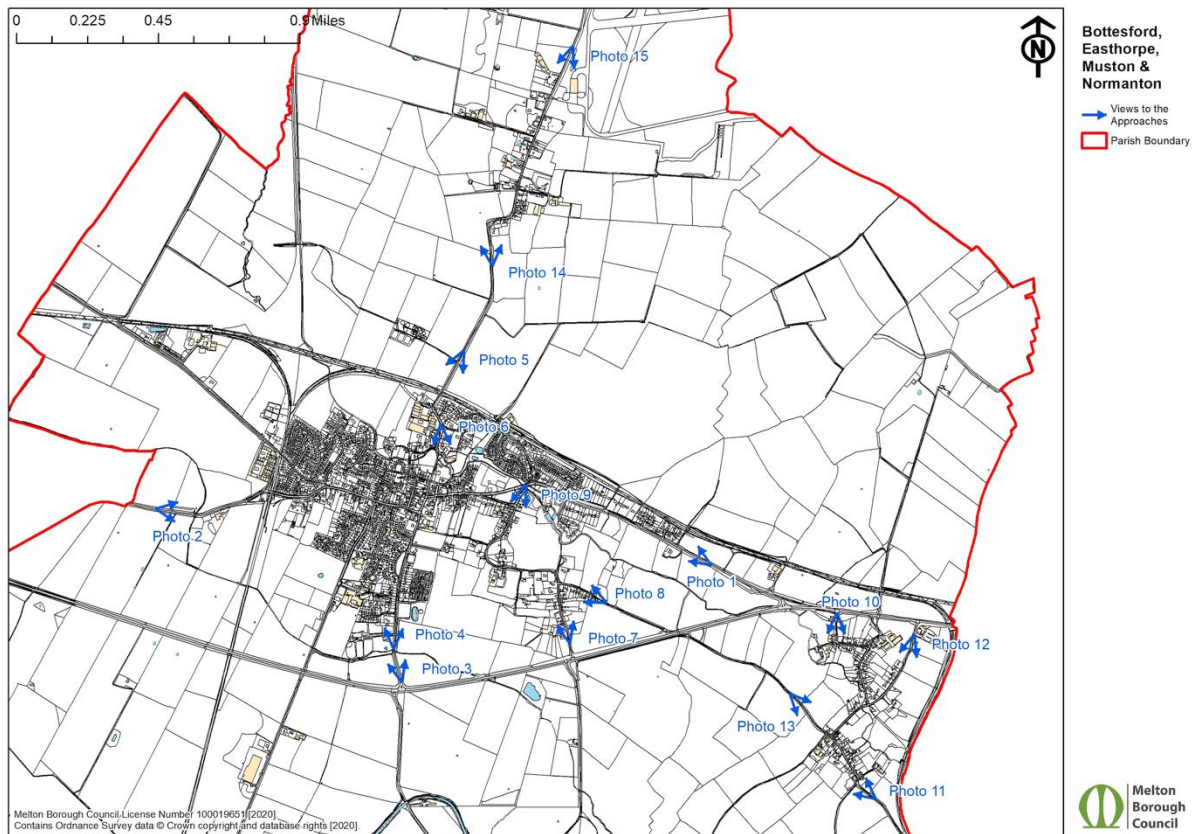
95. The four villages within the Parish are set in the attractive Vale of Belvoir, now identified as a candidate to be designated as an Area of Outstanding Natural Beauty. Views of the Belvoir Ridge, surmounted by the castle, can be seen from many parts of the Parish. The south of Bottesford has one of the largest areas of Grade 2 agricultural land in the Borough. The Parish is mainly low lying, the highest point is Beacon Hill, only 61 metres above sea level. The approaches to the Parish villages are rural. The Parish settlements tend to drift pleasingly in to open countryside and fingers of countryside stretch in to the villages.

### Approaches to the villages

96. Consultation with residents of the Parish confirmed their wish that Bottesford and the neighbouring hamlets of Easthorpe, Muston and Normanton should retain their distinctive characters. A character defining feature highlighted in the CABE workshops were the approaches to the settlements that were ‘soft’ and green. The transitions from the surrounding rural landscapes to the central cores of historic development is gentle with long fingers of soft open spaces that run from the edges through the settlements (particularly between Bottesford and Easthorpe).

97. Map 6 shows the approaches to the settlements – the photos at Appendix B illustrate the significance of the wide grass verges, native hedge species and mature trees on these approaches that ensures that the landscape and built character as you access the villages blends together.

**Map 6 Approaches to the settlements that are character forming**



## Bottesford Parish Design Code.

98. Page 38 – 41 of the Bottesford Parish Design Code identifies the importance of long distance views out from the settlements across the open countryside and the near views within the settlements. It also highlighted the contribution green spaces make within and on the edge of the built up areas and the importance of trees to the street scene.

**Table 5 Extracted from the Bottesford Parish Design Code 2020 page 40 and 42.**

Beyond the agreed Local Green Spaces, there are many and various publicly accessible areas of greenery, including verges and paths. Development adjoining public open spaces, the River Devon, and important gaps should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge.

Any trees, verges, or woodland lost to new development must be replaced. Native trees and shrubs should be used to enhance the rural character of the settlements.

The spacing of development should reflect the historic and rural character of the area (main village or outlying settlement) and allow for long-distance views of the countryside from the public realm, where these are characteristic. Trees and landscaping should be incorporated in the design of new developments.

Green gaps between settlements and built up areas must be retained to avoid coalescence. Landscape schemes should be designed and integrated with the open fields that currently border the village.

The results of the consultation confirmed a desire to maintain and enhance the links to the countryside<sup>1</sup>. New footpaths framed with attractive landscaping can create green corridors between existing and new developments

Trees are important contributors to the character of a well- established place like Bottesford. They provide ecological, public health, and aesthetic benefits

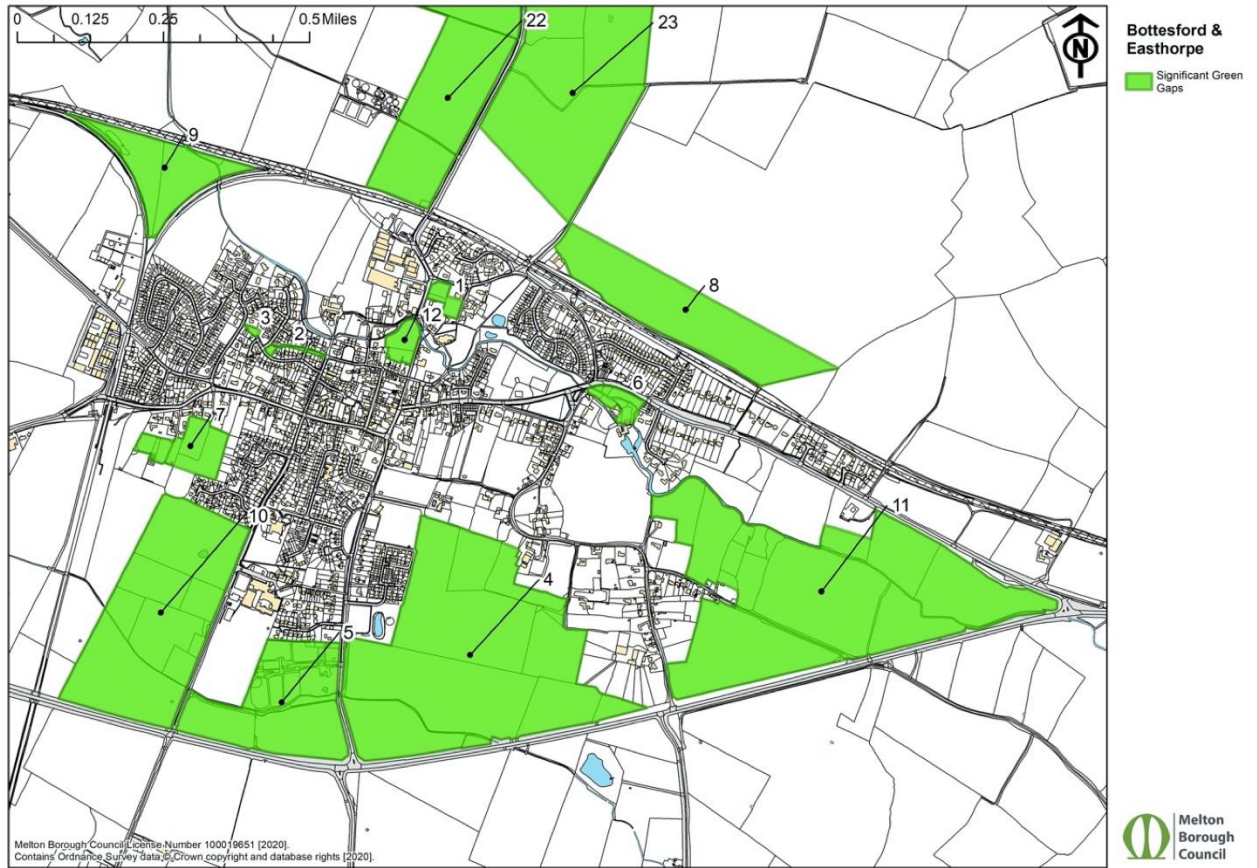
## Significant Green Gaps (SGGs)

99. The preparation of this Neighbourhood Plan was an opportunity to build on the Influence Report and to provide more analysis of the value of the AOS. In this Neighbourhood Plan these areas are more specifically defined, include other areas in addition to the AOS identified and are called Significant Green Gaps.

100. A Survey of the Parish was undertaken in 2019 by a member of the NPSG and a number of SGGs proposed. The criteria used to assess the spaces identified as Significant Green Gaps is set out in Appendix L. The proposed sites were reviewed by the NPSG, the Parish Council and again as part of the Regulation 14 process. The SGGs shown on Maps 7a,7b and 7c are a valued landscape feature and development must not harm the sense of openness provided by these spaces. There is a close relationship between the key views show on Maps

9a and 9b and the significant green gaps on Maps 9a, 9b and 9c. A detailed description and justification of the Significant Green Gaps is found at Appendix F.

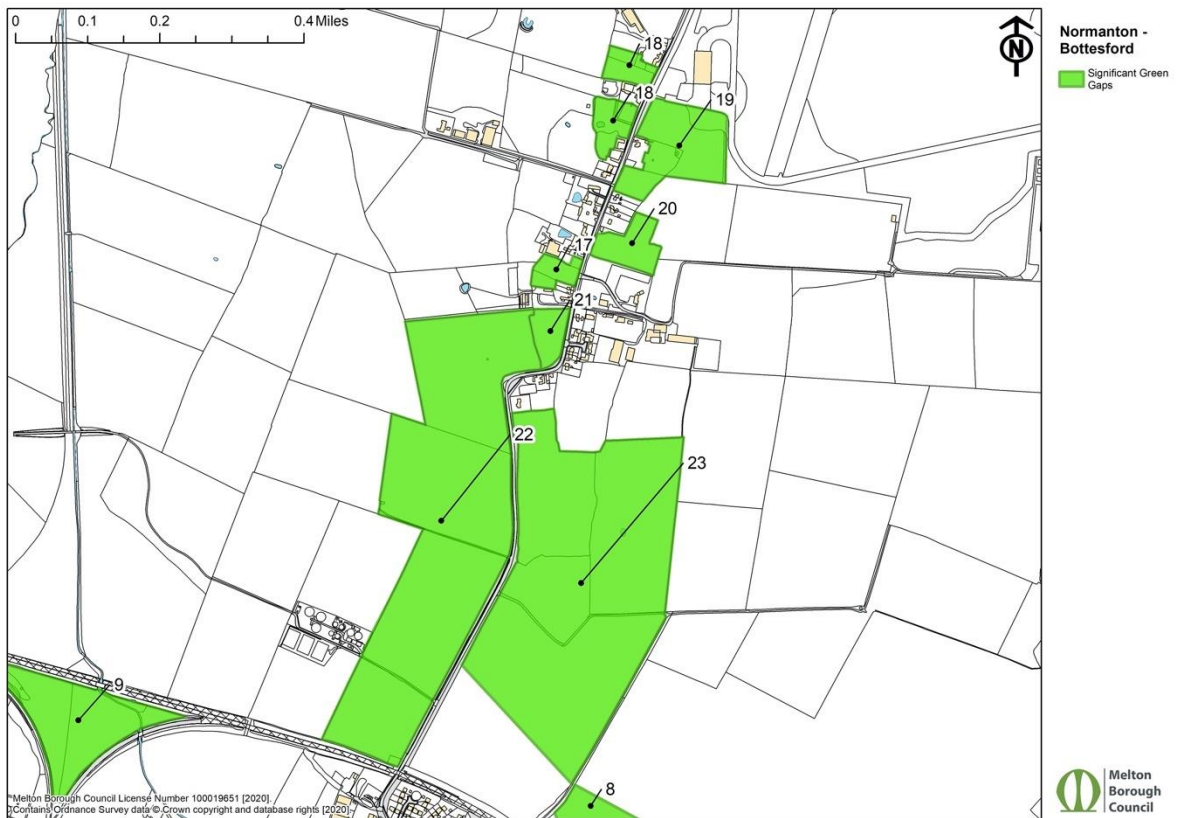
**Map 7a Significant Green Gaps Bottesford and Easthorpe**



Map 7b Significant Green Gaps Muston



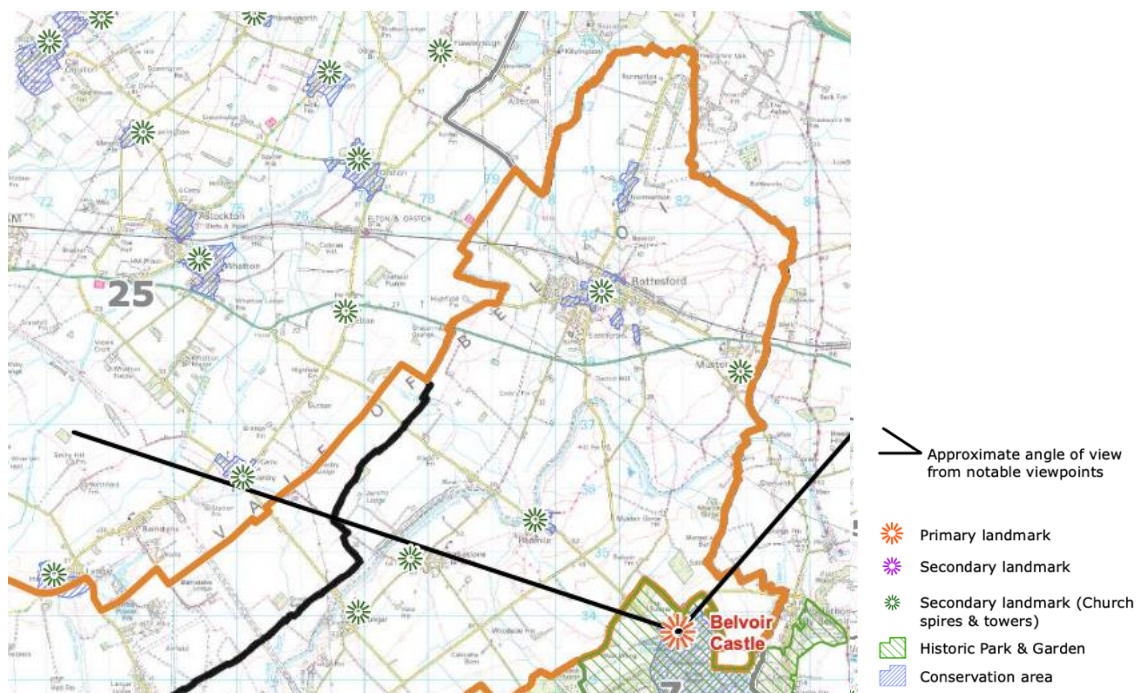
Map 7c Significant Green Gaps Normanton



## Significant Vistas and View points

101. The topography of the Plan area affords medium and long views into and out of the villages and across the Parish. The Melton and Rushcliffe Landscape Sensitivity Study 2014 identified Belvoir Castle as a primary landmark and the Map below is an extract from Figure 5.1.

**Map 8 Views of Borough wide importance across Bottesford Parish**



102. Belvoir Castle is classed as a primary view and the wide views across the Vale of Belvoir is characterized by a 'rural patchwork of fields bordered by hedgerows and punctuated by woodlands and historic villages. It is desirable to preserve this expansive and rural patchwork of fields.. There are also close historic links between Belvoir Castle and St Marys Church, Bottesford from the 13<sup>th</sup> C....) and it is desirable to maintain uninterrupted views of the spire of St Mary's from the castle.'<sup>27</sup>
103. Whilst this Neighbourhood Plan cannot influence development outside the Parish boundary the borough wide importance of this view must be reflected in development proposals in the Parish that might affect this view. Landscape across the Parish has varying sensitivities and regard must be had to this in assessing the impact of development.
104. The Maps below are based on local research and show views from publicly accessible locations across the built up areas of the Parish. The Significant Green Gaps (see below) that run through the settlements and the long views from the main through roads provide a sense of openness and a very rural sense of place. Appendix C provides photos and a description of each view point.

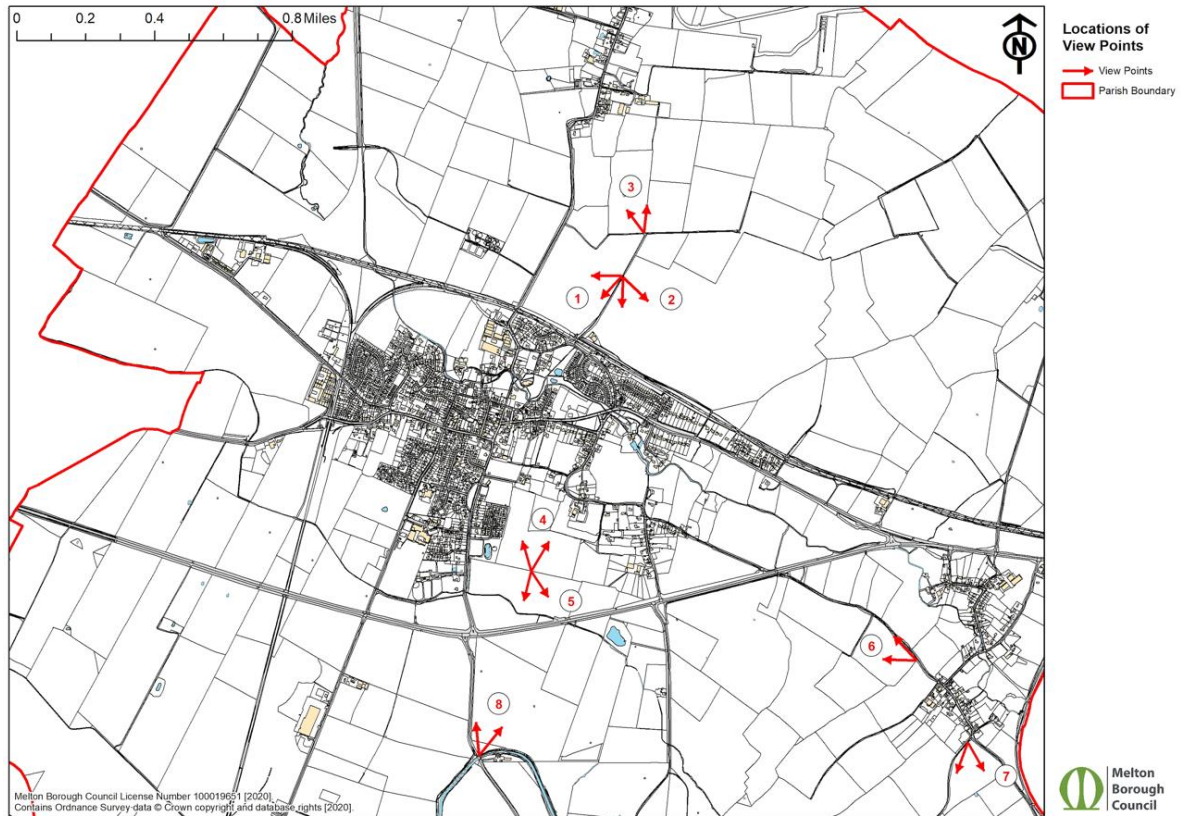
<sup>27</sup> Table 3.4 Melton and Rushcliffe Landscape Sensitivity Study at <https://www.meltonplan.co.uk/evidencebase-environment> direct link is [https://40598510-d83b-48fe-b4fd-63400f103e39.filesusr.com/ugd/d246bd\\_b412c5c93aec427db7bd5ca7ee8fc543.pdf](https://40598510-d83b-48fe-b4fd-63400f103e39.filesusr.com/ugd/d246bd_b412c5c93aec427db7bd5ca7ee8fc543.pdf)



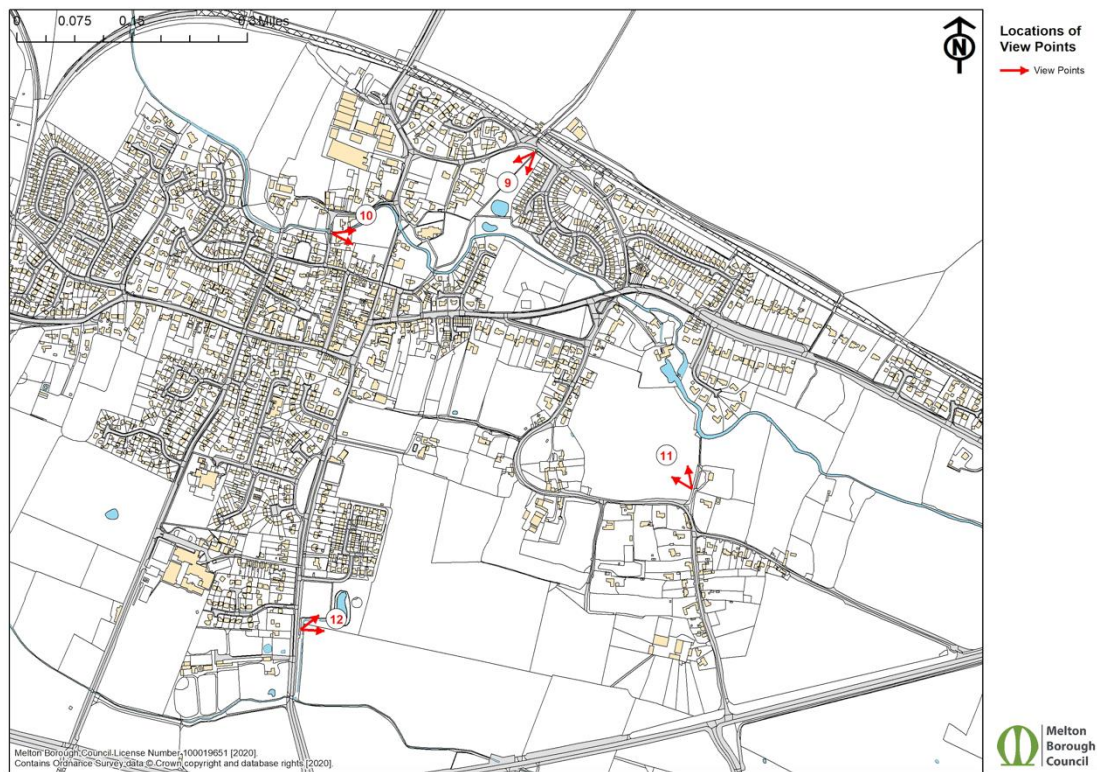
105. Development that will affect the key views identified on Map 9a and 9b including the sense of openness and/or the sense of place should include an objective assessment of the effects the proposals will have on the landscape character.

