

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 Taylor family and concerns land that it owns west of Normanton Lane, Bottesford (see appended).

#### **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 west of Normanton Lane and north of the Nottingham to Grantham railway as a Significant Green Gap (number 22).

These fields, located near the village's sewage treatment plant, forms part of an area with a simple arable enclosure field pattern of little landscape significance. Little justification has been provided for the designation of this area as a Significant Green Gap, other than the area has been considered by the Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study. This report concludes that '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.' Contrary to the Study conclusions, the Area of Separation and Significant Green Gap extends as far as the railway line on both sides of Normanton Lane. Land on the east side of Normanton Lane and north of the railway line is being developed for housing (BOT4)- it is not clear why this has been identified as an Area of Separation either.

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## **Conclusions**

The Taylor family recognises the role of neighbourhood plans as a tool for local people to shape the development of their local community.

The identification of the Taylor family's land as part of the Area of Separation and as a Significant Green Gap is inconsistent with the Melton Borough Areas of Separation, Settlement Fringe Sensitivity and Local Green Space Study and the allocation of housing site BOT4 in the Melton Local Plan. We therefore seek the removal of both designations from this land.

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

LAND OFF  
NORMANTON  
LANE  
BOTTFESFORD  
16 ACRES Approx.

