



**Melton
Borough
Council**

Open Space Strategy

CEMETERY PROVISION REPORT

27th October 2020



Planning | Regeneration
Green Infrastructure

Printing instructions

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Checking:

Type	DRAFT REPORT
Client	Melton District Council
Client Reference	Open Space Strategy and Action Plan
Our Reference	Cemetery Provision
Produced by	C. Davies
Checked by	G. McGill
Submitted	27 th October 2020

Cover picture: Two sites have been identified with potential, including one within Melton Country Park (pictured)

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1: CONTEXT

1.1 OPEN SPACE STRATEGY AND CEMETERY PROVISION

In September 2019 Melton Borough Council appointed MD2 Consulting Ltd to prepare an Open Space Strategy and Action Plan for the Melton Borough. The brief for the commission included work on future cemetery provision. Specifically, this was to assess and forecast future needs and to identify suitable further cemetery land within or near to Melton Mowbray town. This work would involve undertaking original work to establish the amount of further land needed, assessing the suitability of any existing open spaces or parts of them for this use and assessing up to five further areas of land identified by the Council as possible options. The output would be a report identifying a suitable site for a cemetery extension to meet needs for the next 20 years and outlining the actions needed and timeline for achieving its delivery during 2021.

1.2 CONVENTIONAL CEMETERY BURIALS

Estimates undertaken by Council Officers suggested that a minimum of one (1) hectare of new land will be needed that can be deliverable and operational during 2021. This figure should be considered as the minimum area needed for conventional cemetery-based burials.

1.3 NATURAL BURIALS

A Council report dated the 16th September 2015 was produced and this report focused on 'natural' burial in and near the Borough of Melton.

Natural Burial is a diverse term generally used to describe a burial that enables rapid decomposition in a natural setting. It is portrayed as an alternative to conventional burial methods in cemeteries. Woodland burials are the most common and a direct connection is made with natural processes. There is an Association of Natural Burial Grounds (ANBG) established by The Natural Death Centre in 1994. Its aims and objects seek to assist the process of establishing new natural burial grounds and provide guidance to existing burial ground operators¹. A majority of natural burial locations are operated privately however there are also sites in public and charitable trust ownership.

The Council report on Natural Burial identified possible locations with regards to establishing a 'natural' burial ground local to Melton Mowbray. The report suggested a potential partnership option or joint agreement with a local landowner; provided background about the methods employed and exercise undertaken leading to costed options and general information on general usage, demand knowledge as well as ownership information on a total of four possible sites. The report also outlined four existing natural burial sites in general proximity to Melton Mowbray at Prestwold, Loughborough; The Willows, South Croxton; Ketton Park, Oakham; and Scraftoft Burial

¹ <http://www.naturaldeath.org.uk/index.php?page=the-anbg>

Ground, Scraftoft. Using these as examples, the report of 16th September 2015 describes what might be needed as part of a natural burial facility in Melton Mowbray.

1.4 CONVENTIONAL BURIAL

It is clear that the greater issue in Melton is not 'Natural Burial' but the fact that the existing provision at Thorpe Road, which can be generally described as a 'conventional burial ground', is nearing capacity and that a new provision or an extension of the existing facility is required. The area around the existing cemetery is heavily developed and the only land available for an extension to the cemetery exists in the southern part of Melton Country Park off Doctors Lane and across the A607, Thorpe Road on a recreational ground opposite the main cemetery entrance. The land opposite the cemetery (i.e. the recreational ground) revealed this area to be in a flood zone and hence unsuitable for cemetery use.

1.5 OPEN SPACE TYPE

It should be noted that the study on cemetery provision does not take place in isolation of the open space audit and open space strategy for Melton (Urban). Cemeteries are valued areas of open space and perform functions beyond their use as burial grounds. This is true of the Thorpe Road Cemetery which is a well-managed area of open space which provides significant amenity to the north east quadrant of the town.