106. The significance of footpaths to landscape character is addressed in Neighbourhood Plan Policy 2 below.

**Map 9a Key Views**



**Map 9b Key Views**



**Residents’ Preferred Criteria Addressed**

- Remain a village**
- Countryside reaching into the village centres**
- Protecting Open Spaces**
- Building in harmony with the topography**
- Maintaining key vistas**
- Preserving the approaches to the villages**

***Neighbourhood Plan Policy 2: Protecting the Landscape Character***

- 1. The Key Views, (see Maps 9a and 9b) the Areas Of Separation (see Figure 2) and the Significant Green Gaps (see Map 7a, 7b and 7c) contribute to the distinctive landscape character of the Parish. Development proposals should respect these important designations and take account of them in their designs and layouts. Development proposals which would have an unacceptable impact on the designations will not be supported.**

- 2. Proposed development within identified Significant Green Gaps should take account of the way in which they contribute to the wider character of the neighbourhood area and the separation between the various settlements. The layout, scale and boundary treatment of the post development within identified Significant Green Gaps should retain a sense of openness within the identified areas and allow a soft transition from open countryside area as appropriate.**
- 3. Exceptions to 2 will be considered where no suitable alternative location is available and where the benefits of development significantly and demonstrably outweigh the adverse impacts.**
- 4. As appropriate to the scale, nature and location, development proposals should take account of the cultural sensitivity and historical link and viewpoint between St Mary's Church from Belvoir Castle. Where it is both necessary and practicable to do so, the layout and design of the proposed development should safeguard the existing viewpoint.**
- 5. The quality and accessibility of the natural environment in Bottesford Parish is highly valued by local residents. As appropriate to the scale, nature and location development proposals across Bottesford Parish should demonstrate that they are sympathetic to the landscape setting as defined in the Bottesford Parish Design Code 2020 and Table 5.**
- 6. Any required mitigation planting and boundary treatment should include native species.**
- 7. Development in Bottesford Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character. This means that where the site boundary extends to more than 5 metres schemes should include low fences, hedges and native trees and should avoid 2 metre high close board fences.**

## 12 Protecting and Enhancing Biodiversity

107. The Melton Borough Landscape and Historic Urban Character Assessment Report 2006 and Update 2011 classified the Parish as in two-character areas: the Vale of Belvoir (which extends into the open countryside and includes Normanton) and Bottesford (which includes Bottesford, Easthorpe and Muston). These Landscape Character areas are described as follows:

**Table 6 Landscape Character Areas Description from the Melton Borough Landscape and Historic Urban Character Assessment Report 2006 (Update 2011)**

Landscape Character Area	Description	Distinctive Characteristics
Vale of Belvoir	<p><i>An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church spires.</i></p> <p><i>There is very little woodland although the ecological value of the disused canal is significant.</i></p>	<ul style="list-style-type: none"> <li>• Expansive vale</li> <li>• String of nucleated villages</li> <li>• Strong rectangular field pattern of mixed farming bounded by hedges</li> <li>• Local stone in houses and churches</li> </ul>
Bottesford	<p><i>A nucleated townscape, prominent within the Vale and nearby villages with surrounding pastures, streamsides and transport routes.</i></p>	<ul style="list-style-type: none"> <li>• Prominent in the Vale</li> <li>• Dominated by the church at the centre</li> <li>• Stream running through</li> <li>• Closely associated pasture</li> </ul>

108. The WYG Biodiversity and Geodiversity Study 2016<sup>28</sup> identified the designated habitats and geological sites in the Borough. The Study surveyed the suitable site options for development in the Parish. This was considered in selecting the site allocations in the MBC Local Plan and the findings are used in the site-specific policies in the Neighbourhood Plan (see Neighbourhood Plan Policies 15-19) to ensure that important habitats are retained and to mitigate any potential harm within the development site.

### *Trees and hedgerows*

109. Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the proximate air, support wildlife and much more. The Royal Horticultural Society has produced guidance on the best hedges to provide environmental benefits.<sup>29</sup>

110. Trees will also help the Parish adapt to the effects of climate change. Planting more trees in strategic spaces is a key priority for the community. The location for the new trees

<sup>28</sup> See <https://www.meltonplan.co.uk/evidencebase-environment>

<sup>29</sup> See <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/hedges-for-environmental-benefits.pdf>

will be agreed between partners including the community, the landowner and MBC where necessary (see Community projects Appendix A).

111. The Bottesford Parish Design Code 2020 (page 42) highlights the significance of trees in contributing to the character of the Parish. The Streets and Trees Survey commissioned for this neighbourhood plan, identifies the most character forming trees and hedgerows and these should be protected. The Parish Council are also seeking to establish an on going care and maintenance programme for these special trees and hedgerows.<sup>30</sup>
112. An important component of character across the Parish are the boundaries of (commonly) very large hedges, with hedgerow trees and mature garden and street trees. Trees also play a significant part in the street scene in most of Bottesford. Their value was reflected in the community consultation and the local comments and concern about the need to protect the Parish's biodiversity.
113. A Friends of the Earth (FoE) Report Performance on Climate Change by Local Authority Area found that Melton Borough Council's performance on climate change was 'poor'<sup>31</sup>. Only 5% of Melton is wooded the highest proportion in similar areas is 26%. FoE recommend that Local Authorities double the coverage of trees in the area to mitigate against climate change this is part of their campaign to see tree coverage double across the UK.<sup>32</sup>
114. The Woodland Trust access to woodland standard includes an aspiration that everyone should have a small wood of at least 2 ha within 500 m of their home and a larger wood of at least 20 ha within 4 km of their home. 'Space for People' (Woodland Trust 2015) States that in Melton, 113 hectares of new woodland creation is needed to meet the standard for access to a wood of 2 ha and 140 hectares to meet the standards for access to a wood of 20 hectares.
115. The extent of development allocated in the Parish over the Neighbourhood Plan period means that it is likely that existing mature trees may also be lost. It is a fact that compensatory planting of new trees does not offset the loss of mature trees<sup>33</sup>, A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. It could take several decades for the young tree to grow to provide the same biodiversity, CO2 sequestration or amenity value as the previous tree, so planting two or three or more replacements enhances the contribution with regard to these factors in the early years. Also in an urban environment many newly planted trees may not survive, so multiple planting helps to ensure that the tree population (and hence tree canopy cover) is at least maintained and possibly enhanced.
116. Neighbourhood Plan Policy 3 (NPP 3) requires developers to replace each tree lost as part of development with two new trees of native species to both address the loss of trees and as part of the policy to increase tree coverage in the Parish.
117. The Bottesford Parish Design Code 2020 notes that 'trees are important contributors to the character of a well- established place like Bottesford. They provide ecological, public

---

<sup>30</sup> The Design Code 2020 and Street and Trees Survey are supporting documents and are on the tab of the NP web site.

<sup>31</sup> <https://friendsoftheearth.uk/climate-friendly-communities>

<sup>32</sup> <https://friendsoftheearth.uk/climate-change/doubling-trees-will-help-stop-climate-chaos>

<sup>33</sup> See <https://www.woodlandtrust.org.uk/get-involved/campaign-with-us/in-your-community/neighbourhood-planning/creating-a-neighbourhood-plan/>

health, and aesthetic benefits.’ Page 42 provides guidance on the principles that should be followed.

**Table 7 Extract from Bottesford Parish Design Guide 2020**

When planting new trees or retaining existing ones, the following principles should apply:

- New trees should be planted to reinforce the existing canopy and support biodiversity by creating green links. Coordination with the SuDS strategy is required to maximise drainage and storm water management benefits;
- New trees should be integrated into the design of new developments from the outset rather than left as an afterthought to avoid conflicts with above- and below- ground utilities;
- New trees should be added to strengthen vistas, focal points, and movement corridors. They should however not block key view corridors or prevent natural surveillances;
- Where the edge of a new development is located alongside a major traffic corridor, railway, or protected area, new landscaping and trees should be introduced to provide a soft green buffer;
- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. They must be chosen according to climate change resilience, adaptation to local soil conditions, environmental benefits, size at maturity, ease of maintenance, and ornamental qualities;
- Existing tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls, and underground utilities; and
- Existing mature trees should be protected and incorporated in the landscape design of new developments.

### *Dry Ditches*

118. Given the presence of water across the Parish and especially around Bottesford, dry ditches are often located adjacent to site boundaries. These features are essential to the sustainable management for surface water and should be protected.<sup>34</sup> These features also provide a significant contribution to the local setting, character and biodiversity of the local area.

### *Lighting*

119. Artificial light is not always necessary. It has the potential to become ‘light pollution’ or ‘obtrusive light’, and not all modern lighting is suitable in all locations. It can be harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes.

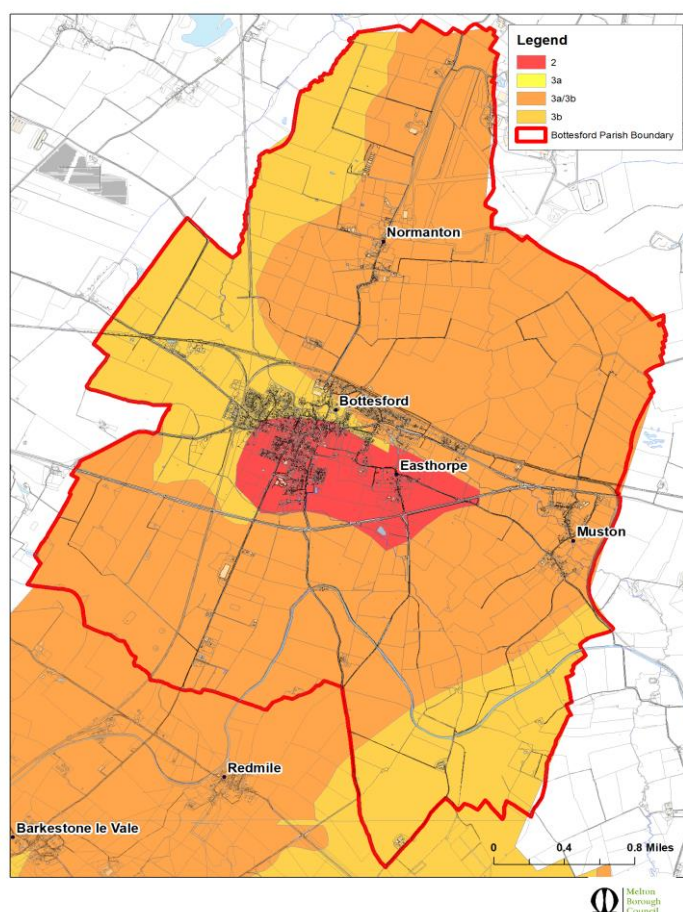
<sup>34</sup> This is discussed in more detail see page 50

120. A comprehensive review of scientific evidence reported in November 2019 noted that light pollution can be a significant driver on the rapid decline of insect populations.<sup>35</sup> Artificial light at night can affect every aspect of insects' lives. Insect population collapses have been reported in the first global scientific review published in February. The review noted that widespread declines threatened to cause a "catastrophic collapse of nature's ecosystems".
121. Planning Practice Guidance Paragraph: 002 Reference ID: 31-002-20191101 identifies that ecological impacts should be considered when designing the lighting for new development. Given that all major development is likely to be on the edge of the villages adjoining open countryside the ecological impact of lighting proposals should be understood and where possible mitigation provided. This could be by minimising lighting on new development and using sensor lighting to ensure that lighting is only on when it is needed.

### *Agricultural Land*

The quality of agricultural land around Bottesford village is high. (see Map below) There are still 8 farms in the Parish. The map shows that some of the land to the south of Bottesford and around Easthorpe is very good quality (grade 2), and the rest is good quality (grade 3).

**Map 10a Agricultural Land Classification Bottesford Parish**

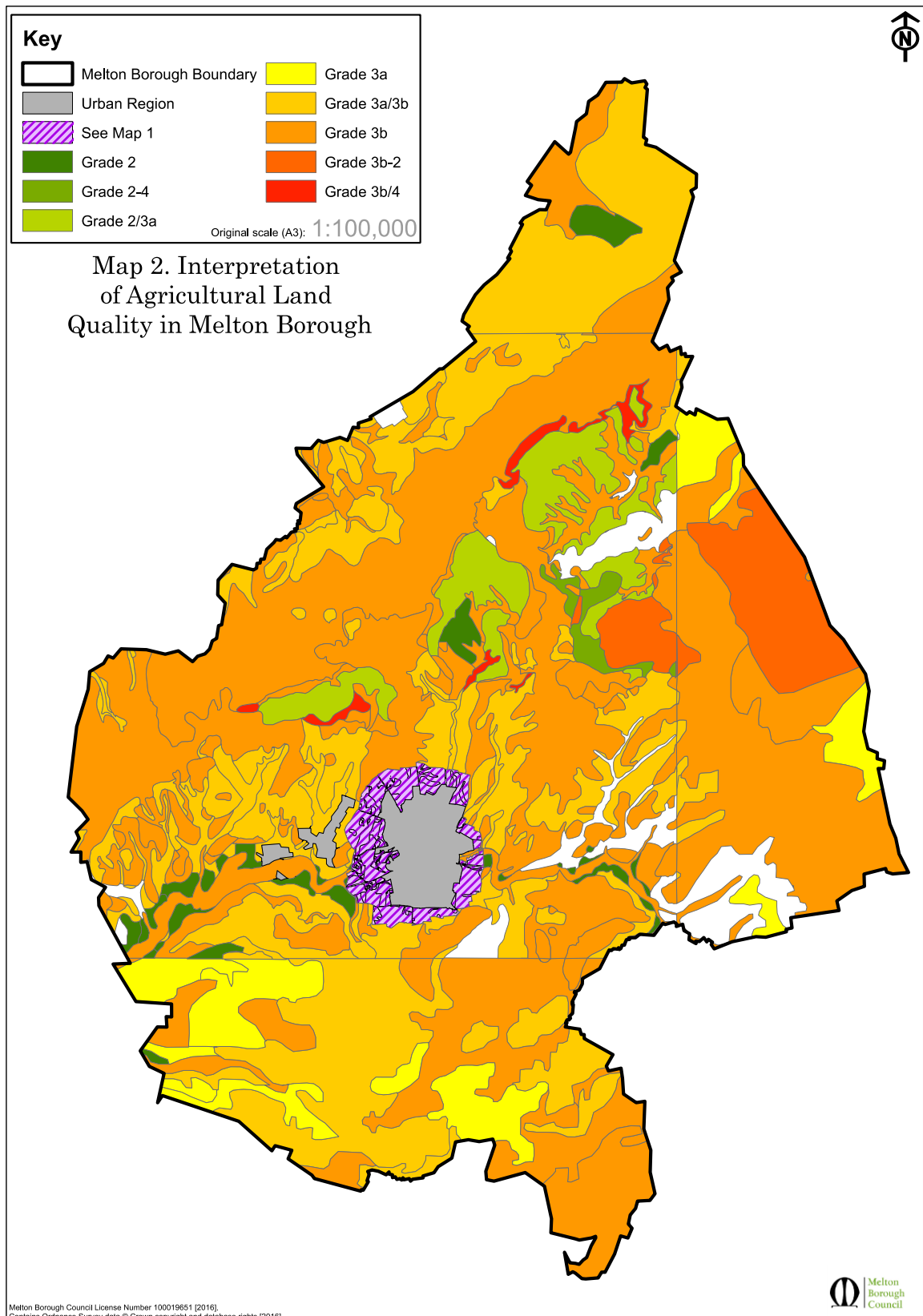


<sup>35</sup> See <https://www.theguardian.com/environment/2019/nov/22/light-pollution-insect-apocalypse>

122. There is very little grade 2 agricultural land in MBC as Map 12a shows.
123. Of local concern is the evidence that new development sites have not provided gardens with good quality top soil. The need to move top soil for levelling of the sites means that new home owners in Bottesford have been left with sub standard soil in which little will grow. In conformity with the advice of the Royal Horticultural Society, the Parish Council would like the gardens of all new builds to be supplied with garden top soil that meets the BS 3882:2007 (Specification for Top Soil) with a depth in excess of 20cm (8 inches). This soil should be screened to ensure it is free of thick fibrous roots, glass, brick, and weed contaminants including Japanese Knotweed.
124. As this is not a planning matter per sey it is a community action at Appendix A.



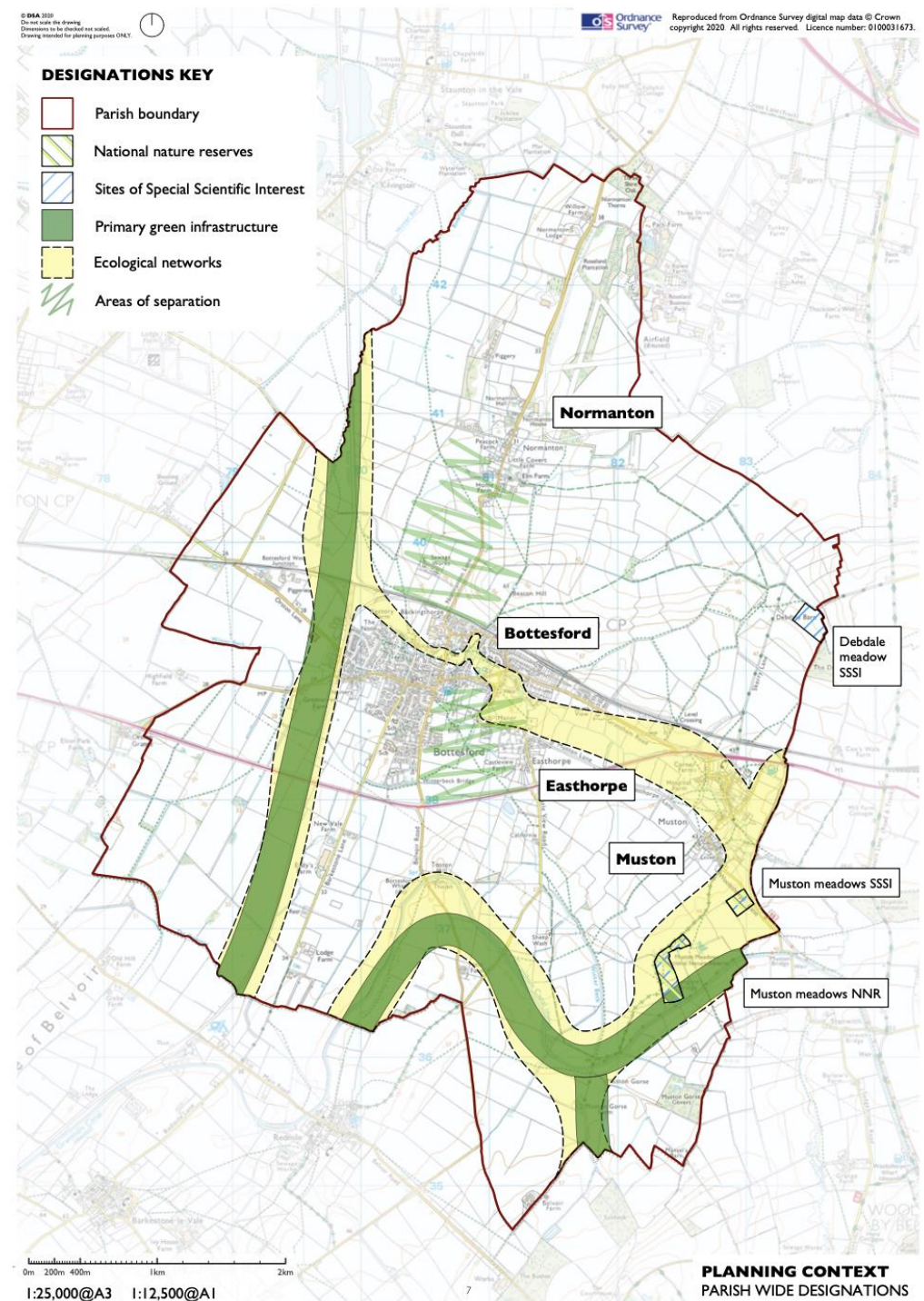
**Map 10b Agricultural Land Classification Melton Borough**



125. The Map below is an extract from MBC’s interactive map and it shows the nature conservation designations in the Parish. These include Local Wildlife Sites, the National Nature Reserve (NNR) at Muston Meadows, Sites of Special Scientific Interest and the areas designated as Local Green Spaces. The dismantled railway is identified as Primary Green Infrastructure in MBC’s Local Plan.

