



# LAND OFF ORSTON LANE BOTTFESFORD

## PROMOTION DOCUMENT

PREPARED BY MARRONS  
ON BEHALF OF BILDURN ESTATES LTD

DECEMBER 2023

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Prepared by



on behalf of

**Bildurn Estates Ltd**

December 2023

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# 1 INTRODUCTION

## 1.1 EXECUTIVE SUMMARY

Marrons have been instructed by Bildurn Estates Ltd to prepare this Promotion Document to demonstrate the deliverability of Land off Orston Lane, Bottesford. In line with the findings of this document it is considered that this Site could deliver up to 100 homes.

This document demonstrates that the Site would be a logical and deliverable extension to Bottesford, comprising a single agricultural field adjoining existing residential development to the north-west of the village. It is envisaged that the Site would represent a natural extension to the village, providing future homes for the settlement that are well designed and appropriate to the context.

Existing vehicular access is gained via Little Jack's Farm at Orston Lane to the south of the Site. It is considered that a new vehicular access would be possible via Orston Lane to the west of the existing access, with a new pedestrian footway provided to connect the Site up with footways at Bowbridge Lane to the east. An additional pedestrian access would also be provided to the east of the site, tying in with an existing footpath which runs along the Site boundary.

These pedestrian connections would provide access towards the village centre located circa 80m to the east. Bottesford is a key service centre for the wider area, and therefore the Site benefits from close proximity to high quality public transport connections (bus and rail) and an array of amenities.

An analysis of the Site's attributes and local context, in conjunction with technical input from key disciplines have informed the opportunities and considerations for development of the Site. In turn, these have influenced the design evolution of the Site, culminating in the illustrative masterplan set out within this document.



**SITE LOCATION PLAN**  
not to scale

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## 1.2 THE LOCATION

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Bottesford is a village in Melton Borough, located along the A52 corridor to the east of Nottingham and west of Grantham.

A historic settlement dating back to the middle ages, Bottesford grew outwards from its historic village core during the 20th Century. This evolution is reflected in the organic pattern of development within the village. Exemplified by a mixture of Victorian semi-detached housing, atypical 20th century suburban development, and multiple historic buildings (many of which are aggregated around Grade I Church of St Mary). The village also includes an industrial and commercial employment area to the north.

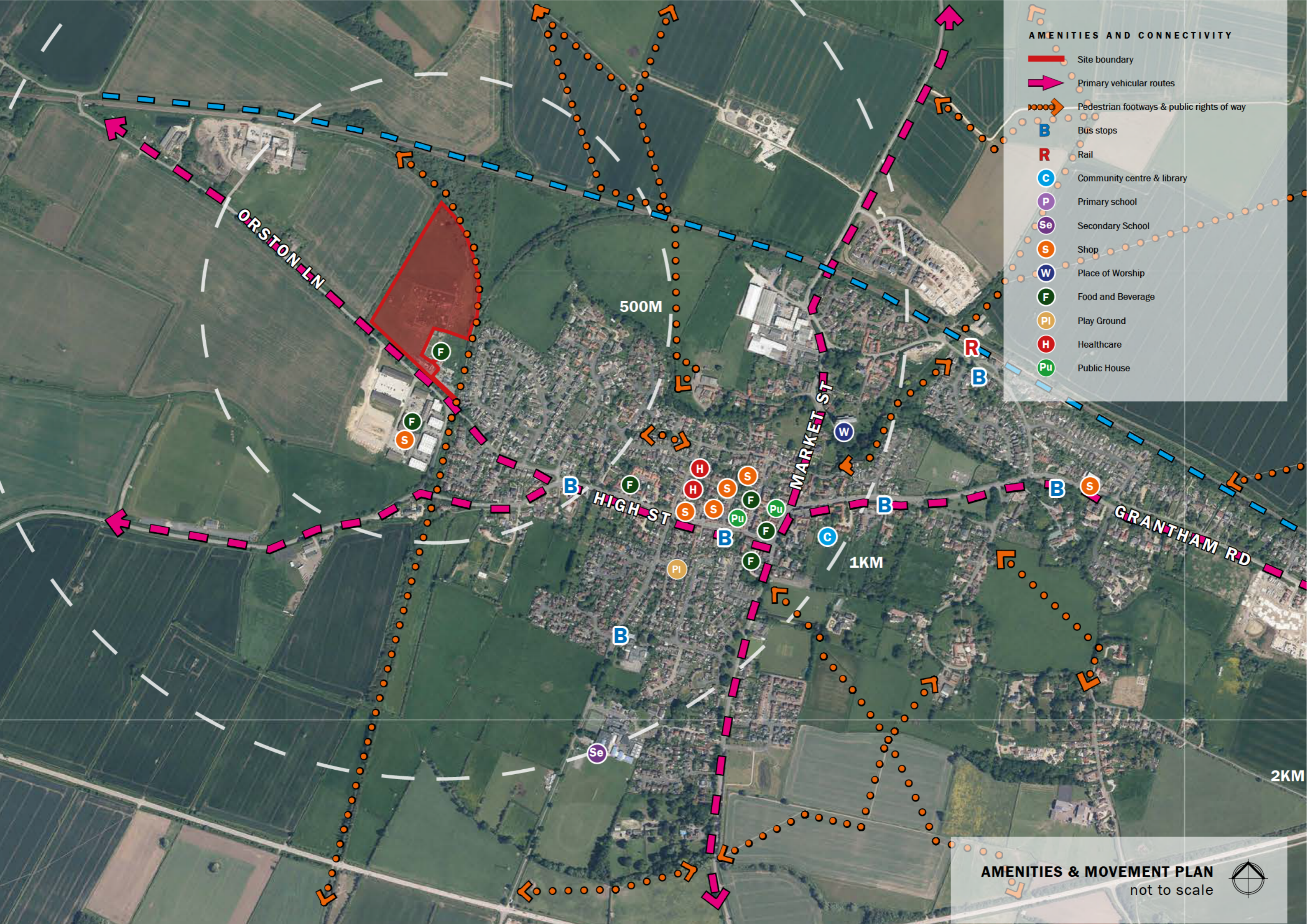
As a local service centre, Bottesford benefits from a good range of amenities, many of which are located within its centre around Market Street and High Street. Schooling, convenience shopping, healthcare, and restaurants are all available within the village.

The local area has good transport connectivity. The nearest bus stops to the Site are located on Pinfold Lane 400m to the southeast of the Site where high-frequency bus services to Bingham and Grantham are available with a 20 minute journey time. Bottesford also benefits from a rail station with regular onward connections to local destinations terminating at Skegness and Nottingham.

Orston Lane currently lacks footway provision, however continuous footways run from Bowbridge Lane shortly to the east, routing to the village centre and schools. By car, Orston Road connects up with High Street where onward connections to other settlements including Grantham, Bingham, and Nottingham can be accessed via the A52.

A site with an application for up to 215 dwellings is located on land at Rectory Farm, to the north-east of the site. This application is currently ongoing and under discussion with the LPA. The means of access to this site is sought via a new road which will bound the Orston Lane Site to the east. The proposals set out within this document are considered to be logical, and are designed to be delivered irrespective of the Rectory Farm application and its outcome.