1.6 SUSTAINABLE NEIGHBOURHOODS AND THE MELTON MOWBRAY DISTRIBUTOR ROAD (MMDR)

The construction of the MMDR creates a new 'limit to development' to Melton Mowbray. The areas within the MMDR will see significant growth and hence an increased population as a consequence of central guidance on housing land supply. As a consequence of growth, there will be an increased need for cemetery provision to meet future demand. One consequence of the MMDR will be increased mobility around the town without the need to journey through the existing town centre. Consequently, the land search for cemetery land (and other open space) is greatly affected by the MMDR and Sustainable Neighbourhoods notably for the following reasons:

- New accessibility options at road junctions,
- Demand that land designed for sustainable communities is used for housing (and other complementary uses) rather than significant new open spaces,
- Land 'take' for the MMDR,
- Changes in land ownership,
- Changes in land management and an increase in soil sealing.

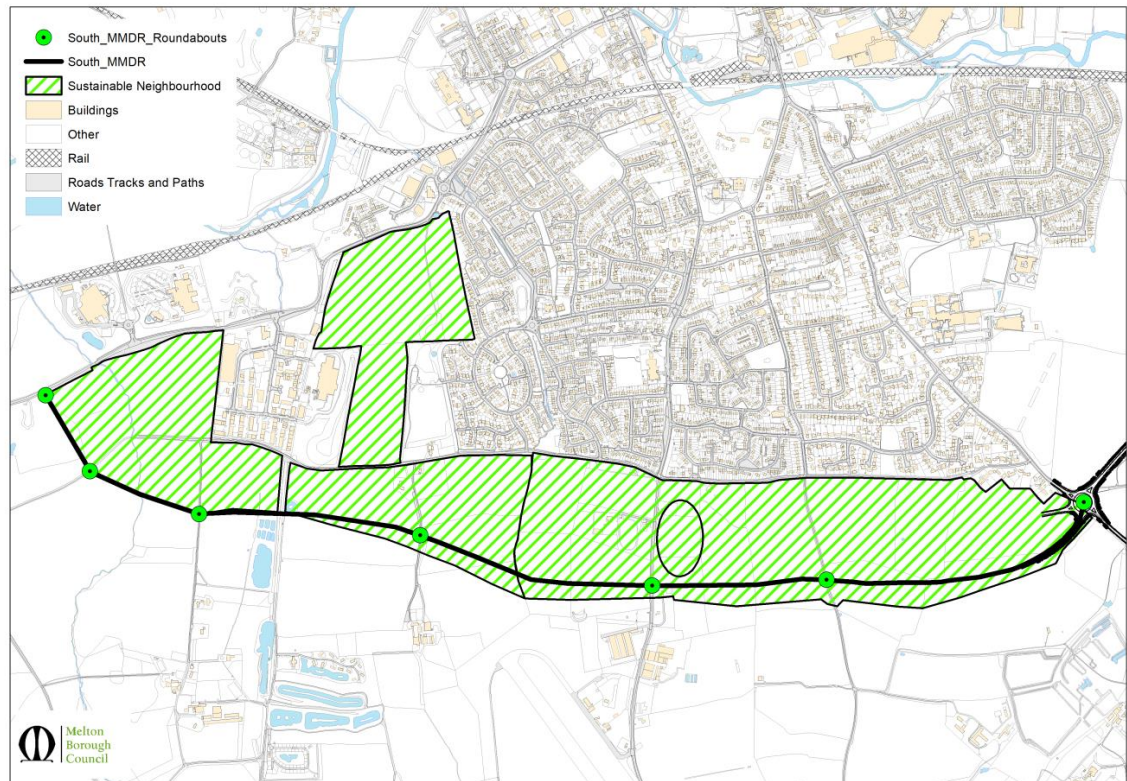
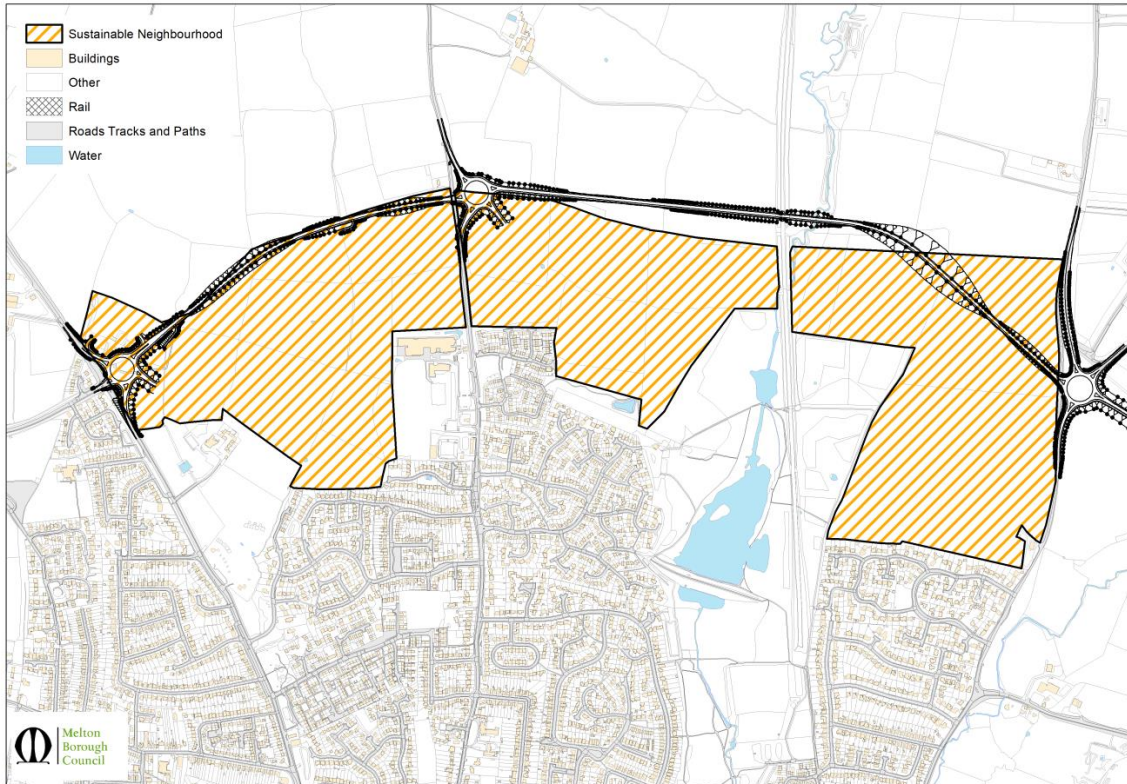