126. Muston Meadows is a National Nature Reserve identified as a traditional species rich grassland, with old ridge and furrow. It also supports a large colony of Green Winged Orchids.

**Map 11 Areas of Nature Conservation**



*Grantham Canal*

127. Nearly all of the canal is designated either as a statutory Site of Special Scientific Interest (SSSI) or a non-statutory Local Wildlife Site. It is a key component of the ecological network reflecting its nature conservation value.
128. The canal is rich in aquatic submerged species such as Common Water Starwort and Fan Leaved Water Crowfoot, as well as several species of Pondweed but in many places the flora is dominated by Rigid Hornwort. This is a native plant but it out-competes other plants. In some parts of the canal the odd looking Water Soldier is found, looking like the tops of pineapples.
129. Along the margins of the canal other flowering plants are found such as Meadowsweet, Water Mint, Gypsywort and the very pretty and somewhat rare Flowering Rush. On the towpaths you can find Yellow rattle, Coltsfoot, Fleabane and Greater Willowherb, amongst many other terrestrial flowering plants.
130. There are the also non-native invasive plants, mainly Water Hyacinth and large growths of Water Fern. This latter plant looks like a green carpet often covering the entire surface of the canal. It is very difficult to treat with herbicide or to manually remove and in 2013 some success was achieved using a North American weevil that only feeds on this plant.
131. Grass snakes are found in several areas, especially in the dry section, and as this species is in decline the populations on the canal are very important at a district level. There are several known residential badger setts and foraging is widespread.
132. The bridges along the canal would have been home to several species of bats, but many have been re-lined or culverted and much habitat has therefore been lost. There are some mature trees and canal side buildings that offer roosts for Pipistrelle and Daubenton's Bats. A scheme to install bat boxes along the canal would be welcomed.
133. The canal is rich in dragonflies and damsel flies, the stands of emergent vegetation are ideal for the larva to climb up from the bed of the canal which is quite rich in aquatic invertebrates such as freshwater mussels and shrimps, snails and beetles.
134. Many species of birds can be seen along the whole length of the canal. There are birds on the water such as Coots, Moorhen, Herons, Swans and Mallards.
135. The range of birds include Kingfishers, Buntings, Tits, Swallows and Warblers. Many birds visit from the arable fields alongside such as Blackbirds, Thrushes, Collared Doves with the occasional Bullfinch and Linnet. And then there are the raptors such as Tawny Owls, Kestrels, Sparrow hawks and the occasional Peregrine Falcon which feed on the many small mammals found in the fields.

**Residents' Preferred Criteria Addressed****Protecting Open Spaces****Avoiding using the best and most versatile agricultural land for development****Building in harmony with the topography**

136. The 25 Year Environment Plan marked the governments renewed commitment to supporting wildlife and natural environment. The Environment Bill (expected to be brought into force in early 2021) will require Local Authorities to produce Local Nature Recovery Strategies and for development to achieve a 10% net biodiversity gain.
137. Given the scale of growth likely in the Parish over the Plan period, development is expected to be in accordance with national and Borough policy and to ensure that biodiversity is protected and improved.

### ***Neighbourhood Plan Policy 3: Protecting and Enhancing Biodiversity***

- 1. As appropriate to their scale, nature and location development proposals should conserve or enhance biodiversity value in the neighbourhood area. Enhancement measures may include:**
  - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',**
  - b) planting wild flower meadows and strips,**
  - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,**
  - d) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,**
  - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,**
  - f) protecting dry ditches - as these features are essential to the sustainable management of surface water, and**
  - g) a reduction in light pollution so as to preserve dark landscapes; and**
  - h) improvements to the River Devon that increase biodiversity.**
- 2. Development proposals that would result in a loss of biodiversity value will only be supported where it is demonstrated that the proposal cannot be located on an alternative site with less harmful impacts, and with adequate mitigation. Compensatory measures, involving the creation of off-site habitat and/or relocation of species, should only be used as a last resort and agreed by Melton Borough Council. Mitigation or compensatory measures should be targeted to benefit local conservation priorities identified in an up to date assessment and be in accordance with Local Nature Recovery Strategies (or equivalent), and implemented in partnership with an appropriate nature conservation body.**
- 3. Mature trees and hedgerows identified as significant to the character of the villages in the Streets and Trees Survey 2020 should be protected and retained. Where this is not possible as a result of development, trees should be replaced at a ratio of 2:1. Where it is not possible to secure new or replacement tree planting on site, trees**

**should be planted at a suitable location outside the site. Planning conditions or legal agreements will be used to secure this outcome.**

**4. Development should avoid being located on the highest quality agricultural land.**

## 13 Local Green Spaces

138. The National Planning Policy Framework<sup>36</sup> affords Local Plans and Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.

139. The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to *'complement investment in sufficient homes, jobs and other essential services'*.

140. The MBC Local Plan identified 7 areas in the Parish as Local Green Spaces. These are

- The field off Belvoir Rd (the Cricket and Bowls Grounds),
- The Jubilee Green
- The Sensory Garden on Grantham Rd,
- St Mary's Church Grounds,
- The pond east of and south of St Mary's churchyard,
- St John the Baptist Church Grounds, Muston
- The adjacent small field (formally allotments) to the south west fronting on Church Lane, Muston

141. The NPPF sets out criteria for the designation of Local Green Space. Para 100 is as follows:

100. The Local Green Space designation should only be used where the green space is:

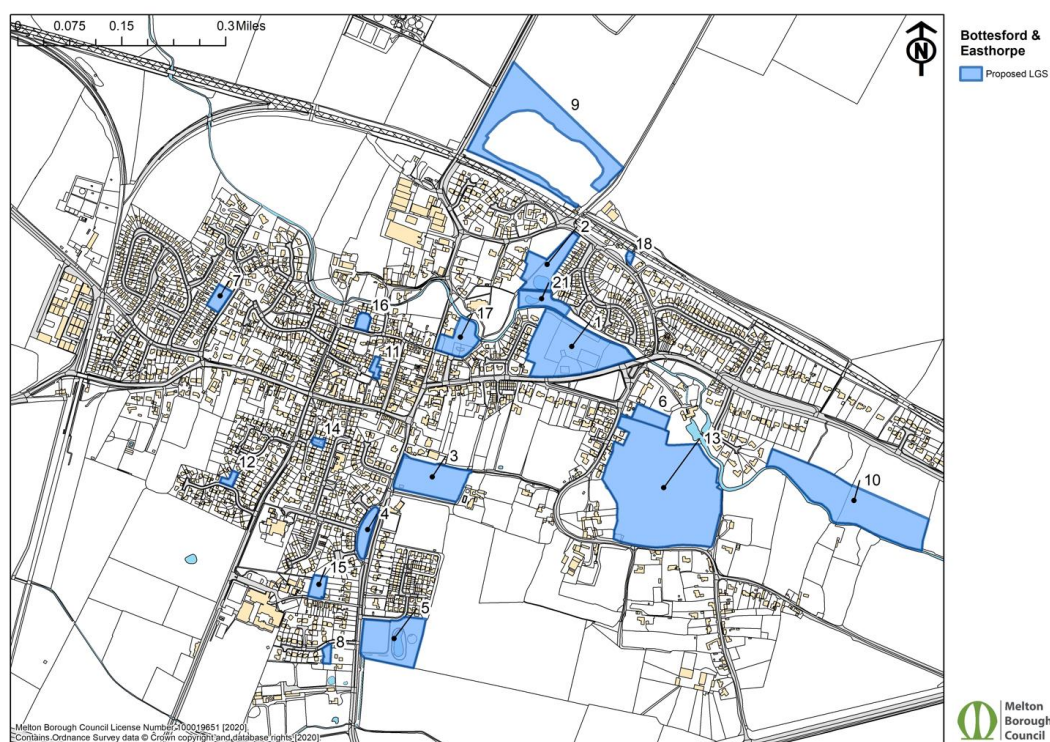
- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

142. A survey of the Parish was undertaken in 2019 by a member of the NPSG. The Local Green Spaces shown on Maps 12a and Map 12b have been assessed and it is considered by the NPSG and the Parish Council that they meet the NPPF criteria. Appendix J provides photos of each.

<sup>36</sup> NPPF para 99-101

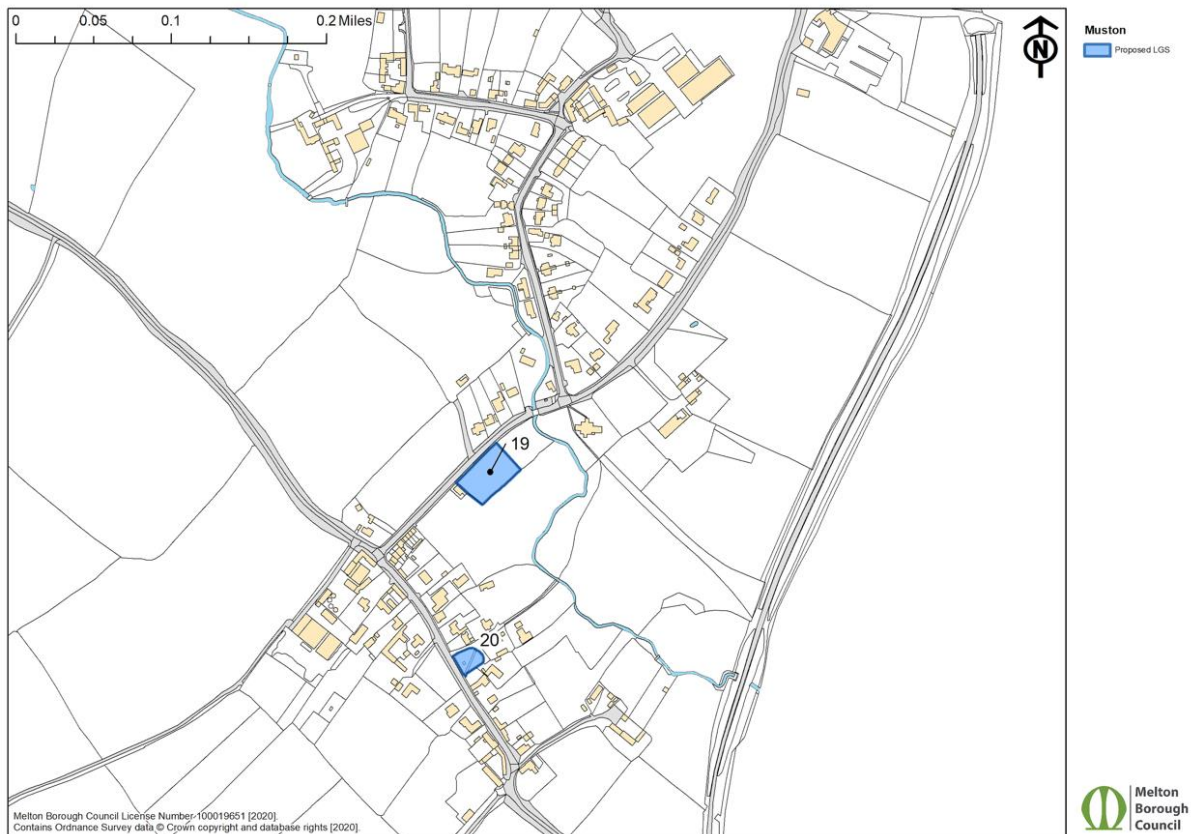
143. The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the planned expansion of Bottesford Parish this policy demonstrates the significance of these spaces and the contribution they make to the character of the village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.
144. Some of the site allocations provide opportunities for the creation of Local Green Spaces (for example LGS 9). The Parish Council would like to take more responsibility for the management and maintenance of green spaces created as part of new development subject to satisfactory financial arrangements being in place. This is a community action (see Appendix A).
145. It should be noted that Local Green Spaces can provide sustainable locations for flood alleviation schemes if the scheme is designed to provide biodiversity and/or amenity improvements.<sup>37</sup> It is likely that some of these sites will include water and where they can be enhanced and provide mutual benefit this would not be incompatible with its function as a LGS.
146. Policy 4 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the Borough Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

#### Map 12a Local Green Spaces Designations Bottesford/ Easthorpe



<sup>37</sup> Reg 14 response by Seven Trent Water

**Map 12b Local Green Spaces Designations Muston**



**Residents’ Preferred Criteria Addressed**

**Protecting Open Spaces**

***Neighbourhood Plan Policy 4: Designation of Local Green Spaces***

- 1. The sites identified on Maps 12a and 12b are designated as Local Green Spaces.**
- 2. Development proposals within the designated local green spaces will be supported in very special circumstances.**

## 14 Protecting and Enhancing Green Infrastructure

147. Green Infrastructure is defined in the MBC Local Plan as *'a network of multi-functional green spaces which is capable of delivering a wide range of environmental and quality of life benefits for local communities'*.<sup>38</sup> In the MBC Local Plan the primary green infrastructure is identified as the Grantham Canal, the Dismantled Railway, the Woodland and Meadows around Muston and the River Devon corridor. These are also identified as areas of nature conservation (see Map 11 above) and are highly valued by local people.
148. However, at a Parish level the analysis in section 12 and 13 demonstrates that the valued landscape character is made up of many more green spaces, gaps and corridors within and adjoining the settlements.

### *River Devon*

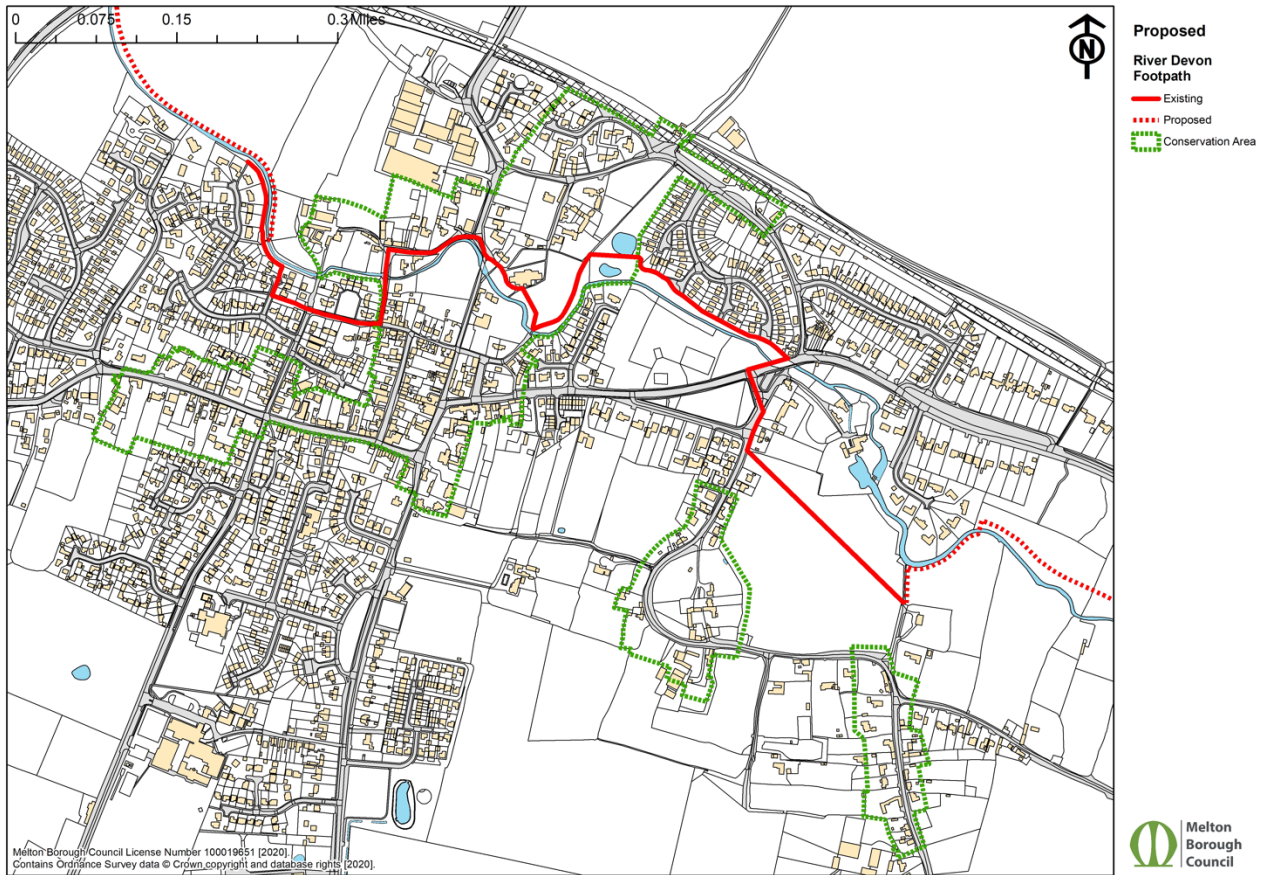
149. The River Devon, running east to west through Bottesford village is a significant asset but its potential has not been maximised. WYGs Biodiversity and Geodiversity Study 2016 noted at para 6.1.14 that the River Devon is dominated by tall ruderal scrub and was not species rich like the Rivers Eye and Wreake. However, it was a potential badger, water vole and reptile habitat with mature trees and potential bat roosts.
150. 94% of residents in the Consultation Questionnaire 2016 supported enhancing access to the River Devon. The CABE workshops also noted the untapped potential of the River Devon corridor.
151. The River runs through BOT 3 and the site-specific criteria in Neighbourhood Plan Policy 17 addresses the particular opportunities this presents for the 370 metres that run through the site. However, the River extends for a total of 2 kilometres through the village and this Neighbourhood Plan supports proposals that provides access and improves the walkway along the whole river corridor through the village.
152. The map below shows the River corridor as it runs through Bottesford and the opportunity provided by the development of the strategic sites to extend this valuable walking route through the village. This would provide significant planning gain to the local community from the development.
153. This reflects the findings in the Bottesford Parish Design Code notes that *'opportunities to develop green corridors along the River Devon should also be sought to create new pedestrian connections and reinforce the role of the River as a public amenity.'*
154. The illustrative layout accompanying the Rectory Farm outline planning application 20/00388/OUT incorporates an informal recreation corridor alongside the River Devon (see figure 8 before NPP 17). The proposed development of the Devon Farm site retains various habitats as much as possible and they are given further protection through sensitive soft landscaping using native 'locally provenant' species. This particularly applies to the river corridor, disused railway and its embankments.

---

<sup>38</sup> MBC Local Plan page 156



**Map 13 Existing and Proposed Walk along banks of River Devon**



155. A project at Appendix A is to seek funding and volunteers to investigate how additional access can be secured along the River Devon where it runs through the village and to create a public walk way the length of it and improve the biodiversity of it with a planting programme.

**Grantham Canal**

156. The biodiversity of the canal has been described in section 12. It is also a vital part of the ecological network and plays a key role in contributing to the Green Infrastructure of the Parish. The towpaths are used by a variety of users; walkers, dog walkers, runners and cyclists. Generally, the towpaths are in good order along most of its length but some grassy parts become wet and muddy in winter along the SSSI stretch.

**Disused Railway Corridor**

157. MBC identify this as primary green infrastructure and the Leicestershire and Rutland Wildlife Trust note that the disused railway is as important as the Canal in terms of wildlife. The grizzled skipper ( a rare butterfly) has been spotted on the disused railway line. The route forms the western boundary to BOT 3 – development must protect this biodiversity asset.

