

Pre-Submission Draft

Bottesford Parish Neighbourhood Plan 2020-2036



*Produced by Bottesford Neighbourhood Plan Steering Group on behalf of Bottesford
Parish Council and residents*

29/07/2020

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2 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

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Common Abbreviations

AOS – Area of Separation

AP – Aspirational Policy

BPDC - Bottesford Parish Design Code 2020

BPNP – Bottesford Parish Neighbourhood Plan

BHL – Building for a Healthy Life

LCC – Leicestershire County Council

MBC – Melton Borough Council

NPP – Neighbourhood Plan Policy

NPPF – National Planning Policy Framework (reference is always to the revised NPPF)

NPSG – Neighbourhood Plan Steering Group

HEDNA – Housing and Economic Development Needs Assessment

SHLAA – Strategic Housing Land Availability Assessment

SPD – Supplementary Planning Document

1 Foreword

1. The Parish of Bottesford is a wonderful place to live. Many of us have families that have lived here for many generations, others have arrived more recently drawn by the charm of this very special place.
2. In many ways ours is a typical English parish. As you enter the village of Bottesford you come through farmland with the occasional farm building, on the fringes the housing comes into sight together with recreational areas. Gradually the community builds up until in the centre sit the shops, the pubs, the river crossings and the treasured church and its spire. At any place in the Parish we are not far from being connected to the countryside within which we live.
3. We now sit at a crucial moment in the history of this Parish. Up until now our Parish has grown without resorting to the square-block housing estates that are so often to be seen springing up on the edge of villages up and down the country. Avoiding this has been an essential aspect of the rural charm of the Parish of Bottesford.
4. We are, by and large, a healthy, vibrant Parish. We serve ourselves well with a community of energetic volunteers that provide services and activities for all walks of life. We have a dynamic set of schools, and places of worship. We have a successful community library, football, cricket and bowls clubs, and many youth and older persons social clubs and organisations. In short it's a lovely place to live. But it is only this way because successive generations have treasured it and cared for it.
5. Now it is our turn. And whilst some development is inevitable, and perhaps needed, it is part of our duty to ensure such development happens without damaging and preferably enhancing the wonderful Parish. We are guardians of the future of the Parish for our children and theirs. Melton Borough Council's Local Plan has determined the location and minimum number of houses to be built in the Parish. It is important that we take this opportunity to influence the design and layout of this development.
6. Having a Neighbourhood Plan will give us some control: the Neighbourhood Plan, once approved at a Referendum, is a Statutory Document and as such must be considered when Melton Borough Council is planning our future. This is more control than we have had in the past.
7. Having a Neighbourhood Plan will also put us in a stronger position to negotiate on behalf of the Parish to ensure that development ensures the widest community benefit. This may mean that we can secure additional funding to help us deliver the community projects identified at Appendix A.
8. This plan has been put together by a representative group of residents that have consulted with residents, and when necessary brought in the views of experts. It has been written by Helen Metcalfe a specialist in Neighbourhood Planning. Its scope is in accordance with Neighbourhood Planning policy and practice.
9. The number and severity of flooding incidents in recent years remind us all of the vulnerability of Bottesford village to flooding. As this Neighbourhood Plan extends to 2036 to align with Melton's Local Plan it is also important to set out here the issues and constraints on growth as we see them to avoid excessive additional development in the next Local Plan (post 2036).

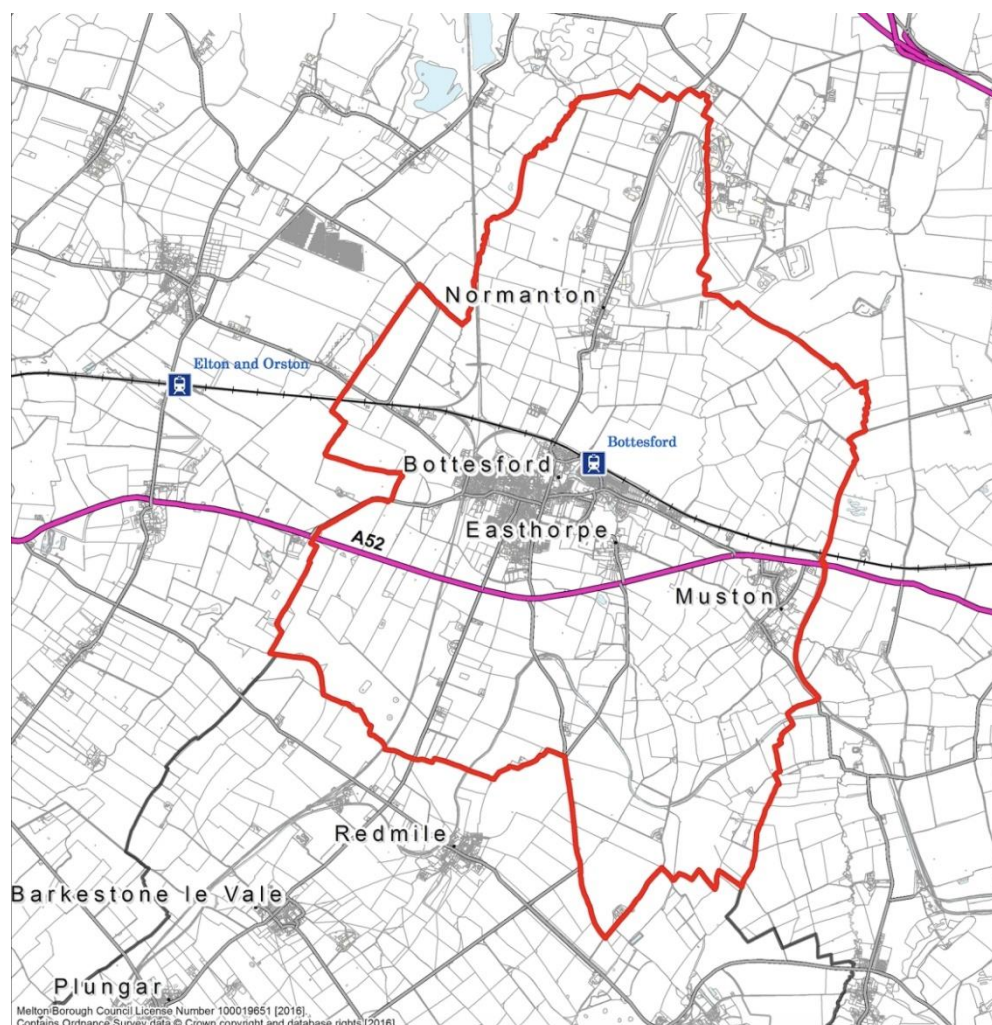
Bob Bayman, Chair of Bottesford Parish Council

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- 4** All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

2 The Bottesford Parish Neighbourhood Plan

10. The Bottesford Parish Neighbourhood Plan (BPNP) is a document produced in accordance with the Localism Act 2011. Once it has been 'made' by Melton Borough Council it will form part of the Development Plan for Bottesford which also includes the adopted Melton Borough Plan 2011-2036. The time frame for the Bottesford Neighbourhood Plan is aligned to run alongside the Plan period of the adopted Local Plan.
11. The Bottesford Neighbourhood Plan will be used by
 - a) Planners at Melton Borough Council (the planning authority) in assessing future planning applications; and
 - b) Developers as they prepare planning applications for submission to Melton Borough Council.
12. Neighbourhood Plans are required to '*have regard to national policies and advice contained in guidance issued by the Secretary of State*¹'; national policies are primarily set down within the National Planning Policy Framework (NPPF) and guidance is set down in the Planning Practice Guidance (PPG) (both of these are updated from time to time).
13. At the Borough level, planning policy is formulated and delivered by Melton Borough Council and this body will continue to have the legal duty to provide this.
14. The Plan area includes the whole of Bottesford Parish (see Map 1). This was considered the most appropriate boundary in relation to the issues of relevance to local people and was accepted when the area was designated by Melton Borough Council on 4th October 2013.

¹ [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004

Map 1 Bottesford Parish Neighbourhood Plan Area

15. A number of Borough wide studies that support the adopted Local Plan have been used to support the preparation of the BPNP. These are:

- a) Areas of Separation Study and Settlement Fringe Study 2015 Influence
- b) Biodiversity and Geodiversity Study WYG 2016
- c) Melton Borough Landscape and Historic Urban Character Assessment report ADAS 2006 and Update 2011
- d) Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development LUC 2014
- e) Housing and Economic Development Needs Assessment GL Hearn 2017
- f) Melton Green Infrastructure Strategy 2011
- g) Housing Needs Study MBC August 2016
- h) Conservation Area Appraisals prepared by MBC: Bottesford 1996, Easthorpe 1987, Normanton 1994
- i) Open Space Study Knight Kavanagh and Page 2014

16. There are also some local studies which have either been commissioned for the Neighbourhood Plan, undertaken by the Neighbourhood Plan Steering Group or by developers which also form part of the evidence base these are:

6 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Commissioned or undertaken by the Neighbourhood Plan group

- j) OCSI (Oxford Consultants for Social Inclusion) Rural Community Profile 2013
- k) CABE (Commission for Architecture and the Built Environment) workshop notes and findings 2015
- l) Bottesford Parish Design Code 2020 AECOM
- m) Household Questionnaire Survey 2016
- n) Hamilton -Baillie: Place making, slower speeds and safety in a bypassed village 2015
- o) Midlands Rural Housing Survey Report 2015
- p) Vegetation Survey 2020 DSA Environment and Design Ltd

17. Documents listed at para 16 are on MBC's web site; documents listed at para 17 are under the evidence base and supporting documents tab on the Bottesford Parish Neighbourhood Plan web site.

3 The need for a Neighbourhood Plan

Climate Change

18. In July 2019 MBC formally declared a climate emergency. A Climate Change Policy Development Group was established to *'develop an action plan for how the Council will work towards ensuring its operations become carbon neutral by 2030 and further promote a cutting of emissions within the wider Borough of Melton. The Council will explore a number of areas including how to improve the energy efficiency of local homes and increasing renewable energy'*.²

19. The National Planning Policy Framework (NPPF)³ states that *'the planning system should support the transition to a low carbon future in a changing climate... plans should take a proactive approach to acting to climate change'*.

20. Bottesford Parish Council recognize the importance of minimizing the impact of climate change and within the scope of land use planning a range of policies in the Bottesford Parish Neighbourhood Plan seeks to assist MBC achieve this objective.

21. The NPPF⁴ states that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*. The NPPF identifies the 3 elements of sustainability:

- **Environmental Policies** – Protecting our environment, using natural resources prudently, minimising waste and pollution and mitigating climate change.
- **Social Policies** – Providing sufficient number and type of homes that will meet the needs of current and future generations and supporting health, social and cultural well-being.
- **Economic Policies** - Contributing to building a strong economy, ensuring that sufficient land is available in the right places and at the right time

² MBC web site accessed October 2019

³ Para 148/149 NPPF

⁴ NPPF para 7

22. The Bottesford Neighbourhood Plan seeks to create a balance between these social, economic and environmental elements whilst supporting the scale of growth for Bottesford set out in MBC's Local Plan. The Neighbourhood Plan policies will ensure that up to 2036 development does not erode the built and landscape character and that opportunities are taken to improve biodiversity, address issues of flooding, enhance green infrastructure, encourage sustainable construction methods and high-quality design; all of which will help in addressing the issue of climate change.

Sustainable Development in Bottesford Parish

23. There remains significant community concern about the scale and location of the site allocations and their impact on the built and natural environment of the Parish. There is also the unknown impact of any additional windfall sites (see MBC Policy SS3 discussed below).

24. Whilst the Neighbourhood Plan must be in general conformity with the strategic policies in the MBC Local Plan, the Neighbourhood Plan can provide local policies that will bring forward sustainable development by;

- a) promoting a constructive dialogue with developers before a planning application is submitted,
- b) providing design policies that ensure development reflects the distinctive historic and rural character of the Parish and reinforces it⁵,
- c) protecting the landscape character of the area including the views into and out of Bottesford and the Significant Green Gaps within and around the settlements,
- d) ensuring new development meets the housing and employment needs of the area,⁶
- e) ensuring new development minimises its carbon foot print,
- f) ensuring water is managed to create a biodiversity gain,
- g) mitigating the risk of flooding,
- h) seeking a net biodiversity gain over the Plan period and
- i) seeking opportunities to maximise the benefit of development where it can also reinforce the attributes of the neighbourhood area (including through the use of S106 where appropriate).

25. The Neighbourhood Plan policies are specific and locally relevant based on local evidence to ensure that the growth of the Parish will not significantly harm the character and heritage of the built or natural environment.

26. Table 1 shows how the Neighbourhood Plan policies will ensure the right balance is achieved.

⁵ supported by the xyz evidence base

⁶ In accordance with national policy (para 29 and footnote 16) a neighbourhood plan must be in general conformity with the strategic policies in MBC's Local Plan

Table 1

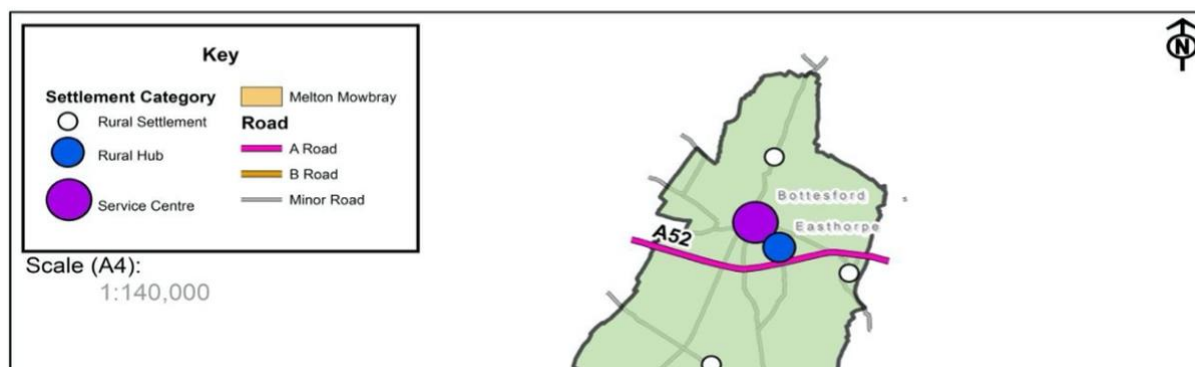
Sustainable Development Dimensions	Neighbourhood Plan Focus	Neighbourhood Plan Objectives and Policy
Environmental	<ul style="list-style-type: none"> • the design of any new developments to be of a high standard that reflects the distinctive local character • creating and enhancing walking and cycling routes for local residents and to visitor destinations • highlighting the Significant Green Gaps that are sensitive to development • designating Local Green Spaces • encouraging the use of small-scale renewable energy initiatives and construction materials • encouraging biodiversity • reducing the risk of flooding • seeking opportunities to reduce the effects of climate change 	<p>Community Objectives 1,2,4, 5,8,9,</p> <p>Neighbourhood Plan Policies 1, 2,3,4,5,6,7,8,9,12</p>
Social	<ul style="list-style-type: none"> • protecting and improving community facilities • supporting the strategic housing allocations in the Local Plan. • ensuring greater involvement in the planning process • encouraging the provision of self-build and affordable housing • enabling greater participation and influence over the growth and character of the Parish 	<p>Community Objectives 3,5,6, 10</p> <p>Neighbourhood Plan policies, 10,11,14,15,16,17,18-19</p>
Economic	<ul style="list-style-type: none"> • supporting small scale growth of local businesses • improving the sense of place in Bottesford village to make the local shopping area more attractive 	<p>Community Objectives 5,6</p> <p>Neighbourhood Plan Policies 13</p>

27. There is evidently an overlap between policies that support the improvement of green infrastructure, those that address flooding, promote biodiversity and seek to reduce the impact of climate change. Their division across a number of policies is based on the focus of the evidence. The Neighbourhood Plan Policy will not apply in isolation.

Planned Growth

- 28. Figure 1 shows the settlement hierarchy for the settlements in Bottesford in the MBC Local Plan. Bottesford is classed as a Service Centre in MBC’s Local Plan and is the second largest settlement in the Borough. In the Local Plan (adopted in 2018) 4 sites were allocated to deliver a minimum of 345 dwellings in Bottesford village.
- 29. Easthorpe is defined as a Rural Hub and two sites were allocated. Muston and Normanton are defined as Rural Settlements and no sites were allocated.

Figure 1 Melton Settlement Roles⁷



Site Allocations

- 30. These sites are described in Table 2. For the planning applications and supporting documents see <https://pa.melton.gov.uk/online-applications/>
- 31. BOT4 is already being built out with the other sites at varying stages of the planning application process. The outline applications for those sites already approved indicates that on some of the sites the final build out figure may be significantly in excess of the approximate dwelling number in the MBC Local Plan.

Table 2 Allocated Sites in MBC’s Local Plan

Site ⁸	Approximate number of dwellings (Melton Local Plan)	Current status ⁹
Site BOT 1	41	Outline planning permission was approved by MBCs planning committee on 14 th June 2018 but as yet no decision notice has been issued for 18 dwellings on the land on the western part of the site (known as Daybell’s) 17/00250/OUT Outline planning permission submitted for up to 18 dwellings on the land on the eastern part of the site 20/00009/OUT

⁷ Extract from Figure 5 page 27 MBC Local Plan

⁸ Sites are shown on the policies map 2 below

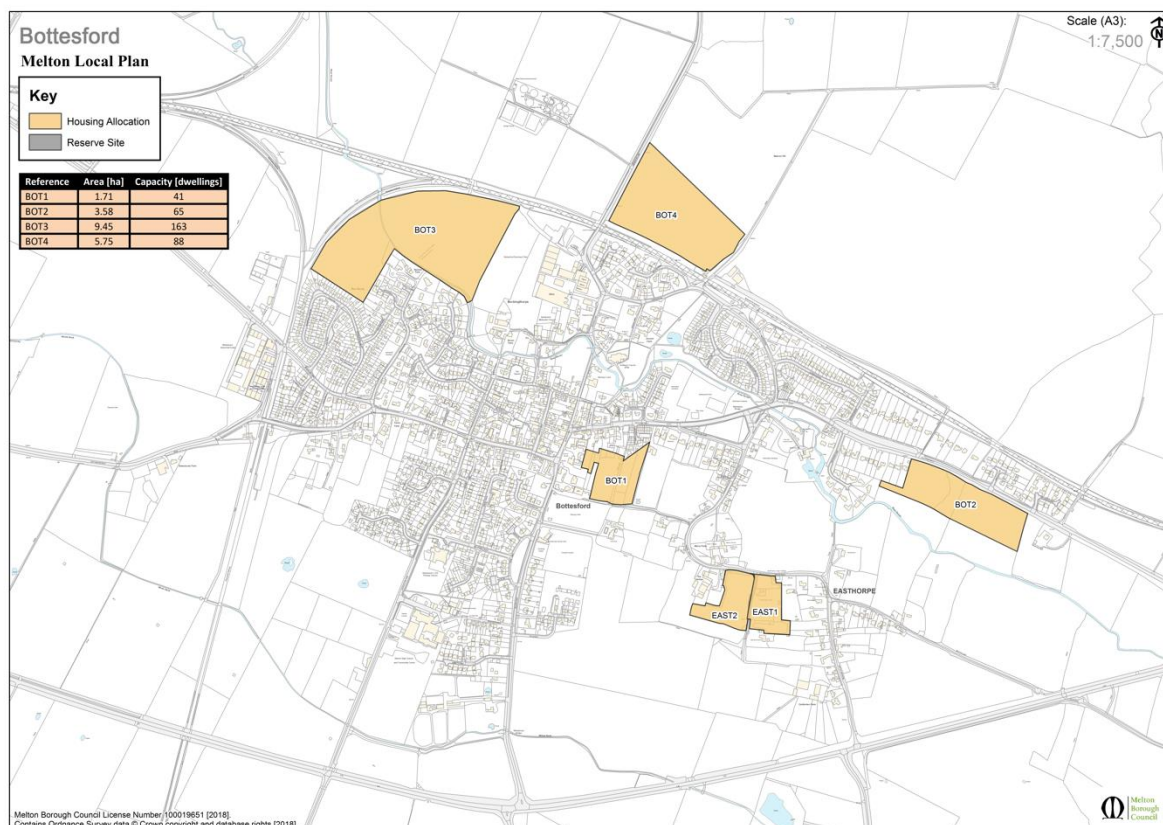
⁹ October 2019

10 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Site ⁸	Approximate number of dwellings (Melton Local Plan)	Current status ⁹
Site BOT 2	65	Outline planning permission granted for 40 dwellings on the western part of site 17/01577/OUT Outline planning permission granted for 60 dwellings on eastern side 18/00632OUT on this site planning permission for reserved matters was approved 19/00573/REM and ground work has begun (summer 2020)
Site BOT 3	163	Planning application submitted March 2020 for 215 dwellings 20/00388/OUT (note that the extent of the site differs from that shown in the map below)
Site BOT 4	88	19/00588REM planning permission granted to increase dwellings up to 97 (due to change in housing mix to have some smaller dwellings)
Site EAST 1	9	Outline planning permission granted for 9 dwellings 15/01016/OUT Reserved matters application submitted for 9 19/00406/REM
Site EAST 2	12	Outline planning permission granted for up to 18 dwellings 17/00996/OUT

32. The site allocations are shown on Map 2 below.

Map 2 MBC’s Policies Map for Bottesford and Easthorpe



11 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

33. Information provided by MBC indicates that in the last 5 years 85 dwellings were completed in the Parish (78 in Bottesford, 2 in Muston, 2 in Easthorpe and 3 in Normanton.) In April 2019 305 had planning permission and 6 were under construction.¹⁰
34. In November 2019 there were 12 sites with planning permission for 26 houses with a further 7 sites with outline permission for 90 dwellings and 97 dwellings under construction.¹¹

Windfall Sites

35. In addition to the site allocations in Bottesford and Easthorpe, the MBC Local Plan allows for 15% of the growth across the Borough to meet the objectively assessed housing need in the rural area to come forward via small scale residential development. In Service Centres para 4.2.17 notes that *'Schemes of up to about 10 dwellings may be appropriate within or on the edge of Service Centres [Bottesford], schemes of 5 dwellings for Rural Hubs [Easthorpe] , and schemes of up to about 3 dwellings for Rural Settlements [Muston and Normanton].'*
36. MBC Policy Spatial Strategy 3 – Sustainable Development (unallocated sites) - supports development that *'meets local development needs, contributing towards the vision and strategic priorities of the plan and improving sustainability of our rural areas.'*
37. It is to be expected that additional small sites will come forward. The Neighbourhood Plan provides a policy framework and locally specific criteria that will ensure that this 'windfall' development will be suitably located and well designed to reinforce the existing character of the Parish.
38. This Neighbourhood Plan is the first opportunity local residents have had to influence the location¹² and appearance of development. Residents know their Parish well and want that understanding reflected in locally specific planning policies.

4 Consultation

39. The Steering Group recognised that consultation was key to successfully developing a Neighbourhood Plan for Bottesford Parish. The production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people from across the parish.
40. Beginning in 2014 there have been regular public meetings and a community questionnaire (2015). The Steering Group has met regularly and meetings have been open to the public. CABE (the Design Council's Commission for Architecture and the Built Environment) were engaged early on and ran Workshops for residents, examined and identified the character of the Parish, advised on the future shape of the settlements and indicated where development would be most beneficial.
41. The Steering Group also consulted Melton Borough Council, the Rural Community Council, Hamilton Baillie Associates, the Environment Agency, Sustrans, Midlands Rural Housing, the

¹⁰ E-mail from Jorge Alfonzo on 8th October 2019 figures from MBC's Housing Monitoring Report

¹¹ This is the sum of the site allocations where either full planning permission or outline has been approved and the smaller sites that have planning permission

¹² This relates to windfall and infill development and accepts that the site allocations have been made by MBC

Joseph Rowntree Housing Trust, Studio Partington, the Bottesford Flood Warden, the Police and the professional planning experts Lance Wiggins and Helen Metcalfe.

42. The work culminated in the '*Residents' Preferred Criteria*' for the development of the Parish Neighbourhood Plan. These criteria were strongly supported by at least 80% of respondents in the 2015 Questionnaire.
43. The '*Residents' Preferred Criteria*' went on to form the basis of the Neighbourhood Plan vision, objectives and policies ensuring that it was the community that set the priorities for the Neighbourhood Plan. Each Policy section below includes a statement identifying which of the residents' criteria the Policy addresses.

Table 3 Residents' Preferred Criteria for Development

Remain a village
Preserving the approaches to the village
Countryside reaching in to the village centre
Always 'Open Skies'
Protecting Open Spaces
Staged growth
Building in harmony with the topography
Avoiding using the best and most versatile agricultural land for development
Avoiding increase in flood risk
Accessing the River Devon
Promoting opportunities for walking and cycling
Maintaining key vistas

44. The key consultation events and activities that shaped the production of this Plan are summarised in the Consultation Statement ¹³.

5 Status of Projects and Actions

45. One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of actions that are directly related to the Plan policies. These Actions and Projects are important to the community and will play a key part in the implementation of this Plan. Whilst they are not part of the Neighbourhood Plan they will contribute to the delivery of the vision and objectives of the Neighbourhood Plan. These are listed in Appendix A.

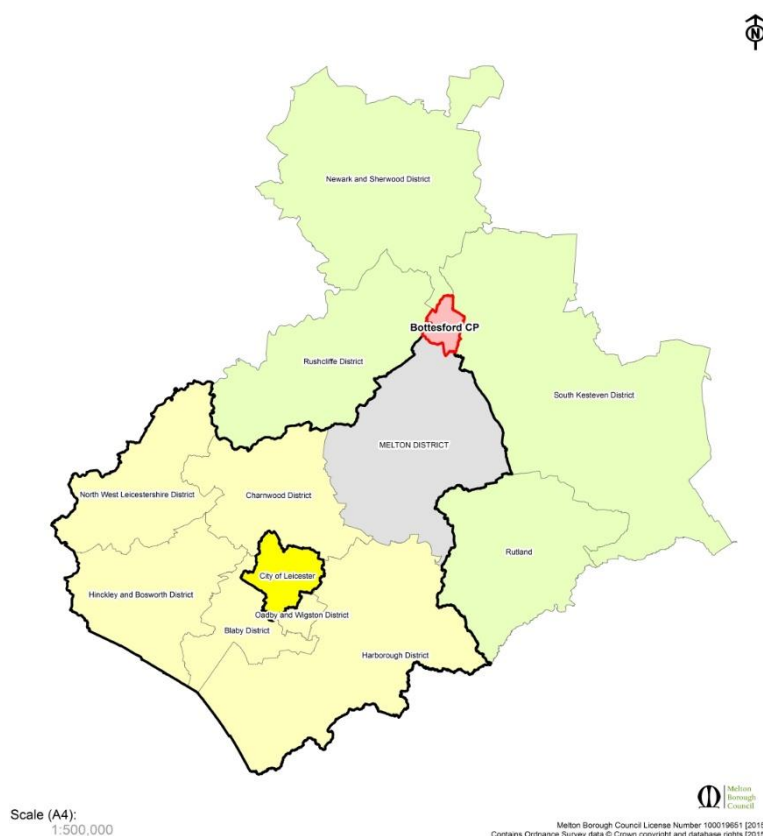
¹³ this will be available on the Parish Council web site when the Plan is submitted to Melton Borough Council

6 Bottesford in Context

Location

46. Bottesford Parish is located in the northern tip of the Borough of Melton Mowbray, Leicestershire. In addition to the village of Bottesford, the Parish includes the village of Muston, located 2 miles to the east and the hamlets of Normanton to the north and Easthorpe to the south-east (see Map 1).
47. The Parish straddles an east-west communications axis, being crossed by the Nottingham to Grantham railway line and the A52. The latter by-passes Bottesford, Easthorpe and Normanton, but severs Muston from the rest of the Parish. The market town of Melton Mowbray is located 16 miles to the south and many parish residents find more connection with Grantham, Newark and Nottingham which are outside the Borough. See Map 3.
48. Public transport facilities consist of a railway station with services to Nottingham and beyond or to Grantham and beyond. Buses run to Grantham and Melton. The train service does allow some commuting with 3 trains before 9am going to Nottingham. With a total of 15 trains stopping to go to Nottingham and 13 stopping to go to Grantham. On a Sunday trains are more limited with only 5 services a day. The latest evening service back to Bottesford from Nottingham is before 9pm limiting its value for going out in Nottingham in an evening. ¹⁴
49. Bus services are infrequent in November 2019 there is an hourly weekday bus service to Melton although this is under threat. The journey time of between 50 and 65 minutes is twice the travel time of the journey by car. There is no bus service to Nottingham (a marked decline of service in the last few years). There is no effective service to Newark. Normanton has no service and Muston has only a school bus service. Buses to Grantham, other than school buses, do not leave Bottesford until 9.40 in the morning and run hourly until 17.45 on weekdays.
50. Although Bottesford has a good range of local services 42% of households have one car, 37% have two cars, 11% of households have no car compared to 26% nationally. This reflects the importance of private cars to enable people to access work, services and facilities.

¹⁴ Timetables October 2019

Map 3 Bottesford Parish in relation to the Borough, the County and the Region**History**

51. Bottesford has its roots in the Anglo-Saxon period and was well established with its own parish church and priest by the time of the Domesday Book, 1086. The village then lay within the estates of successive Norman barons based at Belvoir Castle.
52. By the early 15th Century it was closely associated with the last of the barons, who rebuilt the Parish church and developed the market place complete with its market cross. At the Reformation, following the dissolution of Belvoir Priory and Croxton Abbey, the chancel of St Mary's became the resting place of the Earls of Rutland, cementing the ties between the village and Belvoir Castle.
53. The oldest surviving farm houses were established at this time, suggesting the emergence of a professional middle-class choosing to live in the village. The Civil War saw sieges and battles in the surrounding area, and Bottesford is said to have been used as a local base by both sides.
54. Bottesford has been an agricultural village throughout its history and until the 19th Century farm work was by far the dominant occupation. In the 18th Century successive changes were brought about by the opening of the Turnpike from Grantham to Nottingham, new farming methods, Parliamentary Enclosure and the arrival of the Grantham Canal. The aftermath of the Napoleonic Wars was prolonged agricultural depression, alleviated by the development of rail links to markets in Nottingham and further afield in the 1850s.
55. The railway from Melton to Newark was added and with it came ironstone mining and a wide range of shops and small industries. Despite this, the village population declined from c.1500 in

1850 to little more than 1200 by 1900, and did not begin to recover until the 1930s. The village school was built in the 1850s, replacing the Georgian school that had stood in the church yard and functioned for over a century until replaced in 1960 by the High School and later by the Church of England Primary School.