Figure 1: The northern and southern sections of the MMDR and sustainable neighbourhoods. NOTE that these are provisional plans and should not be taken as authoritative or final. They do however illustrate the changing character of Melton Mowbray and the impact of roundabouts and the land taken for the construction of the MMDR. These impact on the location of any future cemetery provision in the town.

1.7 NO REGRET DECISION MAKING

In approaching this study, the consultants have employed the principle of no-regret decision since the creation of a new cemetery (or extension at Thorpe Road) represents a significant investment for the Council. A locational decision is long lasting, and the resulting facility must be sustainable in the long term.

For that reason, the Consultants determined that the key factors applying to a cemetery extension were:

- a. That an extension should have a life of at least 10 years to justify the investment of time and money,
- b. Not require major new infrastructure,
- c. Can be serviced as an extension to the existing facility at Thorpe Road,
- d. Can be created at not-excessive cost.

That for a new cemetery site:

- a. It should have an operational life of between 25 – 50 years,
- b. That major infrastructure would be anticipated,
- c. That co-location of a crematorium should be determined by the availability of investment partners and that without partners a new cemetery provision alone is the recommendation,
- d. Will require its own staff presence.

That before business planning, consultation and site design commence an environmental audit and a Stage 2 Geo-environmental survey is commissioned.

2: Methodology

The methodology used for the conduct of the cemetery study is shown in Table 1 below. The methodology was discussed with Council Officers at the study inception meeting and reviewed/amended as necessary at subsequent steering meetings.