**AMENITIES AND CONNECTIVITY**

-  Site boundary
-  Primary vehicular routes
-  Pedestrian footways & public rights of way
-  Bus stops
-  Rail
-  Community centre & library
-  Primary school
-  Secondary School
-  Shop
-  Place of Worship
-  Food and Beverage
-  Play Ground
-  Healthcare
-  Public House





VIEWS AROUND BOTTFESFORD

## 2 PLANNING MATTERS

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### 2.1 THE DEVELOPMENT PLAN

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The statutory development plan insofar as it relates to this site is comprised of:

- Melton Local Plan 2011-2036 (adopted October 2018)
- Bottesford Neighbourhood Plan 2020-2036 (adopted October 2021)

In addition, there are a number of Supplementary Planning Documents adopted by the Borough, comprising:

- Housing Mix and Affordable Housing
- Design of Development
- Developer Contributions

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### 2.2 MELTON LOCAL PLAN 2011-2036

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The adopted Local Plan covers the period 2011-2036, and sets out the key planning policies for the Borough, including how their requirement for development of at least 6,125 new homes over the plan period will be addressed. Policy SS2 sets out that the housing need will be met via annual housing targets working along a 'stepped trajectory', with the first ten years of the plan period generating an average of 170 dwellings per annum (dpa), the next 5 years providing 245dpa, and the final ten years of the plan period providing 320dpa. The policy goes on to describe the spatial distribution of development across the Borough, with the majority (65%) to take place within the Melton Mowbray Main Urban Area, and remainder within Service Centres and Rural Hubs (accommodating 35% of the requirement). As the most populous Service Centre settlement, Bottesford could be expected to accommodate a high proportion of this allocation.

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### 2.3 EMERGING LOCAL PLAN

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As part of their requirement to maintain an up-to-date Local Plan, Melton Borough Council resolved to review their Local Plan in April 2022. Subsequently, a Local Development Scheme (LDS) was published in December 2022 to specify the documents relevant to the review, and the timescales for the review. Present timescales indicate regulation 18 consultations, including the Issues and Options process, will take place within 2023, with regulation 9 preparation, consultation and analysis to take place in 2024. They would aim to submit the Plan for examination in 2025, with the aim of adopting the plan by Q2 of 2026.

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### 2.4 HOUSING LAND SUPPLY

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As of July 2022 the Council's published Five-years' Housing Land Supply and Housing Trajectory Report claims a housing land supply of 8.4 years which is a strong position. The Borough's housing requirement for the years up to 2026 (as per the Local Plan) is 245 dwellings per annum (dpa), with a requirement of 320dpa for the remaining 10 years of the plan period to 2036. Within the published statement, as of July 2022 there was a surplus of 65 dwellings over the requirement.

However, it is noted that the housing trajectory used to calculate the 8.4 year supply relies on 194 dwellings on sites which are considered to be deliverable but do not currently have planning permission, and a further 670 dwellings on sites where outline permission has been gained but not yet reserved matters. Should these sites not come forward, the housing land supply could drop to 6 years, clearly a more vulnerable position.

It should also be noted that under the stepped trajectory, after 2026 the annual requirement will be increased from 245 dpa to 320 dpa, which will increase pressure on delivery and may cause the land supply to fall.

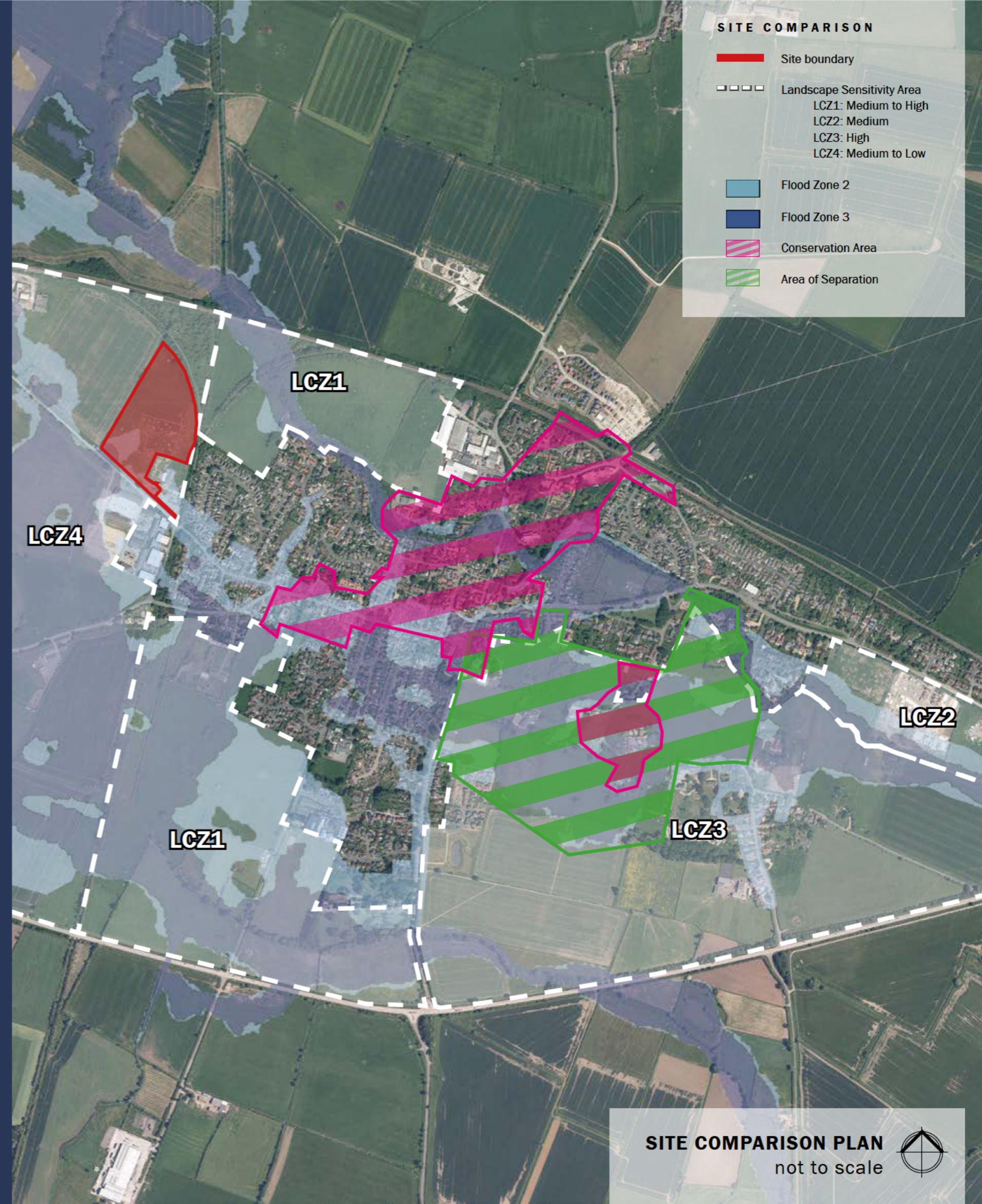
## 2.5 THE CASE FOR DEVELOPMENT

As the most populous Service Centre in the Borough, Bottesford is expected to accommodate a large proportion of development. As shown by the Site Comparison Plan, the site off Orston Road represents an ideal opportunity to accommodate the housing required, which would be a significant boost in supply for both Bottesford and the wider Borough. With a capacity of 100 homes plus associated infrastructure, this site would provide a sustainable extension to the settlement, located within an area of the village which is comparatively one of the least sensitive sites available, in terms of landscape, flooding, and heritage sensitivities. It is well connected to the highway network and public transport, and provides opportunity for enhancement of pedestrian connectivity.