56. In 1920 the Duke of Rutland sold a significant part of his land and properties in Bottesford and elsewhere, and a few council houses were built around this time, but in general the interwar period saw only limited change. Utility services remained poorly developed. The Second World War saw the building of the airfield at Normanton and an army fuel depot at Bottesford. Since then, the old village character has changed over the latter half of the 20th Century. Paddocks and farm yards have been taken up with housing.
57. Council housing was developed after the end of World War 2, followed by commercial builders in the 1960s and subsequently. Alongside this expansion came overhauls of water, gas, electricity, sewerage and telephone services. Chronic traffic congestion led to the building of the by-pass in 1989.
58. During the 1980s wider socio-economic changes meant local farms closed and many of the village-based trades gave way to competition from the nearby towns. Today, Bottesford has developed an increasingly professional and commuter population and is an attractive place for both young families and retirees.
59. Bottesford retains its mediaeval street plan, its market place and cross, and a smattering of attractive farm and domestic houses dating from the 1590s onwards. St Mary's Church and churchyard are among the finest in the country, and there are rare examples of early Baptist and Methodist chapels. The Victorian village school building is maintained and in active use by the Parish Council and village library.

People

60. The Table below provides useful statistics on the Parish.

Table 4 2011 Census Data¹⁵

Total Population	3587	% Parish	% England	Total Number of dwellings	1596	%
0-17	722	20	21	Owned (inc with mortgage)	1219	79
18-64	2017	56	62	One person household	414	27
65 and older	848	24 (25.6) ¹⁶	16 (17.6) ¹⁷			

61. The Table shows that in 2011 24% of local people were over 65. Bottesford Parish has a significantly higher proportion of people over 65 (24% compared to 16% nationally). By 2016 the % had increased to over 25%. This is significant as future housing stock will need to meet the needs of this growing number of older people.

7 Community Vision

62. Based on consultation events and questionnaire feedback, the Steering Group has prepared by this community vision.

In 2036 the Parish will remain an attractive, environmentally friendly and vibrant place for people of all ages including young families where everyone can live, work and play. There will still be lots to do both indoors and out for residents and visitors.

Growth in the Parish will be designed to a high standard with imaginative layouts, innovative housing design and various opportunities for self-build. New development will be well connected to the existing built form.

Growth will meet the Parish's housing needs.

New housing development will have been sensitively located within village envelopes to protect the Parish's green spaces, Conservation Areas and its rural setting in the beautiful Vale of Belvoir. The trees, hedgerows and wide grass verges that are part of its character

¹⁵ See <https://www.nomisweb.co.uk/reports/localarea?compare=E04005518>

¹⁶ 2016 mid year population estimates Office of National Statistics

¹⁷ 2016 mid year population estimates O National Statistics

will be protected and green spaces well located and maintained for the enjoyment of residents.

Walking and cycling around the Parish will be safe and direct, access to the River Devon will be improved.

8 Community Objectives

63. A range of issues were confirmed through the early consultation processes. The objectives below have been informed by the residents preferred criteria and reflect the greatest concerns of local people and the primary area of focus for this Neighbourhood Plan.

Community Objective 1: To ensure that development minimises the impact on the landscape character and biodiversity of the Plan area, recognizing the value of long views and vistas into and out of the rural setting of the villages and the valued open spaces within them.

Community Objective 2: To ensure that all new development is within the Village Envelope, reinforcing the existing rural character.

Community Objective 3: To ensure that future housing growth provides a mix of house types, particularly 2/3 bed dwellings and bungalows, to meet local as well as Borough needs.

Community Objective 4: To ensure all development is designed to a high quality that reflects local style and materials reinforcing the distinctive rural character of the Parish and minimises emissions and resource consumption. Plots for self-build will be encouraged.

Community Objective 5: To maximise local employment opportunities, where this does not encroach on the open countryside, to provide local employment and services for residents and visitors.

Community Objective 6: To seek opportunities to maintain and enhance the social vitality of the Parish by supporting and expanding the range of community facilities within the Parish.

Community Objective 7: To ensure that heritage of the Plan area is protected and, where possible, enhanced.

Community Objective 8: Development should not increase flood risk in the area. Innovative solutions to reduce the risk of future flooding events are supported and sustainable drainage systems should provide biodiversity benefits.

Community Objective 9: To improve walking and cycling within Bottesford village especially road safety of pedestrians crossing the High Street in Bottesford and across the Parish, including access over the A52 and walking along the River Devon.

Community Objective 10: To encourage developers to consult with the community early in the planning application process (at pre-application stage) and throughout, via mechanisms outlined in this Neighbourhood Plan.¹⁸

¹⁸ This objective is about improving the process of engaging with the community on planning matters

9 Engaging with the Community: A Key Principle

64. This Plan reflects the community's need to have greater involvement and influence in development proposals that come forward between 2020 and 2036. The importance of pre-application engagement is endorsed in the National Planning Policy Framework.
65. The Housing White paper 2017 reinforces the value of pre-application engagement so that *'policy strengthens the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided'*¹⁹
66. The revised NPPF recognises the importance of early discussion between applicants and the local community. Para 128 states that *'Applicants should work closely with those affected by their proposals to develop designs that take account of the views of the community. Applications that can demonstrate proactive and effective engagement with the community should be looked on more favourably than those that cannot.'*
67. Encouraging consultation between developers and the Parish Council at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. The key principle set out below is a voluntary process and is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Parish Council prior to a scheme being submitted for planning permission. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by Melton Borough Council.
68. The key principle only applies to major development. This is defined in the National Planning Policy Framework as *'For housing development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more'.*

Key Principle: Pre-Application Community Engagement

- 1. Applicants submitting proposals for major development, or minor development where the proposal is within or adjoining a Conservation Area, are encouraged to actively engage with the Parish Council and the community as part of the design process at the pre-application stage.**
- 2. Applicants are encouraged to provide a short document with the planning application to explain:**
 - a) how the developer has consulted with the community; and**
 - b) how issues of concern raised by local people and the Parish Council have been addressed; and**
 - c) how the layout, boundary treatment and design of the proposal responds and reinforces local character (as detailed in the Bottesford Parish Design Code 2020 or equivalent); and**
 - d) (where the proposals are for housing development), how this meets local housing need.**

¹⁹ Housing White Paper 2017 para A.65 [at https://www.gov.uk/government/publications/fixing-our-broken-housing-market](https://www.gov.uk/government/publications/fixing-our-broken-housing-market)

Neighbourhood Plan Policies

10 Sustainable development and the Village Envelopes

69. Local residents accept that with a growing and ageing population the housing needs across the Borough are changing. The NPPF and existing Borough Policy supports the location of development where it adjoins existing settlements and which avoids the most valuable agricultural land and areas of nature conservation. Development in the open countryside is not considered sustainable development except in certain circumstances.
70. What sustainable development means for Bottesford Parish is set out in section 3 above.
71. The 1999 Local Plan included a policy OS1 which defined village envelopes *'to identify the area within which general presumption in favour of most forms of development will be applied subject to certain criteria and to identify the remaining areas within which generally protected policies will apply as appropriate to the countryside'*²⁰
72. The adopted 2018 Local Plan does not define Village Envelopes – however the BPNP takes this opportunity to propose new Village Envelopes²¹.
73. This allows for the growth required in accordance with the MBC Local Plan and protects areas of valued landscape and open countryside around and within the Villages. This provides a degree of certainty and a clear policy framework about the extent of the built form to direct applications for small residential schemes to locations that are considered more suitable.
74. Any additional development in Bottesford Parish should be concentrated within the Village Envelopes. The following criteria have been used by the Steering Group in collaboration with Melton Borough Council to define the extent of the Village Envelopes;
- a) Site allocations in the MBC Local Plan; and
 - b) the presence of predefined physical features such as walls fences hedgerows roads and streams; and
 - c) open areas including informal recreation space which contribute to the character or setting of settlement are excluded either to safeguard their use or to maintain their contribution to the wider landscape setting; and
 - d) analysis from the Influence Areas of Separation Study 2016; and
 - e) analysis from the Significant Green Gaps Report
75. The options the Steering Group considered and the reasons they were either progressed or dismissed are set out below in Table 5.

²⁰ See para 2.61 in the Overall Strategy 1999 Local Plan

²¹ Note the village envelopes for Bottesford and Easthorpe include the site allocations

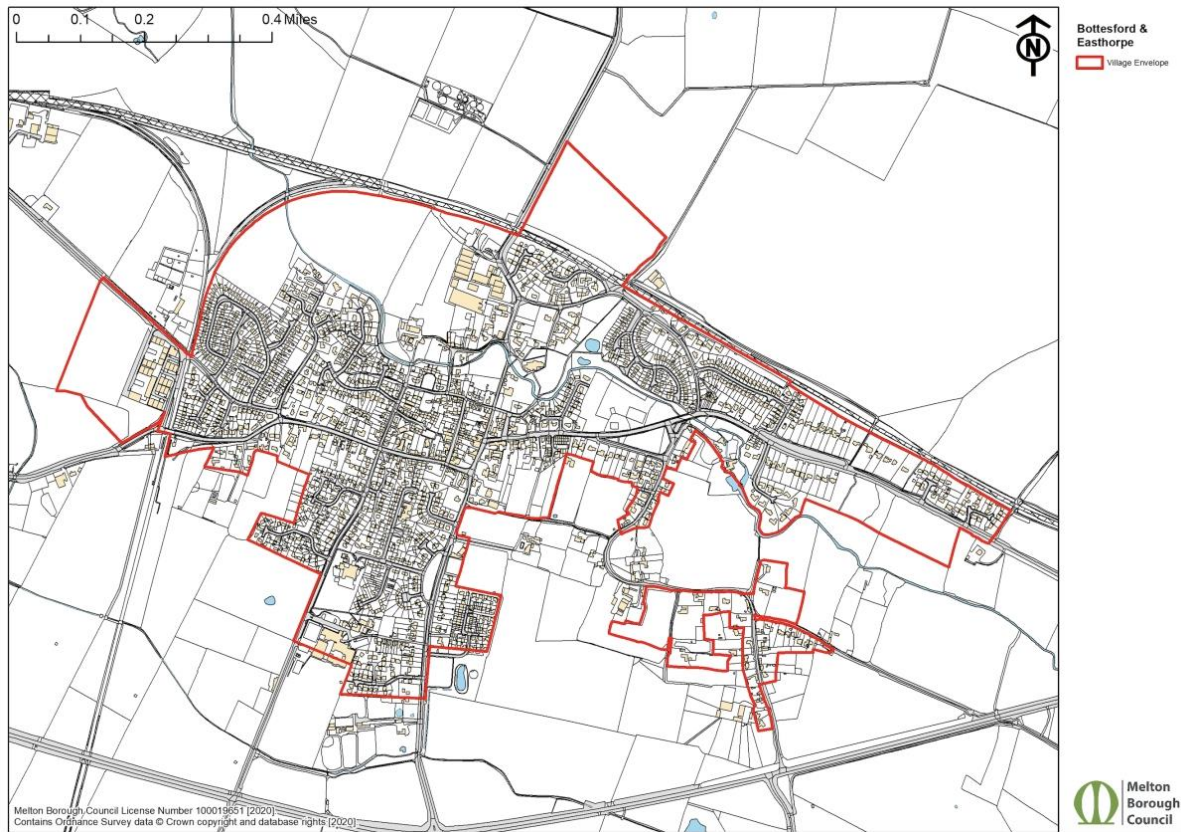
Table 5 Village Envelope Assessment

Option 1	Reasoned Assessment
Tightly constrained village envelopes	This would not allow an appropriate response to proposals to meet local need and does not reflect extant planning permissions on the edge of the village.
Option 2	Reasoned Assessment
No village envelopes	Does not provide a clear Parish level policy framework and could endanger important significant views. Would be contrary to consultation and evidence of need for more detailed policy guidance on where development should be located.
Option 3	Reasoned Assessment
Village envelopes that allow for modest growth in parts of the Parish that have the least landscape sensitivity.	This allows for incremental, sustainable growth of the Parish on the allocated sites reflecting the community consultation and enabling the community to influence where growth takes place. This is the preferred approach.

76. It should be noted that the policy framework set out in Neighbourhood Plan Policy 1 does allow for limited development in the countryside where it is in accordance with NPPF para 79²².

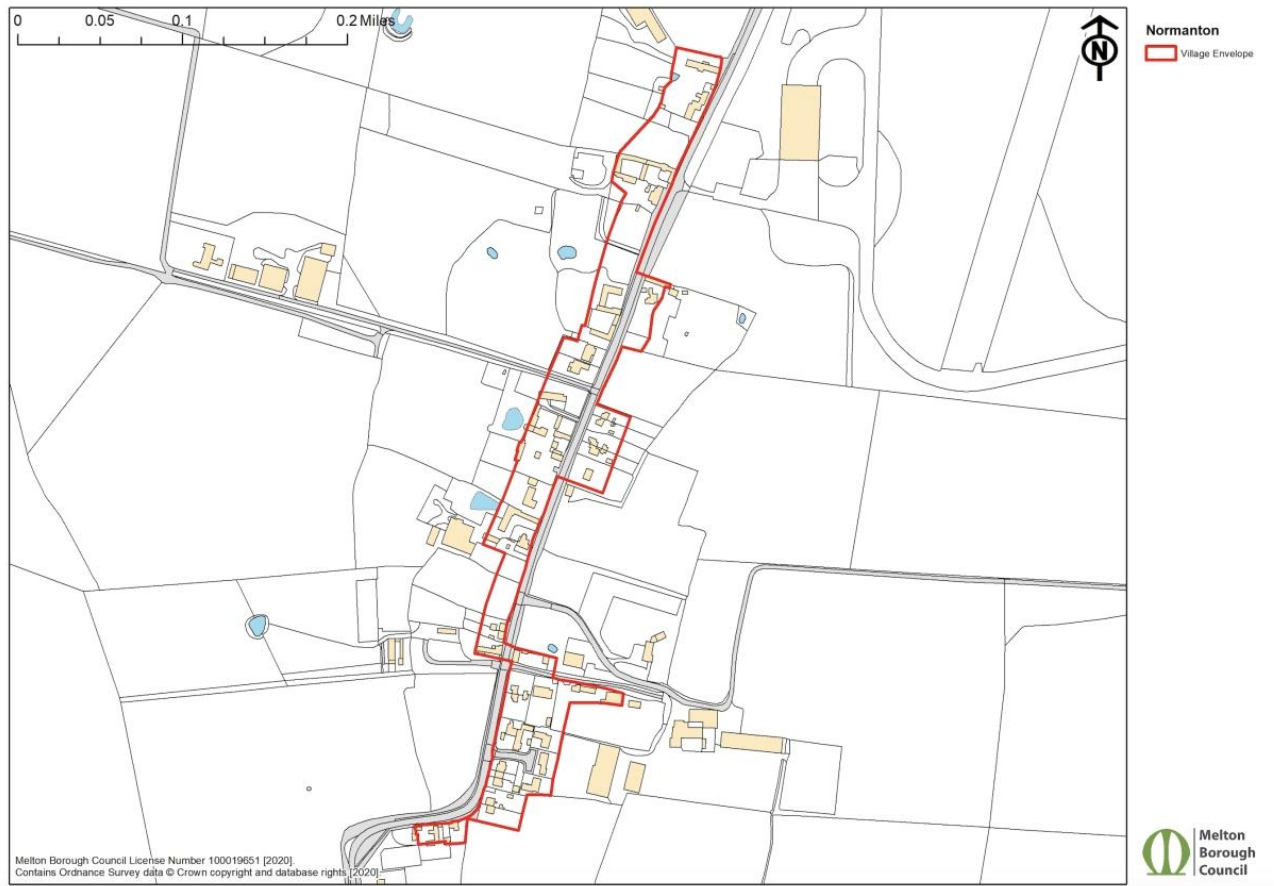
²² NPPF para 79 allows the development of isolated homes in the countryside where they are essential for a rural worker, represent the optimal viable use of a heritage assets, re use a redundant building, subdivide an existing residential dwelling or where the design is of exceptional quality.

Map 4 Bottesford and Easthorpe Village Envelopes



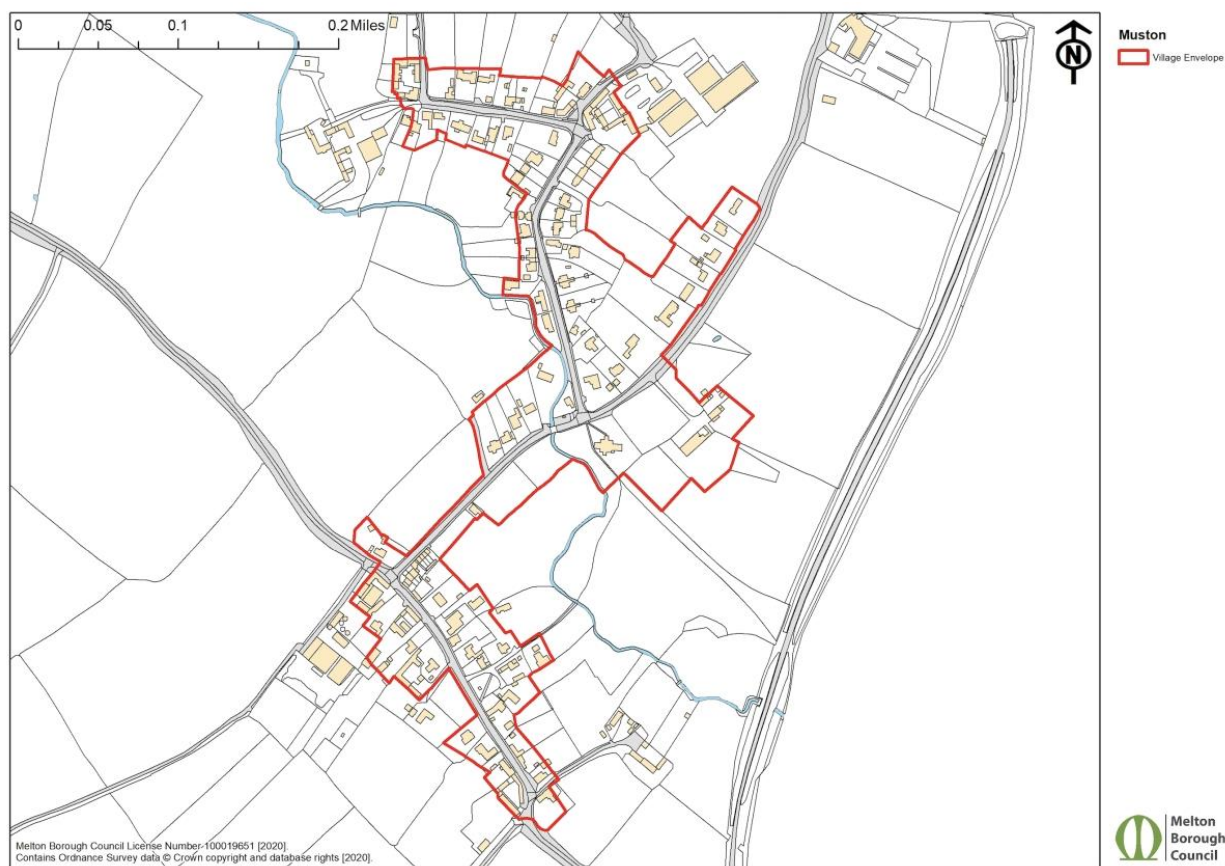
22 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Map 5 Normanton Village Envelope



23 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Map 6 Muston Village Envelope



Infill

- 77. It is possible that, over the Plan period, small sites within the Village Envelopes will come forward for development. (see MBC Local Plan Policy SS3). The cumulative effect of this can change the character of the area.
- 78. Not all gaps are appropriate for infilling. Early on in this neighbourhood plan process the community identified Significant Green Gaps that are part of the character of some of the settlements – these are identified on Map 9a, 9b and 9c.
- 79. Part of the character of the settlements is the open spaces and other breaks between buildings that exist due to the scale and massing of former agricultural buildings (farmhouses and barns). Infill development will not be desirable if it erodes the historic character and loose grain of some parts of the villages.
- 80. This Neighbourhood Plan defines limited infill as the completion of an otherwise substantially built up frontage by the filling of a small gap normally capable of taking one or two dwellings only.

Residents’ Criteria Addressed

Remain a village

Countryside reaching into the village centres

24 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Protecting Open Spaces**Staged Growth*****Neighbourhood Planning Policy 1: Sustainable Development and the Village Envelopes***

- 1. To be supported development must make a positive contribution towards the achievement of sustainable development by:**
 - a) in the case of residential development, being located within the Village Envelopes as defined on Maps 4, 5 and 6 unless it is demonstrated to meet one or more of the circumstances identified in paragraph 79 of the NPPF and MBC policy SS2.**
 - b) in the case of all development:**
 - I. maintaining a sense of openness and separation between the settlements;**
 - II. being of a scale, density, layout and design that is compatible with the local, rural character, appearance and amenity of that part of Bottesford Parish in which it is located;**
 - III. ensuring any on-site features with heritage or nature conservation value are retained unless the loss is outweighed by the public benefits, or it is demonstrated that retention is not possible or not viable;**
 - IV. having safe access and not resulting in additional on road parking;**
 - V. conserving landscape character and heritage assets including the settings of the conservation areas and list of buildings**
 - VI. minimising adverse impacts on biodiversity, and providing net gains in biodiversity unless it is demonstrated that this is not possible or not viable; and**
 - VII. demonstrating good access to local services and facilities.**
- 2. Within the Village Envelope residential development on infill sites will be limited to one or two dwellings only on sites that fill a small gap in an otherwise substantially built up frontage.**
- 3. Development adjoining the Village Envelope must demonstrate:**
 - a) a scale appropriate to the settlement size (up to 10 for Bottesford, 5 for Easthorpe and 3 for Muston and Normanton) in accordance with MBC policy SS3; and**
 - b) a high quality design and a narrow (local) colour pallet in accordance with Neighbourhood Plan Policy 8.**

11 Protecting the Landscape Character

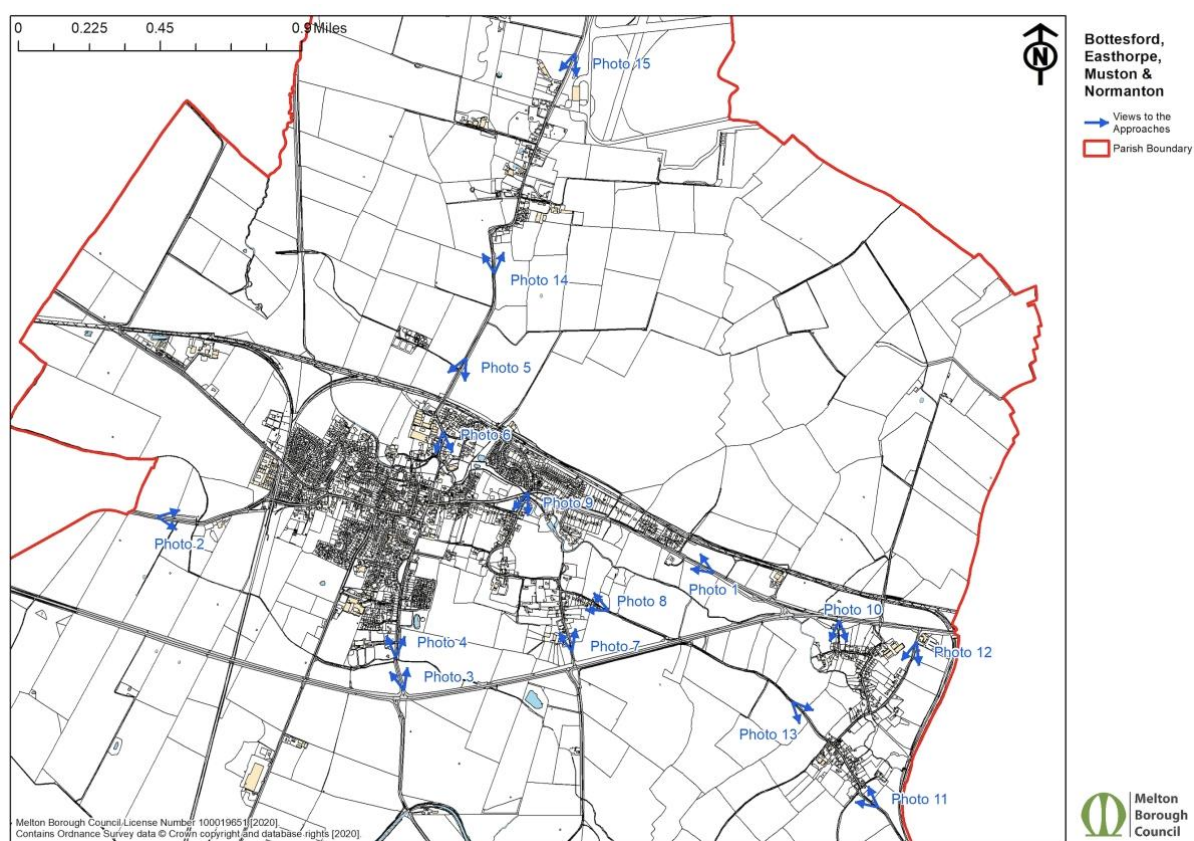
81. The four villages within the Parish are set in the attractive Vale of Belvoir, now identified as a candidate to be designated as an Area of Outstanding Natural Beauty. Views of the Belvoir Ridge, surmounted by the castle, can be seen from many parts of the Parish. The south of Bottesford has one of the largest areas of Grade 2 agricultural land in the Borough. The Parish is mainly low lying, the highest point is Beacon Hill, only 61 metres above sea level. The approaches to the Parish villages are rural. The Parish settlements tend to drift pleasingly in to open countryside and fingers of countryside stretch in to the villages.

Approaches to the villages

82. Consultation with residents of the Parish confirmed their wish that Bottesford and the neighbouring hamlets of Easthorpe, Muston and Normanton should retain their distinctive characters. A character defining feature highlighted in the CABE workshops were the approaches to the settlements that were ‘soft’ and green. The transitions from the surrounding rural landscapes to the central cores of historic development is gentle with long fingers of soft open spaces that run from the edges through the settlements (particularly between Bottesford and Easthorpe).

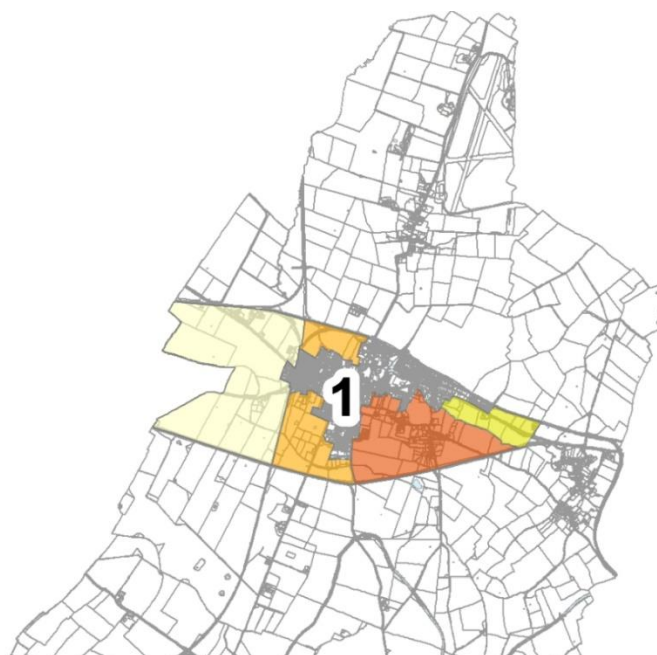
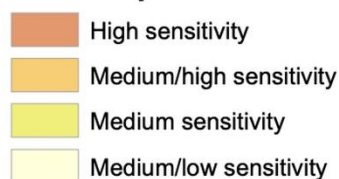
83. Map 7 shows the approaches to the settlements – the photos at Appendix B illustrate the significance of the wide grass verges, native hedge species and mature trees on these approaches that ensures that the landscape and built character as you access the villages blends together.

Map 7 Approaches to the settlements that are character forming



Significant Green Gaps

84. The analysis in the Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development LUC 2014 identified that within the Parish there were different landscape sensitivities. The Map below shows the degrees of sensitivity around Bottesford village. Whilst this sensitivity analysis was focusing on the potential impact of wind energy development it is a useful study as it does highlight the varied sensitivity to change that different parts of the Parish landscape have. The landscape around Easthorpe is seen as the most sensitive with the landscape west of Bottesford village around the Orston industrial estate as the least sensitive.