STAGE	METHOD
1	Discussion at Inception meeting held on the 14 th October 2019 – requests for information made to Council Officers.
2	Desk study by the consultants. This work involved a study of maps, plans, previous documents, national guidance, examples of good practice from elsewhere and securing land ownership information. The documents studied included the Council report dated the 16 th September 2015 was focused on ‘natural’ burial which was regarded a starting point for the study.
3	Field surveys were undertaken of all possible sites identified at stages 1 and 2. The sites were visited during the period October 2019 – January 2020. This included a ‘walk over survey’ when possible, an assessment of access and suitability for access improvements and any visual clues that might have been missed at stage 2.
4	The consultants undertook an environmental survey of all the sites visited. This is a site constraint exercise. In particular issues of flooding, ground water levels and potential for pollution were considered.
5	Since the study was being undertaken as part of a wider open space audit consideration was also given to how provision could aid or detract from the wider issues of ‘open space’ and ‘green infrastructure’ within the Borough of Melton. This was done by comparing the typology of cemeteries with other typologies, in particular to decide whether re-categorisation of an existing open space site was feasible and in general alignment with existing Council policies and the aims and objectives of the open space audit. It should be noted that the 2020 open space audit is focused on the urban area of Melton (including the sustainable neighbourhoods and feeder road route) rather than the entire much larger Borough area (although this is a future recommendation).
6.	Analysis was conducted by two lead planning consultants including the Project Manager and the Planning Director using a matrix table.
7.	The results of the analysis were presented to Council Officers at a meeting on the 21 st January 2020 and two favoured options were agreed upon. It should be noted that neither option is free of constraints. Based on this agreement production of a report commenced.
8.	Report – a draft report would be issued to Council Officers and then a final report. The report would be a ‘process document’ recognising that further works would be needed in respect of: <ul style="list-style-type: none"> • Legal work, • Community consultation (residents) to inform a planning application, • Stakeholder consultation, • Detailed design, costing and implementation, • Planning application.

3: Results of desk study

3.1 NEED FOR ADDITIONAL PROVISION

There has been no previous assessment of conventional cemetery provision in Melton in the last 20 years (2000 – 2020). The only published work is the Council’s report dated the 16th September 2015 which is focused on ‘natural burial’.

A conventional ‘plot based’ cemetery site has finite provision. Based on a range of measures including estimates of the rate of uptake and the remaining area at the Council’s sole facility at Thorpe Road, Melton then it is considered that this site will reach capacity somewhere within three to five years (2023 – 2025) and possibly earlier if there is a spike in demand. This places a risk on the Council and given the lead time, decisions on ‘conventional’ cemetery provision will need to be made no later than 2021.

As stated in the ‘Natural Burial’ report of 2015, with regards to such provision it was suggested a *‘potential partnership option or joint agreement with a local landowner’* might be a route forward; however the current study has failed to identify strong enough demand to an extent that the Council should consider this a priority. The main reason is that there is ‘Natural Burial’ provision close to Melton in adjacent Borough’s and the majority of such sites are already being provided for in the private or trust sectors. If there is sufficient demand, then this would likely be met by these sectors. However, it is recommended that the Council should look on such developments positively unless they contradict other planning policies or raise significant amenity or environmental concerns.

If a new ‘conventional’ cemetery is created in Melton, then an area set aside for natural burial would be a desirable addition especially if it assists in the delivery of the Council’s Open Space strategy and generates revenue income.

3.2 EXISTING FACILITIES

Cemetery and crematorium services are not tied to a single municipal area. Of the three main services; crematorium, burial (body and ashes) and natural burials, the local situation is:

Crematoria

- Leicester City and environs: Three (3)
- Loughborough: One (1)

Cemetery (within Melton)

- Melton Mowbray: Thorpe Road

Natural Burial (within and outside Melton)

- Melton (none)

Neighbouring Borough’s: four (4) all private sector.

3.3 PUBLIC DEMAND

There is an ongoing need to provide cemetery provision and that demand will increase as the population of Melton increases.

