Mr Jim Worley
Planning and Development Control
Melton Borough Council
Parkside, Station Approach
Burton Street
Melton Mowbray
LEICESTERSHIRE
LE13 1GH

23 August 2017
Our Ref: P/300/L29

Dear Sir,

RE: DRAFT MELTON LOCAL PLAN FOCUSED CHANGE 2 – POLICY SS4: SOUTH MELTON MOWBRAY SUSTAINABLE NEIGHBOURHOOD (STRATEGIC DEVELOPMENT LOCATION)

On behalf of our client's, The Lomas Family, we are writing to register our objection to the above focused change to the Draft Melton Local Plan. Our previous correspondence has outlined our concerns relating to the proposed South Melton Mowbray Sustainable Neighbourhood, and we consider that these concerns are heightened further by the focused changes. I have reiterated our apprehensions below and would be grateful if they are considered during the examination of the Melton Local Plan.

As previously stated, we represent the Lomas Family who farm land which the proposed link road crosses, and is included in proposals in the Local Plan for predominately employment land uses with some residential as part of the proposed South Melton Sustainable Neighbourhood, as set out in Policy SS4 of the Plan.

In essence, our client's object relates to the prospect of their land holdings and business interests being severely and adversely affected by the proposals for the Melton South SUE, and in particular the proposal for a new link road passing through and severing their farm holdings. Added to this, three family members have their homes in this area which will be most severely affected by the Melton South proposals, as will their successful business at Eye Kettleby Lakes. We consider that the proposed Focused Change 2, which includes an extension to the southern boundary of the SUE will further emphasise these concerns.

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

Consultant: Andrew Granger FRICS, FAAV

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The emerging Local Plan proposes that the completion of the relief road is funded, either in whole or in part, by employment development that is proposed on our client's land. Notwithstanding their objection to the relief road proposed to cross their land, we consider it highly unlikely that any employment land use will generate sufficient value to fund the road.

Furthermore, employment development would only serve to enhance the adverse impact of the proposals on our client's homes and livelihoods. Our client's object to this is the same as given above, i.e. the loss of their farm land and the adverse impact on their livelihood, as well as the expectation that the delivery of the bypass will primarily be funded by the development of land for employment. In other words, the landowners' preparedness to sell their land for employment is fundamental for ensuring the receipt of monies to fund the bypass. This is a financially inequitable position for our client's irrespective of the impact of the development and the relief road on their homes and livelihoods.

The proposed relief road, together with the increased volume of traffic and noise that will result from its construction, is likely to have an adverse impact on the enjoyment of our client's popular and successful business at Eye Kettleby Lakes; a business which they have invested in substantially over the last 20 years to create a valued leisure destination which has a 5 star rating and certificate of excellence on TripAdvisor. Eye Kettleby Lakes is considered to be a major attraction for the Melton area and makes a valued contribution to the local economy. The proposed focused change shows the boundary for the Melton South SUE being aligned further south than previously suggested, and shows a potential alignment for the bypass within metres of the lakes. This is an alignment that our clients cannot support under the current proposals.

Our clients have endeavoured to work with the Borough Council as far as possible, and have been supportive of the principle of developing a South Sustainable Neighbourhood, but only on the proviso that it reflects and accommodates their personal and business interests. The current proposals for the bypass and development of their land for employment land does not satisfy their needs, for the reasons set out above, and as such we wish to object to the proposals.

In the absence of any workable and comprehensive solution for the proposed Melton South Sustainable Neighbourhood; one which reflects the client landowner's needs and concerns, we wish to formally object to the Local Plan proposals. Therefore, we respectfully request that any proposal for the relief road and associated development, which utilises our client's land, is removed from the Local Plan.

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Kind regards

Yours sincerely

Stephen Mair, BSc (Hons) MSc MRTPI
Director

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