Map 8 Landscape Character Zones²³**Landscape Character Zone**

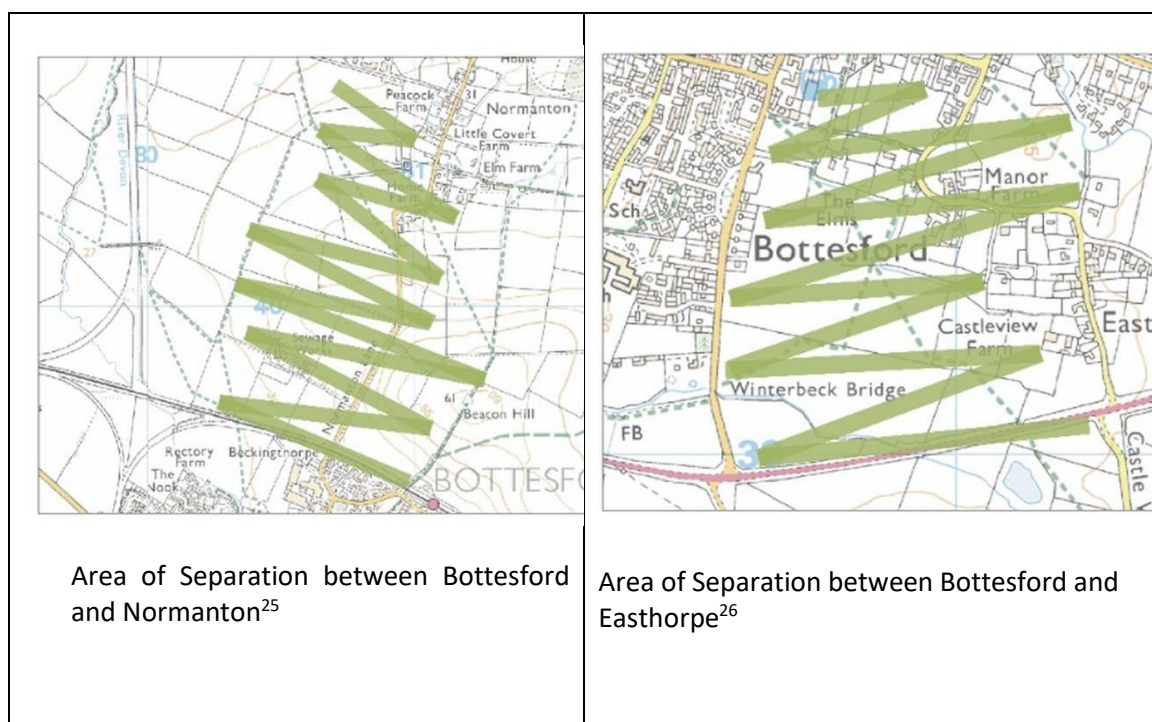
85. The sensitivity of the village edge, highlighted in the CABE Workshops in 2015 was reflected to some extent by MBC's Local Plan Policy EN4 on Areas of Separation (AOS). The Policy identifies the land between Bottesford and Normanton and Bottesford and Easthorpe. This was based on the 'Areas of Separation Study and Settlement Fringe Study 2015 done by Influence. They note at para 3.7 *'Areas of Separation are considered an important part of the spatial strategy for the borough, not least because of the borough's settled and compact rural character considered in the context of the levels of growth anticipated during the plan period. It is, therefore, important to balance growth with this distinctive character, and to avoid the perception of coalescence, which could change settlement form and identity. Clearly, many of the issues associated with coalescence and separation also integrate with consideration of landscape and visual character, perception, openness and 'naturalness'.*²⁴

86. The Influence Study proposed two Areas of Separation (AOS) that were taken forward in the MBC Local Plan.

²³ Extract from map of Landscape Character Zones at <https://www.meltonplan.co.uk/adoptedplan>

²⁴ See MBC/LC3a at <https://www.meltonplan.co.uk/evidencebase-environment>

Figure 2 Areas of Separation Local Plan Policy EN4



87. The Influence Study notes in its recommendation that for the AOS between Bottesford and Normanton *‘There is, however, merit in designating the lower lying land around Normanton as an Area of Separation, in order to retain the compact settlement form and maintain the perception of a settlement gap between Normanton and Bottesford. 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.’*²⁷

88. For the AOS between Bottesford and the A52 the Influence Report notes that *‘The protected area should be extended to the south as far as the A52, since this visually reads as part of the same landscape. Expanding the area in this way would also limit further settlement expansion to the south eastern quadrant of Bottesford. It is noted in this connection that a site on the eastern side of Belvoir Road is currently being built out for housing. Any development which extended further into the area could have a negative impact on the sense of separation and the legibility of important, small scale historic landscape features within. It is important to conserve the strong visual relationship between this historic landscape and the church to the north and Belvoir Castle in the distance to the south. There are important historic features including fields, boundaries and built form that are highly sensitive to encroaching development footprints and these should be conserved through appropriate landscape proposals.’*²⁸

89. The AOS policy approach is supported by the community. However, BOT 4 was allocated within the AOS between Normanton and Bottesford immediately adjacent to the north of the railway.

²⁵ P124 Areas of Separation Study and Settlement Fringe Study 2015

²⁶ P118 Areas of Separation Study and Settlement Fringe Study 2015

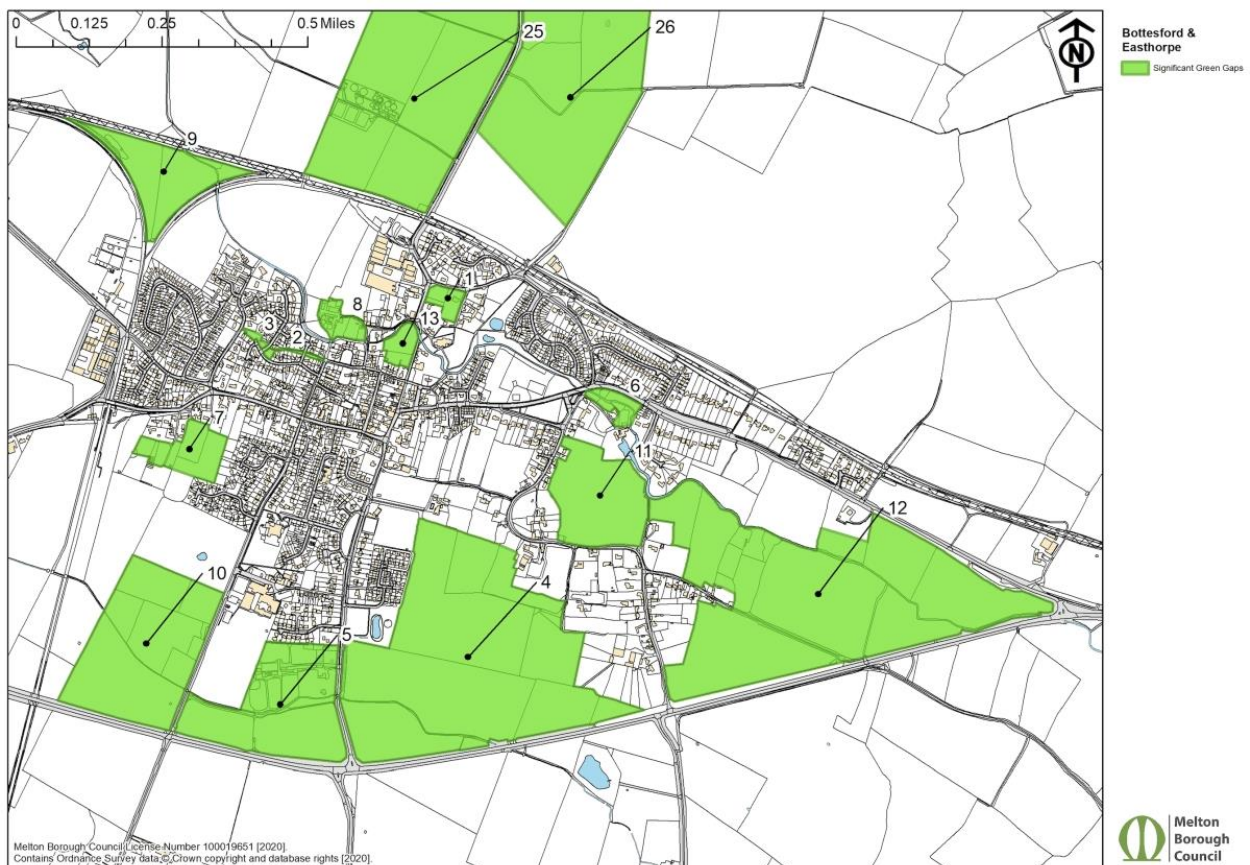
²⁷ P124 Areas of Separation Study and Settlement Fringe Study 2015

²⁸ P118 Areas of Separation Study and Settlement Fringe Study 2015

The village envelope is drawn tightly around this site allocation as any further development up the hill would further erode this.

90. BOT1, EAST1 and EAST2 are also allocated sites within the AOS. The village envelope is drawn tightly around these site boundaries also to ensure there is no further encroachment into this area identified as having landscape sensitivity.
91. The preparation of this Neighbourhood Plan was an opportunity to build on the Influence Report and to provide more analysis of the value of the AOS. In this Neighbourhood Plan these areas are more specifically defined, include other areas in addition to the AOS identified and are called Significant Green Gaps.
92. Significant Green Gaps are a valued landscape feature and development must not harm the sense of openness provided by these spaces. There is a close relationship between the key views show on Maps 11a and 11b and the significant green gaps on Maps 9a, 9b and 9c. A detailed description the of the Significant Green Gaps is found at Appendix F.

Map 9a Significant Green Gaps Bottesford



Map 9b Significant Green Gaps Muston



Map 9c Significant Green Gaps Normanton

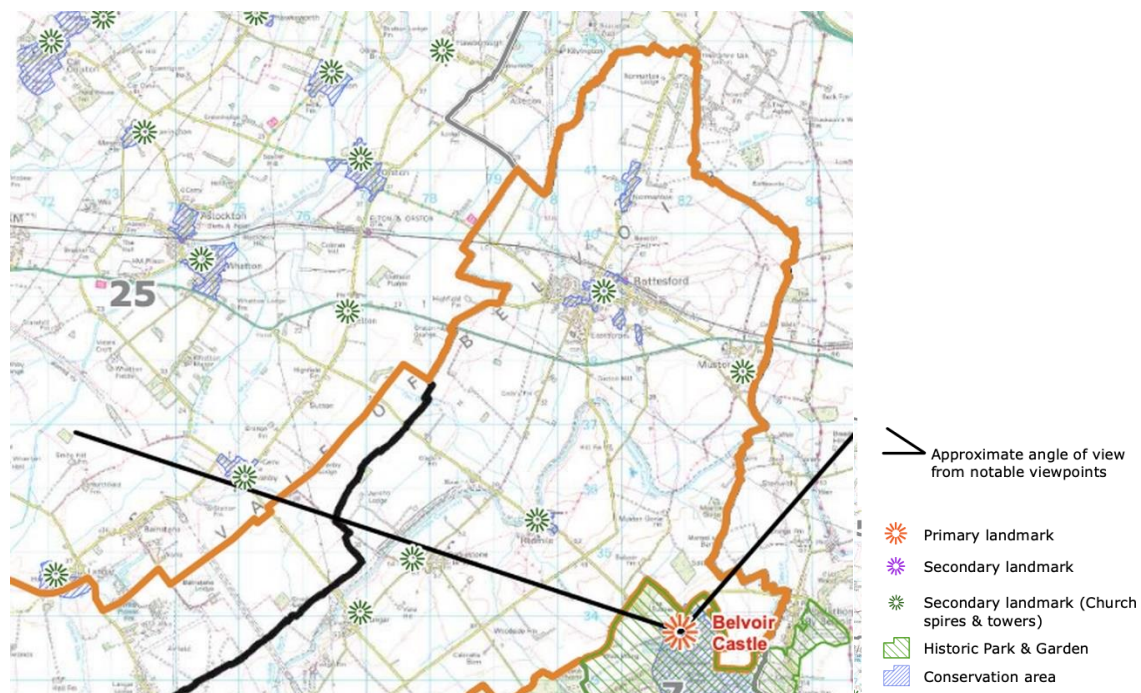


30 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Significant Vistas and View points

93. The topography of the Plan area affords medium and long views into and out of the villages and across the Parish. The Melton and Rushcliffe Landscape Sensitivity Study 2014 identified Belvoir Castle as a primary landmark and the Map below is an extract from Figure 5.1.

Map 10 Views of Borough wide importance across Bottesford Parish



94. Belvoir Castle is classed as a primary view and the wide views across the Vale of Belvoir is characterized by a ‘rural patchwork of fields bordered by hedgerows and punctuated by woodlands and historic villages. It is desirable to preserve this expansive and rural patchwork of fields.. There are also close historic links between Belvoir Castle and St Marys Church, Bottesford from the 13th C....) and it is desirable to maintain uninterrupted views of the spire of St Mary’s from the castle.’²⁹

95. Whilst this Neighbourhood Plan cannot influence development outside the Parish boundary the borough wide importance of this view must be reflected in development proposals in the Parish that might affect this view.

96. The Map below is based on local research and show views from publicly accessible locations across the built up areas of the Parish. The Significant Green Gaps (see below) that run through the settlements and the long views (vistas) from the main through roads providing a sense of openness and a very rural sense of place. Appendix C provides photos and a description of each vista and view point.

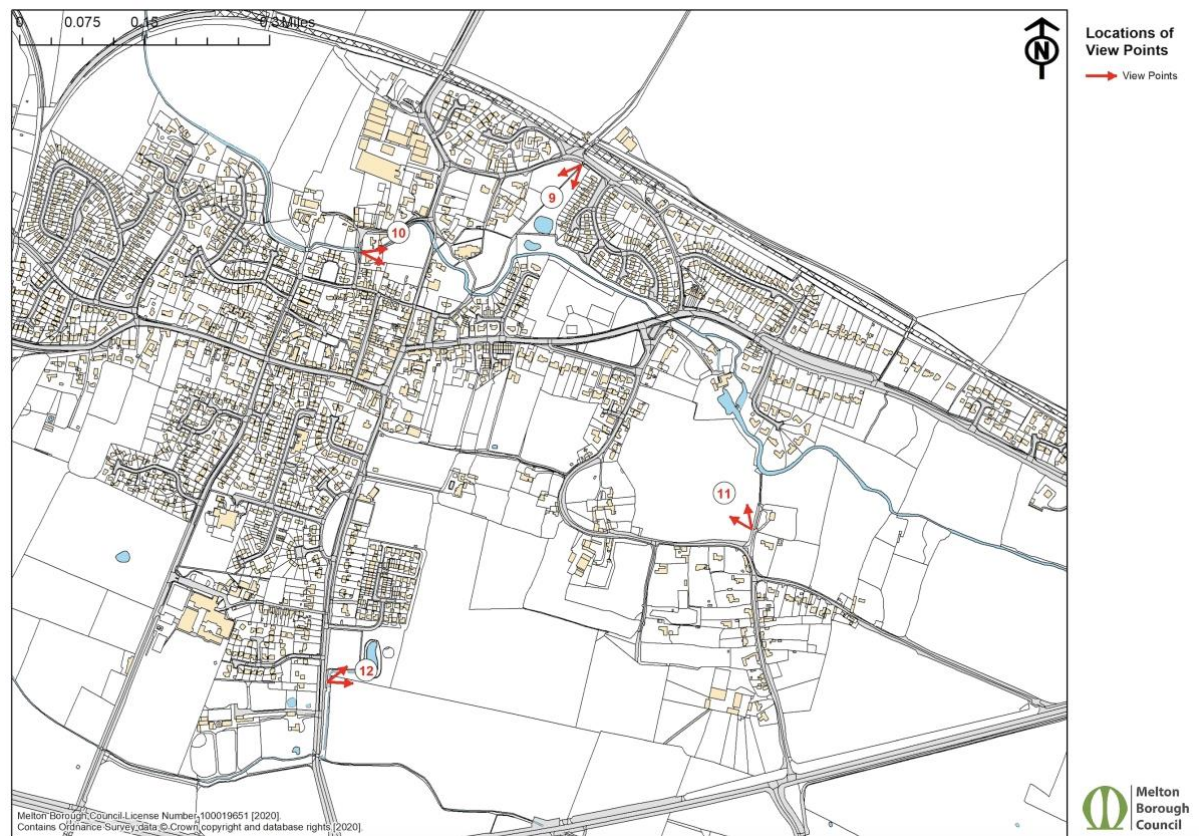
97. The significance of footpaths to landscape character is addressed in Neighbourhood Plan Policy 2 below.

²⁹ Table 3.4 Melton and Rushcliffe Landscape Sensitivity Study

Map 11a Key Views



Map 11b Key Views



32 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Residents' Preferred Criteria Addressed

Remain a village
 Countryside reaching into the village centres
 Protecting Open Spaces
 Building in harmony with the topography
 Maintaining key vistas
 Preserving the approaches to the villages

Neighbourhood Plan Policy 2: Protecting the Landscape Character

1. The approaches to the village (see Map 7) the Key Views, (see Maps 11a and 11b) the Areas Of Separation (see Figure 2) and the Significant Green Gaps (see Map 9a, 9b and 9c) contribute to the distinctive landscape character of the Parish. To be supported development should reinforce this character.
2. Development must not harm the view of St Marys Church from Belvoir Castle.
3. The quality and accessibility of the natural environment in Bottesford Parish is its greatest attribute, highly valued by local residents. Development across Bottesford Parish is required to demonstrate that;
 - a) it is sympathetic to the local character and landscape setting as defined in the Bottesford Parish Design Code 2020; and
 - b) it does not represent a significant visual intrusion into the landscape setting, particularly the significant middle and long-distance vistas and viewpoints into and out of the village that are highlighted in Map 11 and Appendix B and that are valued by local people.
4. Mitigation planting and boundary treatment should include native species as listed in the Leicestershire Local Biodiversity Action Plan.
5. Development in Bottesford Village should present a soft boundary to the open countryside (native hedges, low fences and native trees) to minimise the impact of development on the landscape character. This means that where the site boundary extends to more than 5 metres schemes should include low fences, hedges and native trees and should avoid 2 metre high close board fences.
6. Development that will affect the key views identified on Map 11 including the sense of openness and/or the sense of place are encouraged to include an objective assessment of the effects the proposals will have on the character area identified in the Bottesford Parish Design Code 2020.

12 Protecting and Improving Biodiversity

99. The Melton Borough Landscape and Historic Urban Character Assessment Report 2006 and Update 2011 classified the Parish as in two-character areas: the Vale of Belvoir (which extends into the open countryside and includes Normanton) and Bottesford (which includes Bottesford, Easthorpe and Muston). These Landscape Character areas are described as follows:

Table 6 Landscape Character Areas Description from the Melton Borough Landscape and Historic Urban Character Assessment Report 2006 (Update 2011)

Landscape Character Area	Description	Distinctive Characteristics
Vale of Belvoir	<p><i>An expansive gentle vale landscape with a strong pattern of medium scale rectangular shaped pastoral and arable fields with managed hedgerows and the Grantham canal, punctuated by nucleated villages with prominent church spires.</i></p> <p><i>There is very little woodland although the ecological value of the disused canal is significant.</i></p>	<ul style="list-style-type: none"> • Expansive vale • String of nucleated villages • Strong rectangular field pattern of mixed farming bounded by hedges • Local stone in houses and churches
Bottesford	<p><i>A nucleated townscape, prominent within the Vale and nearby villages with surrounding pastures, streamsides and transport routes.</i></p>	<ul style="list-style-type: none"> • Prominent in the Vale • Dominated by the church at the centre • Stream running through • Closely associated pasture

100. The WYG Biodiversity and Geodiversity Study 2016 identified the designated habitats and geological sites in the Borough. The Study surveyed the suitable site options for development in the Parish. This was considered in selecting the site allocations in the MBC Local Plan and the findings are used in the site-specific policies in the Neighbourhood Plan (see Neighbourhood Plan Policies 15-19) to ensure that important habitats are retained and to mitigate any potential harm within the development site.

Trees and hedgerows

101. Trees and hedgerows perform a number of important roles in supporting biodiversity, providing attractive shade/shelter and generally improving health and amenity. Hedges are a relatively simple and cheap natural barrier capable of providing a spectrum of benefits. They capture air pollutants, reduce risks of localised flooding (through intercepting rainfall), cool the

proximate air, support wildlife and much more. The Royal Horticultural Society has produced guidance on the best hedges to provide environmental benefits.³⁰

102. Trees will also help the Parish adapt to the effects of climate change. Planting more trees in strategic spaces is a key priority for the community. The location for the new trees will be agreed between partners including the community, the landowner and MBC where necessary (see Community projects Appendix A).
103. The Bottesford Parish Design Code 2020 (page 42) highlights the significance of trees in contributing to the character of the Parish. The Bottesford Parish vegetation survey, commissioned for this neighbourhood plan, identifies the most character forming trees and hedgerows and these should be protected. The Parish Council are also seeking to establish an on going care and maintenance programme for these special trees and hedgerows.³¹
104. An important component of character across the Parish are the boundaries of (commonly) very large hedges, with hedgerow trees and mature garden and street trees. Trees also play a significant part in the street scene in most of Bottesford. Their value was reflected in the community consultation and the local comments and concern about the need to protect the Parish's biodiversity.
105. A Friends of the Earth (FoE) Report Performance on Climate Change by Local Authority Area found that Melton Borough Council's performance on climate change was 'poor'³². Only 5% of Melton is wooded the highest proportion in similar areas is 26%. FoE recommend that Local Authorities double the coverage of trees in the area to mitigate against climate change this is part of their campaign to see tree coverage double across the UK.³³
106. The Woodland Trust access to woodland standard includes an aspiration that everyone should have a small wood of at least 2 ha within 500 m of their home and a larger wood of at least 20 ha within 4 km of their home. 'Space for People' (Woodland Trust 2015) States that in Melton, 113 hectares of new woodland creation is needed to meet the standard for access to a wood of 2 ha and 140 hectares to meet the standards for access to a wood of 20 hectares.
107. The extent of development allocated in the Parish over the Neighbourhood Plan period means that it is likely that existing mature trees may also be lost. It is a fact that compensatory planting of new trees does not offset the loss of mature trees³⁴, A newly planted tree is likely to be a small sapling and significantly smaller than the mature tree that it replaces. It could take several decades for the young tree to grow to provide the same biodiversity, CO2 sequestration or amenity value as the previous tree, so planting two or three or more replacements enhances the contribution with regard to these factors in the early years. Also in an urban environment many newly planted trees may not survive, so multiple planting helps to ensure that the tree population (and hence tree canopy cover) is at least maintained and possibly enhanced.

³⁰ See <https://www.rhs.org.uk/science/pdf/climate-and-sustainability/hedges-for-environmental-benefits.pdf>

³¹ The Design Code 2020 is on the supporting document stab of the NP web site the vegetation survey will also be available on this tab in the near future.

³² <https://friendsoftheearth.uk/climate-friendly-communities>

³³ <https://friendsoftheearth.uk/climate-change/doubling-trees-will-help-stop-climate-chaos>

³⁴ See <https://www.woodlandtrust.org.uk/get-involved/campaign-with-us/in-your-community/neighbourhood-planning/creating-a-neighbourhood-plan/>

108. Neighbourhood Plan Policy 3 requires developers to replace each tree lost as part of development with two new trees of native species to both address the loss of trees and as part of the policy to increase tree coverage in the Parish.

Dry Ditches

109. Given the presence of water across the Parish and especially around Bottesford, dry ditches are often located adjacent to site boundaries. These features are essential to the sustainable management for surface water and should be protected.³⁵ These features also provide a significant contribution to the local setting, character and biodiversity of the local area.

Lighting

110. Artificial light is not always necessary. It has the potential to become 'light pollution' or 'obtrusive light', and not all modern lighting is suitable in all locations. It can be harmful to wildlife and undermine enjoyment of the countryside or the night sky, especially in areas with intrinsically dark landscapes.

111. A comprehensive review of scientific evidence reported in November 2019 noted that light pollution can be a significant driver on the rapid decline of insect populations.³⁶ Artificial light at night can affect every aspect of insects lives. Insect population collapses have been reported in the first global scientific review published in February. The review noted that widespread declines threatened to cause a "catastrophic collapse of nature's ecosystems".

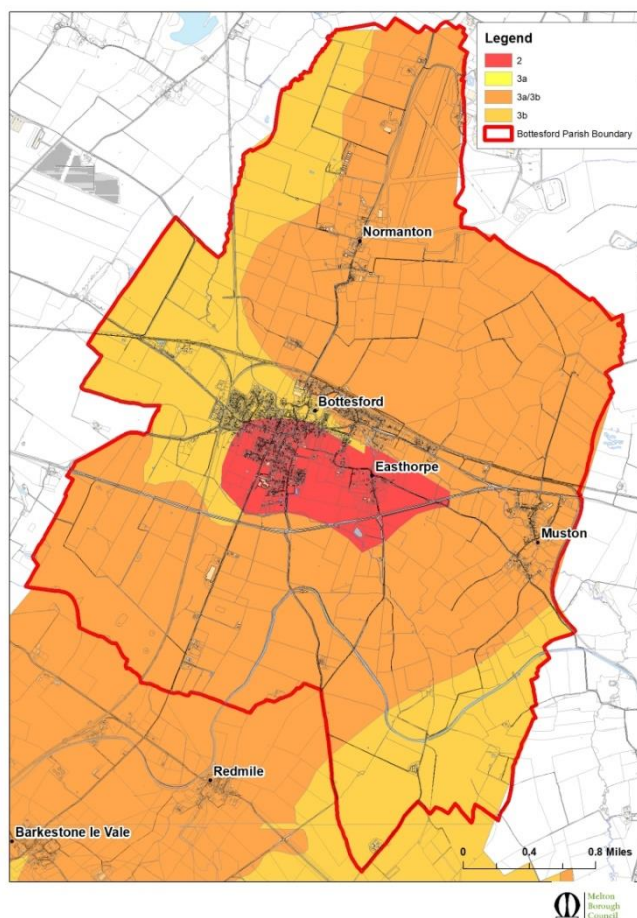
112. Planning Practice Guidance Paragraph: 002 Reference ID: 31-002-20191101 identifies that ecological impacts should be considered when designing the lighting for new development. Given that all major development is likely to be on the edge of the villages adjoining open countryside the ecological impact of lighting proposals should be understood and where possible mitigation provided. This could be by minimising lighting on new development and using sensor lighting to ensure that lighting is only on when it is needed.

Agricultural Land

The quality of agricultural land around Bottesford village is high. (see Map below) There are still 8 farms in the Parish. The map shows that some of the land to the south of Bottesford and around Easthorpe is very good quality (grade 2), and the rest is good quality (grade 3).

³⁵ This is discussed in more detail see page 50

³⁶ See <https://www.theguardian.com/environment/2019/nov/22/light-pollution-insect-apocalypse>

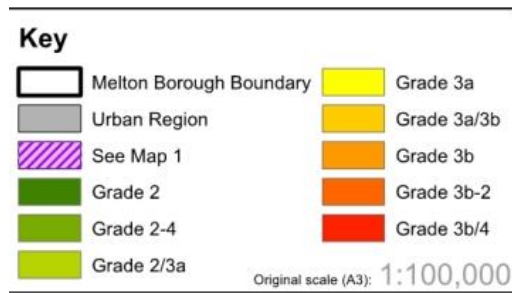
Map 12 Agricultural Land Classification Bottesford Parish

113. There is very little grade 2 agricultural land in MBC as Map 12a shows.

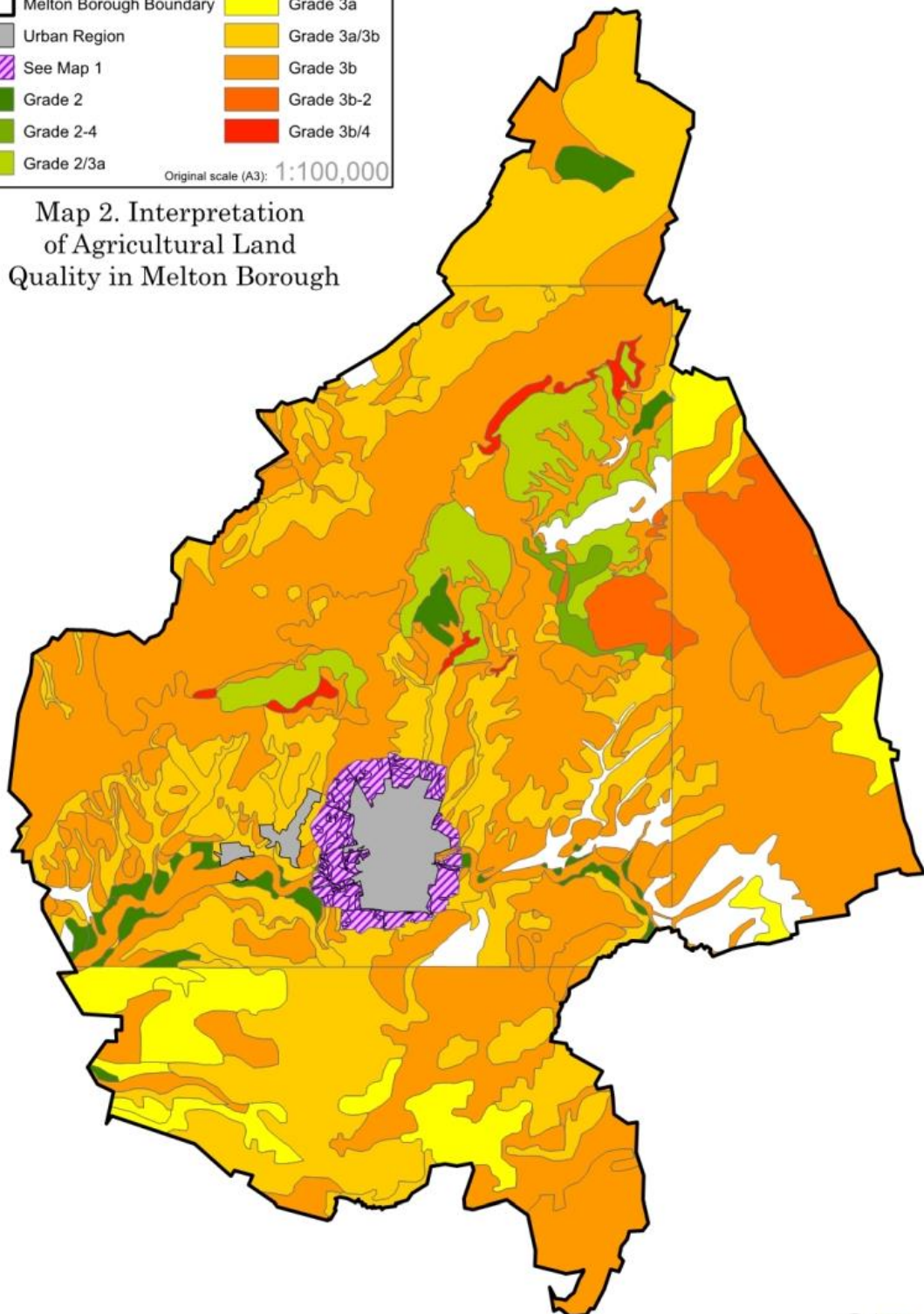
114. Of local concern is the evidence that new development sites have not provided gardens with good quality top soil. The need to move top soil for levelling of the sites means that new home owners in Bottesford have been left with sub standard soil in which little will grow. In conformity with the advice of the Royal Horticultural Society, the Parish Council would like the gardens of all new builds to be supplied with garden top soil that meets the BS 3882:2007 (Specification for Top Soil) with a depth in excess of 20cm (8 inches). This soil should be screened to ensure it is free of thick fibrous roots, glass, brick, and weed contaminants including Japanese Knotweed.