**Residents’ Preferred Criteria Addressed**  
**Protecting Open Spaces**  
**Accessing the River Devon**

***Neighbourhood Plan Policy 5: Protecting and Enhancing Green Infrastructure***

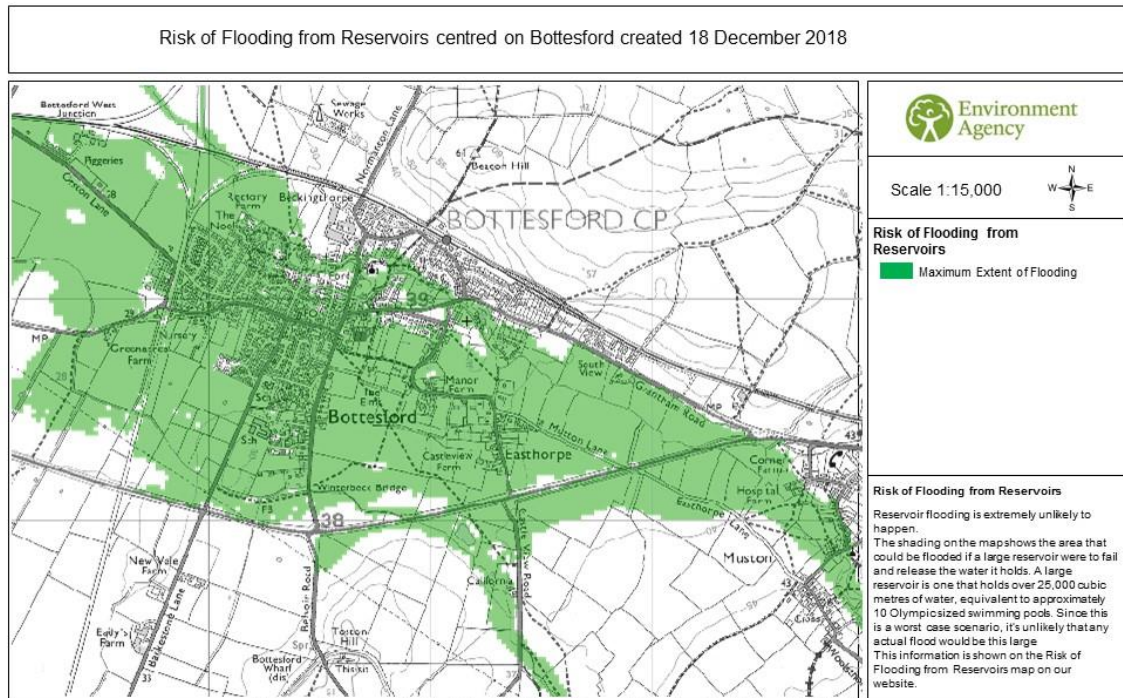
- 1. Development proposals should protect and where applicable enhance existing green infrastructure assets.**
- 2. Green infrastructure enhancements should be in accordance with Local Plan Policy EN3. In particular development should;**
  - a) safeguard the route of the dismantled railway; and**
  - b) protect, enhance and where possible expand areas of natural green space and create linkages to allow movement of species.**
- 3. Development that improves access to, and provides a footpath along, the River Devon corridor for walkers and cyclists will be supported.**

## **15 Flooding and the Presence of Water**

158. The Parish is the most low-lying area in the Borough. Serious flooding occurred in Bottesford, Easthorpe and Muston in 2001, and some residents received an Environment Agency Flood Warning in 2012. The Environment Agency Flood maps of the Parish show substantial areas at risk. In a presentation to the Bottesford Parish Neighbourhood Plan Steering Group by the Environment Agency, they confirmed that Bottesford Parish is one of the highest flood risk areas in the East Midlands and that, subject to funding, they intended to undertake a thorough survey of the area in the near future. The main sources of flood risk within the Parish are the River Devon, the Winterbeck, the Grantham Canal, and the Rundle (the biodiversity value of these assets is described in section 12). The high-water table and the predominance of clay in the local area increases the risk of runoff and means that good drainage solutions are essential.

159. From outside the Parish the reservoirs at Knipton and Denton and the Belvoir Lakes collect water which, during excessive rainfall, flows into the Parish waterways. The Environment Agency map relating to flooding originating from reservoirs shows that most of Bottesford, Easthorpe and Muston are at risk of being flooded from reservoirs.

**Map 14 Potential Flooding from Reservoirs**



Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1B7. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk



**Flooding in 2001 Belvoir Road looking north`**

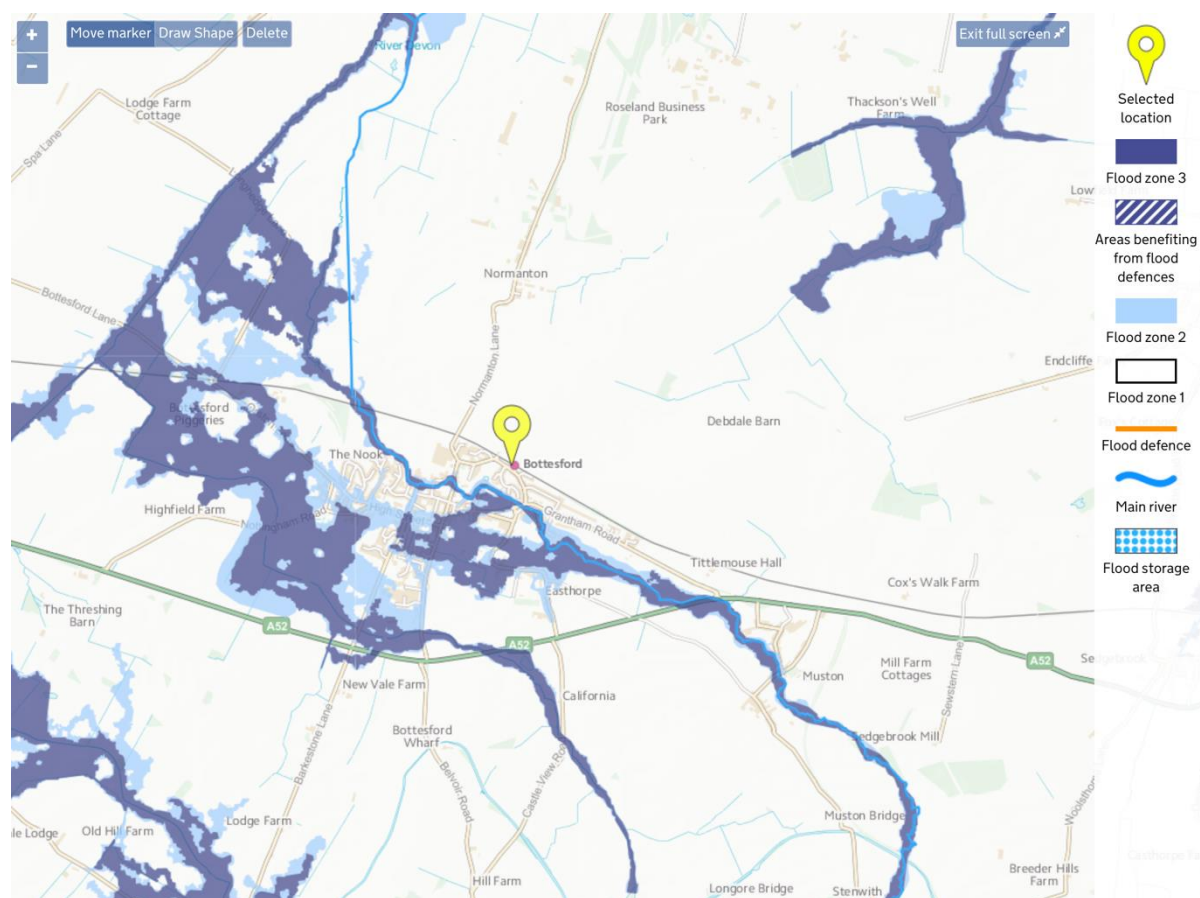


**Flooding in 2001 High Street looking west**



**Flooding of the school 2001**

160. The Map below taken from MBC's Interactive Policies Map shows the extent of flood risk across the settlements. The River Devon runs east to west through Muston and on to the northern part of Bottesford. Flood Zone 3b (the darkest blue) is a functional flood plain, where development is only allowed for water compatible uses. Development in Flood Zones 2 and 3 (the lighter shades of blue on the map) is restricted (see MBC Policy EN11).

**Map 15 Water Courses and Flood Zones Bottesford Parish<sup>39</sup>**

161. The Grantham Canal meanders east to west through the open countryside in the south of the Parish. On MBC's Interactive Map it is shown in green as it is also a Local Wildlife Site and an attractive walking route for locals and visitors.

162. In Bottesford village a riverside path can be followed from the Grantham Rd bridge to the centre of the village near the Church from where it runs parallel to Devon Lane where a footpath crosses the Ford. It then becomes inaccessible until another footpath can be accessed south of the river from Riverside Close until it is blocked by an extended garden on Riverside Walk. (see Map 13 above).

163. The houses relate well to the river scene near the Church and Devon lane, but along most of the river paths the houses have been built to back onto the river. On BOT 3 there is an opportunity to make river frontages an attractive feature of the development. (See NPP 17).

164. BOT 2 sites will allow access to the riverbank south of the Grantham Rd – but it will be difficult to connect this access to the path which runs westwards from the Grantham Rd bridge.

<sup>39</sup> Searched October 2020 at <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=481054&northing=339261&placeOrPostcode=bottesford>



**The Ford** - In the historic centre at the Ford the presence of the river has defined the building layout around it.

165. New development should make much more of the River Devon corridor. Initial proposals for the Rectory Farm site (BOT 3) noted that the river flanks the site along the south boundary providing a unique opportunity to celebrate Bottesford's historical relationship with water. The river offers a tranquil space ideal for recreation and engagement with nature. Proposals produced in Summer 2018 as part of the consultation on a design and access statement provided an indicative design and layout.<sup>40</sup>This is addressed in the criteria for the development of BOT 3. The approach of making the presence of water central to the amenity of BOT 3, residential development should be steered to areas at least risk of flooding.

### Sustainable Drainage Systems

166. Sustainable Drainage Systems (SuDS) are not centrally about flood defence, but incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces. There are many dry ditches located adjacent to roads and site boundaries. These features are essential for the sustainable management of surface water and should be protected.
167. In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80) surface water should be directed towards infiltration or watercourse. The retention of dry ditches is therefore essential for the viability of new housing development both the short and longer term.

<sup>40</sup> The specific implications for BOT 3 are addressed in NPP17

168. SuDs have wider environmental and community gains. Dry ditches require wider grassed verges which provides a significant contribution to the local setting, character and biodiversity of the local area. SuDS should be designed to best practice contained in the CIRIA industry best practice guidance document, The SuDS Manual.
169. Past practice was to culvert water courses to allow roads and development to be located over the top of them. These pit and pipe systems are increasingly inadequate to cope with the fluctuations in water flow due to climate change. They are also hard to maintain and can get blocked up.
170. The development at the Wickets on Belvoir Road completed in 2017 did not demonstrate a good example of a sustainable drainage system and local people feel that it does not meet the requirement of adding to the amenity of the area. The built area of the site has been artificially raised by 1.4m. Water from this area is now drained to the south to join the Winterbeck via the drainage pit through ditches and culverts.
171. Drainage ditches and culverts may limit capacity particularly if not maintained and there is already concern that in periods of heavy rain the ditches fill to the top regularly. Any overtopping would flood onto Belvoir Rd and put properties on the western side of Belvoir Rd at risk of flooding.
172. This confirms local concerns that as the topography of the parish is very flat the drainage pattern is very sensitive to alteration by raising parts of development sites. Natural drainage should not be adversely altered by development.
173. The photos below show the pond with sides so steep it has been fenced off and is next to the children's play area





**SuDS scheme at the Wickets an engineered solution unsympathetic to the landscape character**



### **Water backing up into Winterbeck**

174. In 2008 Permitted Development Rights enabling the resurfacing of front gardens were tightened to help reduce surface water flooding risks. Planning permission is not required if a new or replacement driveway of any size uses permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. Planning permission is however required if the surface to be covered is more than five square metres of traditional, impermeable driveways that do not provide for the water to run to a permeable area.
175. New development in the Parish is still a relatively small proportion of the built-up area and retrofitting SuDS is actively encouraged<sup>41</sup> where it can be promoted as a means of mitigating flood risk in existing developments.
176. The Parish is lacking in wooded areas (see Friends of the Earth report discussed above) and appropriate tree species and suitable vegetation as part of a SuDS scheme will improve biodiversity as well as provide creative solutions to the increasing risk of flooding due to climate change.

<sup>41</sup> See advice from the Local Government Association at <https://www.local.gov.uk/retrofit-suds>



177. In responding to the consultation on the BPNP, Severn Trent Water sought to emphasise the importance of Drainage Hierarchy (Planning Practice Guidance paragraph 80) to highlight the need to discharge surface water to the natural watercourse system instead of sewers.

178. The Environment Agency notes that due to the relatively large amount of Flood Zone 2 and 3 within Bottesford and Muston village envelopes the (flooding) sequential test is a requirement which developers will need to be fully aware of, as with the need for a Flood Risk Assessment which demonstrates the development will be safe from flooding for its lifetime and that it will not increase flood risk elsewhere.

#### **Residents' Preferred Criteria Addressed**

**Avoiding increase in flood risk**

**Building in harmony with the topography**

#### ***Neighbourhood Plan Policy 6: Reducing the Risk of Flooding***

- 1. Development in Flood Zone 2 and 3 or which exceed 1 hectare, should be;**
  - a) accompanied by a flood risk assessment which is informed by the Melton Strategic Flood Risk Assessment and the best available information (including up to date local evidence) covering all sources of flood risk; and**
  - b) designed to Environment Agency standards.**
- 2. Surface water management strategies should demonstrate how site-specific guidance in the Strategic Flood Risk Assessment has been implemented. Proposals which include altering the topography on a development site must demonstrate that this will not exacerbate flooding elsewhere.**
- 3. Drainage systems should maintain or where applicable enhance the aesthetic, recreational and ecological quality of the area and be available, where appropriate, as recreational space.**
- 4. Development should incorporate Sustainable Drainage Systems (SuDS) where applicable. SuDS proposals should be managed in line with the Government's Water Strategy<sup>42</sup> and the Drainage Hierarchy<sup>43</sup>. In particular SuDs proposals should;**
  - a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure (for example ponds and wetlands, woodland and swales); and**
  - b) take account of advice from the Leicestershire County Council as the Lead Local Flood Authority, the Environment Agency and Severn Trent Water (as the sewage management company).**

<sup>42</sup> <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

<sup>43</sup> Planning Practice Guidance para 80

5. **Proposals will be supported that include the replacement of tarmac or an equivalent non-porous surface with a SuDs scheme in the areas identified on Map 15 as being in flood zone 2 or 3.**
6. **Where appropriate to their scale, nature and location development proposals should restore watercourses to a more natural state (through the removal of hard engineering, such as culverts and bank reinforcement) in order to reduce flood risk and provide local amenity and biodiversity benefits.**
7. **To allow access for maintenance as well as providing an ecological corridor, no buildings should be constructed within 8 metres of the banks of watercourses. In addition, proposals should not result in the loss of any existing open water features.**

## 16 Improving Connectivity

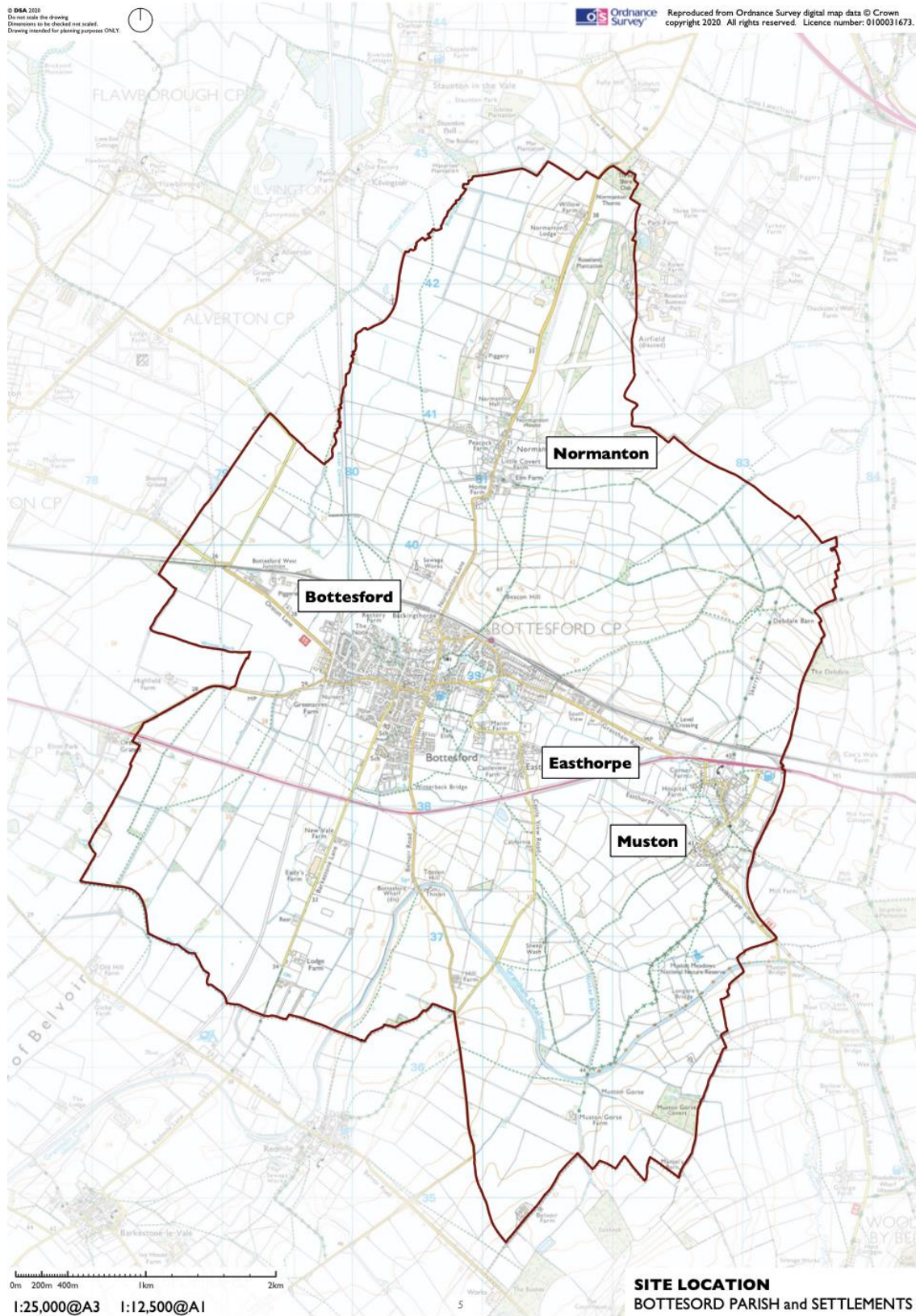
### *Walking*

179. The CABI workshops noted that a strength of Bottesford village was the '*speed of access to the countryside*'.<sup>44</sup> from the footpaths and that all the villages had '*lots of footpath permeability*'. Map 16 shows the footpath network across the parish.
180. The Map below is taken from the Streets and Trees Survey and shows the Public Rights of Way and topography in the Parish.

---

<sup>44</sup> Notes from CABI workshop 24<sup>th</sup> February 2015

### Map 16 Public Rights of Way (footpaths and bridleways) and topography of Bottesford Parish

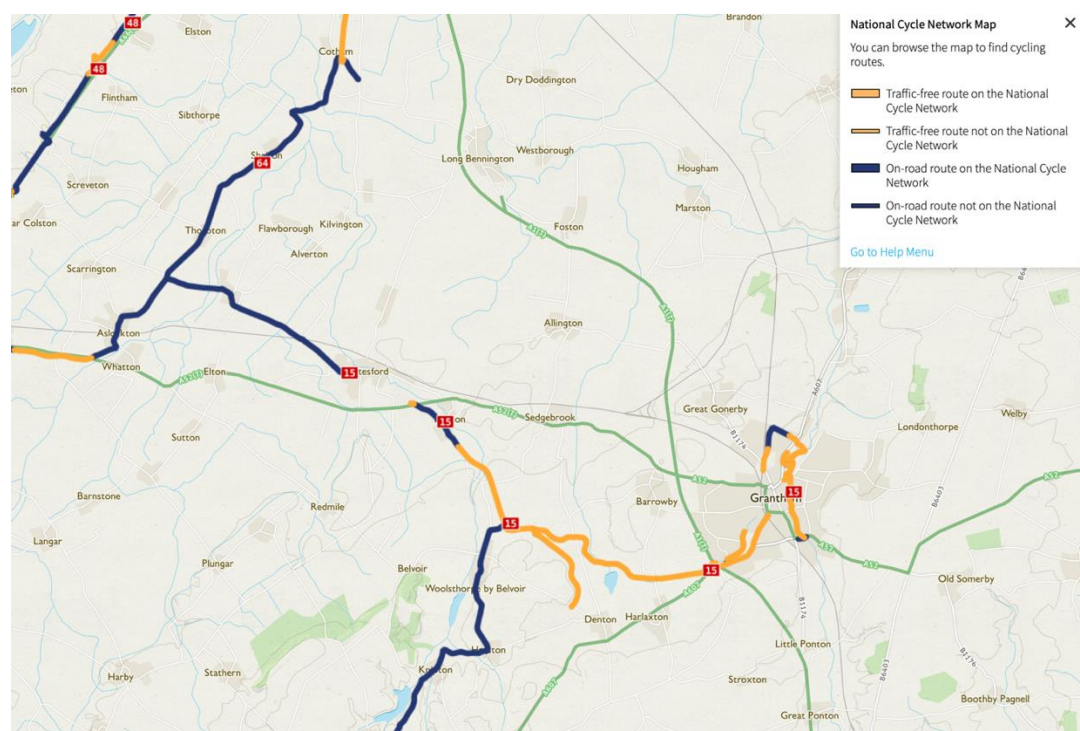


- 181. The map above shows how these footpaths extend across the Parish. To the east is the Viking Way (a long-distance walking route between Hull and Rutland) that can be accessed from public footpaths just outside the parish.
- 182. The map below shows how public rights of way extend into the built up parts of Bottesford village but also the limitations of the access along the River Devon.
- 183. The recent provision of better facilities for Bottesford Football Club (a pavilion and football pitches) requires a safe and direct footpath route. The Parish Council is working with the landowner to provide a footpath to this important community facility.
- 184. There are also opportunities to improve the walking routes through Bottesford village. Extending the walkway along the River Devon ( see Section 14 above) provides multiple benefits in this regard.
- 185. The Grantham Canal towpath provides offers a valuable walking and cycling route which is a free-to-use recreational resource that can be utilised by both local residents and visitors and thus forms an important element of the local footpath network. Improvements to the tow path including improved access to it would enable a wide range of people to use it.

