

17 January 2021

Melton Borough Council
Parkside
Station Approach
Burton Street
Melton Mowbray
LE13 1GH

Dear Sir/Madam,

Bottesford Neighbourhood Plan: Submission Document

Thank you for the opportunity to make comments on the Submission Draft version of the Bottesford Neighbourhood Plan. This representation is made on behalf of The Earl of Rutland and Dr Fleming's Hospital Trust.

The Earl of Rutland and Dr Fleming's Hospital Trust has submitted an outline application for residential development of up to 18 dwellings, associated infrastructure and landscaping on land south of Granary Close, Bottesford (Reference 20/00009/OUT). The application site concerns the eastern part of Local Plan Policy C1 (A) allocated housing site BOT1.

The Earl of Rutland and Dr Fleming's Hospital Trust is promoting the development on behalf of the landowners- The Earl of Rutland and Dr Fleming's Hospital Trust and The Astley Charitable Trust. The Earl of Rutland and Dr Fleming's Hospital Trust is a registered Charity that provides housing to those in need in Muston and Bottesford. The Astley Charitable Trust makes donations to other charities and education work in Uganda.

The Earl of Rutland and Dr Fleming's Hospital Trust made representations on the Pre-Submission version of the Draft Neighbourhood Plan yet we are unable to find a record of it being considered in the Consultation Statement.

Policy 1: Sustainable Development and the Village Envelopes

There is overlap between clauses 2a to 2c. These criterion are also inconsistent with the Local Plan which places no restriction on the scale of development to be accommodated within or adjoining the built-up area of Bottesford. It is not possible for a site to meet criterion 2b and 2c.

Policies 8 and 9

Please note that qualifying bodies should not set in their emerging neighbourhood plans any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings (Statement made by secretary of State for Communities and Local Government 2015).

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Policy 11: Self Build and Custom Build Housing

Responsibility for keeping a self-build and custom housebuilding register falls to Melton Borough Council. The Register identifies individuals who are seeking to acquire serviced plots of land in the area for their own self-build and custom housebuilding.

There are just 39 people on the Melton Register and there is little or no evidence of need for self-build and custom housebuilding in Bottesford village. Indeed, the greatest preference is for sites within the smaller villages of the Vale of Belvoir. It seems unlikely that needs will be met by the provision of plots within large new housing developments in Bottesford.

The [Revised Local Plan and Community Infrastructure Levy Viability Study 2017](#) that was published to accompany the Melton Local Plan, advises caution with regard to the implementation of policies to support prospective self-builders and custom builders. This report was published prior to the [coronavirus pandemic](#).

It follows that there is no justification in terms of either need or development viability, for reducing the threshold for 5% provision of Self Build and Custom Build Housing to 40dw. A more appropriate response to the self-build and custom housebuilding register would be to allocate smaller sites for this purpose in Easthorpe, Muston and/or Normanton rather than require plots to be delivered through larger housing estates.

It is not clear how the 5% self-build and custom housebuilding requirement relates to the 32% affordable housing target (policy 10). We would suggest that any self-build provision is in lieu of affordable housing.

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

As outlined above, the Earl of Rutland and Dr Fleming's Hospital Trust believes that there is no justification for reducing the threshold for 5% provision of Self Build and Custom Build Housing to 40dw. The proposed reduction in threshold has the effect of singling-out allocated site BOT1 for such a requirement. There has been no assessment of how the proposal will affect site viability.

We also object to Policy 15 criteria 2c), 2d) and 2e) which take an over-prescriptive approach to detailed design issues and do not take account of local context. The rigid application of design requirements can lead to incongruous development. For example, the site has a strong relationship with the existing Granary Close development which has an open-plan appearance. The site also lies close to the village centre where densities are higher.

There is an opportunity to resolve the conflict between the Local Plan Housing Allocation and the Area of Separation which currently overlap.

We also take the opportunity to identify some errors in the text:

- There are more than two owners of allocated site BOT1.
- The following statement is not correct: 'The current schemes have been prepared in isolation and show no regard for the opportunity to see the site as a whole'. Several steps have been taken to ensure compatibility between the two parts of the allocated site:
 - There has been liaison between site owners over the proposals and joint discussions with potential developers;
 - The various technical evaluations commissioned have used the same consultants:
 - Indicative layout and Design & Access Statement prepared by HSSP;
 - Extended Phase 1 Habitat Survey (including protected species) prepared by Curious Ecologists; and
 - Flood Risk Assessment prepared by RAB Consultants.

- Once outline planning application has been approved for the two parts of the development, a single detailed scheme relating to the whole allocated site is expected.

Conclusions

Earl of Rutland and Dr Fleming's Hospital Trust recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community. However, neighbourhood plans must be consistent with national planning policy and the strategic policies of the development plan for the area.

We hope you have found these representations helpful and we would be happy to provide further information if required.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Wilkinson', with a long horizontal flourish extending to the right.

Colin Wilkinson
Director