115. As this is not a planning matter per se it is a community action at Appendix A.

Map 12a Agricultural Land Classification Melton Borough



Map 2. Interpretation of Agricultural Land Quality in Melton Borough



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116. The Map below is an extract from MBC’s interactive map and it shows the nature conservation designations in the Parish. These include Local Wildlife Sites, the National Nature Reserve (NNR)

38 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

at Muston Meadows, Sites of Special Scientific Interest and the areas designated as Local Green Spaces. The dismantled railway is identified as Primary Green Infrastructure in MBC's Local Plan.

117. Muston Meadows is a National Nature Reserve identified as a traditional species rich grassland, with old ridge and furrow. It also supports a large colony of Green Winged Orchids.

Map 13 Areas of Nature Conservation



Grantham Canal

118. Nearly all of the canal is designated either as a statutory Site of Special Scientific Interest (SSSI) or a non-statutory County Wildlife Site reflecting its nature conservation value.
119. The canal is rich in aquatic submerged species such as Common Water Starwort and Fan Leaved Water Crowfoot, as well as several species of Pondweed but in many places the flora is dominated by Rigid Hornwort. This is a native plant but it out-competes other plants. In some parts of the canal the odd looking Water Soldier is found, looking like the tops of pineapples.
120. Along the margins of the canal other flowering plants are found such as Meadowsweet, Water Mint, Gypsywort and the very pretty and somewhat rare Flowering Rush. On the towpaths you can find Yellow rattle, Coltsfoot, Fleabane and Greater Willowherb, amongst many other terrestrial flowering plants.
121. The hedgerows look wonderful in Spring when the Hawthorn and Blackthorn flower, and in Autumn when the Elderberry and Black Briony fruit alongside rosehips, sloes and bramble.
122. There are the also non-native invasive plants, mainly Water Hyacinth and large growths of Water Fern. This latter plant looks like a green carpet often covering the entire surface of the canal. It is very difficult to treat with herbicide or to manually remove and in 2013 some success was achieved using a North American weevil that only feeds on this plant.

123. The shy water vole is virtually extinct along the canal although was once present. It is thought that mink have caused the decline and it is hoped that when otters are fully established back on the canal they will compete with the mink and the voles may then return as the habitat is suitable for them.
124. Grass snakes are found in several areas, especially in the dry section, and as this species is in decline the populations on the canal are very important at a district level. There are several known residential badger setts and foraging is widespread.
125. The bridges along the canal would have been home to several species of bats, but many have been re-lined or culverted and much habitat has therefore been lost. There are some mature trees and canalside buildings that offer roosts for Pipistrelle and Daubenton's Bats. A scheme to install bat boxes along the canal would be welcomed.
126. The canal is rich in dragonflies and damsel flies, the stands of emergent vegetation are ideal for the larva to climb up from the bed of the canal which is quite rich in aquatic invertebrates such as freshwater mussels and shrimps, snails and beetles.
127. Many species of birds can be seen along the whole length of the canal. There are birds on the water such as Coots, Moorhen, Herons, Swans and Mallards.
128. Then there are birds along the banks such as Kingfishers, Buntings, Tits, Swallows and Warblers. Many birds visit from the arable fields alongside such as Blackbirds, Thrushes, Collared Doves with the occasional Bullfinch and Linnet. And then there are the raptors such as Tawny Owls, Kestrels, Sparrow hawks and the occasional Peregrine Falcon which feed on the many small mammals found in the fields.
129. The towpaths are used by a variety of users; walkers, dog walkers, runners and cyclists. Generally the towpaths are in good order along most of its length but some grassy parts become wet and muddy in winter along the SSSI stretch.
130. Very occasionally canoes can be seen on the canal but this use is very sporadic.
131. This gem of a canal has a very diverse and rich environment and is enjoyed by many people who use its towpaths, taking in the varied habitats and abundant wildlife or just the peace and tranquillity of the landscape away from the bustle of everyday life.

Residents' Preferred Criteria Addressed

Protecting Open Spaces

Avoiding using the best and most versatile agricultural land for development

Building in harmony with the topography

Neighbourhood Plan Policy 3 Protecting and Improving Biodiversity

- 1. To be supported development proposals must conserve or enhance biodiversity value. Enhancement measures may include:**
 - a) strengthening hedgerows (gapping up) and field boundaries to provide more robust habitat 'corridors',
 - b) planting wild flower meadows and strips,
 - c) encouraging native tree and shrub planting on suitable sites, especially species that provide good berry or nectar sources,
 - d) encouraging the creation of sustainable urban drainage schemes (SUDS), (e.g. rain gardens, pond and wetland creation) in new schemes and 'retrofitting' where appropriate,
 - e) the installation of habitat features (i.e. nest boxes) to benefit all bats and bird species of conservation concern, such as swifts, swallow, house martin and house sparrow,
 - f) protecting dry ditches - as these features are essential to the sustainable management of surface water, and
 - g) a reduction in light pollution so as to preserve dark landscapes.
- 2. Development proposals that would result in a loss of biodiversity value will only be supported where it is demonstrated that the proposal cannot be located on an alternative site with less harmful impacts, and with adequate mitigation, or, failing that, with compensatory measures. Where, as a last resort, compensatory measures involving the creation of off-site habitat and/or relocation of species are agreed by the Local Planning Authority, these should be implemented in partnership with an appropriate nature conservation body. Mitigation or compensation measures must be targeted to benefit local conservation priorities identified in the Biodiversity and Geodiversity Mitigation Enhancement Recommendations 2016 (WYG Study).**
- 3. Mature trees and hedgerows identified as significant to the character of the villages in the Vegetation Survey 2020 should be protected and retained. Where this is not possible as a result of development trees should be replaced at a ratio of 2:1. Where it is not possible to secure this new or replacement tree planting on site, trees should be planted at a suitable location outside the site. Planning conditions or legal agreements will be used to secure this.**

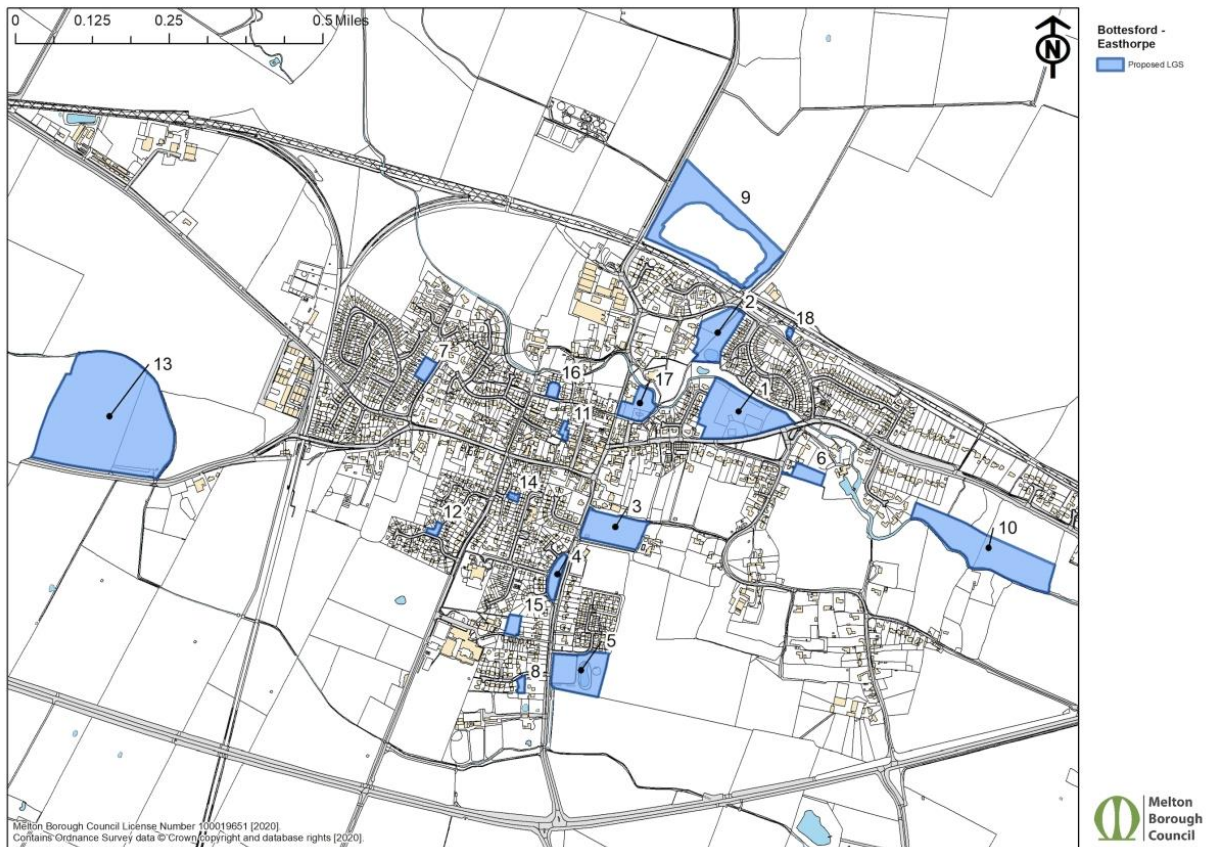
13 Local Green Spaces

132. The National Planning Policy Framework ³⁷ affords Local Plans and Neighbourhood Development Plans the powers to designate certain areas as Local Green Spaces and protects them from development for the duration of the Plan.
133. The National Planning Policy Framework links the designation of Local Green Space to the wider context of local planning of sustainable development to '*complement investment in sufficient homes, jobs and other essential services*'.
134. The MBC Local Plan identified 7 areas in the Parish as Local Green Spaces. These are
- The field off Belvoir Rd (the Cricket and Bowls Grounds),
 - The Jubilee Green
 - The Sensory Garden on Grantham Rd,
 - St Mary's Church Grounds,
 - The pond east of and south of St Mary's churchyard,
 - St John the Baptist Church Grounds, Muston
 - The adjacent small field (formally allotments) to the south west fronting on Church Lane, Muston
135. The NPPF sets out criteria for the designation of Local Green Space criteria³⁸. Local Green Spaces have to be:
- a) in reasonably close proximity to the community it serves;
 - b) demonstrably special to a local community and holding a particular local significance for example because of its beauty, historic significance recreational value, tranquillity or richness of his wildlife or richness of its wildlife; and
 - c) local in character and is not an extensive tract of land.
136. The Local Green Spaces are shown on Maps 14 and Map 15 and described in Appendix J with photos of each.
137. The designation of these areas as Local Green Spaces in planning terms recognises the value of them to local people. Given the planned expansion of Bottesford Parish this policy demonstrates the significance of these spaces and the contribution they make to the character of the village. (Their designation may also assist in securing small grants to undertake environmental improvements as necessary over the Plan period.
138. Some of the site allocations provide opportunities for the creation of Local Green Spaces (for example LGS 9). The Parish Council would like to take more responsibility for the management and maintenance of green spaces created as part of new development subject to satisfactory financial arrangements being in place. This is a community action (see Appendix A).

³⁷ NPPF para 99-101

³⁸ See NPPF para 100

Map 14 Local Green Spaces Designations Bottesford/ Easthorpe



Map 15 Local Green Spaces Designations Muston



43 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Residents' Preferred Criteria Addressed**Protecting Open Spaces*****Neighbourhood Plan Policy 4 Designation of Local Green Spaces***

- 1. The sites identified on Maps 14 and 15 are designated as Local Green Spaces and are protected for their beauty, recreational value, tranquility and richness of wildlife.**
- 2. Development that would have an adverse effect on the openness or special character of these Local Green Spaces will not be supported except where the development clearly enhances the Local Green Space for the purpose for which it was designated.**

14 Enhancing Green Infrastructure

139. Green Infrastructure is defined in the MBC Local Plan as '*a network of multi-functional green spaces which is capable of delivering a wide range of environmental and quality of life benefits for local communities*'.³⁹ In the MBC Local Plan the primary green infrastructure is identified as the Grantham Canal, the Dismantled Railway, the Woodland and Meadows around Muston and the River Devon corridor. These are also identified as areas of nature conservation (see Map 13 above) and are highly valued by local people.

140. However, at a Parish level the analysis in section 12 and 13 demonstrates that the valued landscape character is made up of many more green spaces, gaps and corridors within and adjoining the settlements.

River Devon

141. The River Devon, running east to west through Bottesford village is a significant asset but its potential has not been maximised. WYGs Biodiversity and Geodiversity Study 2016 noted at para 6.1.14 that the River Devon is dominated by tall ruderal scrub and was not species rich like the Rivers Eye and Wreake. However, it was a potential badger, water vole and reptile habitat with mature trees and potential bat roosts.

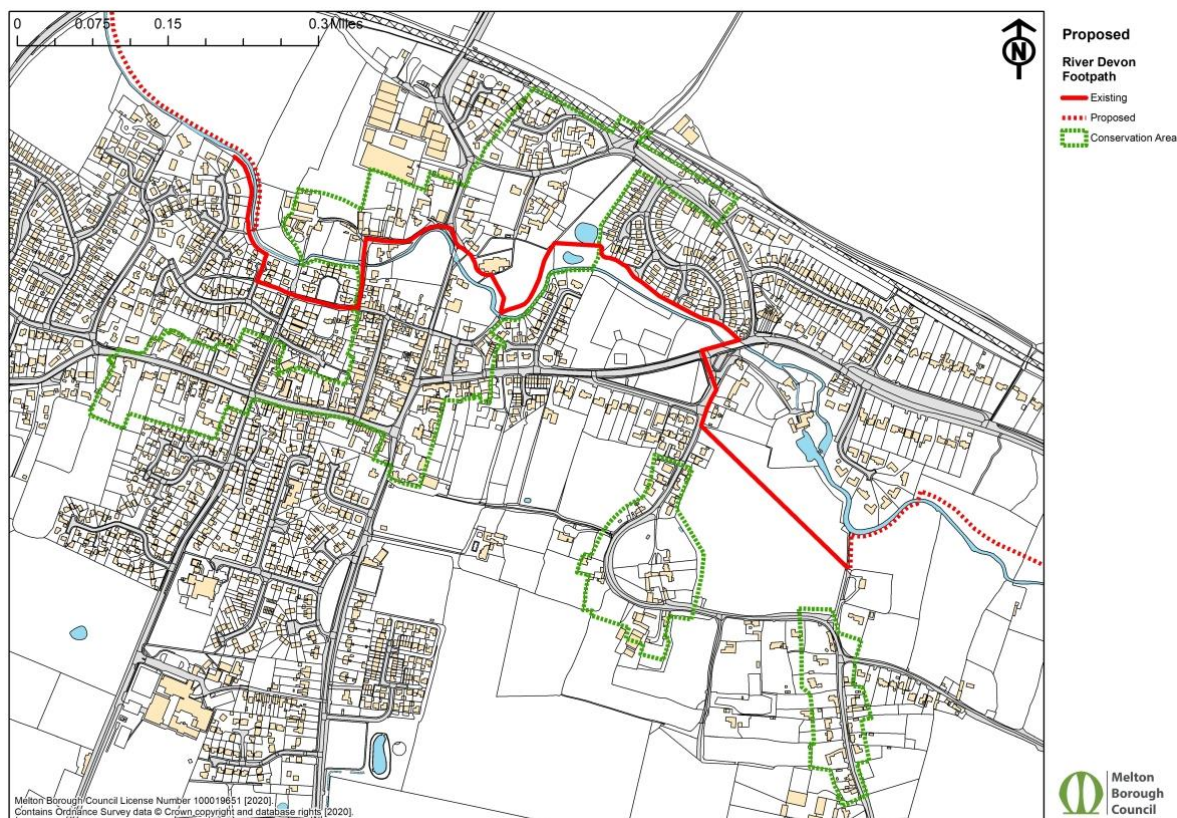
142. 94% of residents in the Consultation Questionnaire 2016 supported enhancing access to the River Devon. The CABE workshops also noted the untapped potential of the River Devon corridor.

143. The River runs through BOT 3 and the site-specific criteria in Neighbourhood Plan Policy 17 addresses the particular opportunities this presents for the 370 metres that run through the site. However, the River extends for a total of 2 kilometres through the village and this Neighbourhood Plan supports proposals that provides access and improves the walkway along the whole river corridor through the village.

³⁹ MBC Local Plan page 156

144. The map below shows the River corridor as it runs through Bottesford and the opportunity provided by the development of the strategic sites to extend this valuable walking route through the village. This would provide significant planning gain to the local community from the development.

Map 16 Existing and Proposed Walk along banks of River Devon



145. A project at Appendix A is to seek funding and volunteers to investigate how additional access can be secured along the River Devon where it runs through the village and to create a public walk way the length of it and improve the biodiversity of it with a planting programme.

Residents’ Preferred Criteria Addressed

Protecting Open Spaces

Accessing the River Devon

Neighbourhood Plan Policy 5 Enhancing Green Infrastructure

- 1. Development proposals should protect and where applicable enhance existing green infrastructure assets.**
- 2. Green infrastructure enhancements should be in accordance with Local Plan Policy EN3. In particular development should;**
 - a) safeguard the route of the dismantled railway; and**

45 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

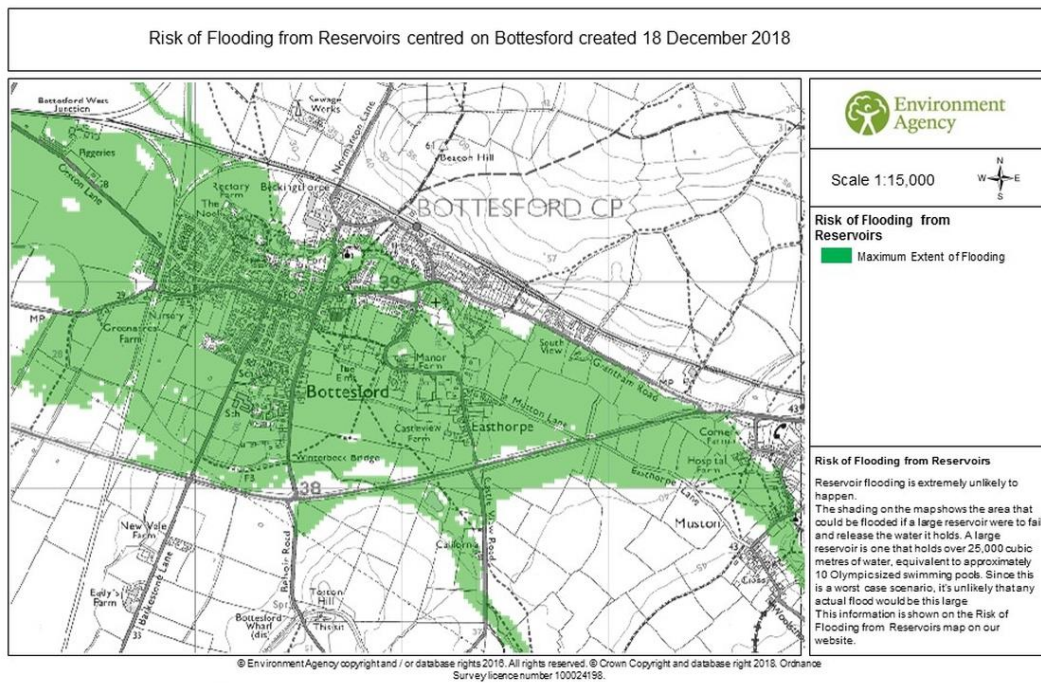
- b) protect, enhance and where possible expand areas of natural green space and create linkages to allow movement of species.
- 3. Development that improves access to, and provides a footpath along, the River Devon corridor for walkers and cyclists is supported.

15 Flooding and the Presence of Water

146. The Parish is the most low-lying area in the Borough. Serious flooding occurred in Bottesford, Easthorpe and Muston in 2001, and some residents received an Environment Agency Flood Warning in 2012. The Environment Agency Flood maps of the Parish show substantial areas at risk. In a presentation to the Bottesford Parish Neighbourhood Plan Steering Group by the Environment Agency, they confirmed that Bottesford Parish is one of the highest flood risk areas in the East Midlands and that, subject to funding, they intended to undertake a thorough survey of the area in the near future. The main sources of flood risk within the Parish are the River Devon, the Winterbeck, the Grantham Canal, and the Rundle (the biodiversity value of these assets is described in section 12). The high-water table and the predominance of clay in the local area increases the risk of runoff and means that good drainage solutions are essential.

147. From outside the Parish the reservoirs at Knipton and Denton and the Belvoir Lakes collect water which, during excessive rainfall, flows into the Parish waterways. The Environment Agency map relating to flooding originating from reservoirs shows that most of Bottesford, Easthorpe and Muston are at risk of being flooded from reservoirs.

Map 17 Potential Flooding from Reservoirs





Flooding in 2001 Belvoir Road looking north



Flooding in 2001 High Street looking west

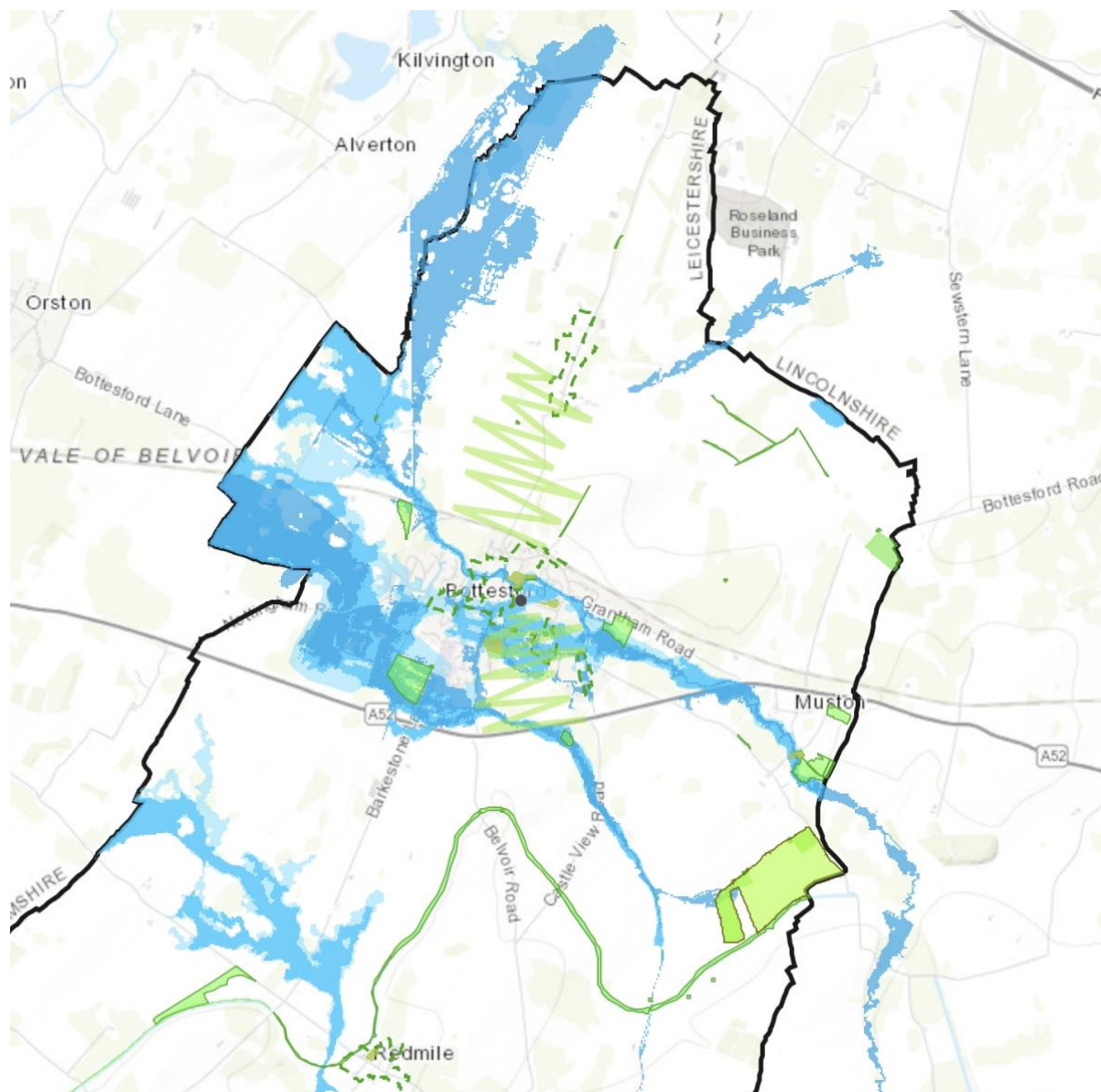


Flooding of the school 2001

47 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

148. The Map below taken from MBC's Interactive Policies Map shows the extent of flood risk across the settlements. The River Devon runs east to west through Muston and on to the northern part of Bottesford. Flood Zone 3b (the darkest blue) is a functional flood plain, where development is only allowed for water compatible uses. Development in Flood Zones 2 and 3 (the lighter shades of blue on the map) is restricted (see MBC Policy EN11).

Map 18 Water Courses and Flood Zones Bottesford Parish



Flood Zone 2 light blue, Flood Zone 3 dark blue

149. The Grantham Canal meanders east to west through the open countryside in the south of the Parish. On MBC's Interactive Map it is shown in green as it is also a Local Wildlife Site and an attractive walking route for locals and visitors.
150. In Bottesford village a riverside path can be followed from the Grantham Rd bridge to the centre of the village near the Church from where it runs parallel to Devon Lane where a footpath

crosses the Ford. It then becomes inaccessible until another footpath can be accessed south of the river from Riverside Close until it is blocked by an extended garden on Riverside Walk. (see Map 13 above).

151. The houses relate well to the river scene near the Church and Devon lane, but along most of the river paths the houses have been built to back onto the river. On BOT 3 there is an opportunity to make river frontages an attractive feature of the development. (See NPP 17).

152. BOT 2 sites will allow access to the riverbank south of the Grantham Rd – but it will be difficult to connect this access to the path which runs westwards from the Grantham Rd bridge.



The Ford - In the historic centre at the Ford the presence of the river has defined the building layout around it.

153. New development should make much more of the River Devon corridor. Initial proposals for the Rectory Farm site (BOT 3) noted that the river flanks the site along the south boundary providing a unique opportunity to celebrate Bottesford's historical relationship with water. The river offers a tranquil space ideal for recreation and engagement with nature. Proposals produced in Summer 2018 as part of the consultation on a design and access statement provided an indicative design and layout.⁴⁰This is addressed in the criteria for the development of BOT 3. The approach of making the presence of water central to the design is required for all development in Flood Zones 2 or 3.

⁴⁰ The specific implications for BOT 3 are addressed in NPP17

Sustainable Drainage Systems

154. Sustainable Drainage Systems (SuDS) are not centrally about flood defence, but incorporate management of water flows as part of a broader strategy to deliver multifunctional spaces. There are many dry ditches located adjacent to roads and site boundaries. These features are essential for the sustainable management of surface water and should be protected.
155. In accordance with the Drainage Hierarchy (Planning Practice Guidance Paragraph 80) surface water should be directed towards infiltration or watercourse. The retention of dry ditches is therefore essential for the viability of new housing development both the short and longer term.
156. SuDS have wider environmental and community gains. Dry ditches require wider grassed verges which provides a significant contribution to the local setting, character and biodiversity of the local area.
157. Past practice was to culvert water courses to allow roads and development to be located over the top of them. These pit and pipe systems are increasingly inadequate to cope with the fluctuations in water flow due to climate change. They are also hard to maintain and can get blocked up.
158. The development at the Wickets on Belvoir Road completed in 2017 did not demonstrate a good example of a sustainable drainage system and local people feel that it does not meet the requirement of adding to the amenity of the area. The built area of the site has been artificially raised by 1.4m. Water from this area is now drained to the south to join the Winterbeck via the drainage pit through ditches and culverts.
159. Drainage ditches and culverts may limit capacity particularly if not maintained and there is already concern that in periods of heavy rain the ditches fill to the top regularly. Any overtopping would flood onto Belvoir Rd and put properties on the western side of Belvoir Rd at risk of flooding.
160. This confirms local concerns that as the topography of the parish is very flat the drainage pattern is very sensitive to alteration by raising parts of development sites. Natural drainage should not be adversely altered by development.
161. The photos below show the pond with sides so steep it has been fenced off and is next to the children's play area





SuDS scheme at the Wickets an engineered solution unsympathetic to the landscape character



Water backing up into Winterbeck

162. In 2008 Permitted Development Rights enabling the resurfacing of front gardens were tightened to help reduce surface water flooding risks. Planning permission is not required if a new or replacement driveway of any size uses permeable (or porous) surfacing, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. Planning permission is however required if the surface to be covered is more than five square metres of traditional, impermeable driveways that do not provide for the water to run to a permeable area.
163. New development in the Parish is still a relatively small proportion of the built-up area and retrofitting SuDS is actively encouraged⁴¹ where it can be promoted as a means of mitigating flood risk in existing developments.
164. The Parish is lacking in wooded areas (see Friends of the Earth report discussed above) and appropriate tree species and suitable vegetation as part of a SuDS scheme will improve

⁴¹ See advise from the Local Government Association at <https://www.local.gov.uk/retrofit-suds>

biodiversity as well as provide creative solutions to the increasing risk of flooding due to climate change.

