

16 January 2021

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

Dear Sir/Madam,

Bottesford Neighbourhood Plan: Submission Document

Thank you for the opportunity to make comments on the Submission Draft version of the Bottesford Neighbourhood Plan. This representation is made on behalf of AJM Norris and sons, Norris Plant Hire & Sales Ltd, Midlands Skip Hire and Midlands Feeds and S & P Industrial.

These family-run businesses are based at Acrelands, Orston Lane, Bottesford, Nottingham NG13 0AU and make a significant contribution to the local economy:

- Norris Plant Hire & Sales Ltd Ltd specialises in the hire and sale of plant machinery to customers in Nottingham, the East Midlands and the rest of the UK. Established in 1981, the business supplies a wide range of plant equipment including backhoe loaders, wheel loaders, mini diggers, excavators, site dumpers, telescopic handlers and many more.
- Midland Skip Hire is one of the midland's largest skip hire companies and has been operating for over 10 years. The company provides a high-quality service to both residential and commercial customers at competitive prices, offering a range of waste management services.
- Midlands Feeds specialises in the production of feed for cattle and sheep, supplying nationwide customers. Midland Feeds trade between 25,000 to 50,000 tonnes per annum from three sites located a Bottesford, Staunton in the Vale and Claypole.
- S & P Industrial owns and rents out industrial units at the Orston Lane/Winterbeck Industrial Estate. Land to the west and south of the existing units is being developed to add further industrial space, including smaller starter units.

In addition to these businesses, the Norris family has land interests within Bottesford parish and helps support community life.

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The Bottesford Neighbourhood Plan will be a statutory plan and once it has been finalised, it will be used to determine planning applications in the parish. The Neighbourhood planning provides the opportunity for the community to set out a positive vision for how they want their community to develop over the next 10, 15, 20 years. It is therefore important, that the Neighbourhood Plan reflects the plans of local business, especially where these are aligned with the objectives of the local community.

The Consultation Process

Planning Practice Guidance expects qualifying bodies to be inclusive and open in the preparation of its neighbourhood plan and ensure that the wider community:

- is kept fully informed of what is being proposed
- is able to make their views known throughout the process
- has opportunities to be actively involved in shaping the emerging neighbourhood plan
- is made aware of how their views have informed the draft neighbourhood plan or Order.

A Consultation Statement has been prepared to accompany the Submission Draft Neighbourhood Plan. Prior to consultation on the Pre-Submission Draft Neighbourhood Plan in 2020, the wider community was last consulted in 2015/16.

Pre- Submission Consultation

The Bottesford Parish Pre-Submission Draft Neighbourhood Plan was consulted on from 30 July to 19 October 2020. Representations were made on behalf of AJM Norris and sons, Norris Plant Hire & Sales Ltd, Midlands Skip Hire and Midlands Feeds and S & P Industrial. Those representations were very similar to the following representations on the Submission Draft Plan and we were keen to take the opportunity to explore our concerns with the Qualifying body.

In response to the Pre-Submission representations, the Qualifying Body took the view that 'Given the advanced nature of the NP and the early stages of this proposal any scheme would need to be in compliance with national, Borough and the NP policies.' The offer to discuss the concerns was ignored. My clients are very concerned with this response for the following reasons:

1. The Pre-Submission Draft Plan was the first opportunity for the wider community to consider the Plan's policies and proposals. Plan preparation was certainly not 'advanced';
2. There was an interval of some 4/5 years between the previous community consultation and consultation on the Pre-Submission Draft Neighbourhood Plan during which there was no opportunity for the wider community to express its views;
3. The approval of the Submission Draft Neighbourhood Plan was made by the Qualifying Body on 9 November 2020- just three weeks after consultation closed on the Pre-Submission Draft Neighbourhood Plan, suggesting that there was little consideration of the comments made;
4. Some of the comments attributed my clients in the Consultation Statement are not correct, especially in relation to land at Church Lane, Muston.

Submission Consultation

Following the submission of the Draft Neighbourhood Plan, once the local planning authority finds that the plan meets the legal requirements, it is required to publicise the proposal for a minimum 6 weeks. The publication period started on 4 December 2020 and ends on 17 January 2021 a period of 6 weeks and 2 days. The notice on the Bottesford Neighbourhood Plan website- <https://bottesfordparishneighbourhoodplan.org.uk/neighbourhood-plan> states that the consultation period ends on Wednesday, 17 January 2021. The 17 January is, of course, a Sunday.

The publication period included the Christmas and New Year holiday period, during which there were 4 Bank Holidays- 25 December 2020 (Christmas Day), 26 December 2020 (Boxing Day), 28 December 2020 (Boxing Day Holiday) and 1 January 2021 (New Year's Day).

The Neighbourhood Planning (General) Regulations 2012 requires local planning authorities to undertake publicity in a manner that is likely to bring it to the attention of people who live, work or carry-on business in the neighbourhood area. While it is not mandatory that engagement is undertaken using face-to-face methods (especially to accord with Government guidance to help combat the spread of coronavirus), the local planning authority should take steps to demonstrate that all groups in the community have been sufficiently engaged, such as with those without internet access. This is particularly important in Bottesford Parish where a large proportion of the population is elderly and significant parts of the Parish has poor internet connectivity.

We are therefore concerned, that Regulation 16 consultation on the Submission Draft Bottesford Neighbourhood Plan may be inadequate because the consultation period has failed to take account of the Christmas/New Year holiday period, the consultation deadline is confusing and there is no evidence of any attempt to consult other than by electronic means.