It is generally accepted that people do not want to travel great distances for crematoria and cemetery services and there is nothing in the results of the desk study to suggest otherwise. A wider literature review suggests that four factors predominate in this regard;

- a. The high cost of end of life services,
- b. The local identity of the deceased and a wish to be interred in their 'home' town,
- c. A wish by relatives to be able to visit graves and books of remembrance frequently - and at low costs. This is a special concern to the elderly,
- d. Life-partners desire to be interred with their loved ones.

It is clear that the provision of adequate end of life services is a significant issue which extends beyond normal political and economic considerations.

3.4 SEASONAL AND PUBLIC HEALTH EMERGENCY DEMAND

The demand for cemetery services show some degree of annual fluctuation due to the concentration of diseases in the winter months which predicate onto older and infirm people. However, a sudden spike in demand cannot be ruled out should an epidemic occur. Being near capacity is an immediate risk to the Council if there is a future public health emergency.

3.5 CREMATORIUM

With regards to crematorium services this appears to work well presently and the need for a crematorium within Melton (collocated with future cemetery provision) is not the highest priority, however neither should this be ruled out as it might improve the economics of provision and attract investment funding.

3.6 LOCATION

The desk study has allowed for the following conclusions on location to be reached.

- a. There is the need for new conventional cemetery provision within or close to the urban boundary of Melton Mowbray as the existing provision at Thorpe Road Cemetery is drawing close to total capacity.
- b. The location of crematorium facilities/services outside of the Borough is expected to continue; consequently, the provision within the Melton Borough is a complementary one to this unless an investment opportunity arises.
- c. The requirement to provide facilities for the burial of ashes within the Borough can be undertaken at the same location as cemetery expansion.

- d. The provision of facilities for natural burial within the Borough can be met within the private or 'trust' sector and this is not a priority for Council intervention other than the possibility of it as a co-development within or adjacent to a new conventional cemetery.

4: Open space audit and strategy

4.1 WIDER STUDY OBJECTIVES

The cemetery provision study is part of a wider audit of Open Space and the production of an open space strategy for the urban area of Melton Mowbray. The overall objective is to *“get in place a deliverable open spaces strategy and action plan for the main built up area of Melton Mowbray encompassing the proposed sustainable neighbourhoods to the north and south. As well as guiding the size, type and distribution of open spaces that will be provided across the urban area, the work should set out a well evidenced and transparent formula based approach to seeking developer contributions for the provision, enhancement, management and maintenance of open spaces, to ensure that the spaces provided are sustainable over the long term”*. The cemetery provision study takes place within these objectives.

4.2 OPEN SPACE CONSIDERATIONS

It should be noted that cemeteries are important open space assets and highly valued by local communities. As with all open spaces, good management is an essential component of community appreciation and use.

Apart from their use as cemeteries, they are also well-known to feature on the wider public's recreational routes, act as wildlife reservoirs at a time when biodiversity is generally declining and play a vital role in community cohesion and local heritage. They also act as part of a green infrastructure network and provide ecosystem services.

Many of the open space factors can be enhanced through good 'eco-sensitive' design and the Council are strongly advised to take this design factor into account when taking forward the recommendations of this study.

4.3 THORPE ROAD CEMETERY

The existing cemetery site at Thorpe Road is well managed and this is done directly by the Council. It scored 89% in the 2020 site audit putting it into the category of 'outstanding'. The standard of this cemetery sets a benchmark for the standard to be aspired for in any new provision. The existing cemetery features mature trees and shrubs mostly located adjacent to the path network and site boundary. The trees on Doctor's Lane are especially attractive. The cemetery has a traditional non-denominational chapel which can seat up to 50 persons. The Council apply a range of charges for cemetery services these being categorised as:

- Cemetery burial prices,
- Late Funeral Charges (extra) Internment of Cremated Remains & Scatterings,

- Interments (burials),
- Cemetery cremated remains charges,
- Cemetery Memorial Charges,
- Other Cemetery Charges (e.g. book of memory).