### Cycling

- 186. The topography and relatively quiet country lanes and Grantham Canal make the Parish countryside popular with cyclists and a great way to access the tourist attractions in the Vale of Belvoir . However, as the national cycle route shows in the Map 21, crossing the A52 remains a major safety hazard. The route cuts off on the track out of Muston and restarts on the west of Bottesford.

**Map 17 National Cycle Network**



187. Sustrans are proposing a bridge over the A52 and, in consultation with the Parish Council, they have identified the preferred route across the A52 which would be from Easthorpe Lane. This would be beneficial for walkers and cyclists and importantly would reconnect Muston with the rest of the Parish. Fund assembly is required and the provision of this bridge is an aspirational policy.
188. 79% of residents in the 2016 Consultation Questionnaire supported the idea of reconnecting Muston to Easthorpe with a bridge in this location.
189. In 2015 Bottesford PC commissioned Hamilton Baillie to advise on how connectivity and the quality of Bottesford village could be improved. The Report noted that *'Towns and villages located on major strategic routes often find the quality of their public space eroded by the impact of traffic. For settlements that have been relieved by a by-pass, the challenge remains to reclaim public space and establish the essential low speed environment associated with attractive and safe village life'*.<sup>45</sup>
190. Since a bypass was constructed to the south of Bottesford in 1989, the centre has been relieved of much through traffic. The former route forms the High Street of the village and winds through the old Market Place to connect the Grantham Road with the Nottingham Road.
191. Local evidence notes that because the road through Bottesford was not altered once the by pass was built here are numerous subliminal indicators to motorists that the route through the village is a major route, including but not limited to, the road markings, the direction signage, the height of some street lighting and the 40mph speed limits. A RoSPA Policy Paper 'Helping Drivers Not To Speed' (May 2005) indicated several measure that can be used to influence safer driving, including 'Gateways' and carriageway width restrictions. In addition speeding on the A52 is common and not monitored.
192. The Hamilton Baille Report noted the following issues:
- a) The existing main route through the village suffers from excessive speeds, despite the existing 30 mph speed limit. This reflects three crucial shortcomings.
  - b) the village lacks a clearly defined centre to interrupt the linear continuity - drivers get little sense of being in a place.
  - c) there are few cues for drivers to emphasize the typical pedestrian routes and crossing points.
  - d) the village lacks sufficiently clear points of entry to emphasize the transition between the higher speed highway outside the central area and the low speed village core.
193. Community consultation noted the extensively wide and 'hard' character of the former A52 that invites fast driving and is a danger to pedestrians. Many of the villagers spontaneously mention the speed and size of vehicles and would look to the Neighbourhood Plan to help, where possible, to reduce both.
194. Consultation on the BPNP revealed again the concern many residents have about the growth in traffic volumes and the impact on pedestrian safety. A suggestion was made as part of the consultation on the BPNP to introduce a 20 mph zone to complement other speed

---

<sup>45</sup> See Place making, slower speeds and safety in a bypassed village Hamilton Baillie 2015

reduction measures. Whilst not directly a planning matter such a proposal would improve pedestrian safety and encourage more people to walk.

195. Figure 4 shows the street analysis in the Hamilton Baillie Report.<sup>46</sup>

---

<sup>46</sup> Red lion pub is now closed and planning permission has been granted for conversion to houses

## Key locations within Bottesford Centre

**BARKESTONE LANE / ALBERT STREET**  
This crossroads defines an important pedestrian route and crossing point to the Primary School and College

**HIGH STREET SHOP**  
An additional important pedestrian destination and crossing point generating short-term parking and activity.

**QUEEN STREET & BELVOIR ROAD BEND**  
Additional key places lacking identity, creating opportunities for future measures to highlight village context

**MARKET PLACE**  
Market Cross defines former village centre defined by Bottesford Library, community room, shops and public house

**RED LION PUB**  
Potential to extend front spill-out space to create informal public space and slow traffic entering Market Place

**EASTERN ENTRY**  
Although the village extends further east, this point defines entry to village core. Recommend removal of centre lines from here in.



196. The Report proposed two new road layouts
- a) one for the cross roads at the High Street and Barkestone Lane (to ease the crossing for pedestrians and cyclists) and
  - b) a new layout to the area around the Stocks and running down Market Street in front of the Bull and Paul's restaurant to the Belvoir Road junction. This will be designed to ease the crossing of the road and create a sense of place in the village centre.
197. Where proposals include removing some of the tarmacked areas there is an opportunity to include Sustainable Drainage Schemes (planting and landscaping) that would contribute to improving the drainage in the village centre.
198. The sketch proposals are at Appendix E. Whilst much design work and fund assembly is required the principle of creating a distinctive place around the old market cross and distinctive low speed crossing used by the local school children is wholly supported and is an aspirational policy in this Neighbourhood Plan. 80% of respondents in the Consultation Questionnaire supported the ideas for improving Barkestone Lane and the junction of Market Street around the stocks as presented in the Hamilton-Baillie Study.

#### **Residents' Preferred Criteria Addressed**

**Promoting opportunities for walking and cycling**

#### ***Neighbourhood Plan Policy 7: Improving Connectivity***

- 1. Development which is directly related to improving or extending the non-vehicular routes across the Parish will be supported where the proposals;**
  - a) do not detract from the landscape character as defined in the most recent Landscape Character Assessment Study and the Bottesford Design Code; and**
  - b) are for the purpose of improving non-vehicular routes; and**
  - c) will not harm protected local habitats.**
- 2. Development proposals will be expected to demonstrate how they protect and where possible enhance existing public rights of way and permissive routes affected by those developments. Opportunities to improve non-vehicular linkages between existing routes from the edge of the existing settlement to the countryside, into Bottesford village and the open spaces within the Village Envelopes are supported.**
- 3. Where applicable developer contributions will be sought to improve the network of public accessible walking/cycling routes across the Parish.**

## **17 Ensuring High-Quality Design**

199. Bottesford is located in an attractive rural setting, with a good primary school, secondary school and a range of local services and facilities. Developer interest is reflected in



the number of planning applications for major development in recent years (see Section 3). Bottesford, with an overall average price of £289,457, was similar in terms of sold prices to nearby Stathern (£289,254) and Harby (£302,195), and more expensive than Grantham (£188,911) and Bingham (£245,451).<sup>47</sup>

200. It is reasonable to expect therefore, that new development within the Parish should achieve a high quality of design that reinforces the character of the place both in its appearance and in the way it functions. Recent development has not always met this expectation.
201. The NPPF paragraph 56 acknowledges that *'good design is a key aspect of sustainable development and is indivisible from good planning'*.
202. The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*
203. The Bottesford Parish Design Code 2020 (BPDC)<sup>48</sup> provides an analysis of the positive aspects of each settlement, the issues to be addressed, those character aspects that are sensitive to change and how the highest design standards can be achieved. This forms the specific local criteria referred to in the National Design Guidance.

### Overview: Built Character of Bottesford Parish

204. Although the Parish lies in Leicestershire, due to its location in the north of the county, buildings reflect the traditions of neighbouring Nottinghamshire and Lincolnshire.
205. Across the Parish, building styles are varied with the use of a range of materials. The most widely used construction materials are red brick and render although there is some limited use of natural iron stone. Roofing is mostly slate or clay pantiles, with some use of modern concrete tiles. Most buildings have chimneys finished in a wide range of styles from basic to ornate. Some of the more recent developments in the village have been constructed in similar natural materials which reflect the local vernacular.
206. The oldest parts of **Bottesford** village are concentrated around Queen Street, Albert Street Chapel Street, Rectory Lane and the eastern part of the High Street. The fabric of the settlement is typically characterised by ribbon development, and pockets of infill development that have occurred over different periods in a variety of architectural styles with crescents and cul de sac development a feature of development on the west side of the village. Variations in the building styles, heights and use of architectural detailing add visual interest to the street scene.
207. **Easthorpe** is a dispersed linear village that although once was separate, has all but merged with Bottesford on both the north and western sides. Its historic importance centres on the abandoned medieval village adjoining Easthorpe Manor. MBC's Area of Separation Policy and this Neighbourhood Plan's Significant Green Gap policy seeks to prevent further coalescence. Easthorpe has an informal building pattern, typical of rural settlements with sporadic spaces and clusters of trees.

<sup>47</sup> Rightmove accessed November 2019

<sup>48</sup> See Appendix J and link to report on Neighbourhood Plan web site

208. The Conservation Area Appraisal notes ‘the fine mature hedgerow forming a roadside boundary linking the two separate sections of the Conservation area and well treed landscape background.’
209. **Muston** historically evolved around the farms on Main Street, Woolsthorpe Lane and Church Lane. Development has since occurred along these routes in a linear fashion but with gaps along Church Lane. The village contains a mix of housing: old and new; terraced, semi-detached and detached; conversions, two-storey houses and bungalows; small homes through to large, executive houses. The village is characterised by informal groups of buildings, predominantly two-storey and of simple gabled form. Building materials are generally red brick with pantile roofs (concrete, red clay and Bottesford Blue) although there are examples of whitewashed walls, natural stone, slate and thatched roofs. Variations in the building styles, heights and use of architectural detailing add visual interest to the street scene in Muston as well.
210. **Normanton** is a linear village; ribbon development of farms and out buildings cluster along Normanton Lane. Today it is characterised by a majority of large plots of detached buildings with various orientations and setbacks from the highway boundary, interspersed with green “fingers” of gardens and open countryside.
211. The BPDC notes that the centre of Bottesford has a higher level of enclosure, with fewer front yards and buildings that directly front the highway. Outlying settlements such as Normanton and Muston, in contrast, have a greater variety of enclosure levels, but are in general more open than Bottesford with a higher prevalence of large gardens and front yards and more important building setbacks.
212. The BPDC identifies key principles that should be considered when developers are designing the layout of schemes in Bottesford (see page 37) to ensure development across the Parish reinforces existing character.
213. The following key issues are drawn from the BPDC, are central to the character of the 3 villages and support Neighbourhood Plan Policy 8.
- a) The prevailing pattern of development in Normanton is linear development based around farms and outbuildings. There is an immediate connection between built form and surrounding landscape as plots are often shallow and, in a number of locations, the landscape flows through the villages
  - b) Muston is similarly focused around historic lanes clustered at junctions of Main Street and Church Lane and Easthorpe Lane, Woolsthorpe Lane and Church Lane. Again, plots are often shallow the countryside is glimpsed between plots and is central to the character of the place.
  - c) Whilst Bottesford is a much larger settlement at the edges of the village to the west and east plots narrow. The flow of the landscape and the open countryside between Bottesford and Easthorpe and Bottesford and Normanton is character forming and reflected in the identified Areas of Separation.
  - d) There is a quite a grand scale to this relationship with a number of middle and long-distance views gained from the villages to the landscape beyond (see also the section on Landscape Character).
  - e) The interplay of topography, built form and landscape elements such as hedgerows and tree lines can often make for pockets of development where the relationship with the landscape

is much more intimate, for example the beech hedge to the first house on Howitt's Road, where the 1980s vineries development fronts Belvoir Road.

- f) There is variety in the interaction between built development and landscape, the relationship between the man-made and the natural environments is a fundamental component of the character of Bottesford Parish.

214. The CABE workshops identified as a key strength the critical diversity of the houses. This was reflected in the consultation survey that noted the variety of rooflines and orientation of houses. 93% of respondents supported the statement that future development should avoid long stretches of similar and regular roof heights.

215. Neighbourhood Plan Policy 8 uses the evidence base in the BPDC to highlight the specific local character and design issues that are especially relevant to the Parish. Development in the Parish is required to demonstrate an understanding of these matters to ensure that proposals enhance the character of the Parish.

216. An issue identified by the neighbourhood plan group is bin blight - finding a suitable space for domestic waste and recycling storage is a common problem for many households. The Parish Council want to encourage more recycling as part of the wider Borough response to climate change. Whereas there may be limited opportunity for addressing this issue for existing houses, in the case of new build there is scope to design to accommodate bin storage and collection from the outset. Successful design brings benefits both in terms of reducing visual impacts but also of improving convenience for the people living in new homes.

217. The NHBC Study sets out design solutions based on analysis of best practice examples around the Country. This Neighbourhood Plan supports the design guidance provided in the Study by the National House Building Council Avoiding Rubbish Design<sup>49</sup>.

218. MBC's Local Plan Policy D1 is based on Active Design principles and Building for Life 12.<sup>50</sup> This approach is supported and within this framework Neighbourhood Plan Policy 8 provides Bottesford specific principles based on the Design Code Analysis and local understanding.

219. The importance of design and the use of design codes like Building for Life L12 (or its successor Building for a Healthy Life) in Neighbourhood Planning was further highlighted in the NPPF where it notes that *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'*.<sup>51</sup>

220. This Plan requires the use of Building for a Healthy Life<sup>52</sup> (BHL) by developers in the preparation of their planning applications. When using BHL it is important that local authorities and developers use the 12 considerations at the very start of the design process, agreeing what is required to achieve a green light against each consideration. These considerations should also be used to frame discussions with local people and other stakeholders.

---

<sup>49</sup> See <https://www.nhbcfoundation.org/wp-content/uploads/2016/05/NF60-Avoiding-rubbish-design.pdf>

<sup>50</sup> See para 9.2.4-9.2.7

<sup>51</sup> See NPPF para 130

<sup>52</sup> See <http://www.udg.org.uk/publications/other-publication/building-healthy-life>

221. The 12 considerations are divided under three themes

**Table 8**

<b>Integrated Neighbourhoods</b>	<b>Distinctive Places</b>	<b>Streets for All</b>
Natural connections	Making the most of what's there	Healthy streets
Walking cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

222. The 12 considerations capture the areas of design and placemaking that need most attention but are often the most overlooked.

223. Whilst BHL only relates to housing it is expected that development for employment or retail should also be of a high design quality and Neighbourhood Plan Policy 8 relates to all development.

224. The Carbon Plan 2011 (which sets out the government's plans for achieving our emissions reduction commitments) states that by 2050, all buildings will need to have an emissions footprint close to zero. The Government has set a target to deliver 15% of the UK's energy consumption from renewable sources by 2020.

225. The historic nature of a lot of the existing housing stock means that a large number of buildings have solid walls (without cavity wall insulation.) This makes them expensive to heat. The OCSI Rural Community Profile noted that 21 households do not have central heating<sup>53</sup> and that 175 households (12.2% of the Parish) live in fuel poverty – this compares to 10.9% nationally<sup>54</sup>.

226. In order to assist the national policy of attaining zero carbon emissions, all new development should aim to meet a high level of sustainable energy efficiency minimising emissions by:

- a) using high quality thermally efficient building materials; and

<sup>53</sup> See [https://www.nomisweb.co.uk/reports/localarea?compare=E05005496#section\\_7](https://www.nomisweb.co.uk/reports/localarea?compare=E05005496#section_7)

<sup>54</sup> Household classed as being in fuel poverty if their disposable income (after housing and fuel costs) is below the poverty line see <https://www.gov.uk/government/statistics/fuel-poverty-factsheet-2019>

- b) the installation of energy efficiency measures such as loft and wall insulation and double glazing.

227. Severn Trent commented that high quality design incorporates Water efficiency design and technology. Water efficient design also provides energy efficiency benefits through a reduced need to treat water for consumption and then treat wastewater along with savings for managing water within the home. This point is addressed in NPP 9 3 below.

#### ***Neighbourhood Plan Policy 8: Ensuring High Quality Design***

- 1. To be supported, proposals should demonstrate a high design quality that will contribute positively to the character of the Parish. In order to achieve this, new development proposals should demonstrate how they will reinforce the character of the area as defined in the Bottesford Parish Design Code 2020 (see Appendix J) and comply with the following design principles;**
  - a) respond to the local character of both the surrounding area and the immediately neighbouring properties; and
  - b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape; and
  - c) show thorough understanding of the history and design qualities of the surrounding buildings and provide a clear rationale for how this is taken into account in the design of the proposals; and
  - d) use native trees, dry ditches and hedgerows in landscaping schemes and boundary treatment where possible that reflect and enhance the surrounding character; and
  - e) use a colour palette reflecting the hues in local materials; and
  - f) be of a scale, density and mass that is sympathetic to the character of the immediate locality, including the rural heritage and the historic setting of the Conservation Areas; and
  - g) show how the buildings, landscaping and planting creates well defined streets and attractive green spaces; and
  - h) include a layout that maximises opportunities to integrate new development with the existing settlement pattern; and
  - i) provide safe access, parking and servicing arrangements (including bin storage); and
- 2. Diversity of design, orientation, and plot size is a feature of the existing built environment. Proposals should demonstrate a variety of house sizes and types on irregular plots where possible that reinforces this distinctive character.**
- 3. Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.**

## **18 Renewable Energy and Low Carbon Technologies**

228. The potential for renewable non carbon related development needs to be balanced against other important considerations. In particular, the potential impact on the Parish's high-quality landscape, heritage assets and residential amenity.

229. The landscape across the Parish has varying sensitivities (see section 11 above). Regard must be had to the potentially adverse impacts of renewable energy infrastructure on the setting of both the visual and archaeological assets including any cultural heritage in particular the historic link and view points between Belvoir Castle and St Marys Church. Any such development must therefore be of an appropriate scale, in a suitable location, and sensitive to the landscape of the Parish, as well as respecting residential amenity.
230. The UK Government has announced that new diesel and petrol cars and vans will be banned in the UK from 2035 to help improve air quality and tackle air pollution, from which point all cars will need to be electric or hybrid. Action by car manufacturers suggests that the move to electric vehicles will be quicker. Projections by National Grid suggest that the UK stock of EVs could reach between 2.7 and 10.6 million by 2030 and could rise as high as 36 million by 2040.<sup>55</sup>
231. As many transport users will make the transition to ultralow emissions vehicles (ULEV) over the next few years, it is essential to consider the need for suitable vehicle charging infrastructure.
232. Encouraging the use of low emission vehicles is supported by the Neighbourhood Plan and the provision of charging points in the Parish would encourage this use. Given the historic character of much of the built area charging points would need to be sensitively located. Suggestions include the station car park, the village hall car park, the new Co-op on Grantham Road and the potential new Methodist Church and Hall car park (that may be provided as part of the development of BOT 3.)
233. New development (commercial or community facilities or housing) should provide electrical infrastructure to enable people to charge electric cars.
234. Trees, soils and a well-managed landscape, absorb CO2 and other pollutants – Neighbourhood Plan Policy 3 will also contribute to improving the carbon footprint of development in the parish.
235. Simple measures like the provision of water butts for all new houses would be one immediate and effective proposal that would enable residents to conserve and reuse water. The Parish Council would support the inclusion of water butts in all new residential development and will seek this provision as part of their response to any planning application.

***Neighbourhood Plan Policy 9: Renewable Energy and Low Carbon Technologies***

- 1. New development should incorporate sustainable design features to reduce carbon emissions and mitigate against and adapt to climate change.**
- 2. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where the resultant built form respects the character of the setting. Examples would include but would not be limited to:**
  - a) the use of alternative heat sources to gas; and**
  - b) siting and orientation to optimise passive solar gain; and**
  - c) the use of high quality, thermally efficient building materials; and**

<sup>55</sup> House of Commons briefing March 2020 Electric Vehicles and Infrastructure

- d) installation of energy efficiency measures such as loft and wall insulation and double glazing; and
  - e) the installation of solar panels.
3. Development of individual and community scale proposals that use renewable and low carbon energy resources will be supported where the scheme has demonstrated compliance with national policy in weighing the benefit in reducing carbon emissions against the impact on heritage assets.
  4. Development that delivers renewable energy will be supported where it can be demonstrated that it;
    - a) does not have an unacceptably adverse impact on the amenity of residents and visitors (including: noise, vibration, views and vistas, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character of landscape) and
    - b) does not have a significant adverse effect on any designated site (including SSSI, regionally or locally important geological sites, sites of ecological value, Local Green Spaces, Significant Green Gaps); and
    - c) does not result in an unacceptably adverse effect on protected species, including migration routes and sites of biodiversity value; and
    - d) does not result in the loss of the best and most versatile agricultural land in grades 1,2 and 3a of the Agricultural Land Classification; and
    - e) transmission lines should be located below ground wherever possible to reduce the impact on the open countryside.
  5. The electrical infrastructure within new homes should be capable of the future addition of ultra-low emission vehicle charging infrastructure, in terms of anticipated load capacity.
  6. The provision of vehicle charging points for public use is supported where its location does not have an adverse effect on the character of the Parish.
  7. The inclusion of tree species as part of landscaping schemes on new development which will absorb CO2 and other harmful particles to improve air quality will be supported.