Residents' Preferred Criteria Addressed

Avoiding increase in flood risk

Building in harmony with the topography

Neighbourhood Plan Policy 6 Reducing the Risk of Flooding

- 1. Development in Flood Zone 2, or which exceed 0.25 of a hectare (because Bottesford is in a high flood risk area), should be accompanied by a flood risk assessment which is informed by the Melton Strategic Flood Risk Assessment and the best available information covering all sources of flood risk.**
- 2. Surface water management strategies must demonstrate how site-specific guidance in the Strategic Flood Risk Assessment has been implemented. Proposals which include altering the topography on a development site must demonstrate that this will not affect natural drainage patterns.**
- 3. Drainage systems should maintain or where applicable enhance the aesthetic, recreational and ecological quality of the area and be available, where appropriate, as recreational space.**
- 4. Development should incorporate Sustainable Drainage Systems (SuDS) where applicable. SuDS proposals should be managed in line with the Government's Water Strategy⁴². In particular SuDS proposals should;**
 - a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure (for example ponds and wetlands, woodland and swales) ; and**
 - b) take account of advice from the Leicestershire County Council as the Lead Local Flood Authority, the Environment Agency and Severn Trent Water (as the sewage management company).**
- 5. Proposals will be supported that include the replacement of tarmac or an equivalent non-porous surface with a SuDS scheme in the areas identified on Map 18 as being in flood zone 2 or 3.**
- 6. Where appropriate developers will be required to restore watercourses to a more natural state through the removal of hard engineering, such as culverts and bank reinforcement, in order to reduce flood risk and provide local amenity and biodiversity benefits.**

⁴² <https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england>

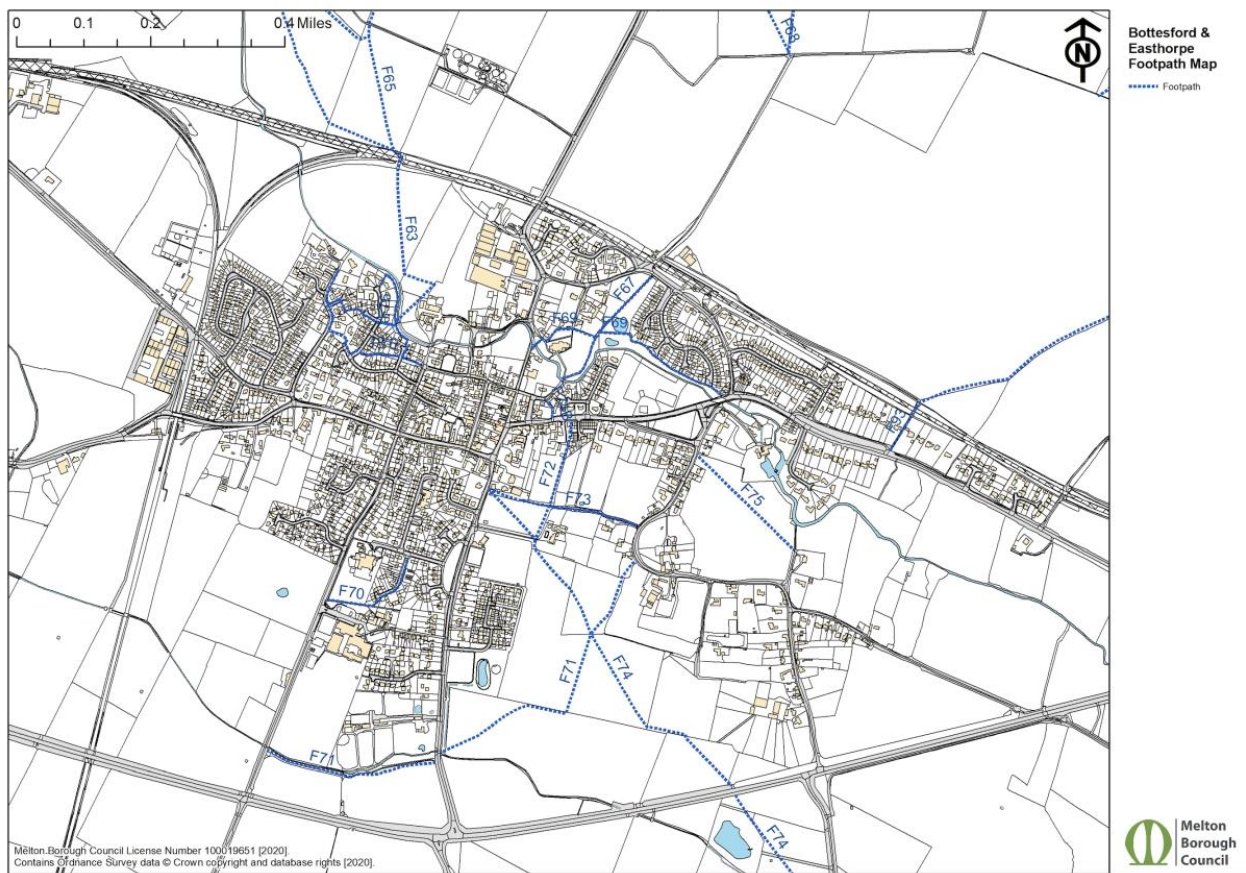
7. To allow access for maintenance as well as providing an ecological corridor, no buildings should be constructed within 8 metres of the banks of watercourses. In addition, proposals should not result in the loss of any existing open water features.

16 Improving Connectivity

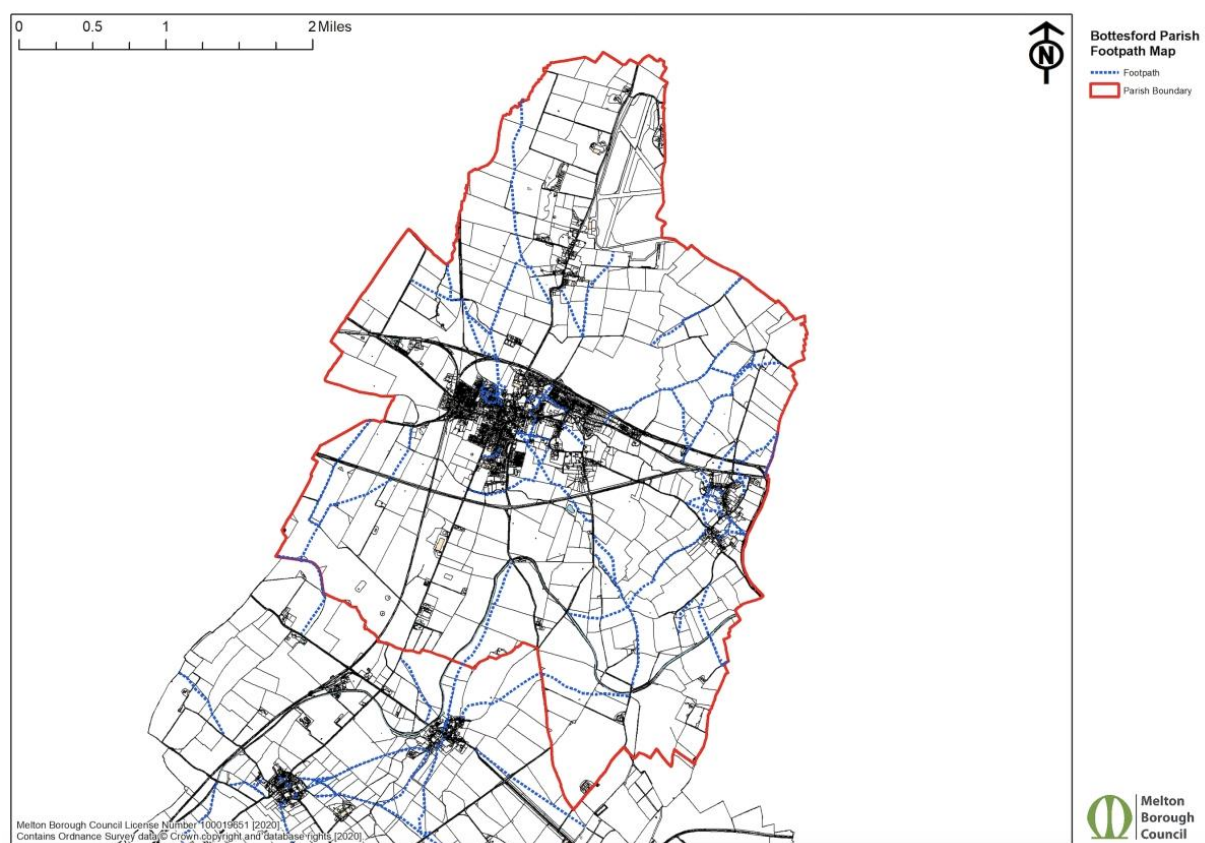
Walking

165. The CABE workshops noted that a strength of Bottesford village was the ‘speed of access to the countryside’⁴³ from the footpaths and that all the villages had ‘lots of footpath permeability’. Map 19 shows the footpath network across the parish.

Map 19 Footpaths through Bottesford Village



⁴³ Notes from CABE workshop 24th February 2015

Map 20 Footpath Network across the Parish

166. The map above shows how these footpaths extend across the Parish. To the east is the Viking Way (a long-distance walking route between Hull and Rutland) that can be accessed from public footpaths just outside the parish.

167. The map below shows how public rights of way extend into the built up parts of Bottesford village but also the limitations of the access along the River Devon.

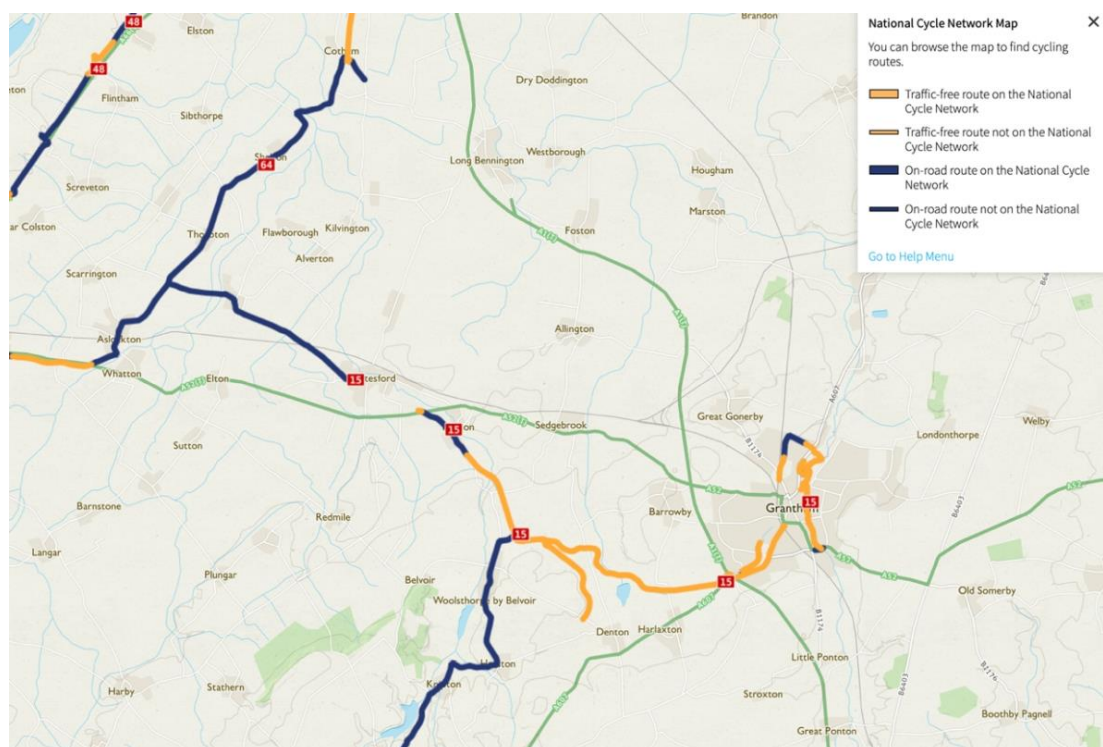
168. The recent provision of better facilities for Bottesford Football Club (a pavilion and football pitches) requires a safe and direct footpath route. The Parish Council is working with the landowner to provide a footpath to this important community facility.

169. There are also opportunities to improve the walking routes through Bottesford village. Extending the walkway along the River Devon (see Section 14 above) provides multiple benefits in this regard.

Cycling

170. The topography and relatively quiet country lanes and Grantham Canal make the Parish countryside popular with cyclists and a great way to access the tourist attractions in the Vale of Belvoir . However, as the national cycle route shows in the Map 21, crossing the A52 remains a major safety hazard. The route cuts off on the track out of Muston and restarts on the west of Bottesford.

Map 21 National Cycle Network



171. Sustrans are proposing a bridge over the A52 and, in consultation with the Parish Council, they have identified the preferred route across the A52 which would be from Easthorpe Lane. This would be beneficial for walkers and cyclists and importantly would reconnect Muston with the rest of the Parish. Fund assembly is required and the provision of this bridge is an aspirational policy.

172. 79% of residents in the 2016 Consultation Questionnaire supported the idea of reconnecting Muston to Easthorpe with a bridge in this location.

173. In 2015 Bottesford PC commissioned Hamilton Baillie to advise on how connectivity and the quality of Bottesford village could be improved. The Report noted that *'Towns and villages located on major strategic routes often find the quality of their public space eroded by the impact of traffic. For settlements that have been relieved by a by-pass, the challenge remains to reclaim public space and establish the essential low speed environment associated with attractive and safe village life'*.⁴⁴

174. Since a bypass was constructed to the south of Bottesford in 1989, the centre has been relieved of much through traffic. The former route forms the High Street of the village and winds through the old Market Place to connect the Grantham Road with the Nottingham Road.

175. The Report noted the following issues:

- a) The existing main route through the village suffers from excessive speeds, despite the existing 30 mph speed limit. This reflects three crucial shortcomings.

⁴⁴ See Place making, slower speeds and safety in a bypassed village Hamilton Baillie 2015

- b) the village lacks a clearly defined centre to interrupt the linear continuity - drivers get little sense of being in a place.
- c) there are few cues for drivers to emphasize the typical pedestrian routes and crossing points.
- d) the village lacks sufficiently clear points of entry to emphasize the transition between the higher speed highway outside the central area and the low speed village core.

176. Community consultation noted the extensively wide and 'hard' character of the former A52 that invites fast driving and is a danger to pedestrians. Many of the villagers spontaneously mention the speed and size of vehicles and would look to the Neighbourhood Plan to help, where possible, to reduce both.

177. Figure 4 shows the street analysis in the Hamilton Baillie Report. ⁴⁵

⁴⁵ Red lion pub is now closed and planning permission has been granted for conversion to houses

Key locations within Bottesford Centre

BARKESTONE LANE / ALBERT STREET
This crossroads defines an important pedestrian route and crossing point to the Primary School and College

HIGH STREET SHOP
An additional important pedestrian destination and crossing point generating short-term parking and activity.

QUEEN STREET & BELVOIR ROAD BEND
Additional key places lacking identity, creating opportunities for future measures to highlight village context

MARKET PLACE
Market Cross defines former village centre defined by Bottesford Library, community room, shops and public house

RED LION PUB
Potential to extend front spill-out space to create informal public space and slow traffic entering Market Place

EASTERN ENTRY
Although the village extends further east, this point defines entry to village core. Recommend removal of centre lines from here in.



178. The Report proposed two new road layouts
- a) one for the cross roads at the High Street and Barkestone Lane (to ease the crossing for pedestrians and cyclists) and
 - b) a new layout to the area around the Stocks and running down Market Street in front of the Bull and Paul's restaurant to the Belvoir Road junction. This will be designed to ease the crossing of the road and create a sense of place in the village centre.
179. Where proposals include removing some of the tarmacked areas there is an opportunity to include Sustainable Drainage Schemes (planting and landscaping) that would contribute to improving the drainage in the village centre.
180. The sketch proposals are at Appendix E. Whilst much design work and fund assembly is required the principle of creating a distinctive place around the old market cross and distinctive low speed crossing used by the local school children is wholly supported and is an aspirational policy in this Neighbourhood Plan. 80% of respondents in the Consultation Questionnaire supported the ideas for improving Barkestone Lane and the junction of Market Street around the stocks as presented in the Hamilton-Baillie Study.

Residents' Preferred Criteria Addressed

Promoting opportunities for walking and cycling

Neighbourhood Plan Policy 7 Improving Connectivity

- 1. Development which is directly related to improving or extending the non-vehicular routes across the Parish will be supported where the proposals;**
 - a) do not detract from the landscape character as defined in the most recent Landscape Character Assessment Study and the Bottesford Design Code; and**
 - b) are for the purpose of improving non-vehicular routes; and**
 - c) will not harm protected local habitats.**
- 2. Development proposals will be expected to demonstrate how they protect and where possible enhance existing public rights of way and permissive routes affected by those developments. Opportunities to improve linkages between existing routes from the edge of the existing settlement to the countryside, into Bottesford village and the open spaces within the Village Envelopes are supported.**
- 3. Where applicable developer contributions will be sought to improve the network of public accessible walking/cycling routes across the parish.**
- 4. A non-vehicular bridge across the A52 from Easthorpe Lane to reconnect Bottesford to Muston and to provide an important connection in the National Cycle Network route is supported.**

- 5. The provision of a zebra crossing on the High Street by the entrance to Albert Street and Barkestone Lane is supported to improve pedestrian safety, particularly for school children and the elderly.**

17 Ensuring High-Quality Design

181. Bottesford is located in an attractive rural setting, with a good primary school, secondary school and a range of local services and facilities. Developer interest is reflected in the number of planning applications for major development in recent years (see Section 3). Bottesford, with an overall average price of £289,457, was similar in terms of sold prices to nearby Stathern (£289,254) and Harby (£302,195), and more expensive than Grantham (£188,911) and Bingham (£245,451).⁴⁶
182. It is reasonable to expect therefore, that new development within the Parish should achieve a high quality of design that reinforces the character of the place both in its appearance and in the way it functions. Recent development has not always met this expectation.
183. The NPPF paragraph 56 acknowledges that *'good design is a key aspect of sustainable development and is indivisible from good planning'*.
184. The National Design Code 2019 identifies 10 characteristics of good design based on national planning policy, practice guidance. The Design Code states that *'specific, detailed and measurable criteria for good design are most appropriately set at the local level.'*
185. The Bottesford Parish Design Code 2020 (BPDC)⁴⁷ provides an analysis of the positive aspects of each settlement, the issues to be addressed, those character aspects that are sensitive to change and how the highest design standards can be achieved. This forms the specific local criteria referred to in the National Design Guidance.

Overview: Built Character of Bottesford Parish

186. Although the Parish lies in Leicestershire, due to its location in the north of the county, buildings reflect the traditions of neighbouring Nottinghamshire and Lincolnshire.
187. Across the Parish, building styles are varied with the use of a range of materials. The most widely used construction materials are red brick and render although there is some limited use of natural iron stone. Roofing is mostly slate or clay pantiles, with some use of modern concrete tiles. Most buildings have chimneys finished in a wide range of styles from basic to ornate. Some of the more recent developments in the village have been constructed in similar natural materials which reflect the local vernacular.
188. The oldest parts of **Bottesford** village are concentrated to the south of Main Street along narrow village lanes and crescents. The fabric of the settlement is typically characterised by ribbon development, and pockets of infill development that have occurred over different periods in a variety of architectural styles and scale. Variations in the building styles, heights and use of architectural detailing add visual interest to the street scene.

⁴⁶ Rightmove accessed November 2019

⁴⁷ See Neighbourhood plan web site supporting documents

189. **Easthorpe** is a dispersed linear village that although once was separate, has all but merged with Bottesford on both the north and western sides. MBC's Area of Separation Policy and this Neighbourhood Plan's Significant Green Gap policy seeks to prevent further coalescence. Easthorpe has an informal building pattern, typical of rural settlements with sporadic spaces and clusters of trees.
190. **Muston** is a linear village. Historically development has evolved around the farms on Main Street, Woolsthorpe Lane and Church Lane. The village contains a mix of housing: old and new; terraced, semi-detached and detached; conversions, two-storey houses and bungalows; small homes through to large, executive houses. The village is characterised by informal groups of buildings, predominantly two-storey and of simple gabled form. Building materials are generally red brick with pantile roofs (concrete, red clay and Bottesford Blue) although there are examples of whitewashed walls, natural stone, slate and thatched roofs. Variations in the building styles, heights and use of architectural detailing add visual interest to the street scene in Muston as well.
191. **Normanton** is a linear village; ribbon development of farms and out buildings cluster along Normanton Lane. Today it is characterised by a majority of large plots of detached buildings with various orientations and setbacks from the highway boundary, interspersed with green "fingers" of gardens and open countryside.
192. The BPDC notes that the centre of Bottesford has a higher level of enclosure, with fewer front yards and buildings that directly front the highway. Outlying settlements such as Normanton and Muston, in contrast, have a greater variety of enclosure levels, but are in general more open than Bottesford with a higher prevalence of large gardens and front yards and more important building setbacks.
193. The BPDC identifies key principles that should be considered when developers are designing the layout of schemes in Bottesford (see page 37) to ensure development across the Parish reinforces existing character.
194. The following key issues are drawn from the BPDC, are central to the character of the 3 villages and support Neighbourhood Plan Policy 8.
- a) The prevailing pattern of development in Normanton is linear development based around farms and outbuildings. There is an immediate connection between built form and surrounding landscape as plots are often shallow and, in a number of locations, the landscape flows through the villages
 - b) Muston is similarly focused around historic lanes clustered at junctions of Main Street and Church Lane and Easthorpe Lane and Church Lane. Again, plots are often shallow the countryside is glimpsed between plots and is central to the character of the place.
 - c) Whilst Bottesford is a much larger settlement at the edges of the village to the west and east plots narrow. The flow of the landscape and the open countryside between Bottesford and Easthorpe and Bottesford and Normanton is character forming and reflected in the identified Areas of Separation.
 - d) There is a quite a grand scale to this relationship with a number of middle and long-distance views gained from the villages to the landscape beyond (see also the section on Landscape Character).

- e) The interplay of topography, built form and landscape elements such as hedgerows and tree lines can often make for pockets of development where the relationship with the landscape is much more intimate, for example the beech hedge to the first house on Howitt's Road, where the 1980s vineries development fronts Belvoir Road.
- f) There is variety in the interaction between built development and landscape, the relationship between the man-made and the natural environments is a fundamental component of the character of Bottesford Parish.

195. The CABE workshops identified as a key strength the critical diversity of the houses. This was reflected in the consultation survey that noted the variety of rooflines and orientation of houses. 93% of respondents supported the statement that future development should avoid long stretches of similar and regular roof heights.

196. Neighbourhood Plan Policy 8 uses the evidence base in the BPDC to highlight the specific local character and design issues that are especially relevant to the Parish. Development in the Parish is required to demonstrate an understanding of these matters to ensure that proposals enhance the character of the Parish.

197. An issue identified by the neighbourhood plan group is bin blight - finding a suitable space for domestic waste and recycling storage is a common problem for many households. The Parish Council want to encourage more recycling as part of the wider Borough response to climate change. Whereas there may be limited opportunity for addressing this issue for existing houses, in the case of new build there is scope to design to accommodate bin storage and collection from the outset. Successful design brings benefits both in terms of reducing visual impacts but also of improving convenience for the people living in new homes.

198. The NHBC Study sets out design solutions based on analysis of best practice examples around the Country. This Neighbourhood Plan supports the design guidance provided in the Study by the National House Building Council Avoiding Rubbish Design⁴⁸.

199. MBC's Local Plan Policy D1 is based on Active Design principles and Building for Life 12.⁴⁹ This approach is supported and within this framework Neighbourhood Plan Policy 8 provides Bottesford specific principles based on the Design Code Analysis and local understanding.

200. The importance of design and the use of design codes like Building for Life L12 (or its successor Building for a Healthy Life) in Neighbourhood Planning was further highlighted in the revised NPPF where it notes that *'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area'*.⁵⁰

201. This Plan requires the use of Building for a Healthy Life⁵¹ (BHL) by developers in the preparation of their planning applications. When using BHL it is important that local authorities and developers use the 12 considerations at the very start of the design process, agreeing what is required to achieve a green light against each consideration. These considerations should also be used to frame discussions with local people and other stakeholders.

⁴⁸ See <https://www.nhbcfoundation.org/wp-content/uploads/2016/05/NF60-Avoiding-rubbish-design.pdf>

⁴⁹ See para 9.2.4-9.2.7

⁵⁰ See NPPF para 130

⁵¹ See <http://www.udg.org.uk/publications/other-publication/building-healthy-life>

202. The 12 considerations are divided under three themes

Integrated Neighbourhoods	Distinctive Places	Streets for All
Natural connections	Making the most of what's there	Healthy streets
Walking cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure
Homes for everyone	Easy to find your way around	Back of pavement, front of home

203. The 12 considerations capture the areas of design and placemaking that need most attention but are often the most overlooked.

204. Whilst BHL only relates to housing it is expected that development for employment or retail should also be of a high design quality and Neighbourhood Plan Policy 8 relates to all development.

205. The Carbon Plan 2011 (which sets out the government's plans for achieving our emissions reduction commitments) states that by 2050, all buildings will need to have an emissions footprint close to zero. The Government has set a target to deliver 15% of the UK's energy consumption from renewable sources by 2020.

206. The historic nature of a lot of the existing housing stock means that a large number of buildings have solid walls (without cavity wall insulation.) This makes them expensive to heat. The OCSI Rural Community Profile noted that 21 households do not have central heating⁵² and that 175 households (12.2% of the Parish) live in fuel poverty – this compares to 10.9% nationally⁵³.

207. In order to assist the national policy of attaining zero carbon emissions, all new development should aim to meet a high level of sustainable energy efficiency minimising emissions by:

- a) using high quality thermally efficient building materials; and
- b) the installation of energy efficiency measures such as loft and wall insulation and double glazing.

⁵² See https://www.nomisweb.co.uk/reports/localarea?compare=E05005496#section_7

⁵³ Household classed as being in fuel poverty if their disposable income (after housing and fuel costs) is below the poverty line see <https://www.gov.uk/government/statistics/fuel-poverty-factsheet-2019>

Neighbourhood Plan Policy 8 Ensuring High Quality Design

- 1. To be supported, proposals should demonstrate a high design quality that will contribute positively to the character of the Parish. In order to achieve this, new development proposals should demonstrate how they will reinforce the character of the area as defined in the Bottesford Parish Design Code 2020 and comply with the following design principles;**
 - a) respond to the local character of both the surrounding area and the immediately neighbouring properties; and**
 - b) demonstrate sensitive positioning within plots and be of such scale and form as to not dominate neighbouring properties or the streetscape; and**
 - c) show thorough understanding of the history and design qualities of the surrounding buildings and provide a clear rationale for how this is taken into account in the design of the proposals; and**
 - d) use native trees and hedgerows in landscaping schemes and boundary treatment where possible that reflect and enhance the surrounding character; and**
 - e) use a colour palette reflecting the hues in local materials; and**
 - f) be of a scale, density and mass that is sympathetic to the rural character of the whole Parish including the rural heritage and the historic setting of the Conservation Areas; and**
 - g) show how the buildings, landscaping and planting creates well defined streets and attractive green spaces; and**
 - h) include a layout that maximises opportunities to integrate new development with the existing settlement pattern; and**
 - i) provide safe access, parking and servicing arrangements (including bin storage); and**
 - j) demonstrate how they are in accordance with the National Design Code 2019 principles.**
- 2. Diversity of design, orientation, and plot size is a feature of the existing built environment. Proposals should demonstrate a variety of house sizes and types on irregular plots that reinforces this distinctive character.**
- 3. Well-designed buildings should be appropriate to their location and context. This may include innovative and contemporary design solutions provided they positively enhance the character and local distinctiveness.**
- 4. Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels will be supported where the resultant built form respects the character of the setting. Examples would include but would not be limited to:**
 - a) the use of alternative heat sources to gas; and**
 - b) siting and orientation to optimise passive solar gain; and**
 - c) the use of high quality, thermally efficient building materials; and**
 - d) installation of energy efficiency measures such as loft and wall insulation and double glazing; and**
 - e) the installation of solar panels**
- 5. The retrofit of heritage properties/assets is supported to reduce energy demand and to generate renewable energy, providing it safeguards heritage assets.**

- 6. High quality design could be demonstrated by a report showing how the scheme accords with national design standards, (the National Design Code and Building for a Healthy Life or equivalent), and would be expected to achieve in line with acceptable thresholds (for BHL this is usually 9 greens and no reds) unless it can be demonstrated that there are constraints which make this not possible or viable.**

Renewable Energy and Low Carbon Technologies

208. The potential for renewable non carbon related development needs to be balanced against other important considerations. In particular, the potential impact on the Parish's high-quality landscape, heritage assets and residential amenity.
209. The landscape across the Parish has varying sensitivities (see section 11 above). Regard must be had to the potentially adverse impacts of renewable energy infrastructure on the setting of both the visual and archaeological assets. Any such development must therefore be of an appropriate scale, in a suitable location, and sensitive to the landscape of the Parish, as well as respecting residential amenity.
210. The UK Government has announced that new diesel and petrol cars and vans will be banned in the UK from 2035 to help improve air quality and tackle air pollution, from which point all cars will need to be electric or hybrid. Action by car manufacturers suggests that the move to electric vehicles will be quicker. One car manufacturer has announced that all their new cars launched from 2019 onwards will be partially or completely battery-powered. Projections by National Grid suggest that the UK stock of EVs could reach between 2.7 and 10.6 million by 2030 and could rise as high as 36 million by 2040.⁵⁴
211. As many transport users will make the transition to ultralow emissions vehicles (ULEV) over the next few years, it is essential to consider the need for suitable vehicle charging infrastructure.
212. Encouraging the use of low emission vehicles is supported by the Neighbourhood Plan and the provision of charging points in the Parish would encourage this use. Given the historic character of much of the built area charging points would need to be sensitively located. Suggestions include the station car park, the village hall car park, the new Co-op on Grantham Road and the potential new Methodist Church and Hall car park (that may be provided as part of the development of BOT 3.)
213. New development (commercial or community facilities or housing) should provide electrical infrastructure to enable people to charge electric cars.
214. Trees absorb CO2 and other pollutants – Neighbourhood Plan Policy 3 will also contribute to improving the carbon footprint of development in the parish.

Neighbourhood Plan Policy 9 Renewable Energy and Low Carbon Technologies

- 1. Suitably located and designed proposals that promote and encourage the development of renewable and low carbon energy resources will be supported,**

⁵⁴ House of Commons briefing March 2020 Electric Vehicles and Infrastructure

where either individually or cumulatively, it can be demonstrated that adverse impacts have been mitigated.