5: Site assessment

5.1 OVERVIEW

Following the desk study, a total of 15 sites were compiled into a long list and then subject to a site visit. These comprised:

- 4 sites identified as potential natural burial sites in the September 2015 report
- 2 sites adjacent to Thorpe Road cemetery as possible extensions.
- 2 sites north west of Burton Lazars with possible access off Burton Road
- 2 sites close to proposed roundabouts/junctions on the new/proposed feeder road
- 5 sites identified through on-line aerial survey

Each site was subject to a rapid methods analysis to screen and hence reduce the sites to a short list. The criteria used were in order of priority (a. highest to g. lowest):

- a. Geo-environmental suitability,
- b. Accessibility,
- c. Distance from urban centre of Melton Mowbray,
- d. Land ownership and development 'hope value',
- e. Likely cost of development,
- f. Suitability for co-development,
- g. Other factors determined iteratively drawing on the consultant's experience

5.2 SHORT LIST

Through the application of the above criteria, two sites were considered as notables and then subject to more detailed examination.

- a. Land within Melton Country Park off Doctors Lane as an extension to Thorpe Road Cemetery. Although the distance between the possible extension and the main cemetery is short, they are not contiguous (see appendix 1).
- b. Land adjacent to the proposed MMDR roundabout at Nottingham Road (see appendix 2) acting as a new cemetery with expansion potential for a crematorium and natural burial area.

6: Melton County Park – a cemetery extension

6.1 CEMETERY EXTENSION

This area is in two separate ownerships covered by four titles (see Appendix 1). Note that the title maps extend beyond the likely boundaries of a cemetery extension notably with regards to the former railway track bed.

Current land uses include:

- Community allotment,
- Access route (following the former railway track bed),
- Rough car parking areas with access off Doctors Lane,
- Semi-natural areas in private ownership, these are difficult to access due to overgrown hedgerows and are of general biodiversity interest.

6.2 TOTAL AREA

The area of land is shown in Appendix 1 and a proportion of the area would be required for infrastructure.

6.3 KEY ISSUES:

- a. A cemetery extension would require redesign of the areas shown in Appendix 1. The community allotment can likely be retained in its current location. Other areas would need redesign by a suitably qualified landscape architect.
- b. Notable issues would be the need to resolve the landownership preferably by the purchase of the private land which was purchased for a combined total value of £85,000 in 2007. The land in question was likely purchased for investment purposes but with the Sustainable Neighbourhoods policy and with the land being within the 'natural boundaries' of the Country Park, development value is considered very low.
- c. The Council entered into a restrictive covenant with the National Playing Fields Association in 2014, this would require amendment possibly by offering alternative provision elsewhere
- d. Whilst the site could use the main non-denominational chapel at Thorpe Road cemetery it is advisable to consider having a waiting room, visitor facility with toilets within the extension.



Figure 2: Views of the area within Melton Country Park which have the potential to act as an extension to Thorpe Road Cemetery. The land is in multiple ownership and purchase of land and removing a restrictive covenant on others would be involved to make this happen. Some of the area is semi-natural vegetation and other parts currently used for parking and access. Landscape design can help reconfigure the area.

7: New cemetery provision off Nottingham Road

7.1 NEW CEMETERY OFF NOTTINGHAM ROAD

The proposed location has a number of positive attributes although these are subject to further investigation as described in section 8. The area of land in question is owned by Leicestershire County Council and leased to John Ferneley College, the status of the management of the land is unclear. There will be access to the area from the new roundabout where Nottingham Road joins the MMDR. The site contains some former farm buildings and also open fields.

7.2 SCALE OF DEVELOPMENT

It is recommended that the creation of a new cemetery is of a sufficient scale to meet the needs of the Borough of Melton for the foreseeable future. Sufficient scale also helps the Council to:

- Seek a strategic partner who might co-fund a development, potentially building a chapel of rest.
- Provide space for a green burial area which might also be planted with trees hence increasing the amenity and biodiversity of the site (woodland burial)
- Scope for a crematorium at outset or constructed later.