## 19 A Mix of Housing Types

### *Local Housing Market*

236. The table below, taken from MBC's Housing Needs Study 2016, shows the mix of house types in the Parish compared to Borough, County, Region and National average. There are more detached dwellings in the Parish than across the other geographies and significantly fewer terraced houses or purpose-built flats.

**Table 9 Housing Mix in Bottesford compared to the Borough, County, Region and Country in 2016**

Figure A2.9: Accommodation type (2011)						
	Bottesford		Melton	Leicester-shire	East Midlands	England
	Households	% of households	% of households	% of households	% of households	% of households
Detached	885	57.0%	40.9%	28.7%	32.5%	22.4%
Semi-detached	496	31.9%	36.0%	37.8%	35.5%	31.2%
Terraced	86	5.5%	15.5%	20.8%	20.4%	24.5%
Flat/other	86	5.5%	7.5%	12.7%	11.6%	21.9%
TOTAL	1,553	100.0%	100.0%	100.0%	100.0%	100.0%

237. The MBC Housing Needs Study in 2016 noted that in terms of starter homes ‘outside of the town [Melton Mowbray] the most potential for such housing appears to be Bottesford’.<sup>56</sup> The government’s proposal for First Homes (whereby 25% of all affordable housing is required to be for first time buyers and marketed at a minimum of 30% below market value) will see an increase in this type of affordable homes to address this need if the proposals are brought into force.

238. The Wickets estate had only recently been completed when the MBC survey was done and the authors noted that ‘90% of sales to date had been to households previously resident in Bottesford or the surrounding villages. The small number of households that had re-located all had local connections. The agents told us that this was unexpected.’<sup>57</sup>

239. In 2015 a Parish Housing Needs Survey was carried out in Bottesford Parish. There were 521 returns (27%) and this produced an identified need for 33 open market houses and 55 affordable homes in the Parish for those with a local connection.<sup>58</sup> The Parish Housing Needs Survey identified that 28 households had left the village due to a lack of affordable housing.<sup>59</sup>

240. The figure below is taken from the Parish Housing Need Survey and shows the type of housing people require. It is worth noting for clarity that Figure 5 shows house types required but does not show it by tenure – i.e. some of the housing need will be for affordable houses and some for open market houses. The detailed analysis in the report showed that the house type required was mixed across the tenures. However, the chart shows there is a demonstrable local need for smaller homes, homes for young people and homes for elderly people.

#### Figure 5 Type of Housing Required<sup>60</sup>

<sup>56</sup> Page 114 Housing Needs Study 2016

<sup>57</sup> See page 52 para 3.9 See <https://www.meltonplan.co.uk/evidencebase-housing> MBC Housing Needs Study 2016

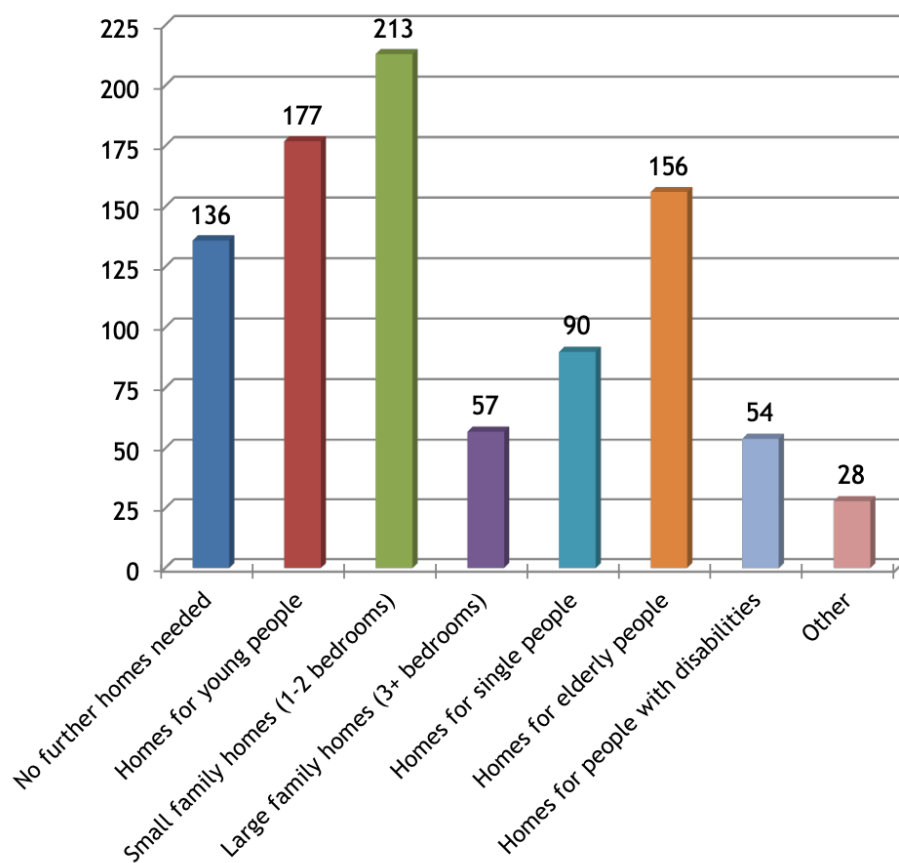
<sup>58</sup> See Bottesford Housing Needs Survey Report 2015 by Midlands Rural Housing at <https://bottesfordparishneighbourhoodplan.org.uk/evidence-base>

<sup>59</sup> See page 29 Bottesford Housing Needs Survey Report

<sup>60</sup> Page 27

[https://bottesfordparishneighbourhoodplan.org.uk/images/Bottesford\\_housing\\_needs\\_survey\\_report\\_-\\_September\\_2015.pdf](https://bottesfordparishneighbourhoodplan.org.uk/images/Bottesford_housing_needs_survey_report_-_September_2015.pdf)





### Housing Tenure

241. Affordable housing is housing that meets the needs of those whose needs are not met by the market and it can be for sale or rent. It is defined in Annex 2 of the NPPF.

242. The MBC Housing Need Study<sup>61</sup> includes detailed analysis of the Bottesford housing market, (See Appendix 2) showed that the price to income ratio in Bottesford for the lower quartile of houses and incomes is 8.91.<sup>62</sup> A household is considered able to afford to buy a home if it costs 3.5 times the gross household income. As this study was undertaken in 2015 an updated search on Rightmove in October 2020 showed that a 2 bed terraced house costs £185,000 and a 2 bed bungalow costs £235,000. The 2016 Housing Need Study noted that median income in Bottesford was £31977 and lower quartile income £18496. Accepting there has been a small increase in income since 2016 and using the 3.5 x multiplier this shows that even people on the median income in Bottesford would be unable to buy the starter home or bungalow.

243. In addition, only 7.5% of the housing stock in Bottesford is socially rented compared to 11% across the Borough.

244. Bottesford is in value area 2 and MBC Policy C4 requires a target of 32% of all developments of 11 or more dwellings to be affordable. Assuming that all the site allocations come forward and the 32% AH target is achieved, based on the approximate total housing

<sup>61</sup> See <https://www.meltonplan.co.uk/evidencebase-housing> MBC Housing Needs Study 2016

<sup>62</sup> See <https://www.meltonplan.co.uk/evidencebase-housing> MBC Housing Needs Study 2016 figure 4.6 page 72

figure in the Local Plan a further 114 Affordable Houses will be built in Bottesford village. It should be noted that so far the site allocations have resulted in planning permissions being sought for significantly more dwellings than was indicated in the MBC Local Plan (see table 2). Based on the minimum figures in the Local Plan the government's First Homes policy will deliver a minimum of 28 homes sold at 30% below market value to first time buyers.

### *Changing Population and House Types*

245. MBC's Housing Needs Study 2016 analysed migration including the proportion of retirees moving into the Wards in the Borough. 23% of those who moved to Bottesford between 2001 and 2011 were retirees, this was significantly higher than migration into other Borough settlements.<sup>63</sup>
246. Table 4 in section 6 showed that 26% of residents were over 65 and that there had been a 23% increase in this age group between 2004 and 2014. Borough wide studies support this finding. The Housing and Economic Development Needs Assessment (HEDNA) 2017 projects that there will be an 82% increase in the over 65 age group between 2011 and 2036<sup>64</sup>, a 100% increase in the number of people with mobility problems over the Plan period.<sup>65</sup> And 52% increase in people living with long term health problems and disability (estimating a total of 11,823 in the Borough).<sup>66</sup>
247. The HEDNA data is used to inform the analysis in the MBC Local Plan. The mix for market housing is as follows:<sup>67</sup>

---

<sup>63</sup> See <https://www.meltonplan.co.uk/evidencebase-housing> MBC/HM1 Housing Needs Study 2016 figure 3.2 page 57 from Census 2011

<sup>64</sup> See <https://www.meltonplan.co.uk/evidencebase-housing> MBC/HN1a HEDNA Report 2017 table 59 page 135

<sup>65</sup> See MBC Local Plan para 5.6.2

<sup>66</sup> See HEDNA aa above table 67 page 142

<sup>67</sup> See HEDNA as above page 197

**Table 10 HEDNA Housing Mix Market Housing**

	1 bed	2 bed	3 bed	4+ bed
Market	5%	30%	45-50%	15-20%

248. The emphasis on building 2-3 bed houses fits with the Parish Housing Need Survey Analysis.

249. The need to focus on the needs of older households was reinforced in the Planning Guidance produced in June 2019 Housing for Older and Disabled People which requires local planning authorities to set out how their local development documents should meet the housing needs of older and disabled people.<sup>68</sup>

250. M4 (2) is the category of home that is accessible and adaptable; the HEDNA notes that these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. Government guidance notes that where an identified need exists plans can make use of housing technical standards to help bring forward an adequate supply of accessible housing.

251. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £520 - £940 per dwelling.<sup>69</sup>

252. M4 (2) compliant homes could be considered as 'homes for life' and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation.

253. Given the house prices in Bottesford compared to the Borough (see above) and the evidence of a rapidly increasing older population it is considered that providing M4(2) standard houses is viable and necessary to meet local housing need. MBC's Policy C2 supports the provision of homes that met the technical standards accessible and adaptable ie M4 (2).

### *Bungalows and other level access accommodation*

254. In the Consultation Questionnaire 2016 there was particular support for the provision of bungalows and other level access accommodation in the Parish. This reflects the needs of an ageing population and their provision would enable local older people to remain within the Parish and would free up homes suitable for families.

255. The 2019 Government Guidance Housing for Older and Disable People notes that *'Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs.'*<sup>70</sup>

<sup>68</sup> See <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

<sup>69</sup> SHMA OAN Update 2017 para 9.44 and 9.45

<sup>70</sup> <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#accessible-and-adaptable-housing>  
para 012

256. Level access living (which could include flats with a lift) will be increasingly desirable for a larger proportion of the population. Given the significant growth anticipated in the Parish a reasonable proportion of dwellings should be bungalows to meet this local need. This requirement is reflected in the site-specific policies below.
257. There are 304 bungalows in the Parish (including those under construction) this represents 18% of the housing stock. Future development that includes bungalows should be located as near as possible to local facilities to ensure those with mobility issues are more able to access services. 400 – 800 meters is a standard measure for a 5 to 10-minute walk.<sup>71</sup> and housing suitable for older people on sites up to 10 minutes' walk from local facilities is encouraged.
258. Evidence has also shown<sup>72</sup> that a community thrives when it is made up of people from a mixture of ages and income levels. Given the role of Bottesford as a Service Centre with schools and a range of local businesses, ensuring that Bottesford has a balanced provision of house types to meet the needs of young and older people on different incomes is an important aim of this Neighbourhood Plan.
259. Given the local evidence about the ageing population and the need for flexible adaptable homes it is important that future housing development reflects this local need.
260. The need for smaller dwellings was mirrored in the Consultation Survey with 96% of respondents supporting a mix of house types. The scale of growth proposed for Bottesford Parish and the number of dwellings with outline permission provides an opportunity for this Neighbourhood Plan to provide a policy framework for the size of dwellings that would meet local need.
261. However, dwellings with fewer bedrooms still need to be of an adequate size. MBC's Local Plan Policy C3 supports the use of national space standards for dwellings of up to 3 bedrooms. **Covid** has demonstrated the importance of having dwellings that are flexible enough to provide work space at home emphasising the importance of providing enough space for people to work flexibly at home.
262. Given the foregoing analysis of population change and the growing demand for homes suitable for older people it is important that future market housing in Bottesford provides life-time homes and a mixture of sizes but with an emphasis on meeting the need for smaller dwellings suitable for older people.
263. A clear theme from the statistical data and the local consultation activity is the need to provide houses for first time buyers (usually younger people) and the less affluent older people to enable them to live in the Parish.
264. In terms of house type, the provision of smaller dwellings, i.e. starter homes, 2/3-bed houses with smaller gardens, and bungalows, will facilitate local individuals and families in their first steps towards a home but, equally, would provide an option for people with restricted mobility and older people, who no longer need a larger house, to move down to, perhaps, a 2-bed house or a bungalow and yet stay in their neighbourhood.

---

<sup>71</sup> Building Sustainable Transport into New Developments (DfT, April 2008) - 'Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes walking distance (around 800 metres)'

<sup>72</sup> Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

***Neighbourhood Plan Policy 10: A Mix of Housing Types***

- 1. Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of housing needs in Bottesford Parish and Melton Borough. In Bottesford current evidence is that there is a demonstrable need is for 2 and 3 bed dwellings suitable as starter homes and bungalows.**
- 2. A target of 32% of dwellings on all developments of 11 or more dwellings and/or where the floor space exceeds 1000m<sup>2</sup> should be affordable, having regard to market conditions, housing needs, housing mix (in regard to tenure, type and size) economic viability and other infrastructure requirements.**
- 3. The affordable dwellings should include affordable home ownership and affordable dwellings for rent.**
- 4. The development of new homes which achieve part M4.2 or part 4.3 of the building regulations will be supported where they otherwise comply with development plan policies.**
- 5. In accordance with Borough Policy C3, 1-3 bed dwellings where the national space standard is applied will be supported.**
- 6. The provision of smaller market dwellings, especially those suitable for older people, e.g. bungalows and other level access accommodation, will be supported across the Parish and in locations up to a 10-minute walk from Bottesford village centre.**
- 7. Proposals for new dwellings which incorporate flexible layouts which will facilitate homeworking will be supported.**

**20 Self-Build and Custom Build Housing**

265. The Parish has a variety of housing styles. The Neighbourhood Plan seeks to encourage variety, innovation and good design and to prevent the Parish becoming characterised by a standard design that can be a typical of volume house builders. A number of the issues that were strongly supported in the Consultation Questionnaire related to the need for a diverse mix of housing types and designs.

266. The annual UK output of the self-build/custom build sector has been calculated to be in the region of 8-10% - this is about the same number of homes as are built by any one of the UKs largest volume housebuilders.<sup>73</sup>

267. Government policy promotes self-build or custom build in order that communities can benefit from the wider choice it offers and the possibility of lower cost home ownership it can promote. In particular, the Self-build and Custom Housebuilding Act 2015 places duties on relevant authorities to keep registers of persons seeking to acquire land to build their own

<sup>73</sup> Creating Community Led and Self Build Homes 2020 Martin Field Policy Press page 27

homes and to have regard to such registers when exercising planning functions. Regulations and national planning practice guidance relating to the duties came into force on and after 1 April 2016. Larger sites are therefore required to make provision for this type of development to meet the demand for self-build and custom housebuilding in the area as evidenced by the register.

268. The Melton Housing Needs Study 2016 assessed the demand for self-build in the Borough. The Study noted that in 2016 *'there is significant demand and custom build activity in the Borough. ...demand is significant but land is scarce'*.<sup>74</sup> Evidence provided by local estate agents and analysis of 3<sup>rd</sup> party internet portals dedicated to custom and self-build indicated that significant demand exists for self-build projects and the biggest barrier to success is the lack of available land. Policy 11 has been designed to be complementary to the approach in Policy C8 of the Melton Local Plan

269. Infill sites would be suitable for self-build and where schemes for self-build are proposed in accordance with the locational requirements set out in NPP 1 such proposals would be supported where they are in accordance with other policies in this Plan.

***Neighbourhood Plan Policy 11: Self Build Housing Custom Build Housing***

- 1. Development on infill plots for self-build will be supported where the proposal is in accordance with other neighbourhood plan policies.**
- 2. Sites solely for self-build plots, or with a higher percentage of self-build to market or affordable housing tenures, will be supported where the proposal is in accordance with other policies in this Neighbourhood Plan.**

## 21 Protecting Heritage Assets

270. Maps 22,23 and 24 show the heritage assets in and around each settlement. The Parish has 47 entries for Listed Buildings<sup>75</sup>, Scheduled Monuments and Structures in the Parish (some entries include more than one building). They include the Grade 1 St Marys Church and the remains of a medieval village and moat at Easthorpe. These buildings and their settings are protected in accordance with MBC Local Plan Policy EN13 and national policy.

271. The view from Belvoir Castle (outside the Parish) to St Marys Church has already been noted as a view of Borough importance (see above).

272. There are 3 Conservations Areas in the Parish.

- a) Bottesford village Conservation Area – the boundary encompasses the central High Street and old Market Place, the Church and Devon Lane ford and seeks to protect the historic core of the village.
- b) Easthorpe Conservation Area is split into two distinct sections, the westernmost boundary encompassing the bend in Manor Road and centred on The Manor House and The Hollies, the

<sup>74</sup> MBC Housing Needs Study 2016 para 55

<sup>75</sup> See <https://historicengland.org.uk/listing/the-list/>

other boundary to the east including the majority of properties at the top end of Castle View Road

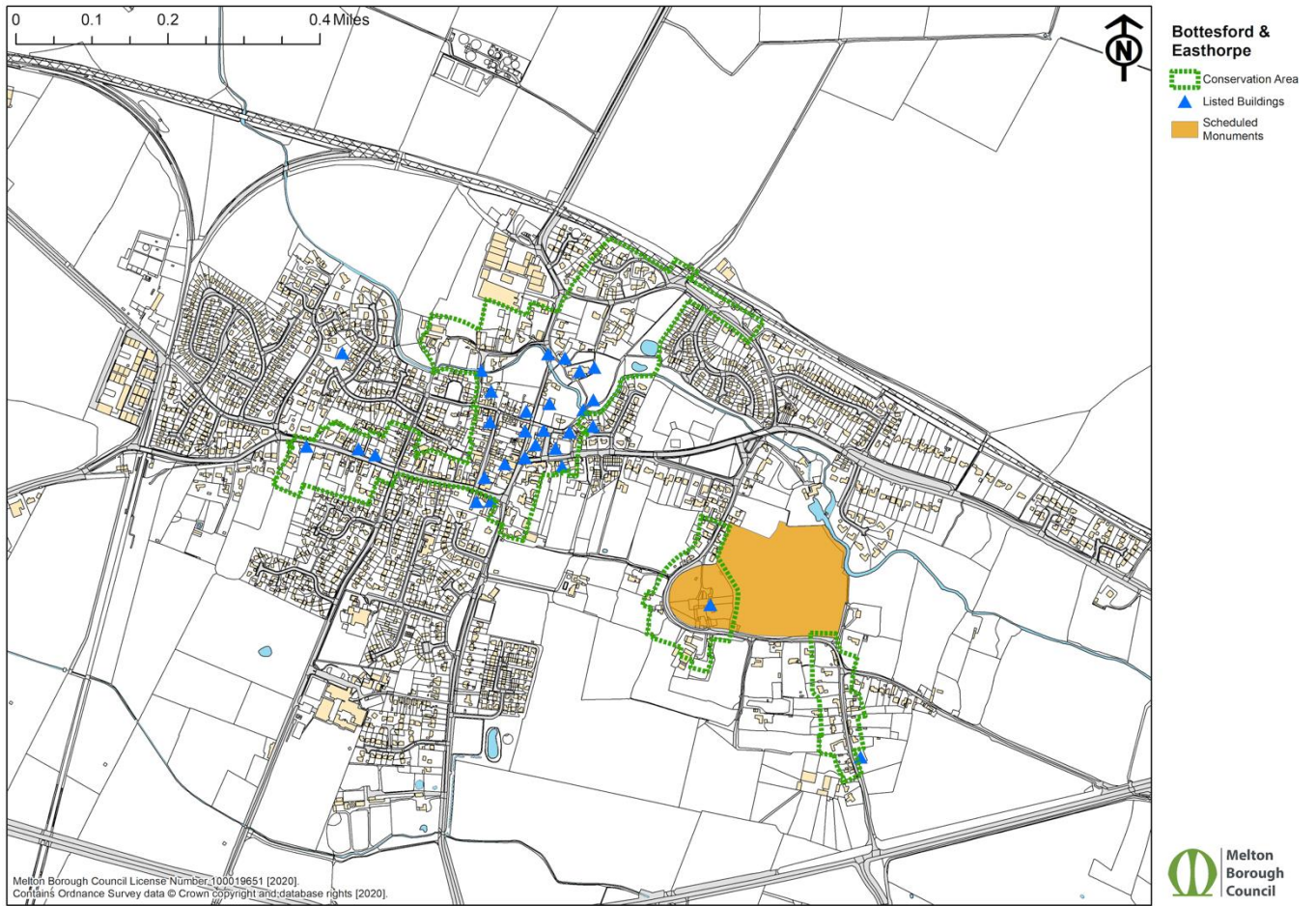
- c) Normanton Conservation Area - includes all of the built up area of the village but is widely drawn to include tracts of open countryside to the rear of the buildings on either side of Main Street.