2. **Proposals will be supported which demonstrate that they;**
 - a) **do not have an unacceptably adverse impact on the amenity of residents and visitors (including: noise, vibration, views and vistas, shadow flicker, water pollution, odour, air quality, emissions, sensitivity and character of landscape) and**
 - b) **do not have a significant adverse effect on any designated site (including SSSI, regionally or locally important geological sites, sites of ecological value, special landscape and landscape character areas, listed building, heritage asset, Local Green Spaces, Significant Green Gaps, Conservation Areas or their settings); and**
 - c) **do not result in an unacceptably adverse effect on protected species, including migration routes and sites of biodiversity value; and**
 - d) **do not result in the loss of the best and most versatile agricultural land in grades 1,2 and 3a of the Agricultural Land Classification; and**
 - e) **include details of associated developments including access roads and ancillary buildings. Transmission lines should be located below ground wherever possible to reduce the impact on the open countryside; and**
 - f) **include measures for the removal of structures and the restoration of sites, should sites become non-operational; and**
 - g) **identify the potential positive effects the proposed renewable development would have on the local environment and community.**
3. **The electrical infrastructure within all homes should be capable of the future addition of ultra-low emission vehicle charging infrastructure, in terms of anticipated load capacity.**
4. **The provision of vehicle charging points for public use is supported where its location does not have an adverse effect on the character of the Parish.**
5. **The inclusion of tree species Alder, Field Maple, Hawthorne, Norway Maple, Pine and/or Silver Birch as part of landscaping schemes on new development which will absorb CO2 and other harmful particles to improve air quality will be supported.**

18 A Mix of Housing Types

215. In 2015 a Parish Housing Needs Survey was carried out in Bottesford Parish. There were 521 returns (27%) and this produced an identified need for 33 open market houses and 55 affordable homes in the Parish for those with a local connection.⁵⁵ The Parish Housing Needs Survey identified that 28 households had left the village due to a lack of affordable housing.⁵⁶

⁵⁵ See Bottesford Housing Needs Survey Report 2015 by Midlands Rural Housing at <https://bottesfordparishneighbourhoodplan.wordpress.com>

⁵⁶ See page 29 Bottesford Housing Needs Survey Report

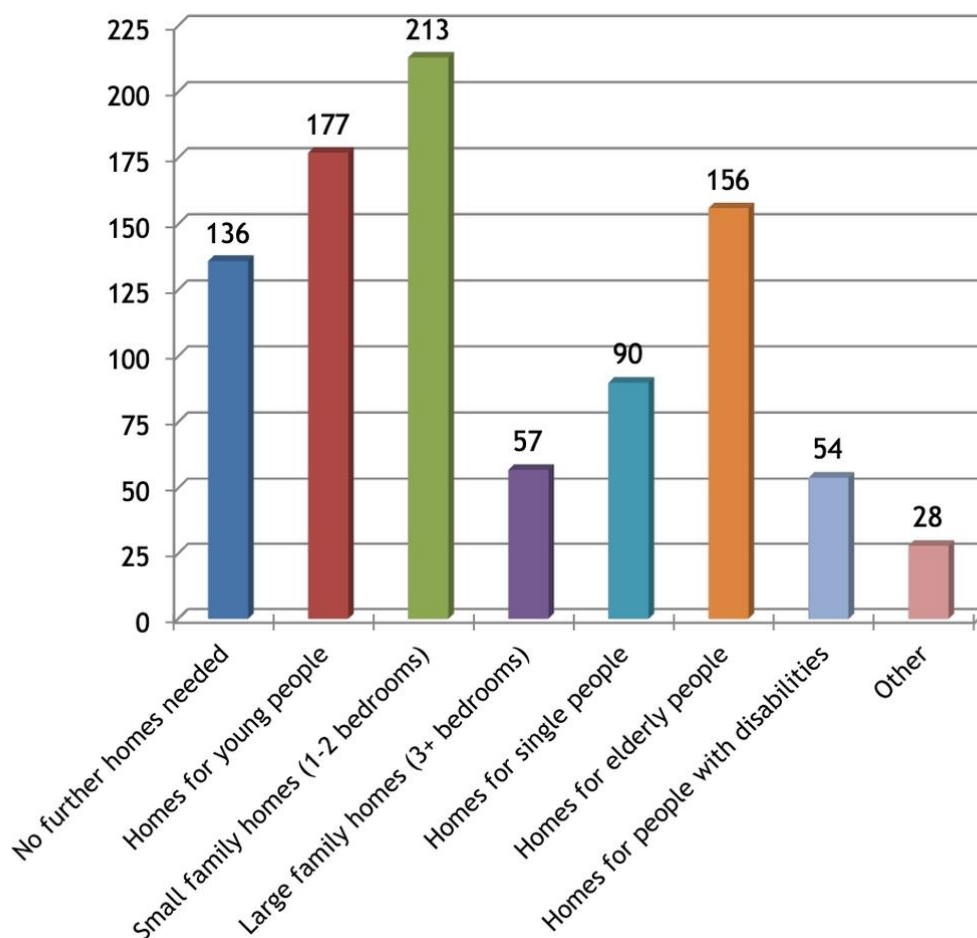
216. Affordable housing is housing that meets the needs of those whose needs are not met by the market and it can be for sale or rent. It is defined in Annex 2 of the NPPF.

217. Bottesford is in value area 2 and MBC Policy C4 requires a target of 32% of all developments of 11 or more dwellings to be affordable. Assuming that all the site allocations come forward and the 32% AH target is achieved, based on the approximate total housing figure in the Local Plan a further 114 affordable houses will be built in Bottesford village.

218. On that basis it is expected that Borough Policy will meet the most recent evidence Affordable Housing Need in the Parish.

219. The figure below shows the type of housing required. It is worth noting for clarity that Figure 5 shows house types required but does not show it by tenure – i.e. some of the housing need will be for affordable houses and some for open market houses. The detailed analysis in the report showed that the house type required was mixed across the tenures. However, the chart shows there is a demonstrable local need for smaller homes, homes for young people and homes for elderly people.

Figure 5 Type of Housing Required



220. MBC did a Borough wide Housing Needs Study in 2016. The table below, taken from MBC's Housing Needs Study 2016, shows the mix of house types in the Parish compared to Borough, County, Region and National average. There are more detached dwellings in the Parish than across the other geographies and significantly fewer terraced houses or purpose-built flats.

Table 7 Housing Mix in Bottesford compared to the Borough, County, Region and Country in 2016

	Bottesford		Melton	Leicester-shire	East Midlands	England
	Households	% of households	% of households	% of households	% of households	% of households
Detached	885	57.0%	40.9%	28.7%	32.5%	22.4%
Semi-detached	496	31.9%	36.0%	37.8%	35.5%	31.2%
Terraced	86	5.5%	15.5%	20.8%	20.4%	24.5%
Flat/other	86	5.5%	7.5%	12.7%	11.6%	21.9%
TOTAL	1,553	100.0%	100.0%	100.0%	100.0%	100.0%

221. MBC's Housing Needs Study 2016 analysed migration including the proportion of retirees moving into the Wards in the Borough. 23% of retirees moved to Bottesford between 2001 and 2011 this was significantly higher than migration into other Borough settlements.⁵⁷

222. MBC's Housing Needs Study 2016 also noted that in terms of starter homes '*outside of the town [Melton Mowbray] the most potential for such housing appears to be Bottesford*'.⁵⁸

223. The Housing and Economic Development Needs Assessment (HEDNA) 2017 projects that there will be an 82% increase in the over 65 age group between 2011 and 2036⁵⁹ and a 100% increase in the number of people with mobility problems over the Plan period.⁶⁰

The HEDNA data is used to inform the analysis in the MBC Local Plan. The mix for market housing is as follows:⁶¹

Table 8 Housing Mix Market Housing

	1 bed	2 bed	3 bed	4+ bed
Market	5%	30%	45-50%	15-20%

⁵⁷ See <https://www.meltonplan.co.uk/evidencebase-housing> MBC/HM1 Housing Needs Study 2016 figure 3.2 page 57

⁵⁸ Page 114 Housing Needs Study 2016

⁵⁹ See <https://www.meltonplan.co.uk/evidencebase-housing> MBC/HN1a HEDNA Report 2017 table 59 page 135

⁶⁰ See MBC Local Plan para 5.6.2

⁶¹ See HEDNA as above page 197

224. The emphasis on building 2-3 bed houses fits with the Parish Housing Need Survey Analysis.
225. The HEDNA also notes there will be a 52% increase in people living with long term health problems and disability (estimating a total of 11,823 in the Borough).⁶²
226. The need to focus on the needs of older households was reinforced in the Planning Guidance produced in June 2019 Housing for Older and Disabled People which requires local planning authorities to set out how their local development documents should meet the housing needs of older and disabled people.⁶³
227. M4 (2) is the category of home that is accessible and adaptable; the HEDNA notes that these can also be seen as life time homes suitable for any occupant regardless of disability at time of initial occupation. Government guidance notes that where an identified need exists plans can make use of housing technical standards to help bring forward an adequate supply of accessible housing.
228. The CLGs Housing Standards Review Cost Impact Study suggests that meeting M4(2) standards is likely to cost in the range of £520 - £940 per dwelling.⁶⁴
229. M4 (2) compliant homes could be considered as ‘homes for life’ and would be suitable for any occupant, regardless of whether or not they have a disability at the time of initial occupation.
230. Given the house prices in Bottesford compared to the Borough (see above) and the evidence of a rapidly increasing older population it is considered that providing M4(2) standard houses is viable and necessary to meet local housing need. MBC’s Policy C2 supports the provision of homes that met the technical standards accessible and adaptable ie M4 (2).

Bungalows

231. In the Consultation Questionnaire 2016 there was particular support for the provision of bungalows in the Parish. This reflects the needs of an ageing population and their provision would enable local older people to remain within the Parish and would free up homes suitable for families.
232. The 2019 Government Guidance Housing for Older and Disable People notes that ‘*Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs.*’⁶⁵
233. Level access living will be increasingly desirable for a larger proportion of the population. Given the significant growth anticipated in the Parish a reasonable proportion of dwellings should be bungalows to meet this local need. This requirement is reflected in the site-specific policies below.

⁶² See HEDNA aa above table 67 page 142

⁶³ See <https://www.gov.uk/guidance/housing-for-older-and-disabled-people>

⁶⁴ SHMA OAN Update 2017 para 9.44 and 9.45

⁶⁵ <https://www.gov.uk/guidance/housing-for-older-and-disabled-people#accessible-and-adaptable-housing> para 012

234. There are 304 bungalows in the Parish (including those under construction) this represents 18% of the housing stock. Future development that includes bungalows should be located as near as possible to local facilities to ensure those with mobility issues are more able to access services. 400 – 800 meters is a standard measure for a 5 to 10-minute walk.⁶⁶ and housing suitable for older people on sites up to 10 minutes' walk from local facilities is encouraged.
235. Evidence has also shown⁶⁷ that a community thrives when it is made up of people from a mixture of ages and income levels. Given the role of Bottesford as a Service Centre with schools and a range of local businesses, ensuring that Bottesford has a balanced provision of house types to meet the needs of young and older people on different incomes is an important aim of this Neighbourhood Plan.
236. Given the local evidence about the ageing population and the need for flexible adaptable homes it is important that future housing development reflects this local need.
237. The need for smaller dwellings was mirrored in the Consultation Survey with 96% of respondents supporting a mix of house types. The scale of growth proposed for Bottesford Parish and the number of dwellings with outline permission provides an opportunity for this Neighbourhood Plan to provide a policy framework for the size of dwellings that would meet local need.
238. However, dwellings with fewer bedrooms still need to be of an adequate size. MBC's Local Plan Policy C3 supports the use of national space standards for dwellings of up to 3 bedrooms.
239. Given the foregoing analysis of population change and the growing demand for homes suitable for older people it is important that future market housing in Bottesford provides life-time homes and a mixture of sizes but with an emphasis on meeting the need for smaller dwellings suitable for older people.

Neighbourhood Plan Policy 10 A Mix of Housing Types

- 1. Development proposals for housing will be required to demonstrate that they take into account the most up to date published evidence of housing needs in Bottesford Parish and Melton Borough. (In Bottesford current up to date evidence is that there is a demonstrable need for 2-3 bed dwellings).**
- 2. Proposals for 1-3 bed dwellings will be expected to, at a minimum, be accessible and adaptable - M4(2) or equivalent meaning that:**
 - a) Reasonable provision must be made for people to**
 - i. gain access to; and**
 - ii. use, the dwelling and its facilities**
 - b) The provision made must be sufficient to**
 - i. meet the needs of occupants with differing needs, including some older or disabled people; and**

⁶⁶ Building Sustainable Transport into New Developments (DfT, April 2008) - 'Walking neighbourhoods are typically characterised as having a range of facilities within 10 minutes walking distance (around 800 metres)'

⁶⁷ Joseph Rowntree Foundation Creating and Sustaining Mixed Income Communities

- ii. **to allow adaption of the dwelling to meet the changing needs of occupants over time.⁶⁸**
- 3. **Where possible, housing proposals that meet M4(3) (fully wheelchair adaptable or accessible) will be preferred.**
- 4. **In accordance with Borough Policy C3, 1-3 bed dwellings where the national space standard is applied will be supported.**
- 5. **The provision of smaller market dwellings, especially those suitable for older people, e.g. bungalows, will be supported across the Parish and in locations up to a 10-minute walk from Bottesford village centre.**

19 Self-Build and Custom Build Housing

240. The Parish has a variety of housing styles. The Neighbourhood Plan seeks to encourage variety, innovation and good design and to prevent the Parish becoming characterised by a standard design that can be a typical of volume house builders. A number of the issues that were strongly supported in the Consultation Questionnaire related to the need for a diverse mix of housing types and designs.

241. Government policy promotes community self-build (otherwise known as custom build) in order that communities can benefit from the wider choice it offers and the possibility of lower cost home ownership it can promote. In particular, the Self-build and Custom Housebuilding Act 2015 places duties on relevant authorities to keep registers of persons seeking to acquire land to build their own homes and to have regard to such registers when exercising planning functions. Regulations and national planning practice guidance relating to the duties came into force on and after 1 April 2016. Larger sites are therefore required to make provision for this type of development to meet the demand for self-build and custom housebuilding in the area as evidenced by the register.

242. The Melton Housing Needs Study 2016 assessed the demand for self-build in the Borough. The Study noted that in 2016 *'there is significant demand and custom build activity in the Borough. ..demand is significant but land is scare'*.⁶⁹ Evidence provided by local estate agents and analysis of 3rd party internet portals dedicated to custom and self build indicated that significant demand exists for self-build projects and the biggest barrier to success is the lack of available land.

243. MBC Local Plan Policy C8 requires 5% of sites of 100 dwellings or more to include 5% of serviced plots for self-build for detached dwellings of 2-3 bedrooms. Only BOT 3 (Rectory Farm) is likely to come forward as one scheme of more than 100 houses (site allocated for approx. 163). However, BOT 2 allocated for 60 dwellings now forms two applications which together total 100 dwellings (see table 2).

⁶⁸ See page 10

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf

⁶⁹ MBC Housing Needs Study 2016 para 55

244. Whilst the principle of Policy C8 is supported, the Parish Council consider that the threshold of 100 dwellings is too high to make a significant impact in the Parish. The benefits of supporting self build plots that will reinforce the character of 'critical diversity' and the value of encouraging a variety of house types, justifies a lower threshold.

Neighbourhood Plan Policy 11 Self Build and Custom Build Housing

- 1. To support prospective self-builders and custom builders and reflecting local interest, on sites of 40 dwellings or more, developers are required to supply at least 5% of serviced dwelling plots, for sale, at an appropriate price (commensurate with their value), to self-builders or custom builders.**
- 2. Where plots have been made available and marketed appropriately at a reasonable price for a minimum of one year and have not sold, the plot(s) may either remain on the open market or be built out by the developer.**
- 3. Marketed plots should be at the size of a 2/3 bedroom dwelling on the main development site.**
- 4. Alternative negotiated compliance with this policy for several sites in order to provide a larger self-build site will also be considered, as long as it offers a genuine self-build opportunity of equal value to the community, and is well integrated within the surrounding built form and community.**
- 5. Sites solely for self-build plots, or with a higher % of self-build to market or affordable housing tenures, will be supported where the proposal is in accordance with other policies in this Neighbourhood Plan.**

20 Protecting Heritage Assets

245. Maps 22,23 and 24 show the heritage assets in and around each settlement. The Parish has 47 entries for Listed Buildings⁷⁰, Scheduled Monuments and Structures in the Parish (some entries include more than one building). They include the Grade 1 St Marys Church and the remains of a medieval village and moat at Easthorpe. These buildings and their settings are protected in accordance with MBC Local Plan Policy EN13 and national policy.

246. The view from Belvoir Castle (outside the Parish) to St Marys Church has already been noted as a view of Borough importance (see above).

247. There are 3 Conservations Areas in the Parish.

- a) Bottesford village Conservation Area – the boundary encompasses the central High Street and old Market Place, the Church and Devon Lane ford and seeks to protect the historic core of the village.
- b) Easthorpe Conservation Area is split into two distinct sections, the westernmost boundary encompassing the bend in Manor Road and centred on The Manor House and The Hollies, the

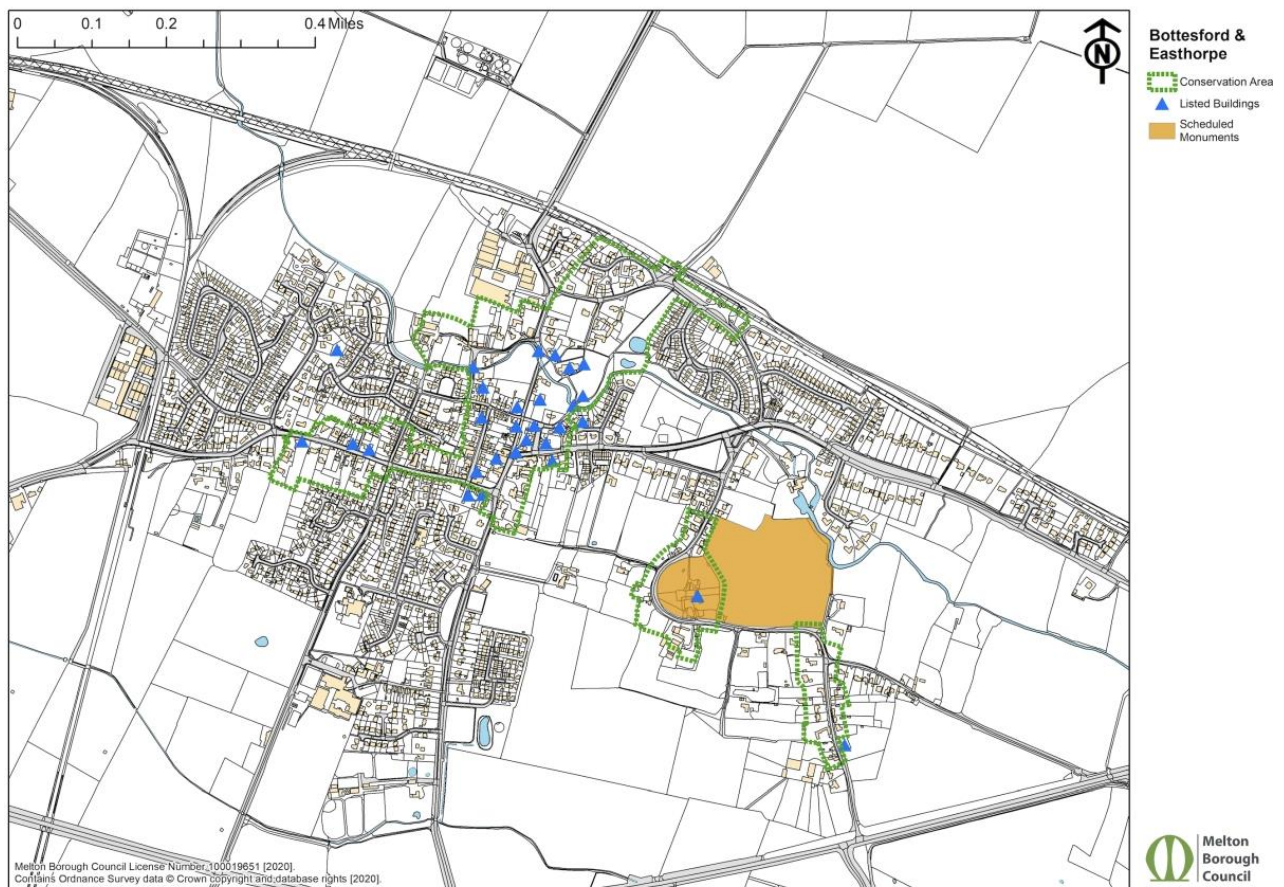
⁷⁰ See <https://historicengland.org.uk/listing/the-list/>

other boundary to the east including the majority of properties at the top end of Castle View Road

- c) Normanton Conservation Area - includes all of the built up area of the village but is widely drawn to include tracts of open countryside to the rear of the buildings on either side of Main Street.

248. MBC has produced Conservation Area Appraisals and Management Plans⁷¹ for each of the Conservation Areas.

Map 22 Heritage Assets Bottesford/Easthorpe



⁷¹ See <https://historicengland.org.uk/listing/the-list/>

72 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Map 23 Heritage Assets Normanton



Map 24 Heritage Assets Muston



73 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

249. The Leicestershire Historic Environment Record⁷² records 106 items of historic importance (these will include the statutory listed buildings as well as other buildings and structures including earthworks) that have a local interest. Regard should be had to this list in accordance with National Planning Policy (NPPF para. 187).
250. As part of the Neighbourhood Plan process, the Neighbourhood Plan Steering Group has identified buildings and structures that are nominated for local listing. The list was initially provided by MBCs Conservation Officer and has been reviewed and is supported by the Parish Council. The list is at Appendix H.
251. Where development affecting heritage assets is proposed, the Parish Council will seek to work with the owners and will encourage suitable alternative uses to protect the asset where that may be necessary noting that this may not be the most profitable use (if that would significantly alter the integrity of the asset). Sensitive work to ensure there is no erosion of these heritage assets is also encouraged.

Neighbourhood Plan Policy 12 Protecting Heritage Assets

- 1. Listed Buildings, Scheduled Monuments, the Conservation Areas and their settings are protected in accordance with Borough and National Policy.**
- 2. The buildings and structures listed in Appendix H are identified as locally valued heritage assets and are nominated as non-designated heritage assets to be included on MBCs Local List and is subject to approval by MB.**
- 3. The effect of a proposal on the significance of a non-designated heritage asset, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to cause substantial harm⁷³ to a non-designated heritage asset will require a clear and convincing justification.**
- 4. The restoration of listed buildings At Risk, or those on a Local List in similar circumstances, will be supported where the proposed use is compatible with their designation provided that the proposal;**
 - a) recognises the significance of the heritage asset as a central part of the proposal; and**
 - b) has special regard to the desirability of preserving the asset or its setting or any features of special architectural or historic interest.**
- 5. Gardens and open spaces form part of the special interest of the Conservation Areas. Development will only be permitted on gardens and open spaces between buildings within the Conservation Areas where it can be demonstrated that the proposals shall not harm the character and appearance of the Conservation Area.**

⁷² See https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1021

⁷³ As defined in the NPPF para 193-197

21 Supporting the Local Economy

Tourism Development

252. The quality of the Parish's natural and historic environment and its location in the Vale of Belvoir are assets which already make it an attractive tourist destination. In 2018 the MP for Newark and Sherwood Robert Jenrick, began a campaign to get the Vale of Belvoir designated as an Area of Outstanding Natural Beauty. The Neighbourhood Plan supports this proposal as part of a policy approach which seeks to widen the tourist economy in the Parish. Bottesford Parish is well located to provide pubs, cafes and accommodation for visitors to the Vale of Belvoir for day trips or longer. There is Bed and Breakfast accommodation in Muston, Normanton and Bottesford, two pubs and 3 restaurants in Bottesford one in Muston and cafes in Bottesford and Muston.
253. The Parish is well used by cyclists and walkers enjoying the quieter lanes and long rural views from Belvoir Ridge. Other Neighbourhood Plan policies – improving access to and the walk along the River Devon and connecting the Sustrans cycling route via a bridge over the A52, are also, in part, tourism developments but are covered in other policies.
254. The Grantham Canal that runs through the Parish and Belvoir Castle and Gardens to the south east of the Parish, are regional visitor destinations in the vicinity.
255. Rural diversification is strongly supported in the NPPF and this Plan encourages the re-use of vacant farm buildings and other redundant buildings to enhance the visitor experience. Support will be given to farm diversification and sustainable green tourism activities where this conserves rural life, landscape and countryside and supports the local rural economy.
256. It is vital that any proposed tourism associated development recognises the landscape character of the area as the Parish's key attribute.

Supporting Local Businesses

257. There are two industrial estates adjacent to Bottesford village and both have secured planning permission to be extended (one of which has been implemented). These classed as key employment sites and are protected for employment uses by Local Plan Policy EC3. Although EC3 allows Neighbourhood Plans to allocate such sites for other purposes where the release '*would offer significant benefits to the local area*' both estates are fully occupied and their expansion indicates a buoyant demand for industrial premises in this location.



Orston Lane Industrial Estate - the site has been recently extended into the field on the left.

258. The photo shows a path between the road and houses which is the old Melton Mowbray-Newark track bed and is identified as primary green infrastructure and ecological network in MBC's Local Plan (see Map 10).



Photo of recently extended Orston Lane industrial Estate



Normanton Land Industrial Estate

259. The aerial photo shows the site, the recycling area and the area to the left of the industrial buildings to the first hedge is where the extension to Perfectos will be built.⁷⁴ The fields on further left is the eastern end of BOT 3. The field in the top right is where BOT 4 is being built with the related SuDS going in the corner shown and along the lower edge of the field off the photo to the right.
260. In 2019 there were approximately 108 businesses and 8 farms recorded as operating from the Parish. (See Appendix D). The 2011 Census identified that 12% of those of working age worked mainly from home. With improving technology and a gradual shift in ways of working combined with faster broadband speeds this figure will have increased since 2011.
261. The 2011 Census showed that 86% of working residents travel more than 5 km to work and therefore work outside the Parish. As this commuting is mostly in private vehicles (only 5.8% use public transport and 11.2% walk or cycle to work) this has a negative impact on sustainability. The average travel to work distance is 25 km (15.5 miles).
262. An important aspect of planning is to reduce car usage and to encourage rural diversification to support the local rural economy. This Neighbourhood Plan supports an expansion of employment uses in existing locations for small scale employment, retail and/or tourism uses in accordance with the National Planning Policy Framework that supports *'sustainable rural tourism and leisure developments which respect the character of the countryside'*. This could include an

⁷⁴ See planning application 15/05/2017 approved

intensification of uses on the existing sites rather than further development. The recent extension at Orston Lane includes a large concrete envelope to allow for further buildings on this site.

263. Further expansion at the existing locations will be limited. The railway line presents a hard edge to further expansion north for Normanton Lane and Orston Lane Industrial Site now already extends into the open countryside. Further expansion will need to be in accordance with future assessments of the need for additional employment sites as part of a Borough wide policy review.
264. Neighbourhood Plan Policy 6 encourages small scale employment opportunities within the Village Envelope or an intensification of uses on existing land that is in the open countryside but that has an employment use. The role of tourism in diversifying the rural economy is supported in Borough and national policies⁷⁵

Improving the Village Centre

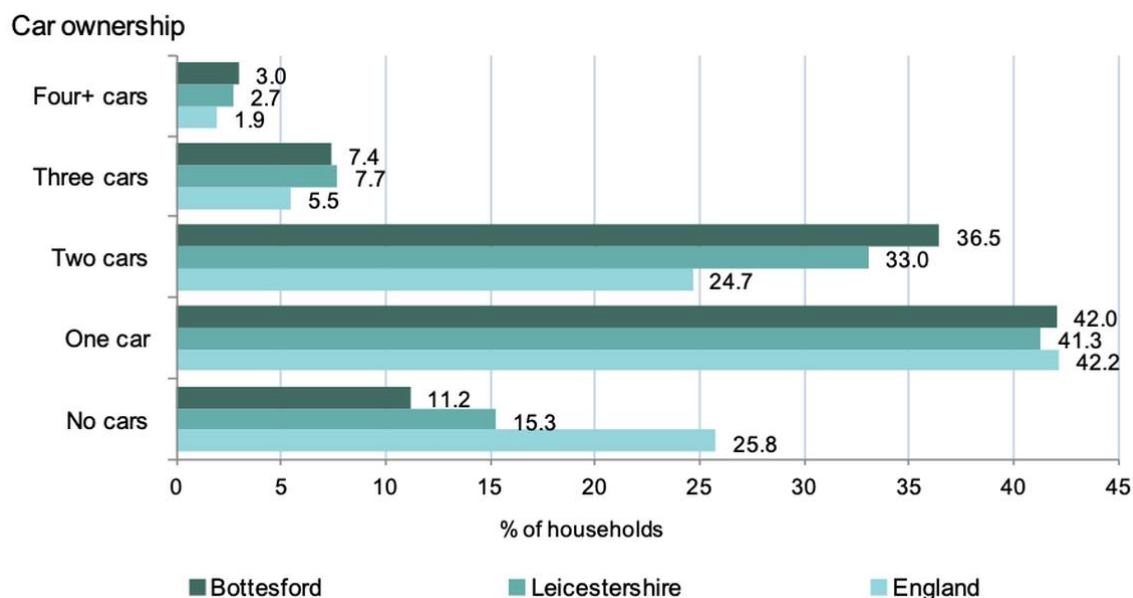
265. Appendix D and Table 9 below show the range of shops and services in Bottesford village centre. The village retains key services (like doctors, pharmacy and post office) reflecting its role as a service centre for the wider rural area.
266. There is a small car park in Walford Close with spaces for 18 cars– this is the only car park for shoppers in the village centre. Most people driving to the shops have to park on street. This situation is made worse by the lack of parking for the Methodist Church and Hall and the limited parking at the Village Hall. There is also no parking for St Marys Church. Many of the dwellings in the historic centre do not have off street parking and have to park vehicles on the road adding to the congestion.
267. Given the increase in population over the life time of the Plan, this congestion will likely get worse. The provision of an additional public car park in the vicinity of Bottesford village centre would alleviate some of the congestion.
268. No site has been confirmed at present but the Neighbourhood Plan supports the provision of a car park if a suitable site ever becomes available. Bottesford Methodist Church has no parking provision but is in the vicinity of BOT 3 and the proposed expansion of the employment site at Normanton Lane. These proposals may provide an opportunity to work with the developer to secure a public car park for the Methodist Church. The opportunity to secure a wider community benefit from the development for this part of Bottesford village is supported by the Parish Council.
269. The Consultation Questionnaire flagged up a range of possible responses - given this Plan's overarching desire to reduce the impact of climate change, reducing car usage and improving pedestrian safety remain the main focus.
270. The proposals to slow down traffic movements at Barkestone Lane and around the Market Cross (see Section 16 Improving Connectivity) will address some of the pedestrian safety issues. Improving walking routes along the River Devon may also encourage more local people to walk rather than drive to the shops.