Figure 3: Land off A606, Nottingham Road could form a new cemetery for Melton Mowbray. The land has a number of attributes including potential access from the MMDR

8: Process for moving forward


8.1 ROAD MAP

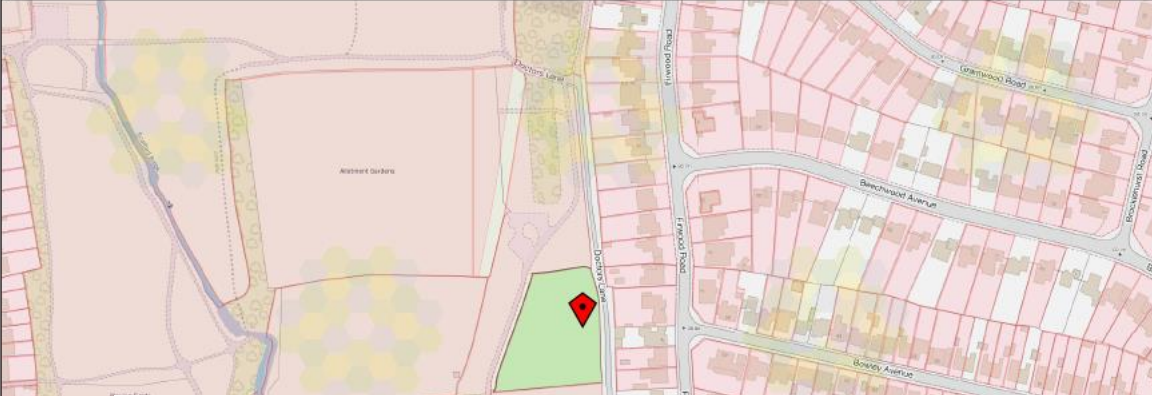
No.	Activity	Action
1	Phase 1 and 2 Geo-environmental survey and risk assessment	<p>a. The purpose of this activity is to establish in detail any constraints that might rule out the use of either site by undertaking a further detailed Phase 1 and Phase 2 investigation. This activity avoids unnecessary cost later.</p> <p>b. The phase 2 investigation may involve a requirement for intrusive site investigation works to determine ground conditions and suitability overall.</p>
2	Legal & land agency.	<p>a. The Council use their legal services or bring in external services to negotiate with the National Playing Fields Association lifting/and or permission to waiver the restrictive covenant</p> <p>b. Negotiate a sale price to the Council of land owned by J. V. Chotai & Sons Ltd off Doctors Lane and/or</p> <p>c. Negotiate a new lease on the land off Nottingham Road</p>
3	Community consultation.	<p>a. Conduct a community consultation to establish local sensitivities prior to a design stage.</p>
4	Commission a landscape architect and architect with prior experience of cemeteries.	<p>a. Develop site design and layout plan.</p> <p>b. Establish cost base for undertaking works and preparation of drawings for tender.</p>
5	Seeking a strategic partner	<p>a. Advertise in national and regional gazette for strategic partners. If a partner is found f- enter partnering agreement if not the cemetery becomes a sole MBC activity (<i>it is considered unlikely that an extension to Thorpe Road will attract a strategic partner but that a new facility might especially if there is scope to co-locate a crematorium</i>).</p>
6	Melton Borough Council	<p>a. Members agree to the preferred option and allocate resources.</p> <p>b. Officer instructed to complete negotiation.</p> <p>c. Preparation of tender documents, form of tender and design specification for the works contract.</p> <p>d. Advertise, issue tender and appoint successful contractor.</p>
7	Works contract	<p>a. Appoint contractor to undertake works under supervision of the Council or a delegated project management representative</p>
8	Operationalise	<p>a. Agree handover date from works contract.</p>

8.2 LIST OF PROFESSIONAL SERVICES INTERNAL/EXTERNAL

- Geo-environmental engineer
- Land agent
- Solicitor
- Project Manager (in house or contracted in)
- Landscape architect
- Architect

Appendix 1 – Land off Doctors Lane in Melton Country Park as an extension to Thorpe Road Cemetery

BETA HM Land Registry  **MapSearch Snapshot** Page 1



THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 24 DEC 2019 AT 10:13:13. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S. 67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, LEICESTER OFFICE.