Employment

While the Bottesford Neighbourhood Plan refers to the Orston Lane/Winterbeck Industrial Estate, no mention is made of the businesses based at Acrelands, Orston Lane other than in an Appendix. The Plant Hire, Skip Hire and Midlands Feeds businesses are operating at capacity and need room to grow. It is accepted that these businesses generate noise, dust, smell and disturbance as well as a growing number of HGV movements- activities that are not well suited to locations close to the built-up area of Bottesford. We therefore wish to see the Neighbourhood Plan modified to recognise the contribution these businesses make to the local economy and allow for their expansion onto land to the south of Orston Lane, near their current operations.

To facilitate this business expansion, a new access road is planned linking Orston Lane to Nottingham Road. In the first instance, the road would be a private road which will reduce journey time for HGVs using the proposed new development while reducing the number of HGVs routing into western Bottesford (Longhedge Lane). We believe that this would boost local employment opportunities and improve the residential amenities of those living in the Longhedge Lane area.

The precise area for business expansion and access road route are dependent upon current work to more fully understand flood risk constraints associated with the Winter Beck. The broad location of this development is identified in the Neighbourhood Plan as being of medium/low landscape sensitivity and unaffected by significant green gaps or important views. The land is of low agricultural land value.

We believe that these proposals have the support of Bottesford's two Borough Councillors and that they would command wider local support given concerns that have been expressed about the use of Longhedge Lane by HGVs. To assist the examination of the Draft Bottesford Neighbourhood Plan we have appended a suggested Policy and supporting text that could be inserted into the Plan.

Policy 1: Sustainable Development and the Village Envelopes

The Melton Local Plan identifies Bottesford as a Rural Centre. Bottesford is the largest settlement outside Melton Mowbray and is well-served in terms of employment, retail, education and health services. It also has good access to transport choice, with a bus service and train services to Nottingham and Grantham.

Policy 1 takes a more restrictive approach to development within Bottesford than the Melton Local Plan which plans positively for the development of sites allocated within and adjoining Bottesford and encourages residential 'windfall' development. In particular:

- Unlike Neighbourhood Plan Policy 1 criterion 2, the Local Plan does not restrict windfall development to within the built-up area, it may be on the edge of the settlement. This is particularly important in Bottesford, as a large part of the village is subject to flooding and there is a need to direct development to land at lowest risk;
- Criterion 2 is also inconsistent with the Local Plan which places no restriction on the scale of development to be accommodated within or adjoining the built-up area of Bottesford.

Notwithstanding the above, we are keen to see the Village Envelope for Bottesford to be amended to include land adjacent to 17 Nottingham Road, Bottesford. This land (location plan appended) was the subject of a full planning application (19/00751/FUL) that was submitted in October 2019 for four executive houses and a pair of semi-detached affordable starter homes. The application was withdrawn pending further flood investigations concerning the Winter Beck (see above).

Policies 8, 9 and 10

Please note that qualifying bodies should not set in their emerging neighbourhood plans any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.

Conclusions

The Norris family and their businesses recognise the role of neighbourhood plans as a tool for local people to shape the development of their local community. We hope you have found these representations helpful and we are happy to provide further information if necessary.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Wilkinson', written in a cursive style.

Colin Wilkinson
Director

BOTTESFORD



Langhedge Lane Industrial Estate

Greenacres Farm

1 : 2500 LOCATION PLAN

Ordnance Survey (c) Crown Copyright 2017. All rights reserved. Licence number 100022432

A	Hedge on south boundary moved 2M to south to allow maintenance Red & blue lines adjusted to suit.	17-09-19
Rev.	Details	Date

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Contractors must check all dimensions on Site. Only figured dimensions are to be worked from. Any foundation depths indicated are indicative only and must be in accordance with the consulting engineers design and/or agreed on site with the local authority during excavations. Any discrepancies in the information contained herein must be reported to the Architect before work proceeds.

Drawings to be read with Engineers calculations / report where applicable.

Note: If drawing details existing structures, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

Project	Proposed Residential Development off Nottingham Rd. Bottesford NG13 0AP	
Drwg.	LOCATION PLAN	
Scale	1:2500 @ A4	Date Mar 17
Drw No.	13-2193-P-01	Rev. A

architects • designers • planning consultants

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Suggested text and policy to be inserted after paragraph 290

Acrelands, Orston Lane, Bottesford

A third business area lies to the east of Bottesford village at Acrelands on Orston Lane. The site is home to a small number of businesses including plant hire and sales, skip hire and animal feeds. These businesses generate noise, dust, smell and disturbance as well as a growing number of HGV movements- activities that are not well suited to locations close to the built-up area of Bottesford. Nonetheless, they are important local employers and we are keen to support their growth subject to certain considerations. In particular, the HGV movements generated by these business requires vehicles to pass through the western edge of the village including along Longhedge Lane, so business expansion needs to take account of traffic impact.

Neighbourhood Plan Policy: Acrelands, Orston Lane, Bottesford

Proposals for the expansion of employment development at Acrelands, Orston Lane, Bottesford will be supported in accordance with criterion 2 of Neighbourhood Plan Policy 13 where:

- a) any flood risk is assessed, managed and mitigated; and
- b) the impact of HGV movements on the western edge of Bottesford village is addressed. In particular, the creation of a new HGV route linking Orston Lane to Nottingham Road will be supported.