273. MBC has produced Conservation Area Appraisals and Management Plans<sup>76</sup> for each of the Conservation Areas. The Easthorpe Conservation Area is in two parts. However, the Conservation Area Appraisal notes that 'Easthorpe is a somewhat dispersed linear village... The village demonstrates an informal pattern of buildings and open spaces enhanced by a well treed landscape background.' The community would support the joining up of these conservation area boundaries and will work with MBC as part of their review of Conservation Area boundaries.

---

<sup>76</sup> See <https://historicengland.org.uk/listing/the-list/>

Map 18a Heritage Assets Bottesford/Easthorpe





Map 18b Heritage Assets Normanton



Map 18c Heritage Assets Muston



274. The Leicestershire Historic Environment Record<sup>77</sup> records 106 items of historic importance (these will include the statutory listed buildings as well as other buildings and structures including earthworks) that have a local interest. Regard should be had to this list in accordance with National Planning Policy (NPPF para. 187). As part of the Neighbourhood Plan process, the Neighbourhood Plan Steering Group has identified buildings and structures that are nominated for local listing. The list was initially provided by MBCs Conservation Officer and has been reviewed and is supported by the Parish Council. The list is at Appendix H.

275. Where development affecting heritage assets is proposed, the Parish Council will seek to work with the owners and will encourage suitable alternative uses to protect the asset where that may be necessary noting that this may not be the most profitable use (if that would significantly alter the integrity of the asset). Sensitive work to ensure there is no erosion of these heritage assets is also encouraged. The third part of the policy addresses potential proposals for the restoration of listed buildings at risk. In some cases, the restoration works may not need planning permission and the works will proceed on the basis of any required listed building consents.

### *Neighbourhood Plan Policy 12: Protecting Heritage Assets*

- 1. The buildings and structures listed in Appendix H are identified as locally valued heritage assets.**
- 2. The effect of a proposal on the significance of a non-designated heritage asset, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to cause substantial harm<sup>78</sup> to a non-designated heritage asset will require a clear and convincing justification.**
- 3. Insofar as planning permission is required the restoration of listed buildings At Risk, or those on a Local List in similar circumstances, will be supported where the proposed use is compatible with their designation provided that the proposal;**
  - a) recognises the significance of the heritage asset as a central part of the proposal;**
  - and**
  - b) has special regard to the desirability of preserving the asset or its setting or any**
  - c) features of special architectural or historic interest.**
- 4. Gardens and open spaces form part of the special interest of the Conservation Areas. Development will only be supported on gardens and open spaces between buildings within the Conservation Areas where it can be demonstrated that the proposals shall not harm the character and appearance of the Conservation Area.**

<sup>77</sup> See [https://www.heritagegateway.org.uk/Gateway/Results\\_Application.aspx?resourceID=1021](https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021)

<sup>78</sup> As defined in the NPPF para 193-197

## 22 Supporting the Local Economy

### Tourism Development

276. The quality of the Parish's natural and historic environment and its location in the Vale of Belvoir are assets which already make it an attractive tourist destination. In 2018 the MP for Newark and Sherwood Robert Jenrick, began a campaign to get the Vale of Belvoir designated as an Area of Outstanding Natural Beauty. This reflects the wider awareness of the contribution the Vale can make to the growing popularity of short breaks and the tourism offer in Leicestershire which is being promoted by the Leicester and Leicestershire Enterprise Partnership<sup>79</sup>. The Neighbourhood Plan supports this proposal as part of a policy approach which seeks to widen the tourist economy in the Parish. Bottesford Parish is well located to provide pubs, cafes and accommodation for visitors to the Vale of Belvoir for day trips or longer. There is Bed and Breakfast accommodation in Muston, Normanton and Bottesford, two pubs and 3 restaurants in Bottesford one in Muston and cafes in Bottesford and Muston.
277. The Parish is well used by cyclists and walkers enjoying the quieter lanes and long rural views from Belvoir Ridge. Other Neighbourhood Plan policies – improving access to and the walk along the River Devon and connecting the Sustrans cycling route via a bridge over the A52, are also, in part, tourism developments but are covered in other policies.
278. The Grantham Canal that runs through the Parish and Belvoir Castle and Gardens to the south east of the Parish, are regional visitor destinations in the vicinity.
279. Rural diversification is strongly supported in the NPPF and this Plan encourages the re-use of vacant farm buildings and other redundant buildings to enhance the visitor experience. Support will be given to farm diversification and sustainable green tourism activities where this conserves rural life, landscape and countryside and supports the local rural economy.
280. It is vital that any proposed tourism associated development recognises the landscape character of the area as the Parish's key attribute.

### Supporting Local Businesses

281. There are two industrial estates adjacent to Bottesford village and both have secured planning permission to be extended (one of which has been implemented). These classed as key employment sites and are protected for employment uses by Local Plan Policy EC3. Although EC3 allows Neighbourhood Plans to allocate such sites for other purposes where the release '*would offer significant benefits to the local area*' both estates are fully occupied and their expansion indicates a buoyant demand for industrial premises in this location.

---

<sup>79</sup> See Leicester and Leicestershire Tourism Growth Plan at <https://www.llep.org.uk/wp-content/uploads/2019/10/Leicester-and-Leicestershire-Tourism-Growth-Plan-2019.pdf>



**Orston Lane Industrial Estate - the site has been recently extended into the field on the left.**

282. The photo shows a path between the road and houses which is the old Melton Mowbray-Newark track bed and is identified as primary green infrastructure and ecological network in MBC's Local Plan (see Map 10).
283. There is local concern about the lack of landscaping and boundary treatment given the location of the site adjacent to open countryside.



**Photo of recently extended Orston Lane industrial Estate**



#### Normanton Land Industrial Estate

284. The aerial photo shows the site, the recycling area and the area to the left of the industrial buildings to the first hedge is where the extension to Perfectos will be built.<sup>80</sup> The fields on further left is the eastern end of BOT 3. The field in the top right is where BOT 4 is being built with the related SuDS going in the corner shown and along the lower edge of the field off the photo to the right.

285. In 2019 there were approximately 108 businesses and 8 farms recorded as operating from the Parish. (See Appendix D). The 2011 Census showed that 86% of working residents travel more than 5 km to work and therefore work outside the Parish. As this commuting is mostly in private vehicles (only 5.8% use public transport and 11.2% walk or cycle to work) this has a negative impact on sustainability. The average travel to work distance is 25 km (15.5 miles).

286. An important aspect of planning is to reduce car usage and to encourage rural diversification to support the local rural economy. This Neighbourhood Plan supports an expansion of employment uses in existing locations for small scale employment, retail and/or tourism uses in accordance with the National Planning Policy Framework that supports *'sustainable rural tourism and leisure developments which respect the character of the countryside'*.<sup>81</sup> This could include an intensification of uses on the existing sites rather than further development. The recent extension at Orston Lane includes a large concrete envelope to allow for further buildings on this site.

287. Further expansion at the existing locations will be limited. The railway line presents a hard edge to further expansion north for Normanton Lane and Orston Lane Industrial Site now

<sup>80</sup> See planning application 15/05/2017 approved

<sup>81</sup> NPPF para 83c)

already extends into the open countryside. Further expansion will need to be in accordance with future assessments of the need for additional employment sites as part of a Borough wide policy review.

288. Neighbourhood Plan Policy 6 encourages small scale employment opportunities within the Village Envelope or an intensification of uses on existing land that is in the open countryside but that has an employment use. The role of tourism in diversifying the rural economy is supported in Borough and national policies<sup>82</sup>

### Working from Home

289. The 2011 Census identified that 12% of those of working age worked mainly from home. With improving technology and a gradual shift in ways of working combined with faster broadband speeds this figure will have increased since 2011. The covid pandemic has significantly accelerated the trend towards home working. The reduced commuting provides additional benefits in terms of reduced car usage. This does require good broadband speeds and sufficient space in dwellings for a home office space. Policy 10 supports the provision of a flexible layout to accommodate a home office if necessary.

### Improving the Village Centre

290. Appendix D and Table 9 below show the range of shops and services in Bottesford village centre. The village retains key services (like doctors, pharmacy and post office) reflecting its role as a service centre for the wider rural area.
291. There is a small car park in Walford Close with spaces for 18 cars– and this serves the doctor’s surgery only. shoppers in the village centre. Most people driving to the shops have to park on street. This situation is made worse by the lack of parking for the Methodist Church and Hall and the limited parking at the Village Hall. There is also no parking for St Marys Church. Many of the dwellings in the historic centre do not have off street parking and have to park vehicles on the road adding to the congestion.
292. Given the increase in population over the life time of the Plan, this congestion will likely get worse. The provision of an additional public car park in the vicinity of Bottesford village centre would alleviate some of the congestion.
293. No site has been confirmed at present but the Neighbourhood Plan supports the provision of a car park if a suitable site ever becomes available. Bottesford Methodist Church has no parking provision but is in the vicinity of BOT 3 and the proposed expansion of the employment site at Normanton Lane. These proposals may provide an opportunity to work with the developer to secure a public car park for the Methodist Church. The opportunity to secure a wider community benefit from the development for this part of Bottesford village is supported by the Parish Council.
294. The Consultation Questionnaire flagged up a range of possible responses - given this Plan’s overarching desire to reduce the impact of climate change, reducing car usage and improving pedestrian safety remain the main focus.
295. The proposals to slow down traffic movements at Barkestone Lane and around the Market Cross (see Section 16 Improving Connectivity) will address some of the pedestrian

---

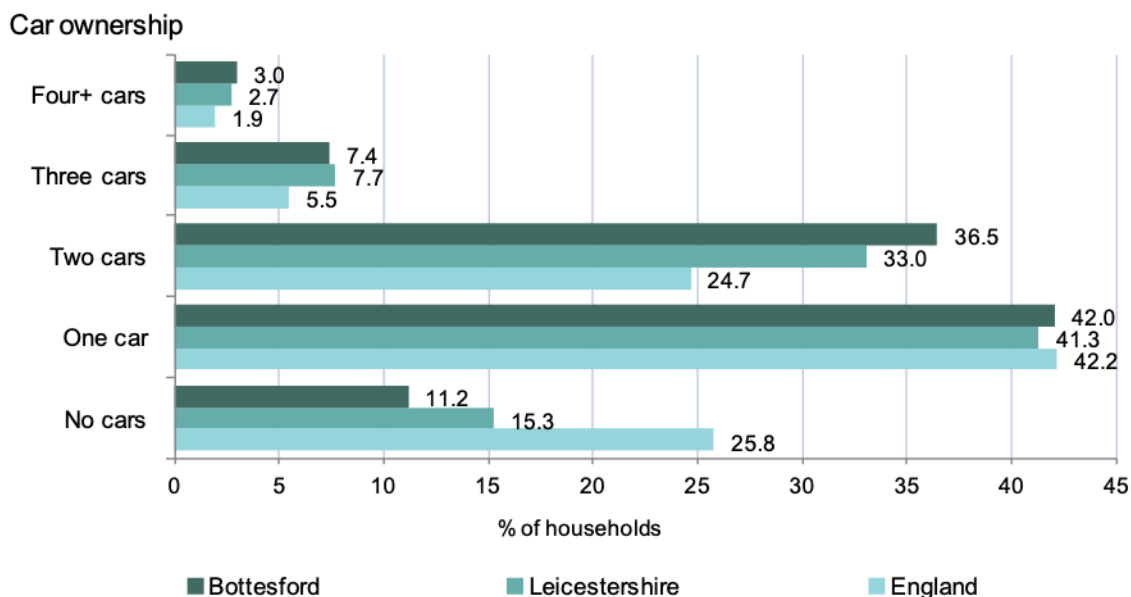
<sup>82</sup> see MBC Local Plan Policy EC8 and NPPF para 28 Supporting a prosperous rural economy

safety issues. Improving walking routes along the River Devon may also encourage more local people to walk rather than drive to the shops.

### Car Parking on New Residential Development in the Village Centre

296. Car ownership in Bottesford Parish is higher than the national average reflecting its rural location. The figure below from the OCSI Rural Community Profile<sup>83</sup> reveals the extent of car ownership compared to Nottinghamshire and England.

Figure 6 Car Ownership



297. Within Bottesford Village on Queen Street, Albert Street, High Street, Chapel Street, Market Street and Church Street the historic nature of the properties means that there is very limited off-street parking. On street parking is therefore a mixture of residential on street parking and shoppers on street parking.

298. There may be infill sites that come forward for development over the Plan period in this location. Any additional development on Queen Street, Albert Street, High Street, Chapel Street, Market Street and Church Street must ensure that sufficient car parking is provided within the site to accommodate visitor parking, in recognition of the existing need for parking for local shoppers.

299. The development of BOT 4 Normanton Lane has secured the provision of a new Railway Car Park for 30 cars. This will be an asset to the community and a legal agreement is in place to secure this facility for railway users in perpetuity.

<sup>83</sup> See Bottesford Neighbourhood Plan web site

***Neighbourhood Plan Policy 13: Supporting the Local Economy***

- 1. Development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported where they are located in accordance with Borough policies.**
- 2. Proposals for employment development outside the Village Envelopes, will be supported where:**
  - a) the scale, design and form, is in keeping with built environment and landscape character in accordance with the Bottesford Parish Design Code; and**
  - b) in terms of both buildings and operation are appropriate for the location (in accordance with Borough and national policies) ; and**
  - c) the proposed use is compatible with neighbouring uses; and**
  - d) it includes adequate parking service and access arrangements; and**
  - e) it includes a landscaping scheme and boundary treatment to reflect its location in a rural area.**
- 3. New sites for business development will be supported;**
  - a) on brownfield sites; and**
  - b) where small scale concerns already exist in a suitable location; and**
  - c) where the scale, design and form, is in keeping with built environment and landscape character.**
- 4. The loss of existing employment land or buildings will not be supported unless it can be demonstrated that the site is no longer viable and that the premises have been suitably marketed for a period of 6 months; or the use is being replaced in the vicinity**
- 5. All new business development should include super fast broadband connections.**
- 6. To ensure pedestrian safety in the village centre, and in recognition of the existing limited opportunities for on street parking, proposals for infill development on Queen Street, Albert Street, High Street, Chapel Street, Market Street and Church Lane /Street in Bottesford village will be required to demonstrate that adequate on-site parking has been provided:**
  - d) to accommodate resident and visitor parking; and**
  - e) reflect the higher car ownership and usage due to the rural location; and**
  - f) to reflect the very limited provision that exists for off street parking.**
- 7. The provision of a public car park in the vicinity of Bottesford village centre is supported where the proposal does not have an unacceptable impact on the following matters on;**
  - a) the amenity of nearby residents; or**
  - b) the character and appearance of the area in which it is located; and**
  - c) where the boundary treatment and surface treatment is appropriate to the rural setting.**
- 8. Development that enhances the offer of tourist facilities will be supported where the proposal demonstrates it is appropriate in its location, scale and design and that it would not have an unacceptable impact on the character and appearance of the natural and historic assets of the Parish.**



## 23 Enhancing the Provision of Community Facilities

300. The expected growth of the Parish, if the current planning permissions are built out and the site allocations are developed, will see the population substantially increase. The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.
301. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility being able to access local meeting spaces will be key to their health and well-being.
302. With a growing number of older residents as well, easy access to local facilities would significantly enhance the quality of life of existing and future residents and would contribute towards sustainable development.
303. Bottesford has a good range of small public open spaces, playgrounds and cricket pitches and a thriving football club with new facilities on the edge of the village enabling people of all ages to be fit and active. The exception is at the West End of Bottesford Village and the Neighbourhood Plan site-specific policy for BOT 3 (Neighbourhood Plan Policy 17) below includes the provision of a play area along with open space along the River Devon corridor to secure this provision.
304. The outline planning application for BOT 2 includes a small children's play area which will meet the needs of the new residents.
305. The Open Space Study 2014 noted that whilst Bottesford Parish has three allotment sites Bottesford has the longest waiting list of all Melton parish councils with 12 people waiting for an allotment at that time. In 2020 there were 10 people waiting for an allotment.<sup>84</sup> The Neighbourhood Plan will seek to provide new allotments as part of the development of Bottesford to reflect the importance of these facilities and the expected need of the growing population, and in accordance with the need recognized by Melton Borough Council for more allotments in the Parish.'
306. The fourth part of the policy offers general support for the development of new allotments in the parish'. A new allotment site as part of the BOT3 Rectory Farm site (BOT3) is the Parish Council's preferred location for such development and would ensure that this provision was easily accessible to residents on the new development and on the west of Bottesford village.
307. The Village Hall play area got a low score in the Open Space Study.<sup>85</sup> due to its poor equipment. Improvements to the Village Hall play park equipment for children and young people is supported subject to funding being secured.
308. The Grantham Road skate park was noted as being highly valued in the Open Study Report (section 7.5) due to its '*suite of play equipment on a wider amenity greenspace*' and has been recently upgraded.
309. Neighbourhood Plan Policy 13 reflects the national core planning principles that relate to enhancing and improving the places where people live, supporting local strategies to

---

<sup>84</sup> Analysis by Bottesford Parish Clerk October 2020

<sup>85</sup> See page 41 Open Space Study Knight Kavanagh and Page

improve health, social and cultural well-being and meeting local needs for community and cultural facilities and services.

310. The community want to see the range of high-quality facilities over the plan period safeguarded and where possible improved. This will ensure that the Parish remains a vibrant, friendly place to live.

311. The Old School Building is now a community library and Parish Council offices and meeting rooms. There is potential for this asset and its grounds to be more fully utilised as a community hub.

312. The table below lists the community facilities in the Parish

**Table 11 Services and Community Facilities**

<b>Bottesford</b>		
Doctors surgery	Methodist Church and Hall	Three convenience stores
Pharmacy	Church of St Mary	Butcher
Vets	Post office	Greengrocer
Village Hall	Primary School	Secondary School
Two pubs	Two Cafes	Two takeaways
Garden Centre with café and children's farm	3 restaurants (that also provide takeaways)	Cricket pitch and bowling green (Cricket Club and Bowling Club).
B and B	Playing fields that include skate park and outdoor gym	Football pitches (at the Village Hall recreation ground and dedicated site on the edge of the village for Bottesford Football Club)
3 smaller playing fields with equipment for young children	Volunteer run library in the Old School (also available for meetings)	Regular Car Boot
County Waste recycling facility	3 Allotments	Fish and Chip Shop and Chinese Takeaway
Estate Agent	2 hairdressers	
<b>Muston</b>		
Pub and restaurant The Gap Inn	Café – Old Forge Tea Room	Playground
B and B	St John Baptist Church	
<b>Normanton</b>		
B and B		

***Neighbourhood Plan Policy 14: Enhancing the Provision of Community Facilities***

- 1. Proposals to improve community facilities within the Parish will be supported where;
  - a) consultation in accordance with the Key Principle has been undertaken and demonstrates support for the proposal; and**
  - b) the design and location of the scheme is in accordance with the other policies in this Plan.****
  
- 2. Development proposals for community facilities should demonstrate that the scheme takes into account the most up to date published evidence of community need in the Parish and the surrounding parishes, and that the proposal can be satisfactorily accommodated in its intended location.'**
  
- 3. The redevelopment of the community facilities listed in Table 11 for non-community uses will not be supported unless it can be demonstrated that the operation of the facility is no longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location.**
  
- 4. Development proposals for new allotments will be supported.**

## 24 Local Plan Site Allocations Development Framework

313. The sites allocated in MBC’s Local Plan were discussed in section 3. Although BOT4 is under construction the other sites are at various stages in the planning application process (see Table 2 above). Where only outline planning permission has been secured there is still an opportunity for this Neighbourhood Plan to set design codes for the sites based on local analysis.
314. The Bottesford Parish Design Code 2020 provides this local analysis and forms the basis for a policy framework for the development of the sites.

### BOT 1 Land to rear of Daybell’s Farm and 18 Grantham Road

315. The site is owned by several land owners. An outline planning permission was approved for 18 dwellings on the western part of the site by Melton Planning Committee on the 14 June 2018 but as yet no planning decision notice has been issued. The western edge of the site is contiguous with Bottesford Conservation Area.