⁷⁵ see policy DM3 of the Core Strategy and NPPF para 28 Supporting a prosperous rural economy

Car Parking on New Residential Development in the Village Centre

271. Car ownership in Bottesford Parish is higher than the national average reflecting its rural location. The figure below from the OCSI Rural Community Profile⁷⁶ reveals the extent of car ownership compared to Nottinghamshire and England.

Figure 6 Car Ownership



272. Within Bottesford Village on Queen Street, Albert Street, High Street, Chapel Street, Market Street and Church Street the historic nature of the properties means that there is very limited off-street parking. On street parking is therefore a mixture of residential on street parking and shoppers on street parking.

273. There may be infill sites that come forward for development over the Plan period in this location. Any additional development on Queen Street, Albert Street, High Street, Chapel Street, Market Street and Church Street must ensure that sufficient car parking is provided within the site to accommodate visitor parking, in recognition of the existing need for parking for local shoppers.

274. The development of BOT 4 Normanton Lane has secured the provision of a new Railway Car Park for 30 cars. This will be an asset to the community and a legal agreement is in place to secure this facility for railway users in perpetuity.

Neighbourhood Plan Policy 13 Supporting the Local Economy

- New buildings will be expected to be located and designed to minimise their impact upon local heritage and rural character, the openness of the countryside and to protect biodiversity.**

⁷⁶ See Bottesford Neighbourhood Plan web site

2. **Within the Village Envelopes, development proposals that enable the sustainable growth of businesses both through the conversion of existing buildings and well-designed new buildings will be supported.**
3. **Proposals for employment development outside the Village Envelopes, where they enhance the tourist offer, or businesses relating to rural activities or enterprises, will be supported where:**
 - a) **the scale, design and form of the proposal, in terms of both buildings and operation are appropriate for the location; and**
 - b) **the proposed use is compatible with neighbouring uses; and**
 - c) **it includes adequate parking service and access arrangements.**
4. **Where proposals are submitted in locations outside of the Village Envelope in accordance with Part 1 (above), priority should be for the re-use of any existing building on the site where these buildings have a heritage value.**
5. **To ensure pedestrian safety in the village centre, and in recognition of the existing limited opportunities for on street parking, proposals for infill development on Queen Street, Albert Street, High Street, Chapel Street, Market Street and Church Lane /Street in Bottesford village will be required to demonstrate that adequate on-site parking has been provided:**
 - a) **to accommodate resident and visitor parking; and**
 - b) **reflect the higher car ownership and usage due to the rural location; and**
 - c) **to reflect the very limited provision that exists for off street parking.**
6. **The provision of a public car park in the vicinity of Bottesford village centre is supported where the proposal does not negatively impact on;**
 - a) **the amenity of nearby residents; or**
 - b) **the character and appearance of the area in which it is located; and**
 - c) **where the boundary treatment and surface treatment is appropriate to the rural setting.**
7. **Access into and out of the car park must not impede the flow of traffic along the main thoroughfare.**
8. **The provision of a site for a new Railway Car Park as part of the development of BOT 4 is supported. The change of use of this site will be resisted in recognition of the wider community gain and the contribution it makes to encouraging the use of sustainable transport.**

22 Enhancing the Provision of Community Facilities

275. The expected growth of the Parish, if the current planning permissions are built out and the site allocations are developed, will see the population substantially increase. The provision of adequate community space (indoor and outdoor) fosters social cohesion and well-being, providing venues for a range of community activities for all ages.

276. Local facilities reduce car travel for residents who otherwise have to travel outside the Plan area. For those without a car or with limited mobility being able to access local meeting spaces will be key to their health and well-being.
277. With a growing number of older residents as well, easy access to local facilities would significantly enhance the quality of life of existing and future residents and would contribute towards sustainable development.
278. Bottesford has a good range of small public open spaces, playgrounds and cricket pitches and a thriving football club with new facilities on the edge of the village enabling people of all ages to be fit and active. The exception is at the West End of Bottesford Village and the Neighbourhood Plan site-specific policy for BOT 3 (Neighbourhood Plan Policy 17) below includes the provision of a play area along with open space along the River Devon corridor to secure this provision.
279. The outline planning application for BOT2 includes a small children's play area which will meet the needs of the new residents.
280. The Open Space Study 2014 noted that whilst Bottesford Parish has three allotment sites Bottesford has the longest waiting list of all Melton parish councils with 12 people waiting for an allotment at that time. The Neighbourhood Plan will seek to provide new allotments as part of the development of Bottesford to reflect the importance of these facilities and the expected need of the growing population, and in accordance with the need recognized by Melton Borough Council for more allotments in the Parish.'
281. A new allotment site as part of the BOT 3 Rectory Farm site (BOT 3) would ensure that this provision was easily accessible to residents on the new development and on the west of Bottesford village.
282. The Village Hall play area got a low score in the Open Space Study.⁷⁷ due to its poor equipment. Where funding allows the Parish Council will upgrade the play equipment.
283. The Grantham Road skate park was noted as being highly valued in the Open Study Report (section 7.5) due to its '*suite of play equipment on a wider amenity greenspace*' and has been recently upgraded.
284. Neighbourhood Plan Policy 13 reflects the national core planning principles that relate to enhancing and improving the places where people live, supporting local strategies to improve health, social and cultural well-being and meeting local needs for community and cultural facilities and services.
285. The community want to see the range of high-quality facilities over the plan period safeguarded and where possible improved. This will ensure that the Parish remains a vibrant, friendly place to live.
286. The Old School Building is now a community library and Parish Council offices and meeting rooms. There is potential for this asset and its grounds to be more fully utilised as a community hub.

⁷⁷ See page 41 Open Space Study Knight Kavanagh and Page

287. The table below lists the community facilities in the Parish

Table 9 Services and Community Facilities

Bottesford		
Doctors surgery	Methodist Church and Hall	Three convenience stores
Pharmacy	Church of St Mary	Butcher
Vets	Post office	Green grocer
Village Hall	Primary School	Secondary School
Two pubs	Two Cafes	Two takeaways
Garden Centre with café and children's farm	3 restaurants (that also provide takeaways)	Cricket pitch and bowling green (Cricket Club and Bowling Club).
B and B	Playing fields that include skate park and outdoor gym	Football pitches (at the Village Hall recreation ground and dedicated site on the edge of the village for Bottesford Football Club)
3 smaller playing fields with equipment for young children	Volunteer run library in the Old School (also available for meetings)	Regular Car Boot
County Waste recycling facility	3 Allotments	Fish and Chip Shop and Chinese Takeaway
Estate Agent	2 hairdressers	
Muston		
Pub and restaurant The Gap Inn	Café – Old Forge Tea Room	Playground
B and B	St John Baptist Church	
Normanton		
B and B		

Neighbourhood Plan Policy 14 Enhancing the Provision of Community Facilities

- 1. Proposals to improve community facilities within the Parish will be supported where;**
 - a) consultation in accordance with the Key Principle has been undertaken and demonstrates support for the proposal; and**
 - b) the design and location of the scheme is in accordance with the other policies in this Plan.**
- 2. Development proposals for community facilities will need to demonstrate that the scheme takes into account the most up to date published evidence of community need in Bottesford Parish and the surrounding parishes.**
- 3. The redevelopment of the community facilities listed in Table 9 for non-community uses will be resisted unless it can be demonstrated that the operation of the facility is no**

longer financially viable or necessary or that a replacement facility of equal size and quality is provided in an equally accessible location.

- 4. A new allotment site to meet local need is required. The preferred location is in the north west of Bottesford village ideally (but not essentially) as part of the development of Rectory Farm (BOT 3).**
- 5. Development that upgrades the Village Hall play park equipment for children and young people is supported.**

23 Local Plan Site Allocations Development Framework

288. The sites allocated in MBC's Local Plan were discussed in section 3. Although BOT4 is under construction the other sites are at various stages in the planning application process (see Table 2 above). Where only outline planning permission has been secured there is still an opportunity for this Neighbourhood Plan to set design codes for the sites based on local analysis.

289. The Bottesford Parish Design Code 2020 sets out the design codes for the sites and this sets out a policy framework for the development of the sites.

BOT 1 Land to rear of Daybell's Farm and 18 Grantham Road

290. The site is owned by two land owners. An outline planning permission was approved for 18 dwellings on the western part of the site by Melton Planning Committee on the 14 June 2018 but as yet no planning decision notice has been issued. The western edge of the site is contiguous with Bottesford Conservation Area.

291. In 2020 an outline planning application was submitted for the land to the east.

292. A public footpath runs through the middle of the site forming the dividing line between the land ownership. BOT 1 is within the Area of Separation and in Flood Zone 3.

293. The MBC Local Plan Appendix 1 supports development of BOT 1 provided the site can be developed as a 'single comprehensive development'.⁷⁸ The current schemes have been prepared in isolation and show no regard for the opportunity to see the site as a whole.

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

- 1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals combine to provide a scheme for comprehensive development of the whole of BOT 1.**
- 2. Proposals should also demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;**
 - a) homes of mixed styles, types and tenures (market and affordable) with the potential for custom builds;**

⁷⁸ See <https://www.meltonplan.co.uk/adoptedplan> then link to Local Plan with appendices page 12

- b) a design, density and layout that reinforces the local rural character in accordance with the Bottesford Parish Design Code 2020; and
 - c) the use of materials and a narrow colour palette that compliments the surrounding area; and
 - d) to the front, boundary treatment of low walls or hedges that create private space to allow for the planting of native trees and shrubs;
 - e) to the rear, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside reflecting the site's location within the Area of Separation; and
 - f) a layout safeguards the public right of way that runs through the site
 - g) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.
3. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, contribute towards water recharge and improve biodiversity.
 4. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows have been retained or their loss minimised.
 5. The proposal should seek a net biodiversity gain in accordance with Neighbourhood Plan Policy 3 (2).
 6. Where trees have been removed new trees should be planted in a location to be agreed by the Parish Council in accordance with Neighbourhood Plan Policy 3 (7).

BOT 2 Grantham Road

294. Although MBCs Local Plan identifies this as one site it is in fact two sites with different ownership and different site conditions. **BOT 2 West** was a former brickwork and then landfill from 1982 – 2000. Outline planning permission (17/01577/OUT) has been granted for 40 dwellings on this western part of the site. BOT 2 West is a Local Wildlife Site, the boundary of the LWS extends beyond the site allocation and the LWS adjoins flood zone 2 and the River Devon. The allocated site fronts onto Grantham Road.

295. There is evidence of former contamination due to historic uses and these have been identified and an updated contamination letter report on 6.6.18 advises that 600m of cover layer is required to mitigate the risk of harm from the chemicals present.

296. Existing dwellings to the west of the site are already at a lower level and locally there is concern about two story dwellings being over bearing on these properties. This could also be the case for the proposed development on BOT 2 East.

297. **BOT 2 East** has outline planning permission for 60 dwellings on the eastern part of the site (18/00632/OUT). An application for Reserved Matters was approved (19/00573/REM) and ground work has begun (summer 2020).

Neighbourhood Plan Policy 16 Development of BOT 2, Grantham Road

1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;
 - a) homes of mixed styles, types and tenures (market and affordable) with the potential for custom builds; and
 - b) a design, density and layout that reinforces the local rural character in accordance with the Bottesford Parish Design Code 2020; and
 - c) the use of materials and a colour palette that provides richness and texture to reinforce the positive attributes and diversity of styles across Bottesford village as identified in the Bottesford Parish Design Code 2020; and
 - d) that the hedgerow along Grantham Road has been retained; and
 - e) within the site at the front, boundary treatment of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and
 - f) where rear boundaries run to the edge of the site, a boundary treatment in the form of hedges or low walls/fences that allows for a soft transition to the open countryside; and
 - g) there should be a buffer between the development and the wildlife site including the retention of the existing hedgerow, where possible, to reflect the site's location adjoining a Local Wildlife Site and for the enjoyment of local people; and
 - h) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in Bottesford village, which cannot be effectively mitigated.

2. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality (by natural filtration), contribute towards water recharge and improve biodiversity. A creative SuDs scheme will be supported that creates an attractive, safe area with improved biodiversity. Proposals that include Swales to reduce the need for large ponds would be supported.

3. The layout of both proposals should allow for a pedestrian connection across the whole site and be connected to the footpaths along Grantham Road and the Public Right of Way opposite.

4. The mature trees and the hedgerow along Grantham Road and around the site boundary are part of the character of the Parish and have biodiversity value. The landscape scheme should demonstrate how the trees and hedgerows have been retained.

5. The proposal should seek a net biodiversity gain in accordance with NPP 3 (2).

6. Where trees have been removed new trees should be planted in a location to be agreed by the Parish Council in accordance with Neighbourhood Plan Policy 3 (7).

7. On the western part of the site, if site levels have been raised, the impact of the proposal on the properties adjoining the new development must not be over bearing.

BOT 3 Rectory Farm

298. This site has been the subject of extensive consultations and a presentation in 2018. The MBC site allocation is for approximately 163 dwellings. Further work by the agent relating to land assembly and site investigations indicate that the site boundary may extend further east. This would not conflict with Neighbourhood Plan Policy 1 as the Village Envelope boundary includes the land up to Normanton Lane Industrial Site.
299. This was confirmed in an outline application submitted for 215 dwellings in March 2020 20/00388/OUT.
300. The key issues in relation to this site were discussed at a meeting with the Parish Council in March 2018. In summary they are as follows:
- a) The River Devon runs through it- part of the site is Flood Zone 2
 - b) A public right of way extends across the site connecting with via an underpass to a footpath heading north
 - c) The northern boundary of the site is a railway line that sits atop an embankment – Normanton Industrial Estate is the eastern boundary – both these factors have implications with regard to the noise attenuation. Noise arising from the Industrial area would require a space of 185 metres between factories and nearest house to limit the impact of the noise. Noise arising from the Railway, particularly overnight freight traffic would require a space of 65 metres between the railway and the nearest house to limit the noise.
 - d) Surveys have located a pressurized sewer and an abandoned gravity sewer running across the site. There could be no building 5metres either side of this pressurized pipeline.
 - e) The scheme proposed in 2018 required 3500 cubic metres of surface water attenuation.
301. The River Devon and the presence of water across the site present opportunities for an innovative layout that works with the site. Open spaces, green (grass), blue (water) and red (social areas) can be interspersed with the housing, reflecting a design which is more rural, attractive and that provides public open space and play areas close to the housing. In contrast to recent housing schemes in the Parish the presence of water can define the layout of the site rather than following a standard urban pattern with the construction solutions to mitigate flood risk.
302. Whilst it is likely that the proposal presented in March 2018 will change this creative approach to design and layout is supported.
303. The eastern boundary of the site is adjacent to the old railway line defined as a primary green infrastructure (see Map 13). Part of the site including the corridor of the River Devon is in Flood Zone 2.
304. The Parish Council and MBC have identified a need for a play area and allotments on the west of Bottesford village.

Neighbourhood Plan Policy 17 Development of BOT 3 Rectory Farm

1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;
 - a) homes of mixed styles, types and tenures (market and affordable) with the potential for custom builds; and
 - b) the use of materials and a colour palette that compliments the materials used in Bottesford village
 - c) a layout that protects key views to the church; and
 - d) a design, density and scale that reinforces the positive attributes of the character area as defined in the Bottesford Parish Design Code 2020.
 - e) within the site, boundary treatment on the frontage should consist of low walls or hedges that creates private space to allow for the planting of native trees and shrubs; and
 - f) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.

2. The layout must respond positively to the presence of water including the River Devon. This includes;
 - a) the orientation of homes to overlook the River, and
 - b) the creation of a footpath route along the River and through the site and that connects to the existing footpath that runs north/south to encourage sustainable movement through the site, and
 - c) combining these routes with sustainable drainage systems, a local play area, allotments and open space to create a multifunctional network. This network should connect to the existing footpath routes into Bottesford village and the wider countryside (including the footpath to Kilvington).

3. Proposals will be required to manage surface water through keeping to a minimum the creation of non-permeable areas and the incorporation of SuDS, which mimic natural drainage patterns, are appropriate to the existing landscape character, are designed to improve water quality (by natural filtration), contribute towards water recharge and improve biodiversity.

4. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows have been retained or their loss minimised.

5. The proposal should seek a net biodiversity gain in accordance with NPP 3 (2).

6. Where trees have been removed new trees should be planted in a location to be agreed by the Parish Council in accordance with Neighbourhood Plan Policy 3 (7).

7. Where the site adjoins the old railway line, boundary treatment that may include a landscape buffer is required to protect the biodiversity of the primary green infrastructure route.

8. Noise attenuation measures to address noise from the trainline and the Normanton Industrial Estate are required. Where possible landscaping should be used to attenuate

noise to deliver multiple benefits (improving biodiversity, enhancing landscape character) for the wider area.

- 9. The provision of a car park with vehicular access on the eastern part of the site near the Methodist Church and Hall would provide wider community benefit and is supported.**

EAST 1 Land East of Green Lane, Easthorpe

305. Easthorpe Manor and grounds, a Scheduled Monument, is located to the north of the site. It is within the Area of Separation between Easthorpe and the A52 as identified in MBC's Local Plan.
306. The northern boundary of the site is defined by Manor Road, beyond which, lies agricultural land currently used for grazing. The existing access into Easthorpe Lodge is also located on the corner of Manor Road and Green Lane.
307. The western boundary is formed by Green Lane, which extends southwards and provides access to Vale End House, which itself, alongside its outbuildings, lies to the south of the application site. To the west of Green Lane lies agricultural land.
308. The north western part of the site is in Flood Zone 2. Bottesford Church can be seen from the north of the site.
309. The site has outline planning permission for 9 dwellings a reserved matters application has been submitted for 9. The site comprises of Easthorpe Lodge, a large detached house its gardens and amenity space. However, a recent planning application combined EAST 1 and EAST 2 and proposed 47 dwellings across the two sites (see planning ref 20/00295/FUL).
310. An archaeological desk-based assessment was undertaken by Leicester University Archaeological Services⁷⁹. The report notes that boundary wall running along Green Lane may be the only remnant of the early period of allotment gardening.
311. The site boundary to the north is Manor Road it is formed of a mature hedgerow with open fields beyond (that contain the scheduled monument) and with views towards Bottesford. Green Lane is within the application site it is a narrow country lane and the grass verges reflect the historic rural location.
312. Whether the site is developed as one plot (EAST 1) or includes EAST 2 the criteria in Neighbourhood Plan Policy 18 are still relevant.

Neighbourhood Plan Policy 18 Development of EAST 1 Land East of Green Lane Easthorpe

- 1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;**

⁷⁹ as noted in the Design and Access Statement for the Outline planning permission see

https://pa.melton.gov.uk/online-applications/files/6DE472A2EBA4E9BCB6F6C5640339905C/pdf/15_01016_OUT-DESIGN_ACCESS_STATEMENT-758098.pdf [=

- a) homes of mixed styles and types; and
 - b) the use of materials and a colour palette that compliments the materials used in Easthorpe village; and
 - c) a layout that protects the setting of the scheduled monument; and
 - d) a design, density, scale and configuration that reinforces the rural character of the area as defined in the Bottesford Parish Design Code 2020; and
 - e) the homes are located outside Flood Zone 2.
2. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows (particularly the hedgerow along Manor Road) have been retained or their loss minimised.
 3. The proposal should seek a net biodiversity gain in accordance with Neighbourhood Plan Policy 3 (2).
 4. Where trees have been removed new trees should be planted in a location to be agreed by the Parish Council in accordance with Neighbourhood Plan Policy 3 (7).
 5. The boundary wall along Green Lane should be retained as it has historic significance and is character forming.
 6. The scale, massing and boundary treatment should ensure that the development does not intrude visually on the Area of Separation between Easthorpe and the A52.
 7. Alterations to Green Lane should retain the grass verges where possible as they reflect the rural character of its location.

EAST 2 Land West of Green Lane, Easthorpe

313. The site is adjacent to EAST 1 and is a field of arable agricultural land. The northern and western part of the site is in Flood Zone 2. The western boundary adjoins the Easthorpe Conservation area the north west corner of the site overlaps the Conservation Area boundary.
314. Easthorpe Manor and grounds, a Scheduled Monument, is located to the north of the site. It is within the Area of Separation between Easthorpe and the A52 as identified in MBC's Local Plan.
315. The site is bounded by hedgerow vegetation with a dense hedgerow along Green Lane which reinforces the impression that this is a country lane. The site boundary to the north is Manor Road it is formed of a mature hedgerow with open fields beyond (that contain the scheduled monument) and with views towards Bottesford.
316. Initial proposals included an open space for informal play – as there is no provision of this sort in Easthorpe this would be encouraged. Given the rural location a natural play space utilising existing trees and vegetation would be preferred.
317. The site has outline permission for 18 dwellings (see 17/00996/OUT) and the Design and Access Statement notes that the hedgerow along Green Lane and part of the frontage hedgerow to Manor Road would be lost to provide site access but would be replaced by new tree planting

within the site. These details will be determined at Reserved Matters stage but the loss of native hedgerow along Green Lane and Manor Road will have a negative impact on the character of the wider area. The impact on biodiversity must be assessed and the landscape scheme should show a net biodiversity gain across the site.

318. However, a recent planning application combined EAST 1 and EAST 2 and proposed 47 dwellings across the two sites (see planning ref 20/00295/FUL). Whether the site is developed as one plot or as part of a wider scheme the criteria in Neighbourhood Plan Policy 19 are still relevant.

Neighbourhood Plan Policy 19 Development of EAST 2 Land West of Green Lane, Easthorpe

- 1. Planning permission will be granted for residential development in accordance with MBC Local Plan Policy C1 (A) on the site shown on Map 2 where the proposals demonstrate a high design quality as defined in Neighbourhood Plan Policy 8 (1). This means;**
 - a) homes of mixed styles, types and tenures (market and affordable); and**
 - b) the use of materials and a colour palette that compliments the materials used in Easthorpe village; and**
 - c) a layout that minimises setting intrusion upon the scheduled monument; and**
 - d) a design, density, scale and configuration that reinforces the rural character of the area as defined in the Bottesford Parish Design Code 2020; and**
 - e) a flood risk assessment has been undertaken which establishes that the proposed development would not give rise to an increased risk of surface water flooding either on the site or in the vicinity which cannot be effectively mitigated.**
- 2. The mature trees and hedgerows on the site are part of the character of the Parish. The landscape scheme should demonstrate how the trees and hedgerows (particularly the hedgerow along Manor Road) have been retained or their loss minimised.**
- 3. The proposal should seek a net biodiversity gain in accordance with Neighbourhood Plan Policy 3 (2).**
- 4. Where trees have been removed new trees should be planted in a location to be agreed by the Parish Council in accordance with Neighbourhood Plan Policy 3 (7).**
- 5. The scale, massing and boundary treatment should ensure that the development does not intrude visually on the Area of Separation between Easthorpe and the A52.**
- 6. The provision of an informal play area on the site would provide a wider community benefit and would be supported.**

24 Implementation

319. The policies in this plan will be implemented by Melton Borough Council as part of their development management process. Where applicable Bottesford Parish Council will also be actively involved, for example as part of the pre-application process as outlined in the Key

Principle. Whilst Melton Borough Council will be responsible for development management, the Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

320. There are several areas of activity which will affect delivery and each is important in shaping Bottesford Parish in the months and years ahead. These comprise:
- a) the statutory planning process; this Neighbourhood Plan will direct and shape developer and investor interest in the Neighbourhood Plan area. However, this is also in the context of the wider Melton Borough Council planning policies and the National Planning Policy Framework.
 - b) investment in and active management of public services and community assets, together with other measures to support local services for the vitality and viability of the village.
 - c) The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.
 - d) The role of the Parish Council in delivering the projects that have been identified as part of this Neighbourhood Planning process.
 - e) The Neighbourhood Plan will become part of a hierarchy of planning documents. The Parish Council will also look to Borough and County Council investment programmes where a policy can be shown to be delivering Borough and County objectives

25 Monitoring and Review

321. The impact Neighbourhood Plan policies have on influencing the shape and direction of development across the Plan area during the Plan period will be monitored by Bottesford Parish Council.
322. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. It is the expectation of the Neighbourhood Plan group and the Parish Council that there will be a review of the Plan 5 years after it has been made.
323. Any amendments to the Plan will only be made following consultation with Melton Borough Council, local residents and other statutory stake holders as required by legislation.

Appendix A List of Community Projects

The following are projects supported by the community and the Parish Council which in combination with the Neighbourhood Plan policies will contribute to achieving the vision and objectives of this Neighbourhood Plan.

- i. To work with partners and to seek funding to create new road layouts that emphasise the village centre and strengthens the connections between streets, buildings and activities at Barkestone Lane and the Market Place in accordance with the proposals produced by Hamilton Baillie in 2015.
- ii. A bridge for pedestrians, horses and cyclists across the A52 connecting Easthorpe Lane and Muston Lane to link Muston and the remainder of the Parish. It is expected that this project will be delivered by Sustrans. Many of the Muston villagers spontaneously mention the isolation they feel because of the by-pass cutting between the two villages, and because of the recent changes in bus provision.
- iii. Bottesford's Old School is currently used for a variety of activities including the Community Library and the office of the Parish Council. There is scope to improve its community use.
- iv. There is potential for improving access to the River Devon. Additional landscaping would also provide public amenity areas along the River corridor and 'softening' and greening other areas of the Parish by planting trees, shrubs and flowers.
- v. Provide attractive name signs and roadside 'gates' to clearly indicate entrances to the villages and associated speed restrictions.
- vi. Encourage and support improved facilities for youth, sport and other interest groups within the community.
- vii. Provide additional footpaths and pavements within Bottesford to enable residents to reach the village centre safely without the need to use a car.
- viii. Provide footpath and cycle access to the football pitches on Nottingham Road.
- ix. Provide secure cycle parking at the station and other locations in the Parish
- x. To encourage the availability of high speed internet across the Parish as requested by local businesses, schools and residents
- xi. To increase the number of trees, wooded areas and hedges in the Parish. Working with the community and landowners identify locations across the Parish for new tree planting and to undertake a management plan to protect trees and hedges identified in the vegetation survey.
- xii. To work with developers and MBC to agree financial arrangements to enable the PC to take responsibility for the maintenance of green spaces created as part of new development.
- xiii. The Parish Council will work with developers to ensure that each garden within a new development is supplied with garden top soil that meets the BS 3882:2007 (Specification for Top Soil) with a depth in excess of 20cm (8 inches) this is in accordance with the advise from the Royal Horticultural Society.

Appendix B Approaches to the villages shown on Map 7

Approaching Bottesford from the east along Grantham Road (Old A52) from Grantham.

325. Until 1989 this road was the main A52 between Grantham and Nottingham passing through the centre of Bottesford. Since the bypass was built to the south, the road, now branching off the bypass, has carried a much reduced and mainly local traffic. Whilst the carriageway itself still has the appearance of a major road, over its 2 km. length to the village centre, it is bordered by fields and wide grass verges until it eventually enters the village through low density, predominantly, ribbon development.

Photo 1



Approaching Bottesford from the west along Nottingham Road (Old A52) from Nottingham

326. This road was the main A52 between Nottingham and Grantham until the bypass was built in 1989. Now it is a branch off the bypass - entering the village along a 2.5km. road that has fields and hedges on both sides of its length until it crosses the old railway bridge where there is the distinctive entrance transition in to Bottesford village.

Photo 2



Approaching Bottesford from the South along Belvoir Road

327. From the A52 bypass Belvoir Road comes in to the centre of Bottesford from the Vale of Belvoir with Belvoir Castle visible from most of its length. The 1989 bypass had the unfortunate consequence of cutting across this tranquil rural road. However, fortunately it left a sufficient distance to retain a distinctive 1 km. rural entrance to the village.

Photo 3



328. The photo below shows how the road continues in to Bottesford – with wide grass verges on the left and hedging on the right. Behind the hedges are extensive arable fields used to grow grains and rape. These fields are crossed by public footpaths from which can be seen the Grade 1 listed buildings – Belvoir Castle to the south and St Mary’s Church in the centre of the village to the north and the hamlet of Easthorpe to the east.

Photo 4



Approaching Bottesford from the north

Photo 5



329. The mile from Normanton to Bottesford is almost exclusively rural in character – with modest-sized field patterns and well-established hedges. On the left is Beacon Hill. After crossing the railway there is the immediate feeling of transition to the village and into the heart of the Village Conservation Area. There is a well screened small industrial estate and County Waste Recycling Site situated on the right-hand side. A new development of up to 97 houses is being built on the left-hand side next to the railway line.

Photo 6

330. Immediately over the railway line is St Marys Church and the Ford. Bede House and other 18C listed buildings are also near the ford.



Approaching Easthorpe from the south along Castle View Road

The hamlet of Easthorpe can be approached from three directions - each distinguished by surrounding farmland and quiet, hedged, roads with wide grass borders

Photo 7



331. . One entry is off the A52 bypass, north along Castle View Road. note the hedged roads with wide grass borders.

Approaching Easthorpe from the south along Muston Lane

Photo 8



332. The approach from the south that would have been from Muston is now non motorised following the building of the by pass – but it continues to be a delightful country

lane loved by walkers and cyclists. (this route will become significant for cyclists and walkers if the Sustrans project putting a bridge over the A52 is realised.)

Photo 9



333. Turning off the old A52 by the side of Jubilee Green onto Easthorpe Road, passing the former Belvoir Estate workers' cottages and the Grade II listed Easthorpe Manor, dating back to the 1300s.

Approaching Muston from the north along Main Street

334. From Main Street there is an abundance of hedging, trees and old cottages. There is a sense of openness due to the low density of development.

Photo 10

**Approaching Muston from the south east along Woolsthorpe Lane**

Photo 11



Approaching Muston from the north along Church Lane

Photo12



Approaching Muston from the North West (this route will become significant for cyclists and walkers if the Sustrans project putting a bridge over the A52 is realised.)