Within the evidence base for the Melton Local Plan 2011-2036, an assessment of the Borough's settlements was carried out in order to reach a spatial hierarchy. Settlements were given 'points' for a wide variety of factors, such as public transport, amenities (schools, shops, healthcare) and employment, amongst others. Bottesford scored highest of all the settlements, making it the most desirable location for development outside of Melton Mowbray. Development of this scale is capable of being accommodated within the settlement and would be well-served by the existing range of amenities, which development would also help to safeguard by increasing their use and viability. Bottesford also has some unique features amongst the Borough's villages, such as being the only village with a train station, the only with a dentist, and the only with an optician, services that residents would otherwise have to travel to larger settlements for.

When compared to other settlements, Bottesford scores 69 on the Village Performance metric, with the next best settlement (Asfordby) scoring just 44, a difference of over 150%. For this reason, Bottesford is capable of accommodating not just this development, but also development of the allocated housing sites including Rectory Farm which is currently under consideration for outline planning permission.

It is acknowledged that development of this site, unlike other sites around the village, would lead to the loss of an existing business, Little Jacks Farm. In considering this element of the proposal, it is noted that this is a private business, not a community asset, and while it does provide an activity locally for residents, the opening of the business is at the owner's discretion and could terminate at any time regardless of the wider site development.





# 3 SITE ANALYSIS

This section discusses the development site and its context, setting out relevant technical information from the following disciplines:

- Landscape;
- Highways and access;
- Flood risk and drainage;
- Ecology; and
- Heritage and archaeology.

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## 3.1 SITE DESCRIPTION

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The Site comprises a single agricultural field of 5 hectares / 12.4 acres, which is largely flat with no significant topographical changes.

The Site is bound by a footpath which runs along the eastern and northern border. Beyond here are parcels of greenfield land and residential land, as well as the aforementioned Rectory Farm site further to the northeast.

The East Midlands rail line is also located further to the north of the Site's boundary. Orston Lane and Little Jack's Farm bound the Site to the south, and greenfield land bounds the Site to the west.

Site boundaries are made up of hedgerows, trees and fencing. Despite the presence of vegetation along boundaries, the Site opens up visually to adjacent land portions in the east and west.

**1** - View across the southwestern corner of the Site



- 1 - The Site as viewed from the northeast
- 2 - The Site as viewed from the west
- 3 - The Site as viewed from the east



1



2



3

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## 3.2 LANDSCAPE

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### SUMMARY

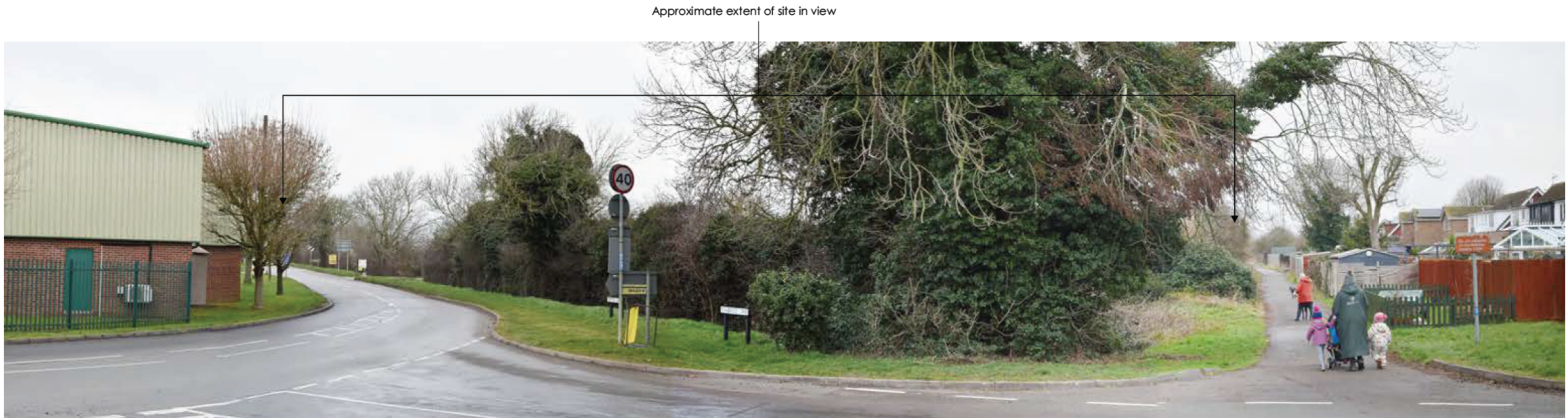
A Landscape and Visual Impact assessment was carried out by Golby and Luck Ltd for the Site in March 2023.

The assessment finds that the Site is not covered by any landscape, heritage, or environmental designation that would suggest an increased value or sensitivity to change. The Site is maintained as private land and does not provide any unmanaged public access.

The Site falls within the 'Trent and Belvoir Vales' and 'Belvoir Vale' landscape character areas, and has low landscape sensitivity according to the Local Authorities landscape sensitivity assessment (within LCZ4).

With regard to visual setting, the report considers a number of representative views, which confirm the Site and its immediate setting as being of medium to low visual sensitivity. This is partially due to the visual quality of the landscape, the Site's contained form, and the number, type and distribution of receptor groups.

The following key views were interrogated on-site in March 2023.



**VIEW FROM BOWBRIDGE LANE CLOSE THE JUNCTION WITH ORSTON LANE APPROXIMATELY 85M FROM THE SITE LOOKING NORTH**  
extract from LVA by Golby and Luck

Approximate extent of site in view



**FROM ORSTON LANE APPROXIMATELY 210M FROM THE SITE LOOKING EAST**  
extract from LVA by Golby and Luck

Approximate extent of site in view



**FROM THE DISUSED RAILWAY APPROXIMATELY 215M FROM THE SITE LOOKING SOUTH-EAST**  
extract from LVA by Golby and Luck

Approximate extent of site in view



**FROM THE CAR PARK AT BOTTESFORD FOOTBALL CLUB APPROXIMATELY 600M FROM THE SITE LOOKING NORTH**  
extract from LVA by Golby and Luck

Approximate extent of site in view



**FROM PUBLIC RIGHT OF WAY F86A AT BEACON HILL APPROXIMATELY 1.3KM FROM THE SITE LOOKING WEST**  
extract from LVA by Golby and Luck

## LANDSCAPE RECOMMENDATIONS

The Local Planning Authority's published landscape sensitivity assessment sets out a series of development strategies. These have been used to inform the following landscape recommendations for the Site:

- Retain and reinforce the existing network of field boundary hedgerows associated with the Site. Where possible introduce new sections of native hedgerows to create subdivision and secure a more connected range of habitats;
- Seek to increase native tree cover across the Site through the provision of new hedgerow trees and collection of individual trees that can assist in breaking down the scale and form of development within the Site;
- Safeguard the public amenity value of the walking routes along the disused railway lines to the east of the Site. Reinforce/reinstate the boundary hedgerows and increase tree planting along the eastern boundary of the Site;
- Where possible seek to increase the range of habitats within the Site as part of the mandatory requirement to secure a net gain in biodiversity value. Where possible introduce new area of permanent and seasonally flooding water;
- Secure a scale and form of development that responds to the existing scale of the modern residential setting of the settlement, and ensure that development is not prominent in wider countryside views to the south and west of the Site;
- Secure a density of development that transitions between the existing modern settlement edge and wider countryside allowing for increased levels of new tree planting;
- Incorporate new areas of open space within the layout that where the opportunity arises secures views through the development towards the church spire and/or views through the development towards the wider setting of countryside; and
- Secure the long-term management of the landscape and associated biodiversity of the Site.