Figure 6 showing western part of BOT 1



316. In 2020 an outline planning application was submitted for the land to the east (see 20/0009/OUT).

**Figure 7 showing eastern site boundary of BOT 1**

This Plan includes the following Licensed Data: OS MasterMap Colour PDF Location Plan by the Ordnance Survey National Geographic Database and incorporating surveyed revision available at the date of production. Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey. The representation of a road, track or path is no evidence of a right of way. The representation of features, as lines is no evidence of a property boundary. © Crown copyright and database rights, 2020. Ordnance Survey 0100031673

0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

Land south of Granary Close, Bottesford  
info@planit-x.co.uk

317. A public footpath runs through the middle of the site forming the dividing line between the land ownership. BOT 1 is within the Area of Separation and in Flood Zone 3.
318. The MBC Local Plan Appendix 1 supports development of BOT 1 provided the site can be developed as a 'single comprehensive development'.<sup>86</sup> The various owners are collaborating on the development of the site and some technical reports relating to design and layout, habitat survey and flood risk have been prepared jointly.
319. Development of this site will need to be undertaken carefully as there area known constraints on the sewerage system downstream of the development. The developers will need to agree appropriate connection details to mitigate the impact on the sewerage system or allow for any required capacity improvements to be completed if necessary.
320. Severn Trent Water advise that the watercourse (ditch) adjacent to Grantham Road must be retained and protected for any adverse impacts through development. This watercourse should be assessed for viability as a surface water outfall prior to any consideration of surface water flows being directed towards the sewerage networks.
321. The site lies within Flood Zone 2. Therefore the flooding sequential test applies to the site and any planning application should be accompanied by an NPPF compliant Flood Risk

<sup>86</sup> See <https://www.meltonplan.co.uk/adoptedplan> then link to Local Plan with appendices page 12

Assessment (FRA) which demonstrates how the development will be safe from all sources of flooding for the lifetime of the development and not increase flood risk elsewhere.

322. Discussion with the local owners of the western part of BOT 1 support the approach set out in Policy 15.

***Neighbourhood Plan Policy 15: Development of BOT 1 Land to rear of Daybell's Farm and 18 Grantham Road***

1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals combine to provide a scheme for comprehensive development of the whole of BOT 1.
2. Proposals should also demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;
  - a) homes of mixed styles, types and tenures (market and affordable) with the potential for custom builds;
  - b) a design, density and layout that reinforces the local rural character in accordance with the Bottesford Parish Design Code 2020; and
  - c) the use of materials and an associated sensitive colour palette that compliments the surrounding area; and
  - d) to the front, boundary treatment of low walls or hedges that create private space to allow for the planting of native trees and shrubs;
  - e) where plot boundaries run to the south, west or east of BOT 1, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside reflecting the site's location within the Area of Separation; and
  - f) a layout safeguards the public right of way that runs through the site
  - g) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.
3. Proposals are required to demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development in accordance with the NPPF.
4. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, contribute towards water recharge and improve biodiversity.
5. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows have been retained or their loss minimised.
6. The proposal should seek a net biodiversity gain in accordance with Neighbourhood Plan Policy 3 (2).
7. Where their layouts involve the loss of existing trees, development proposals should incorporate replacement trees to take account of the details of policy 3 (3) of this Plan.

## BOT 2 Grantham Road

323. Although MBCs Local Plan identifies this as one site it is in fact two sites with different ownership and different site conditions. **BOT 2 West** was a former brickwork and then landfill site from 1982 – 2000. Outline planning permission (17/01577/OUT) has been granted for 40 dwellings on this western part of the site. BOT 2 West is a Local Wildlife Site, the boundary of the LWS extends beyond the site allocation and the LWS adjoins flood zone 2 and the River Devon. The allocated site fronts onto Grantham Road.
324. There is evidence of former contamination due to historic uses and these have been identified and an updated contamination letter report on 6.6.18 advises that 600m of cover layer is required to mitigate the risk of harm from the chemicals present.
325. The Environment Agency noted that the sites lies partially within Flood Zone 2. Therefore the flooding sequential test applies to the site and any planning application should be accompanied by an NPPF compliant Flood Risk Assessment (FRA) which demonstrates how the development will be safe for the lifetime of the development from all sources of flooding and not increase flood risk elsewhere.
326. The site is also underlain by a historic (closed) landfill and therefore the site is sensitive from the perspective of the controlled waters and this will need to be taken into consideration during any redevelopment of the site.
327. Existing dwellings to the west of the site are already at a lower level and locally there is concern about two story dwellings being over bearing on these properties. This could also be the case for the proposed development on BOT 2 East.
328. On **BOT 2 East** an application for Reserved Matters was approved (19/00573/REM) and ground work began (summer 2020). As such NPP 16 relates only to the western part of BOT 2.

### *Neighbourhood Plan Policy 16: Development of BOT 2 West, Grantham Road*

1. **Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;**
  - a) **homes of mixed styles, types and tenures (market and affordable); and**
  - b) **a design, density and layout that reinforces the local rural character in accordance with the Bottesford Parish Design Code 2020; and**
  - c) **the use of materials and a colour palette that provides richness and texture to reinforce the positive attributes and diversity of styles across Bottesford village as identified in the Bottesford Parish Design Code 2020; and**
  - d) **that the hedgerow along Grantham Road has been retained; and**
  - e) **within the site at the front, boundary treatment of walls or hedges that creates private space to allow for the planting of native trees and shrubs; and**
  - f) **where rear boundaries run to the edge of the site, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and**
  - g) **there should be a buffer between the development and the wildlife site including the retention of the existing hedgerow, where possible, to reflect the site's location adjoining a Local Wildlife Site and for the enjoyment of local people; and**

- h) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding, which cannot be effectively mitigated.**
- 2. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality (by natural filtration), contribute towards water recharge and improve biodiversity. A creative SuDs scheme will be supported that creates an attractive, safe area with improved biodiversity. Proposals that include Swales to reduce the need for large ponds would be supported.**
  - 3. Proposals are required to demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development and not cause food risk elsewhere in accordance with the NPPF.**
  - 4. The layout should allow for a pedestrian connection to the adjoining site and be connected to the footpaths along Grantham Road and the Public Right of Way opposite.**
  - 5. The mature trees and the hedgerow along Grantham Road and around the site boundary are part of the character of the Parish and have biodiversity value. The landscape scheme should demonstrate how the trees and hedgerows have been retained.**
  - 6. Where layouts involve the loss of existing trees development proposals should incorporate replacement trees to take account of the details of policy 3 (3) of this Plan.**
  - 7. If site levels have been raised, the impact of the proposal on the properties adjoining the new development must not be over bearing.**

### **BOT 3 Rectory Farm**

329. This site has been the subject of extensive consultations and a presentation in 2018. The MBC site allocation is for approximately 163 dwellings. Further work by the agent relating to land assembly and site investigations indicate that the site boundary may extend further east. This would not conflict with Neighbourhood Plan Policy 1 as the Village Envelope boundary includes the land up to Normanton Lane Industrial Site.

330. This was confirmed in an outline application submitted for 215 dwellings in March 2020 20/00388/OUT.

331. The key issues in relation to this site were discussed at a meeting with the Parish Council in March 2018. In summary they are as follows:

- a) The River Devon runs through it- part of the site is Flood Zone 2
- b) A public right of way extends across the site connecting with via an underpass to a footpath heading north



- c) The northern boundary of the site is a railway line that sits atop an embankment – Normanton Industrial Estate is the eastern boundary – both these factors have implications with regard to the noise attenuation.
- d) Surveys have located a pressurized sewer and an abandoned gravity sewer running across the site. There could be no building 5metres either side of this pressurized pipeline.
- e) The scheme proposed in 2018 required 3500 cubic metres of surface water attenuation.

332. The Environment Agency notes that although the actual development footprint is to be limited to land outside of the Flood Zone, since land within the defined allocated site includes Flood Zone 2 and 3, therefore the flooding sequential test would need to be applied to the site and any planning application should be accompanied by an NPPF compliant Flood Risk Assessment (FRA) which demonstrates how the development will be safe for the lifetime of the development from all sources of flooding and not increase flood risk elsewhere.

333. The River Devon, a Main River of the EA runs through approximately the middle of the site. A Permit (or exemption) from the EA is required for any works within 8m of a Main River.

334. The River Devon and the presence of water across the site present opportunities for an innovative layout that works with the site. Open spaces, green (grass), blue (water) and red (social areas) can be interspersed with the housing, reflecting a design which is more rural, attractive and that provides public open space and play areas close to the housing. In contrast to recent housing schemes in the Parish the presence of water can define the layout of the site rather than following a standard urban pattern with the construction solutions to mitigate flood risk.

335. Whilst it is likely that the proposal presented in March 2018 will change given the slight difference in site footprint, this creative approach to design and layout is supported and reflected in Policy 17.

336. The eastern boundary of the site is adjacent to the old railway line defined as a primary green infrastructure (see Map 13). Part of the site including the corridor of the River Devon is in Flood Zone 2.

337. The Parish Council and MBC have identified a need for a play area and allotments on the west of Bottesford village.

338. The site is indicated to contain a Rising Main - early consultation will need to be held with Severn Trent to understand the impact that this will have in relation to layout and ensure that the existing asset is protected during and post construction. The presence of the River Devon means there should be no need for any surface water connections into the existing sewerage networks<sup>87</sup>.

339. Figure 8 is a concept plan from the submitted outline permission and shows the revised extent of the Rectory farm site.

---

<sup>87</sup> Severn Trent Water response to Reg 14 consultation

Figure 8 from submitted Rectory Farm outline application 20/00388/OUT



***Neighbourhood Plan Policy 17: Development of BOT 3 Rectory Farm***

- 1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;**
  - a) homes of mixed styles, types and tenures (market and affordable); and**
  - b) the use of materials and a colour palette that complements the materials used in Bottesford village**
  - c) a layout that protects key views to the church; and**
  - d) a design, density and scale that reinforces the positive attributes of the character area as defined in the Bottesford Parish Design Code 2020.**
  - e) within the site, boundary treatment on the frontage should consist of walls or hedges that creates private space to allow for the planting of native trees and shrubs; and**
  - f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.**
  
- 2. The layout must respond positively to the presence of water including the River Devon. This includes;**
  - a) seek to maximise the natural river frontage with houses orientated to overlook the River Devon wherever practicable,**
  - b) the creation of a footpath/cycle route along the River and through the site and that connects to the existing footpath that runs north/south to encourage sustainable movement through the site, and**
  - c) combining these routes with sustainable drainage systems, a local play area, allotments and open space to create a multifunctional network. This network should connect to the existing footpath routes into Bottesford village and the wider countryside (including the footpath to Kilvington).**
  
- 3. Proposals should manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality (by natural filtration), contribute towards water recharge and improve biodiversity.**
  
- 4. Proposals are required to demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development and not cause food risk elsewhere in accordance with the NPPF.**
  
- 5. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows have been retained or their loss minimised.**
  
- 6. Where layouts involve the loss of existing trees, development proposals should incorporate replacement trees to take account of the details of Policy 3(3) of this Plan.**
  
- 7. Where the site adjoins the old railway line, boundary treatment that may include a landscape buffer is required to protect the biodiversity of the primary green infrastructure route.**

- 8. Noise attenuation measures to address noise from the trainline and the Normanton Industrial Estate are required. Where possible landscaping should be used to attenuate noise to deliver multiple benefits (improving biodiversity, enhancing landscape character) for the wider area.**
- 9. The provision of a car park with vehicular access on the eastern part of the site near the Methodist Church and Hall would provide wider community benefit and is supported.**

### EAST 1 Land East of Green Lane, Easthorpe

340. Easthorpe Manor and grounds, a Scheduled Monument, is located to the north of the site. It is within the Area of Separation between Easthorpe and the A52 as identified in MBC's Local Plan.
341. The northern boundary of the site is defined by Manor Road, beyond which, lies agricultural land currently used for grazing. The existing access into Easthorpe Lodge is also located on the corner of Manor Road and Green Lane.
342. The western boundary is formed by Green Lane, which extends southwards and provides access to Vale End House, which itself, alongside its outbuildings, lies to the south of the application site. To the west of Green Lane lies agricultural land.
343. The north western part of the site is in Flood Zone 2. Bottesford Church can be seen from the north of the site.
344. The site has outline planning permission for 9 dwellings a reserved matters application has been submitted for 9. The site comprises of Easthorpe Lodge, a large detached house its gardens and amenity space. However, a recent planning application combined EAST 1 and EAST 2 and proposed 47 dwellings across the two sites (see planning ref 20/00295/FUL).
345. An archaeological desk-based assessment was undertaken by Leicester University Archaeological Services<sup>88</sup>. The report notes that boundary wall running along Green Lane may be the only remnant of the early period of allotment gardening.
346. The site boundary to the north is Manor Road it is formed of a mature hedgerow with open fields beyond (that contain the scheduled monument) and with views towards Bottesford. Green Lane is within the application site it is a narrow country lane and the grass verges reflect the historic rural location.
347. Whether the site is developed as one plot or divided into two the criteria in Neighbourhood Plan Policy 18 are still relevant.
348. Development of this site will need to be undertaken carefully as there area known constraints on the sewerage system downstream of the development. There is a watercourse indicated to the south of the site on the opposite side of Green Lane, a surface water discharge

<sup>88</sup> as noted in the Design and Access Statement for the Outline planning permission see [https://pa.melton.gov.uk/online-applications/files/6DE472A2EBA4E9BCB6F6C5640339905C/pdf/15\\_01016\\_OUT-DESIGN\\_ACCESS\\_STATEMENT-758098.pdf](https://pa.melton.gov.uk/online-applications/files/6DE472A2EBA4E9BCB6F6C5640339905C/pdf/15_01016_OUT-DESIGN_ACCESS_STATEMENT-758098.pdf) [=

to this location should be prioritised over a connection to the combined sewer in accordance with the drainage hierarchy.<sup>89</sup>

***Neighbourhood Plan Policy 18: Development of EAST 1 Land East of Green Lane Easthorpe***

- 1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;
  - a) homes of mixed styles and types; and**
  - b) the use of materials and a colour palette that compliments the materials used in Easthorpe village; and**
  - c) a layout that protects the setting of the scheduled monument; and**
  - d) a design, density, scale and configuration that reinforces the rural character of the area as defined in the Bottesford Parish Design Code 2020; and**
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.****
- 2. Proposals should demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development in accordance with the NPPF.**
- 3. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows (particularly the hedgerow along Manor Road) have been retained or their loss minimised.**
- 4. The proposal should seek a net biodiversity gain in accordance with Neighbourhood Plan Policy 3 (2).**
- 5. Where layouts involve the loss of existing trees development proposals should incorporate replacement trees to take account of the details of Policy 3(3) of this Plan.**
- 6. The boundary wall along Green Lane should be retained as it has historic significance and is character forming.**
- 7. The scale, massing and boundary treatment should ensure that the development does not intrude visually on the Area of Separation between Easthorpe and the A52.**
- 8. Alterations to Green Lane should retain the grass verges where practicable as they reflect the rural character of its location.**
- 9. Drainage systems should utilise the watercourse next to Green Lane for surface water discharge in accordance with NPP 6.**

<sup>89</sup> Severn Trent Water Reg 14 response

## EAST 2 Land West of Green Lane, Easthorpe

349. The site is adjacent to EAST 1 and is a field of arable agricultural land. The northern and western part of the site is in Flood Zone 2. The western boundary adjoins the Easthorpe Conservation area the north west corner of the site over laps the Conservation Area boundary.
350. Easthorpe Manor and grounds, a Scheduled Monument, is located to the north of the site. It is within the Area of Separation between Easthorpe and the A52 as identified in MBC's Local Plan.
351. The site is bounded by hedgerow vegetation with a dense hedgerow along Green Lane which reinforces the impression that this is a country lane. The site boundary to the north is Manor Road it is formed of a mature hedgerow with open fields beyond (that contain the scheduled monument) and with views towards Bottesford.
352. Initial proposals included an open space for informal play – as there is no provision of this sort in Easthorpe this would be encouraged. Given the rural location a natural play space utilising existing trees and vegetation would be preferred.
353. The site has outline permission for 18 dwellings (see 17/00996/OUT) and the Design and Access Statement notes that the hedgerow along Green Lane and part of the frontage hedgerow to Manor Road would be lost to provide site access but would be replaced by new tree planting within the site. These details will be determined at Reserved Matters stage but the loss of native hedgerow along Green Lane and Manor Road will have a negative impact on the character of the wider area. The impact on biodiversity must be assessed and the landscape scheme should show a net biodiversity gain across the site.
354. However, a recent planning application combined EAST 1 and EAST 2 and proposed 47 dwellings across the two sites (see planning ref 20/00295/FUL). Whether the site is developed as one plot or as part of a wider scheme the criteria in Neighbourhood Plan Policy 19 are still relevant.
355. Development of this site will need to be undertaken carefully as there area known constraints on the sewerage system downstream of the development. There is a watercourse indicated to the south of the site on the opposite side of Green Lane, a surface water discharge to this location should be prioritised over a connection to the combined sewer in accordance with the drainage hierarchy.<sup>90</sup>

***Neighbourhood Plan Policy 19: Development of EAST 2 Land West of Green Lane, Easthorpe***

- 1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;**
  - a) homes of mixed styles, types and tenures (market and affordable); and**
  - b) the use of materials and a colour palette that compliments the materials used in Easthorpe village; and**
  - c) a layout that minimises setting intrusion upon the scheduled monument; and**

<sup>90</sup> Severn Trent Water Reg 14 response

- d) a design, density, scale and configuration that reinforces the rural character of the area as defined in the Bottesford Parish Design Code 2020; and**
  - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.**
- 2. Proposals should demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development in accordance with the NPPF.**
  - 3. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows (particularly the hedgerow along Manor Road) have been retained or their loss minimised.**
  - 4. The proposal should seek a net biodiversity gain in accordance with Neighbourhood Plan Policy 3 (2).**
  - 5. Where layouts involve the loss of existing trees development proposals should incorporate replacement trees to take account of the details of Policy 3(3) of this Plan.**
  - 6. The scale, massing and boundary treatment should ensure that the development does not intrude visually on the Area of Separation between Easthorpe and the A52.**
  - 7. The provision of an informal play area on the site would provide a wider community benefit and would be supported.**
  - 8. Drainage systems should utilise the watercourse next to Green Lane for surface water discharge in accordance with NPP 6.**

## 25 Development Contributions

356. Developer contributions seek to mitigate the negative impacts of development, address infrastructure needs, contribute towards place-making and meet Local Plan policy requirements. Paragraph 15 of the NPPF requires planning policies to plan positively to enhance the sustainability of communities. Paragraph 34 of the NPPF requires Plans to set out the contributions expected from development.
357. The scale of development proposed based on the growth in the MBC Local Plan will put pressure on the infrastructure in the Parish. Some of the residents' responses to the consultation of the BPNP reflected the continued concern about the impact of the scale of growth proposed on Bottesford even though the allocation of these sites was a matter for the Local Plan not the Neighbourhood Plan.
358. The impact on existing services and facilities, the increase in traffic volume, pedestrian safety and the increasing frequency of flood events are all matters of legitimate concern. Developer applications are required to comply with planning obligations set out in paragraphs 54 to 57 of the NPPF; Section 106 of the Town and Country Planning Act 1990; and any Community Infrastructure Levy (CIL) Regulations that may come into force. MBC do not have an adopted CIL policy but the Local Plan states that the Council intends to adopt CIL<sup>91</sup>.
359. The requirements for developer contributions should be discussed as part of the planning application process with the Bottesford Parish Council, MBC and, where applicable, Leicestershire County Council. Policy 20 sets out the Plan's approach to this important matter. Plainly there will be detailed discussions on the nature and the scale of any developer contributions associated with individual development proposals in the Plan period. Nevertheless, where such an approach would relate both to national policy and to local discussions, the Parish Council would support a package of measures which include contributions towards relevant projects listed in Appendix A of this Plan. In the event that the Borough Council introduces a community infrastructure levy in the future the policy could be reviewed to take account of its contents'

### *Neighbourhood Plan Policy 20: Development Contributions*

- 1. In accordance with their scale and significance, development proposals should demonstrate their impact on local infrastructure in the area (including highways services and general facilities) and how any required works would mitigate the identified impacts in a satisfactory way.**
- 2. Development proposals which would have an unacceptable impact on the capacity of local infrastructure will not be supported.**

<sup>91</sup> See MBC Local Plan para 8.10.2



## 26 Implementation

360. The policies in this plan will be implemented by Melton Borough Council as part of their development management process. Where applicable Bottesford Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key Principle. Whilst Melton Borough Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

361. There are several areas of activity which will affect delivery and each is important in shaping Bottesford Parish in the months and years ahead. These comprise:

- a) the statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Melton Borough Council planning policies and the National Planning Policy Framework.
- b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
- c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
- d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
- e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives

## 27 Monitoring and Review

362. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Bottesford Parish Council.

363. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.

364. Any amendments to the Plan will only be made following consultation with Melton Borough Council, local residents and other statutory stake holders as required by legislation.