



12th April 2021

**Melton Borough Council response to Examiner's Clarification note on
Bottesford Neighbourhood Plan**

Please find Melton Borough Council's response to specific parts of the Examiner's clarification note below.

Policy 2

As part of my visit to the neighbourhood area, I looked at the various identified significant green gaps. In addition, I have looked at the details of Appendices F and L carefully.

To what extent do the second and third parts of Policy 2 add value beyond the approach in the fifth part of Policy 1?

As I read the second part of Policy 2 it would allow some development within the significant green gaps. Is this correct?

If so, could the policy be reconfigured so that it identifies (in general terms) the types of development which would be acceptable in such locations (and as such be positively worded)?

In several cases the proposed significant green gaps are located immediately adjacent to the identified village envelopes. How would their proposed designation overlap with the Melton Local Plan which supports development adjoining settlements (and with my proposition with regard to Policy 1 of the Plan)?

Melton Borough Council would clarify that green gaps illustrated within the neighbourhood plan should not have the same designation status as local green spaces, as detailed within Policy EN5 of the Local Plan. This suggests that they should not prevent development but influence the design and land use where these features are identified. The limitation of development within these green gaps would be in conflict with the Limits to Development policy and how it considers development proposals within, adjacent and out the appropriate boundary.

Policy 7

This policy helpfully addresses an extensive range of connectivity matters.

However, points 4-7 appear to be wider improvement projects (for the Parish Council and/or others to pursue) rather than development management policies.

Please can the Parish Council advise about its thinking on this matter?

Melton Borough Council believe that Policy 7 provides an opportunity to link community aspirations to the anticipated level of development. Linking with Policy 20, illustrating that developer contributions could be a potential source of partly funding the connectivity infrastructure.

Policy 10

Is there any detailed evidence to support the fourth section of the policy (on Part M 4.2)?

How would the 'preference' in the fifth section of the policy (on Part M4.3) be applied by the Borough Council through the development management process?

In terms of expressing a preference, the Council would apply (positive) weight to schemes that displayed this quality which, in theory at least, could result in permission being achieved by means of 'tilting the balance' in a marginal case. Beyond that, it will be a matter presented to applicants but because expressed as a preference could not be imposed or form reasons for refusal.

Policy 12

Is the first part of the policy necessary?

Should the fourth part of the policy acknowledge that some 'restoration' projects may need listed building consent but not planning permission?

Melton Borough Council agree that this this is something that could be added in order to cover this circumstance. It should also be stated that Melton Borough Council do not currently have an updated local list at present and do not have a timetable to complete an update.

Policy 20

I am minded to recommend a modification to the policy so that it is clearer on the relationship between the Community Infrastructure Levy regulations and the need or otherwise for developer contributions. As submitted the policy is unclear on its intentions. Does the Parish Council have any comments on this proposition?

In a more general sense has the Parish Council given any consideration to the development of a functional link between this policy and the list of community projects in Appendix A? As I read the policy it provides no guidance on how any developer contributions would be used or applied. Similarly, Appendix A it is not otherwise rooted into the wider Plan.

Melton Borough Council are currently working with the Parish council and Ward Councillors to align the infrastructure detailed within Appendix A with a Developer contributions Supplementary planning document, Melton Borough Council believe that it would benefit the Parish Council to have a functional link between the infrastructure list in Appendix A and Policy 20, indicating that funding for infrastructure from Appendix A will be requested through the use of developer contributions.

If as part of this ongoing work and evidence-gathering exercise a new policy is needed to achieve local ambitions, then a review of the Plan, once it is 'made', would be undertaken.

Yours sincerely,

Alex Coy

Planning Policy Officer