### 3.3 HIGHWAYS AND ACCESS

A Transport and Access Strategy was carried out for the Site by ADC Infrastructure in March 2023. This provides an evaluation of the potential highway impact, and an interrogation of the existing network conditions, including accessibility by sustainable means. These inform a proposed access strategy for the Site.

The report notes that the highway impact of the Site is not considered to trigger the need for off-site improvements, and the Site is considered accessible by sustainable modes of transport including walking, cycling and bus.

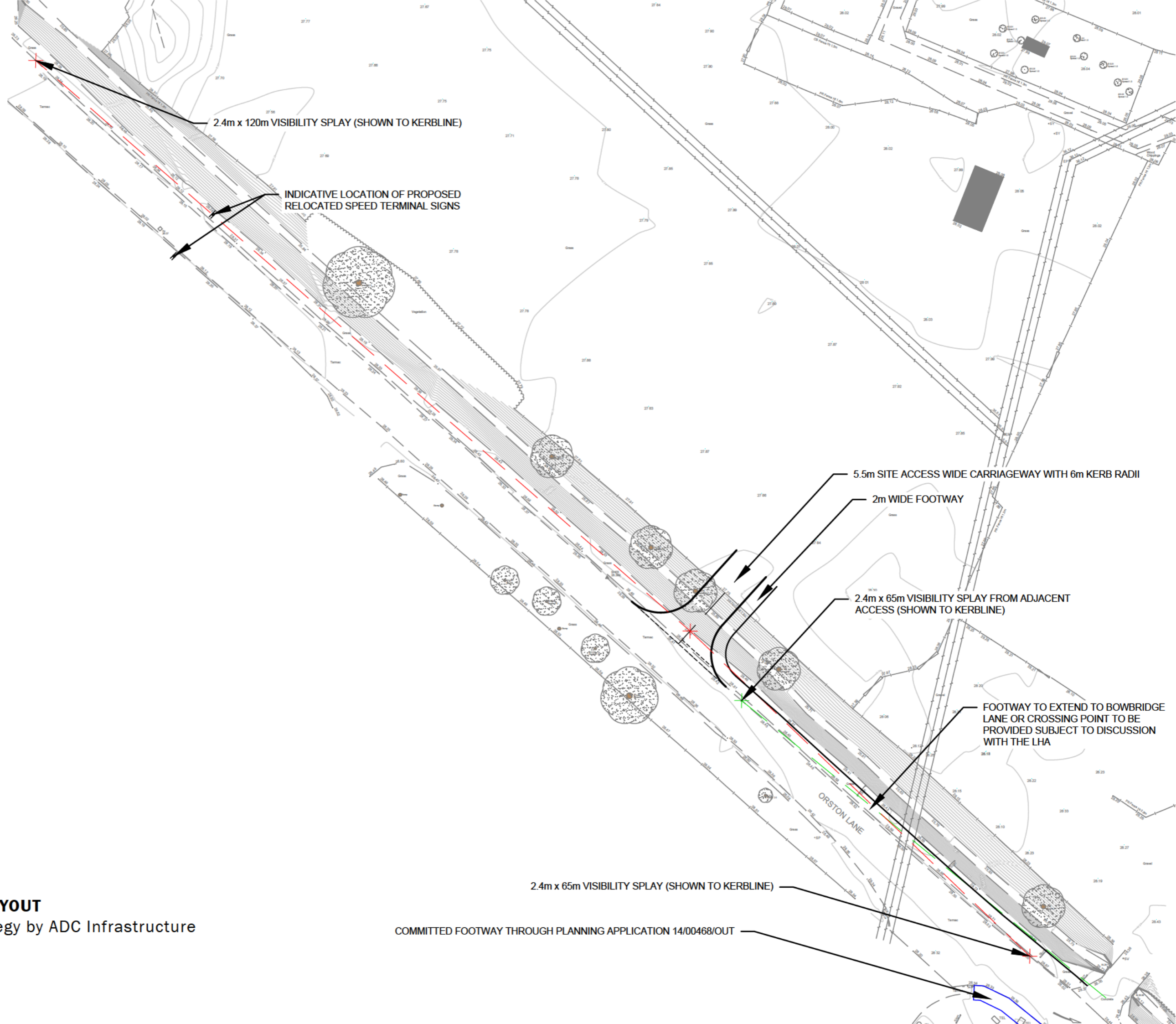
The existing vehicular access to the Site is via Little Jack’s Farm at Orston Lane to the south. It is envisaged that a new access (shown overleaf) can be achieved from Orston Lane to the south. This would need to be located accordingly to avoid Flood Zone 3, and be located at an appropriate distance to Little Jack’s farm access.

The report indicates that a T-junction, including a 2m footway on its south-eastern side of the junction would be acceptable for the proposed development. It is envisaged that the Site would connect up with a pedestrian footpath which runs along the eastern boundary of the Site.

At time of writing (April 2023) an application for the Rectory Farm site to the north-east proposes a new carriageway in this location, which would include pedestrian provision. In the circumstance that this application is approved, pedestrian provision would tie into this new route. If this application is not approved then pedestrian provision would still be maintained along this route, which would be upgraded accordingly to provide safe access for all pedestrian users.

**1** - Footpath east of the Site  
**2** - Orston Lane





**POTENTIAL SITE ACCESS LAYOUT**

Extract from Transport Strategy by ADC Infrastructure  
not to scale

2.4m x 65m VISIBILITY SPLAY (SHOWN TO KERBLINE)

COMMITTED FOOTWAY THROUGH PLANNING APPLICATION 14/00468/OUT

5.5m SITE ACCESS WIDE CARRIAGEWAY WITH 6m KERB RADII

2m WIDE FOOTWAY

2.4m x 65m VISIBILITY SPLAY FROM ADJACENT ACCESS (SHOWN TO KERBLINE)

