

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 Belvoir Estate.

The Belvoir Estate extends around the Vale of Belvoir, covering 16,000 acres of land and includes properties, park and woodland. The estate has been the home of the Manners family since Tudor times and there has been a long association with the Bottesford Neighbourhood Area.

This representation concerns land at Church Lane, Muston (see attached location plan). The site lies on the edge of Muston and is well contained in landscape and visual terms by boundary hedges and existing housing.

A considerable amount of community engagement and consultation has taken place to support the preparation of the Bottesford Neighbourhood Plan. The potential housing site at Church Lane, Muston has been the subject of consultation as part of this. At the December 2015 Bottesford Neighbourhood Plan Public Consultation Event, 21 potential development sites were considered by residents. The Church Lane site was one of only four sites to gain more support than objection.

Despite this local support, the site has not been taken forward as a housing allocation by the Draft Neighbourhood Plan. This is particularly disappointing as we believe that the site can make a valuable contribution to meeting local housing needs, particularly the need for self-build and custom housebuilding

Policy 2: Protecting the Landscape Character

We are concerned about the designation of Significant Green Gaps which along with Areas of Separation, Significant Vistas and View Points, and Local Green Space add significant additional constraints to development in the countryside. Most of the identified Significant Green Gaps are of limited landscape value and are simply part of the wider parish landscape. We are particularly concerned about the identification of land at Church Lane, Muston as a Significant Green Gap (number 14).

The Significant Green Gaps Report which forms Appendix F of the draft Neighbourhood Plan mistakenly identifies this area as being part of sites 16/17 which do not exist. Indeed, the description of the site and its significance to the Parish seems to relate to an entirely different parcel of land as Site 14 has little relationship with the church, Peacock Farm or the River Devon. The identification of this site as a Significant Green Gap is inconsistent with the community's support for the development of this site.

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.

While there is little or no evidence of need for self-build and custom housebuilding in Bottesford village, there is considerable interest in the provision of self-build plots 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 and 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.

Conclusions

With established community support for the development of the Church Lane, Muston site, we respectfully suggest that the Neighbourhood Plan should allocate the site for self-build and custom housebuilding. Development here can provide for self-build and custom housebuilding while taking account of the special character and quality of Muston and local nature conservation interests. Although Muston is a small village with limited services, some rural housing is essential to ensure the viable use of local facilities.

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



Legend

-  Ownership
-  Application Site

DRAWING NAME: Land at Muston	
DRAWING NUMBER: 13363/BV/Muston	
SCALE: 1:1250	PAPER: A3
DATE: January 18th 2018	
CROWN COPYRIGHT	
 everything is somewhere	
www.everythingsomewhere.com	