Photo 13



Approaching Normanton from the South

Photo 14











Approaching Normanton from the North


Photo 15




Appendix C Photos of Key Views shown on Map 11

Site	
<p>1) View from Beacon Hill looking south west across Bottesford.</p>	
<p>2) View from Beacon Hill looking south east across Bottesford towards the Belvoir Ridge.</p>	
<p>3) View looking north across Normanton</p>	
<p>4) View from the Sands footpath looking north to the Elms and St Mary's Church.</p>	

Site	
5) View looking south to Belvoir Castle and the Belvoir Ridge.	
6) View from Easthorpe Lane, Muston towards Bottesford.	
7) View from Woolthorpe Lane Muston towards Belvoir Ridge and Castle.	
8) View from Grantham Canal bridge on Belvoir Road looking towards Bottesford.	

Site	
<p>9) View from Station Road, Bottesford across the paddocks to St Mary's Church.</p>	
<p>10) View from the Bridge on Devon Lane across Robert's Field to St Mary's Church.</p>	

Site	
<p>11) View across the old orchard looking from Easthorpe in the direction of Bottesford.</p>	
<p>12) View from Belvoir Road across the Area of Separation to Easthorpe.</p>	

Appendix D Businesses in the Parish (November 2019)

All businesses in Bottesford unless otherwise stated

C&N AERIAL SERVICES		45 Bowbridge Gdns
BOTTESFORD HEATING AND DEA SERVICES		13 Church View
NEIL SMITH AND DAD PLUMBING AND HTG		22 Walnut Rd
		38 Castle View Rd
BELVOIR SECURITY		Easthorpe
The Clay Pigeon Co Ltd		Normanton Lane
Laporte		Normanton Lane
Long Clawson Dairy Ltd		Normanton Lane
Printwise		Normanton Lane
JR Mowers		Normanton Lane
Brightman Ltd		Normanton Lane
Perfectos Mills		Normanton Lane
Household Waste Site		Normanton Lane
Dove Cottage Charity shop		Market St
Oriental Kitchen		11 Market St
Pem Plumbing And Heating		7 Winterbeck Close
Pc Building Services		46 Main St Normanton
Belvoir Turf		Greenacres Farm
Gilchrist Control Systems Ltd	1 Longhedge Lane Ind Est	Longhedge Lane
Adey Electronics	2 Longhedge Lane Ind Est	Longhedge Lane
Ambient Lounge	3 Longhedge Lane Ind Est	Longhedge Lane
Simply Crackers	4 Longhedge Lane Ind Est	Longhedge Lane
? Vacant	5 Longhedge Lane Ind Est	Longhedge Lane
Ackroyds Transport	6 Longhedge Lane Ind Est	Longhedge Lane
Lupsen Electronics	7 Longhedge Lane Ind Est	Longhedge Lane
Celebration China Hire	8 Longhedge Lane Ind Est	Longhedge Lane
Halos	9 Longhedge Lane Ind Est	Longhedge Lane
Vacant	10 Longhedge Lane Ind Est	Longhedge Lane
Ambient Lounge	11 Longhedge Lane Ind Est	Longhedge Lane
Bottesford Motor Engineers	12 Longhedge Lane Ind Est	Longhedge Lane
Order Blinds	13 Longhedge Lane Ind Est	Longhedge Lane
Radium - Laconi	1/2 Winterbeck Ind Est	Orston Lane
Biotek Agriculture	5 Winterbeck Ind Est	Orston Lane
Margo and Plum	6 Winterbeck Ind Est	Orston Lane
Terwin Instruments	Winterbeck Ind Est	Orston Lane
Bottesford Hand Car Wash	8a Winterbeck Ind Est	Orston Lane
Skylock IT	8a Winterbeck Ind Est	Orston Lane
Digital Source Media	8a Winterbeck Ind Est	Orston Lane
Upper Case Media	8a Winterbeck Ind Est	Orston Lane
Little Bird Copy	8a Winterbeck Ind Est	Orston Lane

Contour Specialist Fabrics	9b Winterbeck Ind Est	Orston Lane
Natural Healthy Market	10 Winterbeck Ind Est	Orston Lane
Central Book Services	12 Winterbeck Ind Est	Orston Lane
Pass(UK)	13 Winterbeck Ind Est	Orston Lane
Upper Case Media	13 Winterbeck Ind Est	Orston Lane
Vacant	13a Winterbeck Ind Est	Orston Lane
Barengo	14 Winterbeck Ind Est	Orston Lane
Highway Resource Solutions	15 Winterbeck Ind Est	Orston Lane
Highway Resource Solutions	16 Winterbeck Ind Est	Orston Lane
Little Active Kids	New Industrial Unit	Orston Lane
Complete Warehouse Services	New Industrial Unit	Orston Lane
Ian Smith Electrical Ltd	Devon Park	Normanton Lane
Little Jack's Farm		Orston Lane
Avenue Veterinary surgery		Queen Street
Bottesford Post Office		High Street
Bottesford Village Store		High Street
CO-OP		Queen Street
CO-OP		Grantham Road
Bottesford Fish Bar		Queen Street
Sophie Kitson		Queen Street
Sid's (greengrocer)		Queen Street
Poppy Seed		Queen Street
Poppy Seed -First floor vacant		Queen Street
Mane Line		Queen Street
The Bull		5 Market St
A E Taylor Butcher		Grantham Road
Rutland Arms		High Street
Paul's		1 Market St
The Thatch		High Street
Belvoir Vale Surgery		Walford Close
Welby Surgery		Walford Close
Chemist		Walford Close
Bottesford Dental Practice		Albert Street
Mai Holistic Therapy		Albert Street
Woodhouse and Carmen		High Street
Pizzini		High Street
William Roberts and Sons		Devon Lane
Dog Groomer		Behind the Bull
Ultimutt dog grooming		Walnut Road
Proici Group of companies		Devon Lane
Spice India		High Street.
Belvoir Boarding kennels and cattery		Belvoir Road
Patch Corner Crafts		6 The Square
Electric Media Group		43 High St
Willow Cottage		

Link Up Technology		16 High St
Peter Gribby		1-3 High St
Belvoir Safety Services		41 Walnut Rd
AJM Norris and Sons	Acrelands	Orston Lane
Midland Feeds/Cheap Feeds Ltd	Acrelands	Orston Lane
Midland Skip Hire/Midland Transport Ltd	Acrelands	Orston Lane
Vacant	Acrelands	Orston Lane
J Symonds Tree Surgeon		9 Nottingham Rd
Quantum Intelligent Security		6 Vine Close
Convert my garage		6 Vine Close
Rachel's Designer Silver		6 Vine St
S Williams - upholsterer		42 Main St Normanton
Vivaldi Conservatories		6 Vine Close
Chic Nails	Mobile service	
Muston Gap		Church Lane Muston
The Old Forge Cafe		1 Main St Muston
Carol Crooks		Rectory, Muston
Bottesford Business and Holiday Cottage		Devon Lane
Joyce's Barn B&B	Little Covert Farm	19 Main St Normanton
ATB Building Contractors		6 Beacon View 21 Woolsthorpe Lane Muston
Chris Greasley		Church Lane Muston
Glebe House B&B		Main St Muston
Chantry Cottage B&B		1 The Green Muston
Holiday Let		40 Main St Muston
Fit2Drop		Woolsthorpe Lane Muston
Cadence (Driving Instruction)		St Marys Rd
Violin/Language Tuition		
Ann Gibbons Dance		
Broadoak Chimney Sweeps		
Broadoak Tree Surgery		
Claire Walton Chiropody		
Ben Selby		
Chris Greasley		Muston
Executive and classic car hire		
PMC Executive cars		
Terry Box Roofing		
The Vale Beauty Practice		Castle view Farm Easthorpe
W Haynes Property Mtce		19 Cox Drive
FARMS		
Elm Farm, Normanton.		
Hospital Farm, Muston		
The Hollies, Easthorpe		
Peacock Farm, Muston.		

Manor Farm, Muston,
Castle View Farm
Vale View Farm
Devon Farm.
Rectory Farm
Belvoir Estate
Normanton Hall Farm

Appendix E Sketch Proposals for improvements at Barkestone Lane and the Market Place

Barkestone Lane - Sketch proposal



Appendix F Significant Green Gaps Report

These spaces act as green lungs to the settlements and provide health and recreation benefits to people living and working nearby. These spaces are identified for their social or visual amenity, historic or ecological contribution to the rural character of the Parish villages.

Bottesford

Reference Number	Site	Criteria to support significance to the Parish
1	Wooded area on corner of Station Road and Rectory Lane	<p>Within the Conservation Area a significant group of mature trees on private land that softens the corner near the industrial estate.</p> <p>It is one of the few wooded areas in the Parish and is within Bottesford Village Envelope. It is within the area identified as an ecological corridor by MBC (see Map 10 and interactive policies map.)</p> <p>A significant group of mature trees on private land complementing the setting of the church. An important link for wildlife with No 28.</p>
2	The wide green space either side of the footpath between Albert Street and Riverside Walk including the green area on the corner of Church View and Riverside Walk.	An attractive, green verged, footpath linking the west end of the village to the village centre. Its character is unique in the Parish. It would be spoilt by any residential encroachment.
3	Area of green between Church View and Pinfold Lane including private driveway.	Although small, this represents an open green area that reflects the historic, rural character of Bottesford village.
4	Land east of Belvoir Road, bounded by A52 to the south, Easthorpe to the east and the Elms to the north	<p>Identified as an Area of Separation in MBC's Influence study. This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52.</p> <p>This Grade 2 agricultural land is criss-crossed by historic footpaths that are regularly used by walkers. From the footpaths there are views of the hamlet of Easthorpe, Belvoir Castle and Ridge, St Mary's Church and the well-proportioned country house, the Elms, that can be viewed across the ha-ha. This undeveloped space creates a sense of openness which reflects the rural character – it also provides an important gap between Easthorpe and Bottesford and prevents the coalescence of the two settlements.</p>

Reference Number	Site	Criteria to support significance to the Parish
5	Paddocks bordering the A52 between Barketstone Lane and Belvoir Road.	This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. The SGG ensures there is a gap between the A52 and the village edge. A well-used footpath runs through the middle of the area along side the Winterbeck. It links Barketstone Lane, also popular with walkers, to the footpaths on the other side of Belvoir Road through to Easthorpe. The area contributes to the rural setting of the school playing fields.
6	The 'Wilderness' along side the River Devon opposite the junction of Station Road and Grantham Road	A private area of uncultivated land with mature trees and undergrowth ideal for wildlife. Trees along the riverbank help to prevent erosion of the bank structure. A green visual and physical connection along Grantham Road to LGS Jubilee Garden, allotments and playing field.
7	Fields and paddocks west of Walnut Road and Lime Grove and adjoining gardens to the rear of the High Street properties	Small scale field pattern on the edge of the village with evidence of ridge and furrow. Hedges important for wildlife. Additionally, as significant parts are in Flood Zones 2 and 3, these unbuilt areas help to protect the neighbouring part of the Conservation Area from flooding.
8	Devon Farm and Gardens	A private space which provides a pleasant setting for buildings within the Conservation Area
9	Railway triangle Field number(s)?	Western part identified in MBC Local Plan as a Local Wildlife Site. One of the few wooded areas in the Parish. Within the area identified as an ecological corridor by MBC (see Map 10 and interactive policies map.)
10	Land to the west of Barketstone Lane And north of the A52	Part of the area is identified as a Candidate Local Wildlife Site. It contains significant wildlife habitat across seven fields west of Barketstone Lane with the Winterbeck running through it. This undeveloped space creates a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. The SGG ensures there is a gap between the A52 and the village edge.

Easthorpe

Reference Number	Site	Criteria to support significance to the Parish
11	Old Orchard Field off Easthorpe Road	Open space with public footpath through a scheduled ancient monument and an extensive geological site. Contributes to the setting of Easthorpe Manor.

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All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

12	Land between BOT 2, A52, Easthorpe and Grantham Road	This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. The SGG ensures there is a space between the A52, Grantham Road and the village edge. It adjoins proposed Local Green Space number 10.
13	Field on the corner of Devon Lane and Rectory Lane known locally as 'Robert's Field'.	Provides significant open area with wonderful views of St Mary's Church. Contributes to the setting of the River Devon as it passes through the village. Used by the Lions' charity group for the village bonfire.

Muston

Reference Number	Site	Criteria to support significance to the Parish
14	Rectory Garden – Glebe House	The garden contributes to the setting of Grade 2 Glebe House. Visible connection to the church yard and the wider landscape. Made available for public events. Within the area identified as an ecological corridor by MBC (see Map 10 and interactive policies map.)
15	The grounds of the old school	Reinforces the open rural setting of the quaint, small, old school which has a community use.
16/17	Land north west of Church lane near Easthorpe 16 And Land to the south east (17)	Muston is a low density loose grained settlement and historically development was around the existing farms. These green gaps provide an important break between the development around Peacock Farm and the clusters of housing around the church. Here the countryside runs through the settlement across Church Lane with open views on both sides provided by 16 and 17. The River Devon runs along the eastern boundary of SGG 17 with a LWS to the east.
18	Land on the corner of A52/Church Lane opposite the Gap	This undeveloped space creates a soft green gap and a sense of openness which reflects the rural character of the Parish and the wider Vale of Belvoir from the A52. The SGG provides a green space between the A52 and the northern edge of the village. PRow cross the green gap providing views back to the village edge.

Normanton

Reference Number	Site	Criteria to support significance to the Parish
19	Field between Wheel House Cottage and Main Street.	Normanton is a linear village characterised by informal groups of buildings around former farms. This site adjoins Main Street. This SGG is wholly within the Conservation Area and contributes to it by reinforcing

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All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

		the open loose grain texture of the village with long wide views out to the open countryside.
20	Peacock Farm garden and driveway, Main Street	This site adjoins Main Street and is wholly within the Conservation Area. This SGG contributes to it by reinforcing the open loose grain texture of the village with glimpses out to the open countryside
21	Private gardens of Normanton House, Hall and paddock Main Street	This site adjoins Main Street and is wholly within the Conservation Area. This SGG contributes to it by reinforcing the open loose grain texture of the village with glimpses out to the open countryside
22/23	Fields east of Main Street	Both areas lie to the east of Main Street - they contribute to the sense of Normanton as a small linear hamlet with long wide views out to the east as you move along Main Street. Most of both areas lie within the conservation area. These open spaces are character forming.
24	Field at the south of the village to the west of Main Street	This site adjoins Main Street and is wholly within the Conservation Area. It is also within the Area of Separation between Normanton and Bottesford. Approaching Normanton from the south this open space is character forming – the sharp bend in Main Street means as you approach at an angle you see the open fields on one side and the cluster of buildings reflecting the farming heritage on the other. The SGG contributes to the character of the Conservation Area and the wider landscape by reinforcing the open loose grain texture of the village with long wide views out to the open countryside on your left as you move north through the village.

Appendix G List of Community Services and Facilities (November 2019)

Facility	Address
Bottesford C of E Primary School	Silverwood Road, Bottesford
Priory Belvoir Academy	Barkestone Lane, Bottesford
Church of St Mary	Rectory Lane, Bottesford
Methodist Church and Hall	18, Devon Lane, Bottesford
Village Hall	Belvoir Road, Bottesford
Bottesford Football Club	Nottingham Road, Bottesford and Village Hall Field, Belvoir Road
Bottesford Cricket Club	Belvoir Road, Bottesford
Bottesford Bowls Club	Belvoir Road, Bottesford
The Welby Practice	Walford Close, Bottesford
Richard Watkinson Estate Agent	12, High Street, Bottesford
Co- Op Convenience Store (1)	13, Queen Street, Bottesford
Co-Op Convenience Store (2)	Grantham Road, Bottesford
The Village Store	20 High Street, Bottesford
Well Pharmacy	4, Albert Street, Bottesford
Taylor's Butchers	1, Grantham Road, Bottesford
Avenue Veterinary Centre	1, Queen Street, Bottesford
William Roberts Funeral Directors	Devon Lane, Bottesford
Post Office,	20 High Street, Bottesford
Sid's Greengrocer	16, Queen Street, Bottesford
Hair Hut	10, Queen Street, Bottesford
Mane-line	1, Queen Street, Bottesford
Thatch Restaurant	26, High Street, Bottesford
Paul's Restaurant	1, Market Street, Bottesford
Spice India Restaurant	2, High Street, Bottesford
Oriental Kitchen Takeaway	11, Market Street, Bottesford
Bottesford Fish and Chip Bar	3, Queen Street, Bottesford
Pizzini	5, High Street, Bottesford
The Poppy Seed	12, Queen Street, Bottesford
Bottesford Community Library	The Old School, Grantham Road, Bottesford
The Bull Inn	5, Market Street, Bottesford
The Rutland Arms	2, High Street, Bottesford
Children's Playgrounds	Walford Close, Bottesford Hooper's Close, Bottesford Village Hall Field, Bottesford Grantham Road, Bottesford
Adult Gym	Grantham Road, Bottesford
Allotments	Pinfold Lane, Bottesford Grantham Road, Bottesford Easthorpe Road, Bottesford
Muston	
The Old Forge Tea Room	1, Main Street, Muston
The Gap Inn	Church Lane, Muston
St John the Baptist Church	Church Lane, Muston
Children's Playground	Church Lane, Muston

Appendix H Heritage Report List of Nominated Non Designated Heritage Assets

The following buildings and features of the built environment are nominated for assessment by Melton Borough Council as potential Non-Designated Heritage Assets to be added to a future local list of heritage assets compiled and curated by the Borough Council.

Bottesford

Address	Notes
18 & 20 Chapel Street	e.C19 red brick 2 storey house with return to Queen Street. Hipped pantile roof.
Wyggstone Cottages (3 - 11 odd) in	l.C18/e.C19. A row of 2 storey red brick terrace cottages with adjoining single storey range
Grantham Road	of outbuildings; all set at angle to road with rear to St Mary's Walk
The Former Bottesford C of E P School in	1878(datestone) but eastern part probably a later addition. Red brick with stone dressings. 2 storey
Grantham Road	centre with Jubilee Block of 1897 and single storey flanking wings. Positioned opposite Mkt Cross
8 Grantham Road	C18 façade but possible earlier core to brick and slate cottage with pantiled roof.
10 & 12 Grantham Road	Mid C19. A pair of red brick houses with yellow brick quoins and blue pantiled roof with large stack
Range of farm buildings at Devon Farm	C18/e.C19. A range of red brick farm buildings with pantiled roofs
1 & 2 High Street	C18 or earlier. A painted brick 1½ storey cottage with pantiles, gabled dormers and bow windows
5 High Street	C18 or earlier. A long red brick range with gable end containing modern shop window and door
41 High Street	l.C18/e.C19 painted brick 2 storey house with long rear outbuilding
43 High Street	l.C18/e.C19 red brick cottage, 2 storeys
51 High Street	e.C19 A red brick 2 storey house with advanced eastern section. Pantiled roof. Rear stable wing
67 High Street	1830 (slate panel over door) A small 2 storey red brick house with pantiled roof. Altered fenestration
32 & 36 High Street	Mid C19. A pair of 2 storey red brick houses (1 building) with slate roofs
34 High Street	l.C18/e.C19. Recessed 2 storey rendered cottage
Acacia Farmhouse, Market Street	Mid C19 red brick house. 2 storeys with slate roof and centre plastered doorway
1 Market Street	C18/e.C19 2 storey house & shop with long red brick wing
7 Market Street	l.C18/e.C19 brick cottage (façade painted white) with pantiled roof. 2 storeys, modern shop & porch
11 Market Street	l.C17/e.C18. A whitewashed brick range with steeply pitched pantiles. End and off centre chimneys gable end to street. Modern shop window in gable. Other fenestration generally modern.
15 - 19 (odd) Market Street	l.C18/e.C19. A long painted brick range. Red pantiles and slates. No. 19 adjoining at rear

Former coachouse R/O 17 Market Street	I.C18/e.C19. A red brick building. 2 storey.
Pump R/O 17 Market Street	C19 pump in wooden housing
Dr Flemings Hospital, Market Street	Dated 1670 but datestone would seem to refer to an earlier building. The stonework in part of the ground floor may be a remnant of this. Rest C18 red brick patched with modern brickwork and with recently (1979) inserted modern fenestration. Door with 5 fielded panels and radial fanlight.
Beckingthorpe Farmhouse	Mid C19. A white brick farmhouse with black pantiles. Now divided into 2 properties. 2 storeys
63 - 65 Station Road	symmetrical gabled front façade

Easthorpe

Address	Notes
1 Castle View Road	I.C18/e.C19. Small 2 storey cottage with roughcast rendered façade and pantiled roof
3 Castle View Road	I.C18/e.C19 cottage with possible earlier core. Façade rendered white. 1½ storeys, pantile
7 & 9 Castle View Road	I.C18/e.C19 Brick painted white. Pantiles. 2 storeys
11 Castle View Road	I.C18/e.C19 Facade painted white. Pantiled roof. 2 storeys. Centre trellised porch
13 Castle View Road	I.C18/e.C19 Facade rendered white. Pantiles. 2 storeys. Centre gabled trellis porch
12 & 14 Castle View Road	I.C18/e.C19 1 building. Colourwashed façade and pantiles. Off centre chimney. 2 storeys
22 Manor Road	e.C19. A red brick house. 2½ storeys with pantiled roof and gable end to the street.

Muston

Address	Notes
Dunroamin	e.C19. A painted brick 2 storey cottage with sashes and casements. Pantile roof. Adj Church
Cherry Cottage	l.C18/e.C19. A cottage set at angle to street. Painted brick. 2 storeys. Pantiles and gabled brick porch
Devon Cottage	e.C19. A small painted brick cottage with s. outshut. Former Smithy opp. Church. Altered fenestration
Dukes Cottages (1 - 3 odd)	l.C18/e.C19. A row of terraced cottages. Rendered and colourwashed with pantile roof. 2 storeys
House adj Dukes Cottages	e.C19 façade. A red brick farmhouse with long elevation to street. Pantiled roof. 2 storeys
House in W.cnr of Skerry Lane	Corner building. l.C18/e.C19 brick but coursed stone ground floor suggests earlier building. Pantiles and plain tiles. 2 storeys. Plain chamfered corner. LH door has radial fanlight.
Houses adj above	l.C18/e.C19. Small terrace of red brick cottages. Pantiles. Centre chimney. 2 storeys

Normanton

Address	Notes
Corner Cottage, Normanton Lane	Probably C18. Tiny red brick cottage with sloping roof in village centre
The Wheelhouse + adj. Normanton Lane	e.C19. A pair of white rendered 2 storey cottages near street boundary in village centre
59 Main Street	C18 house. Red brick, 2 storeys. Later addition to north and modern porch

Appendix J Photos of Local Green Spaces

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria ⁸⁰		
			Criterion a	Criterion b	Criterion c
1	Grantham Rd Recreation area including allotments.	Parish Council	Close proximity to village centre and to new developments on BOT 2	High recreational value – well equipped children’s play area, adult gym, recently updated skate park, well used allotments with Garden Assn shop. Access to River Devon and views of St Mary’s Church. Woodland Trust has supplied hedging to improve wildlife habitat.	Local in character and not an extensive tract of land.
2	The paddocks between St Mary’s Church and Station Road	In private ownership	Provides an important link from the village centre to the railway station and the footpath to the Beacon	Very important for the setting and views of St Mary’s Church, The paddocks provide an important sense of openness and tranquillity, Connects with already Designated Green Spaces 3 and 4	Local in character and not an extensive tract of land.
3	Village Hall Playing Field	Owned by the Parish Council	Very central area including footpath from Bottesford to Easthorpe	Adjacent to the Village Hall and extensively used for village activities including football games. Also includes a children’s play area that is presently proposed to be upgraded by the Parish Council.	Local in character and not an extensive tract of land.
4	The Green between	Owned by Parish Council	Close proximity to the	Central green space with mature trees including beech and	Local in character and not an

⁸⁰ Criteria set out in full on page 42

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria ⁸⁰		
			Criterion a	Criterion b	Criterion c
	Belvoir Road and Keel Drive		community it serves.	red maple and providing an important area for children to play	extensive tract of land.
5	Public Open Space and Children's Play Area adjacent to the Wickets' Estate off Belvoir Road	Owned by Barratt's	Close proximity to the community it serves.	Has recreational value including a Children's Play Area adjacent to a dense housing estate. Trees planting is currently being enhanced to increase the wooded area and biodiversity, Excellent views to the Belvoir Ridge and Belvoir Castle.	Local in character and not an extensive tract of land.
6	Allotments behind Easthorpe Road	Parish Council	Close proximity to the community it serves	Well used and maintained allotments	Local in character and not an extensive tract of land.
7	Allotments in Pinfold Lane	Parish Council	Close proximity to the community it serves	Well used and maintained allotments	Local in character and not an extensive tract of land.
8	Public Open Space off Howitt's Road	Parish Council	Close proximity to the community it serves	Accessible landscaped open public space with trees and shrubs for biodiversity. Children on the adjacent development can play here without having to cross a busy road.	Local in character and not an extensive tract of land.

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria ⁸⁰		
			Criterion a	Criterion b	Criterion c
9	New Green Area on Normanton Lane site	Miller Homes	Close proximity to the community it serves	Public open space bordering the north and west boundaries of the 97 house development off Normanton Lane. It provides biodiversity and the green area to the west protects the rural approach to Bottesford.	Local in character and not an extensive tract of land.
10	Area to the south of BOT 2 western part is a Local Wildlife Site southern boundary is River Devon will form part of the walk along the River Devon	Private ownership	Close proximity to the community it serves	The western part of the site is a designated Local Wildlife Site forms an important link to the River Devon	Local in character and not an extensive tract of land.
11	Land behind the Co-Op Queen Street and Play Area on Walford Close	Parish Council	Close proximity to the community it serves	A valued amenity adjacent to the shopping area providing a children's play ground and rest area for residents.	Local in character and not an extensive tract of land.
12	Green Space on Walnut Road	Parish Council	Close proximity to the community it serves	Accessible open public space with trees and shrubs for biodiversity.	Local in character and not an extensive tract of land.
13	Bottesford Football Club pitches, Nottingham Road	Privately owned Land on long term lease to Bottesford FC	Newly established group of pitches at the west end of Bottesford	Provides substantial recreational facilities with a club house for all ages and genders	Local in character and not an extensive tract of land.
14	Hooper's Close	Parish Council	Close proximity to the	Well used play area in a central village location	Local in character and not an

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All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council's Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria ⁸⁰		
			Criterion a	Criterion b	Criterion c
	Children's Play Area		community it serves		extensive tract of land.
15	Arboretum in the grounds of Priory Belvoir Academy		Close proximity to the community it serves.	Has a recreational and educational value. Of particular importance because it provides a variety of specially selected trees planted by a former headmaster in a Parish where there is a general absence of wooded areas and thus an important undisturbed location for wildlife	Not an extensive tract of land.
16	The Square, Chapel Street	Parish Council	Close proximity to the community it serves.	Provides a significant green area in close proximity to residential development creating a 'sense of place'.	Local in character and not an extensive tract of land.
17	Walled Garden of Rectory Court	Rectory Court Bottesford Ltd	Close proximity to the community it serves.	A special area of considerable historic significance in the Conservation Area and bordered by the River Devon. The garden is visible from the footpath to St Mary's Church. At least one expert (Steffie Brown, author of a book on Capability Brown') has suggested that Capability Brown may have had a part in the design of the garden and re-configuration of the River Devon at this point.	Local in character and not an extensive tract of land.


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Ref Number	Site	Owner/size	Test against NPPF LGS Criteria ⁸⁰		
			Criterion a	Criterion b	Criterion c
18	The Friendly Garden, Station Road		A small area, specially cultivated for the benefit of parishioners.	Has local significance, recreational value, tranquillity and wildlife	Local in character and not an extensive tract of land





Muston

Ref Number	Site	Owner/size	Test against NPPF LGS Criteria	Ref Number	Site
19	Children’s Playing Field adjacent to LGS Designated Site 7	Owned by the Parish Council	Close proximity to the community it serves.	Well used community space with essential recreational value for children. Recently updated play equipment	Local in character and not an extensive tract of land.
20	Village Cross Green	Owned by the Parish Council	Close proximity to the community it serves.	A small area of historic significance. The location of two listed heritage assets and pathway link to St John’s church.	Local in character and not an extensive tract of land.




Site	
1) Grantham Rd Recreation area - eastern allotments and allotments shop	




Site	
<p>1) Grantham Rd Recreation area – western allotments</p>	
<p>1) Grantham Rd – Children’s play area</p>	
<p>1) Grantham Rd Recreation area – Skate Park</p>	




Site	
<p>1) Grantham Rd Recreation area –Adult Gym</p>	
<p>2) The paddocks between St Mary’s Church and Station Road</p>	
<p>3) Village Hall Playing Field</p>	
<p>4) The Green between Belvoir Road and Keel Drive</p>	

Site	
<p>5) Public Open Space and Children’s Play Area adjacent to the Wickets’ Estate off Belvoir Road</p>	
<p>6) Allotments behind Easthorpe Road</p>	
<p>7) Allotments in Pinfold Lane</p>	
<p>8) Public Open Space off Howitt’s Road</p>	

125 All neighbourhood plan policies should be read in conjunction with the adopted policies in Melton Borough Council’s Local Plan. No Neighbourhood Plan policy will be applied in isolation; account will be taken of all relevant policies

Site	
<p>9) Site of New Green Area on Normanton Lane site (The Meadows)</p>	
<p>10) Area to the south of BOT 2 western part is a Local Wildlife Site southern boundary is River Devon will form part of the walk along the River Devon</p>	
<p>11) Land behind the Co-Op Queen Street - Garden area</p>	

Site	
<p>11) Land behind the Co-Op Queen Street - Play Area on Walford Close</p>	
<p>12) Green Space on Walnut Road</p>	
<p>13) Site of Bottesford Football Club pitches, Nottingham Road</p>	

Site	
<p>14) Hooper's Close Children's Play Area</p>	
<p>15) Arboretum in the grounds of Priory Belvoir Academy</p>	
<p>16) The Square, Chapel Street</p>	

Site	
<p>17) Walled Garden of Rectory Court</p>	
<p>18) The Friendly Garden, Station Road</p>	
<p>19) Muston – Children’s Play area</p>	

Site	
20) Muston Green and Monument	