FOOTWAY TO EXTEND TO BOWBRIDGE LANE OR CROSSING POINT TO BE PROVIDED SUBJECT TO DISCUSSION WITH THE LHA

ORSTON LANE



### 3.4 FLOOD RISK

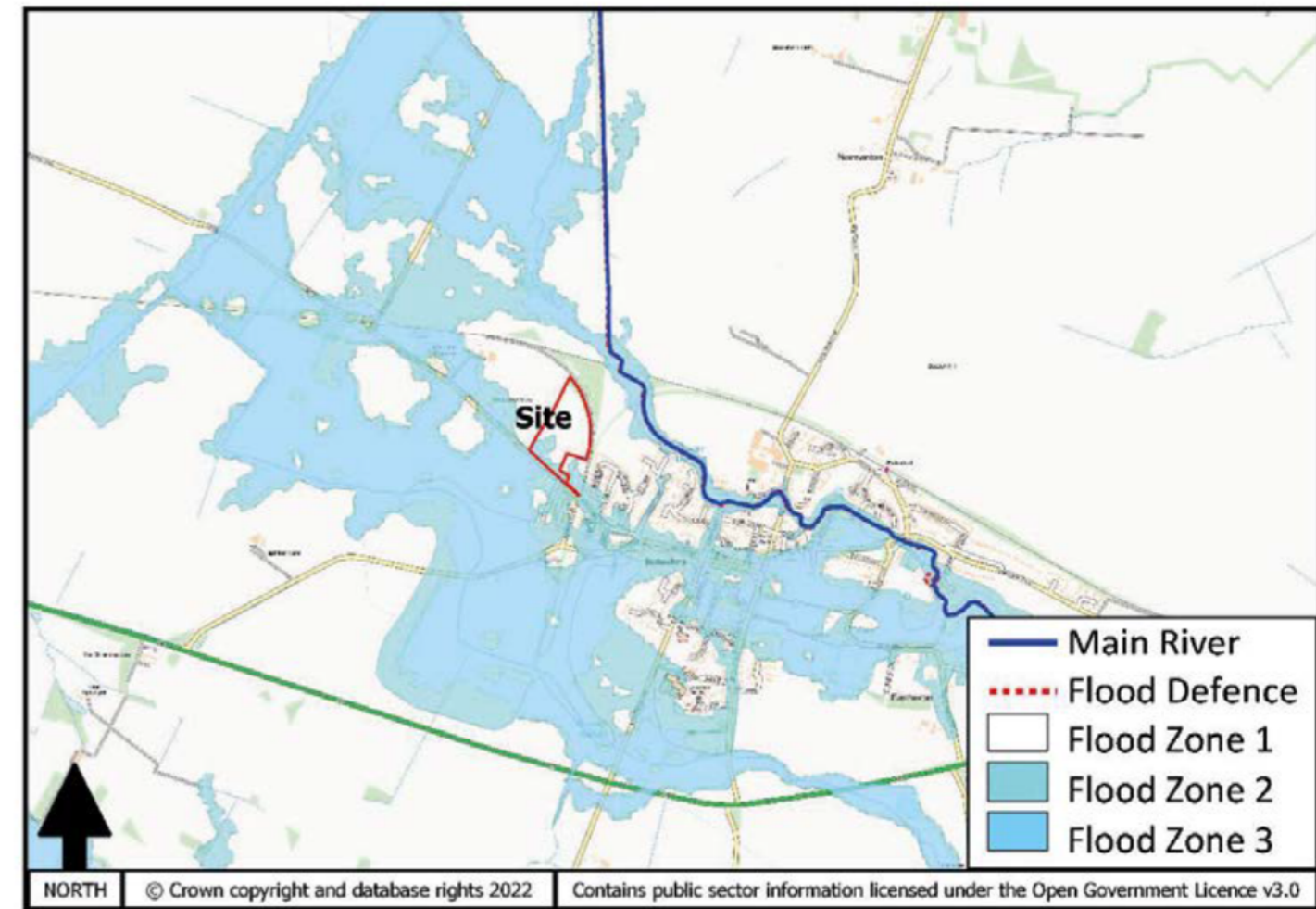
A Flood Risk Assessment and Drainage Strategy has been carried out for the Site by Roy Lobley Consulting.

The Site is within Flood Zone 1, with part in Flood Zone 2 and 3. It is noted that Flood Zone 2 and 3 appear to be associated with a Trent Valley Drainage Board watercourse running adjacent to Orston Lane, and a further IDB watercourse 300m to the southwest, unrelated to the environment agency main river. LiDAR 2m DTM shows that flood zone 3 is slightly lower than the majority of the Site and may require land raising up to 0.5m, albeit due to its small size is unlikely to require land raised elsewhere.

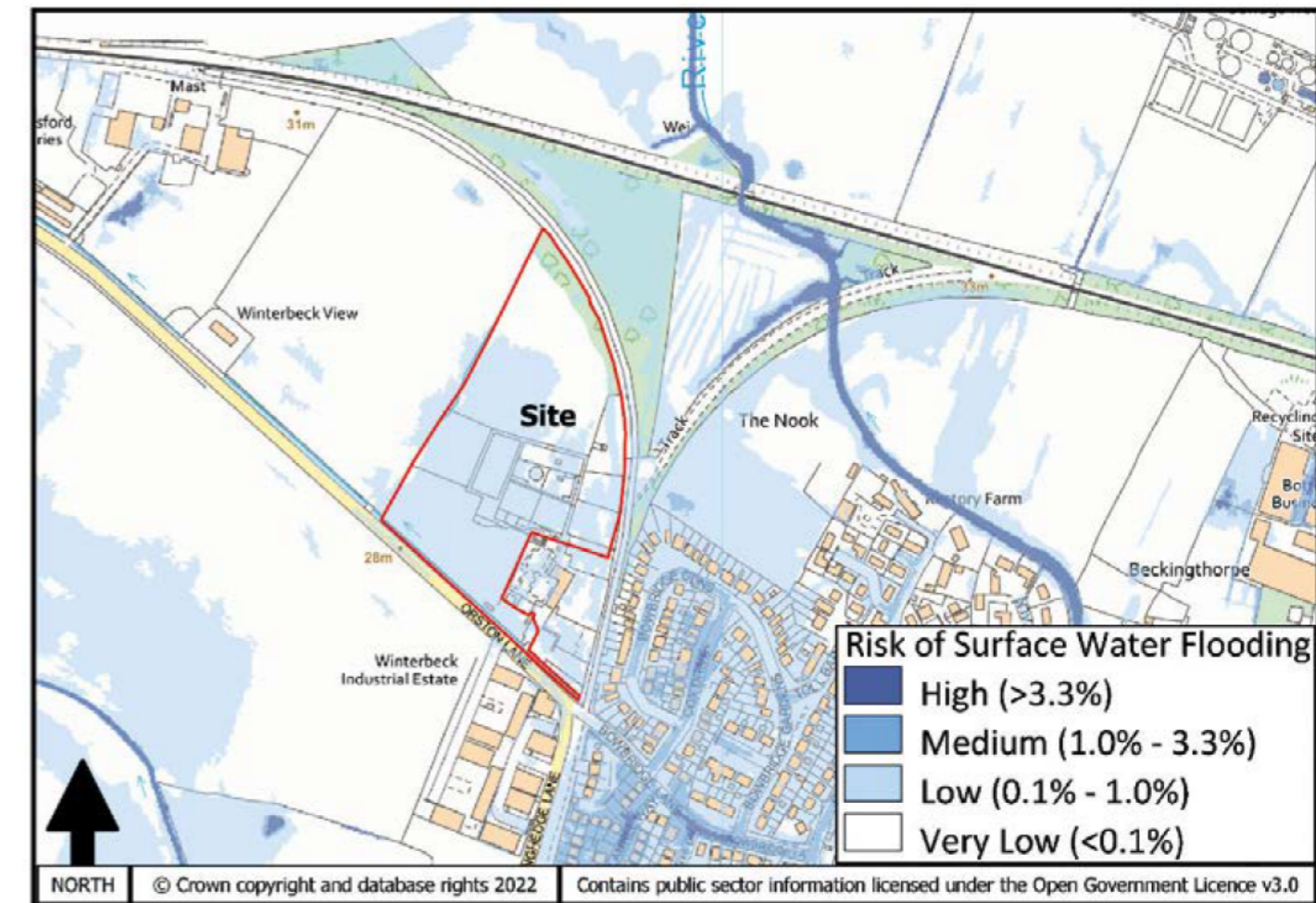
The Site is shown to have potential surface water flooding, yet only in the low risk 1 in 1000 event. There are not considered to be any other sources of flood risk.

The report highlights that due to the underlying geology of the Site, infiltration could prove a possible source of surface water disposal. However, if infiltration is not possible then discharge of surface water into the adjacent watercourse will be required, restricted to a run off rate of 1.4l/s/ha with a storage volume greater than typically required.

For the purposes of masterplanning the Site an area for attenuation has been left to the south-west.
















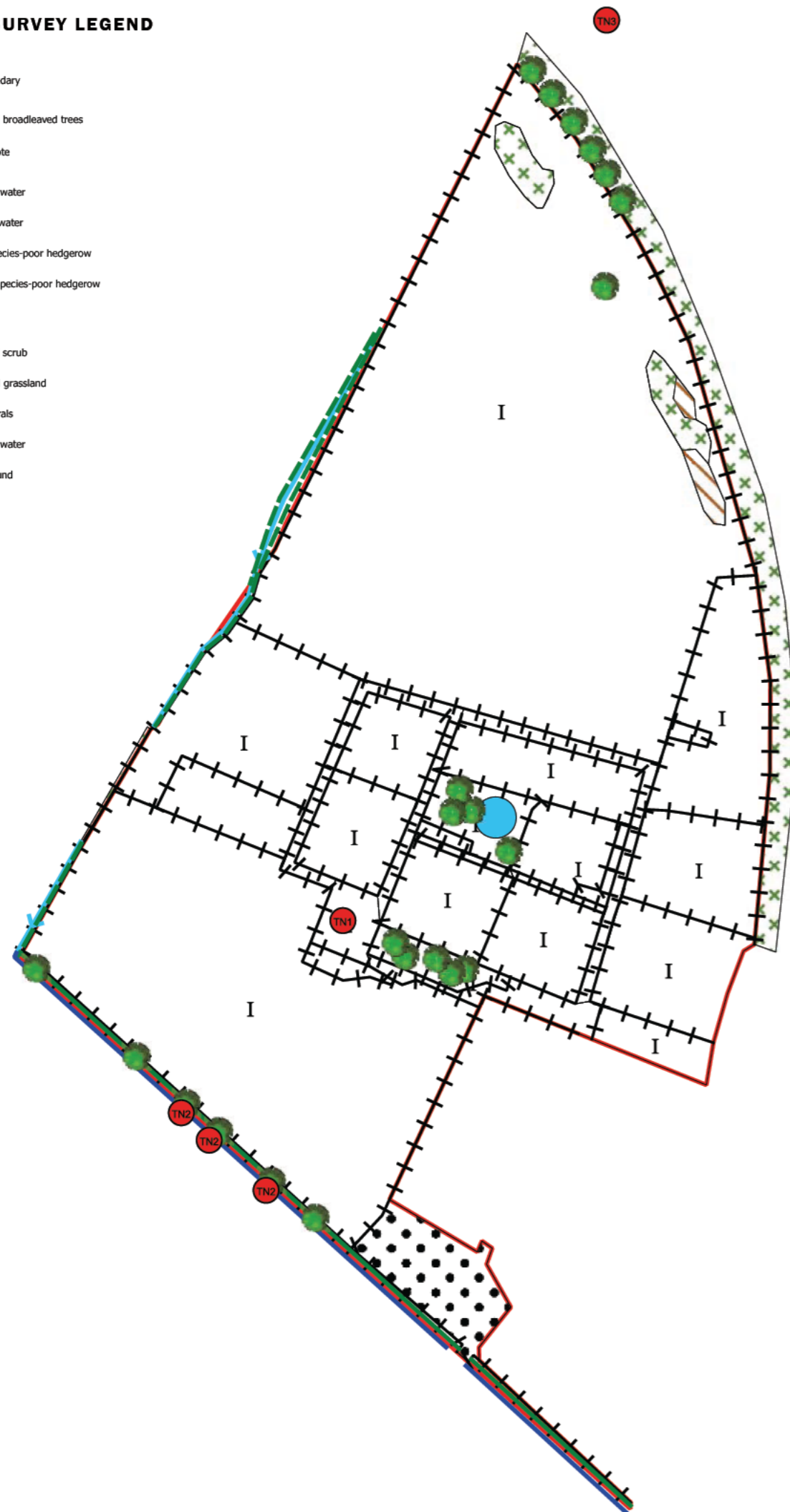
**FLOOD ZONES AT THE SITE**  
provided by Roy Lobley Consulting



**SURFACE WATER FLOODING AT THE SITE**  
provided by Roy Lobley Consulting

**HABITAT SURVEY LEGEND**

-  Site Boundary
-  Scattered broadleaved trees
-  Target note
-  Standing water
-  Running water
-  Intact species-poor hedgerow
-  Defunct species-poor hedgerow
-  Fence
-  Scattered scrub
-  Improved grassland
-  Tall ruderals
-  Standing water
-  Bare ground



**3.5 ECOLOGY**

A Preliminary Ecological Appraisal has been prepared by Delta-Simons Environmental Consultants Ltd. This comprised of a Phase 1 Habitat Survey and protected species assessment. The report provides general advice on ecological constraints associated with any development of the Site and includes several recommendations and enhancement. No further surveys are recommended.

**PRELIMINARY ECOLOGICAL APPRAISAL**

The appraisal finds several habitats on-site. Of these the trees, hedgerows and Hawthorn scrub offer potential for nesting birds, whilst ivy-covered trees at the south-western boundary offer bat roost potential. Whereas no evidence of badgers was noted on-site, there is potential for these to occur in the surrounding land.

While the Site is part of an Ecological Network as defined in the Neighbourhood Plan, the supporting policy for this network does not seek to prohibit development and it is clear that the Site does not contribute to connected habitats that may be apparent in the area.

**KEY RECOMMENDATIONS & ENHANCEMENTS**

Where possible boundary hedgerows and trees should be retained as part of the development design. Any tree, hedgerow, or scrub clearance should be performed before early March or after late August to avoid bird nesting.

A landscape buffer should be considered at the north-eastern extent of the Site in order to limit any adverse impact on the adjacent potential local wildlife site. Any new planting should aim to enhance retained or adjacent vegetation and be of native species.

**HABITAT SURVEY PLAN**

Provided by Delta-Simons Environmental Consultants Ltd  
Not to scale

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## 3.6 HERITAGE

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An archaeological assessment has been conducted by PCAS Archaeology Ltd. This assesses the potential impact of the Site on historic assets within its context.

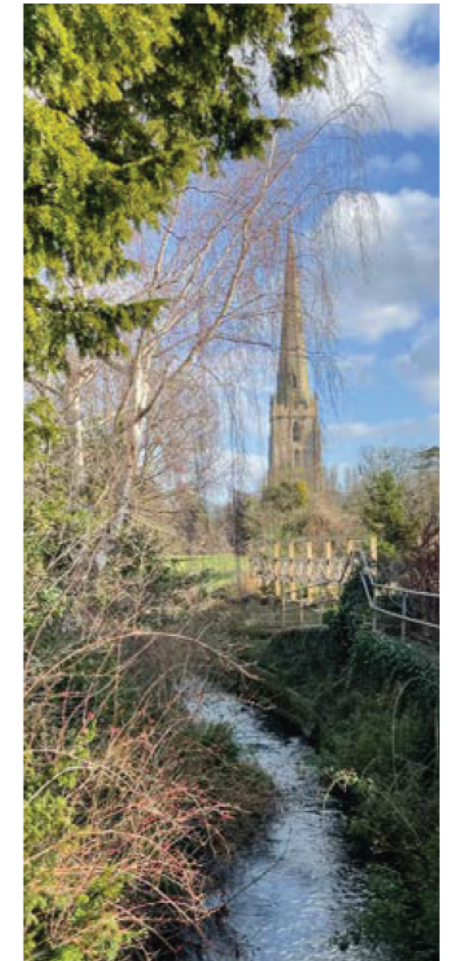
### HISTORIC CONTEXT

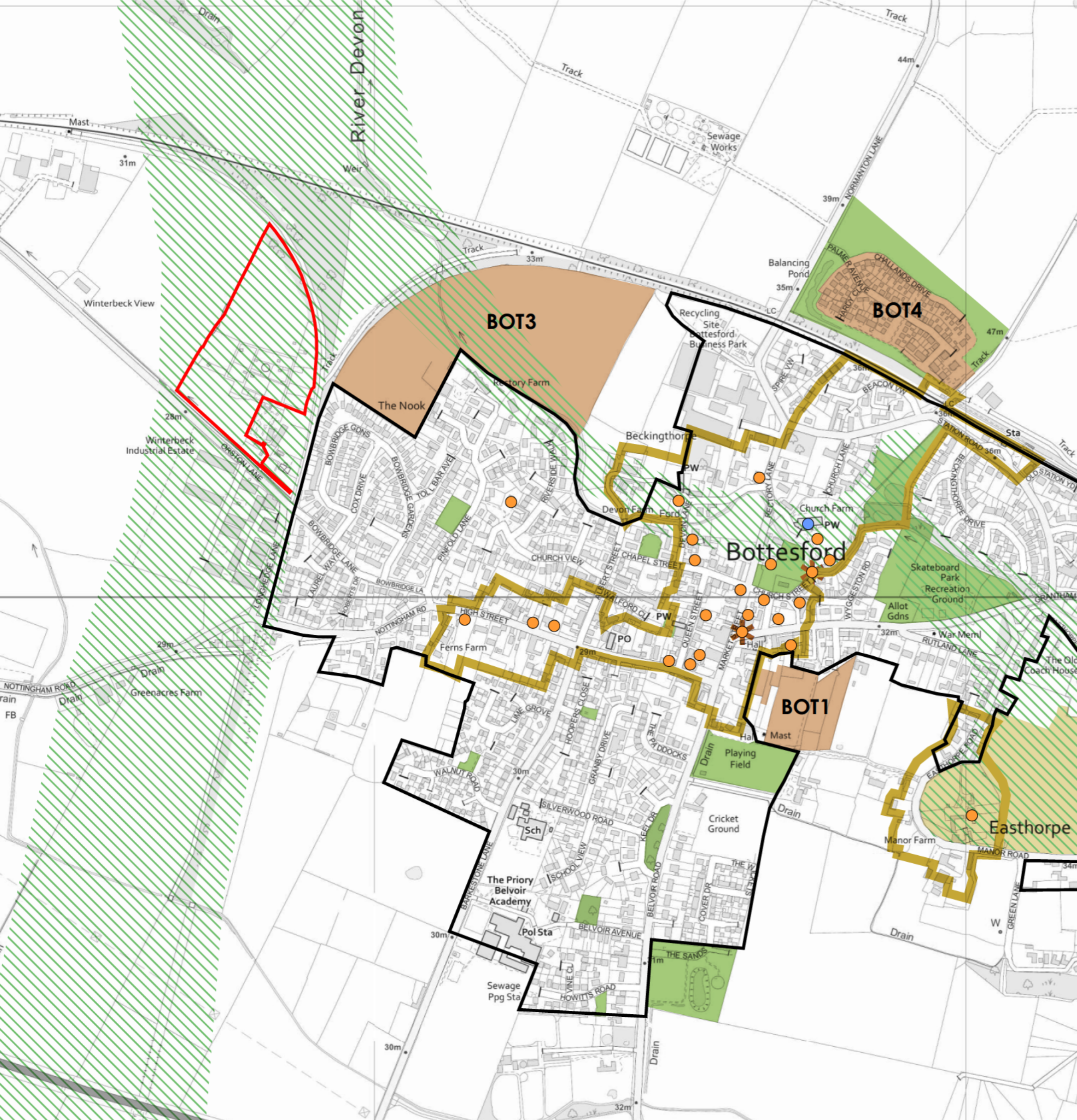
The Site lies on the periphery of Bottesford, which developed on a natural ford of the River Devon in the Saxon period. Prehistoric and Roman artefacts in the area suggest the ford was utilised in these early periods, possibly with associated small-scale settlement. The Site was part of Acrelands Pasture, one of the parish medieval open fields. Enclosure and the construction of the two railway lines through Bottesford has defined the Site boundaries, with the link line at the junction being dismantled in the 1960's when the north-south line was closed.

### HERITAGE IMPACT










The study finds that the Site has the moderate potential for Medieval or Post-medieval remains, albeit the study does not make any recommendations for mitigation.

Bottesford Conservation Area sits approximately 550m to the east of the Site. Designated in 1975 it protects the fabric and built form within historic core of the village. There are two scheduled ancient monuments within the study area, the village cross which is located circa 800m southeast of the Site and Fleming's Bridge located circa 1km to the east. There are also 26 listed buildings within Bottesford, including the Grade I listed Church of St Mary. The study does not note any relationship between the Site and local heritage assets.





**DESIGNATIONS LEGEND**

-  Site boundary
-  Town and Village Envelope
-  Conservation Area
-  Scheduled Ancient Monument
-  Grade I Listed Building
-  Grade II Listed Building
-  Local Green Space
-  Ecological Network
-  Housing Allocation

**DESIGNATIONS & POLICY PLAN**  
 Provided by Golby and Luck | not to scale

# 4 OPPORTUNITIES AND CONSTRAINTS

The opportunities and constraints of the Site have been taken into consideration when determining development parameters for the Site and the subsequent illustrative masterplan proposals.

## KEY CONSTRAINTS

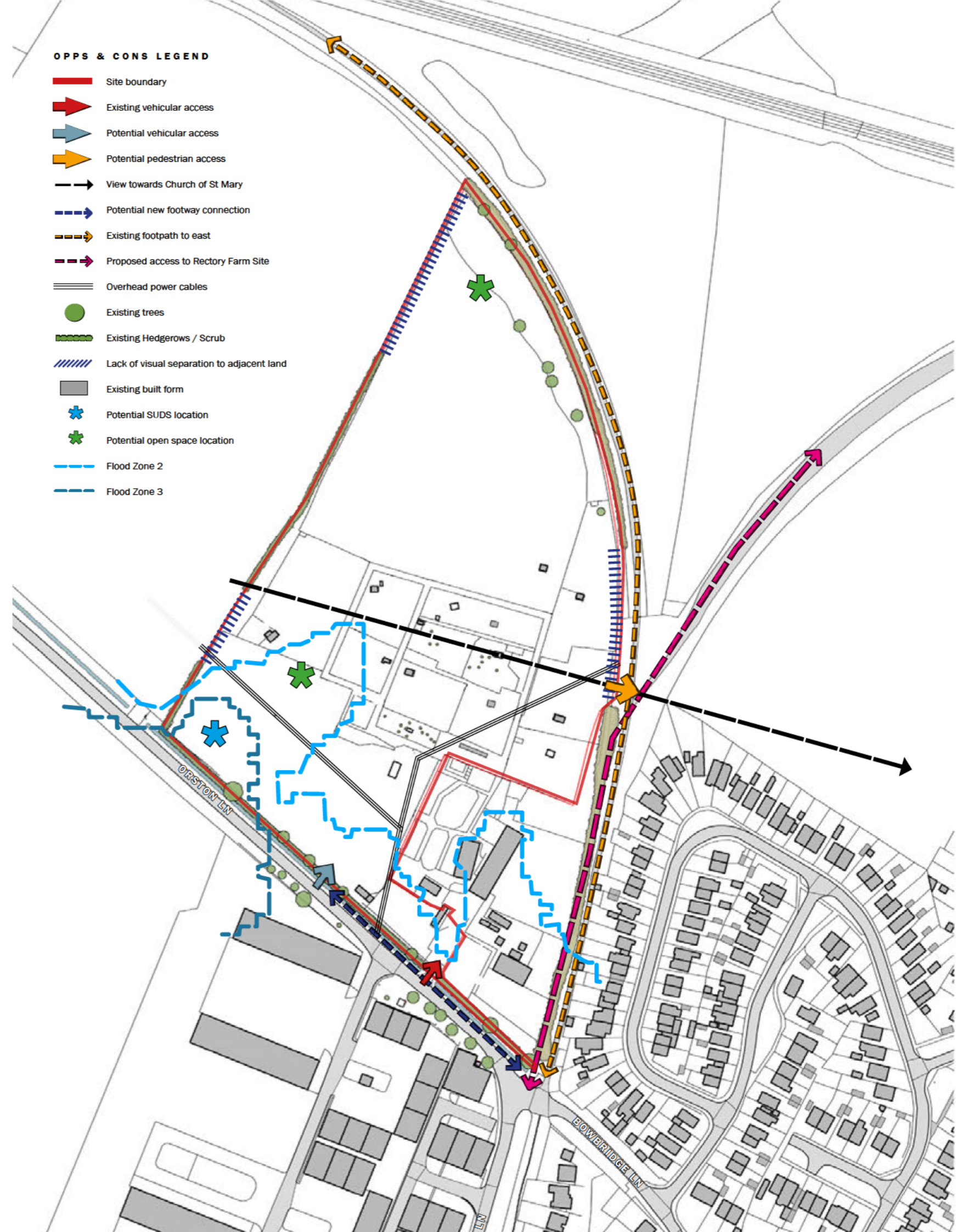
- Relationship with adjacent agricultural fields;
- Presence of Flood Zone 2/3;
- Long distance views of Grade I Church of St Mary in the east;
- Existing power lines which cross the Site; and
- Maintaining existing vegetation at the Site where possible.

## KEY OPPORTUNITIES

- + Provision for a new vehicular access from Orston Lane;
- + Provision of a new dedicated pedestrian route along Orston Lane;
- + Tying into the existing footpath which runs along the Site boundary;
- + Retained and enhanced hedgerows and high quality trees within the Site; and
- + Potential provision of SUDs to the southwest of the Site.



**OPPORTUNITIES & CONSTRAINTS PLAN**  
not to scale



# 5 THE DEVELOPMENT VISION

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## 5.1 DEVELOPMENT OF THE SITE

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An illustrative masterplan is included on the following page. The masterplan has been developed to accord with local and national policy, providing a high quality residential scheme underpinned by design which is sensitive to the context and setting of the Site. The following illustrative masterplan accords with these principles, providing greater detail on how a development may come forward on the Site.

Residential development within the Site will sit in a back to back formation utilising perimeter blocks to provide visual interest and high levels of natural surveillance for internal streets. Development will not front onto Orston Lane in order to retain its character and appearance.

Landscaping will be comprehensive across the development, comprising of native trees, shrubs and planting, tying the development into its immediate setting. Open space and drainage areas will be comprehensively landscaped, located to the SE in conjunction with the identified Flood Zones.

The masterplan details a clear and well defined street hierarchy which is permeable and safe for the use of pedestrians.

- Primary streets will be tree-lined;
- Secondary routes will be comprised of shared surfaces including soft landscaping; and
- Private drives will extend from secondary streets.

## 5.2 DESIGN PARAMETERS












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The illustrative masterplan, responding to the identified Opportunities and Constraints of the Site, builds upon the following parameters for development.

- Site area: 5ha/ 12.4 acres;
- Net developable area: 2.9ha/ 7.2 acres;
- Potential development yield (based on net developable area and dwellings per hectare of 35): up to 100 dwellings;
- Provision of a new residential development for modern family living in Bottesford, designed to a high standard with a clear and recognisable identity;
- Provision of a new dedicated vehicular access from Orston Lane;
- Maximising opportunities to promote walking, cycling and public transport where possible. Enhanced through the provision of new pedestrian access points to Orston Lane in the south and to the adjacent public footpath in the east;
- Views towards the Grade I Church of St Mary are preserved along a secondary carriageway, tying in with the pedestrian access to the east. This aids legibility on-foot and enhances the relationship between the site and Bottesford;
- Creation of attractive and high quality open spaces within the site, that are usable and beneficial to future residents providing a generous buffer to Orston Lane,
- Existing electricity pylons and overhead power lines grounded through the Site;
- High quality existing trees and hedgerows retained and reinforced with new native species planting; and
- Creation of a development that enhances the attraction of Bottesford as a place to live, incorporating local character, landscape, ecology, biodiversity and visual amenity benefits.



**MASTERPLAN LEGEND**

-  Site boundary
-  Proposed primary vehicular routes
-  Proposed secondary routes (shared surface)
-  Proposed private drives
-  Pedestrian route
-  Vehicular Site access
-  Pedestrian access to east
-  Residential development parcels
-  Proposed open space
-  Indicative landscaping
-  Indicative power line route (grounded through site)

**ILLUSTRATIVE MASTERPLAN**  
not to scale

## 6 SUMMARY

**Marrons has been instructed by Bildurn Estates Ltd to prepare a Promotion Document to demonstrate the deliverability of Land off Orston Lane, Bottesford. According to the findings of this document, it is considered that this Site has the potential to deliver up to 100 homes.**

The document demonstrates that the Site would be a logical and deliverable extension to Bottesford, adjoining existing residential development to the north-west of the village. It is envisaged that the Site would represent a natural extension to the village, providing future homes for the settlement that are well designed and appropriate to the context.

It is considered that a new vehicular access would be possible via Orston Lane to the west of the existing access, with a new pedestrian footway provided to connect the Site up with footways at Bowbridge Lane to the east. An additional pedestrian access would also be provided to the east of the site, tying in with an existing footpath which runs along the Site boundary. These pedestrian connections would provide access to the village centre

An analysis of the Site's attributes and local context, in conjunction with technical input from key disciplines have informed the opportunities and considerations for development of the Site. In turn, these have influenced the design evolution of the Site, culminating in the illustrative masterplan set out within this document. The illustrative masterplan showcases clear design principles for the Site indicating the potential to deliver an appropriate level of housing, meanwhile maintaining a exemplary level of open space and landscaping.

In conclusion, the Promotion Document demonstrates the potential of Land off Orston Lane, Bottesford, to deliver up to 100 well-designed homes in a natural extension to the village, with excellent access to public transport connections and amenities.





**Marrons**

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