TITLE NUMBER: LT386689

There is no application or official search pending against this title.

0 10 20 30 40 50 m
© Crown copyright
This map is for
Data last updated

A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : MELTON

- 1 (23.05.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the west of Doctors Lane, Melton Mowbray.
- 2 (14.07.2006) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (03.01.2007) PROPRIETOR: J V CHOTAI & SONS LIMITED (Co. Regn. No. 1622192) of Aragon House, 1A Beechwood Park, Hemel Hempstead HP3 0DY.
- 2 (03.01.2007) The price stated to have been paid on 27 November 2006 was £45,000.

End of register

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 10 DEC 2019 AT 14:23:09. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, LEICESTER OFFICE.

TITLE NUMBER: LT388260

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : MELTON

- 1 (23.05.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the west side of Doctors Lane, Melton Mowbray.

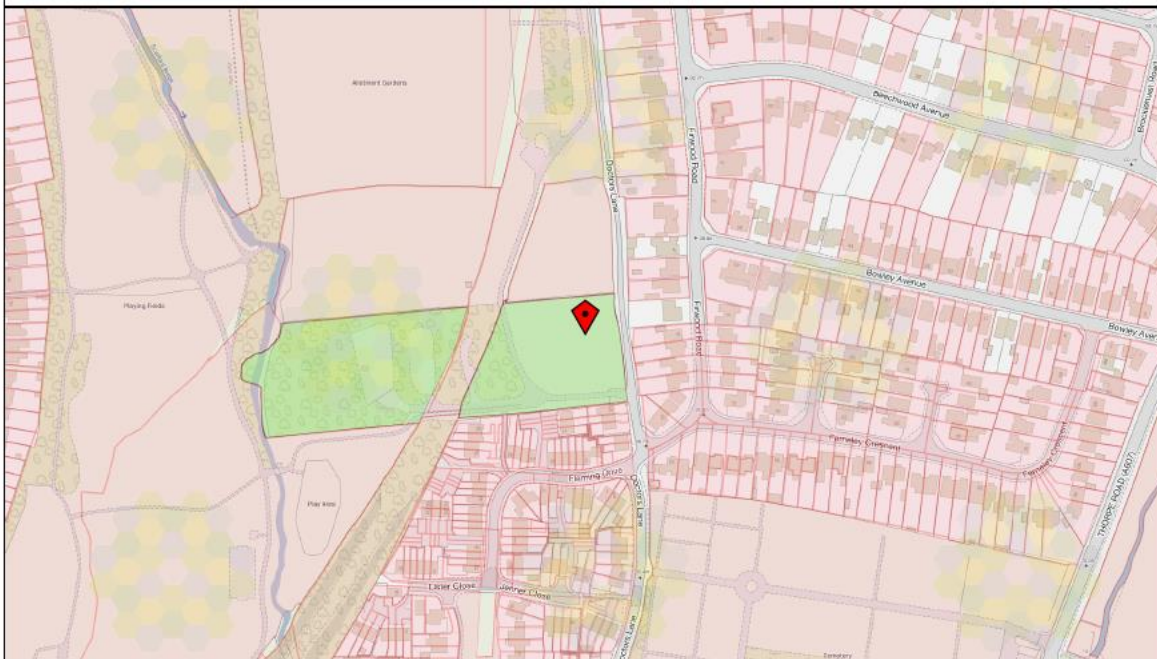
B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (03.01.2007) PROPRIETOR: J V CHOTAI & SONS LIMITED (Co. Regn. No. 1622192) of Aragon House, 1a Beechwood Park, Hemel Hempstead HP3 0DY.
- 2 (03.01.2007) The price stated to have been paid on 27 November 2006 was £40,000.
- 3 (23.05.2017) The proprietor's address for service has been changed.

End of register



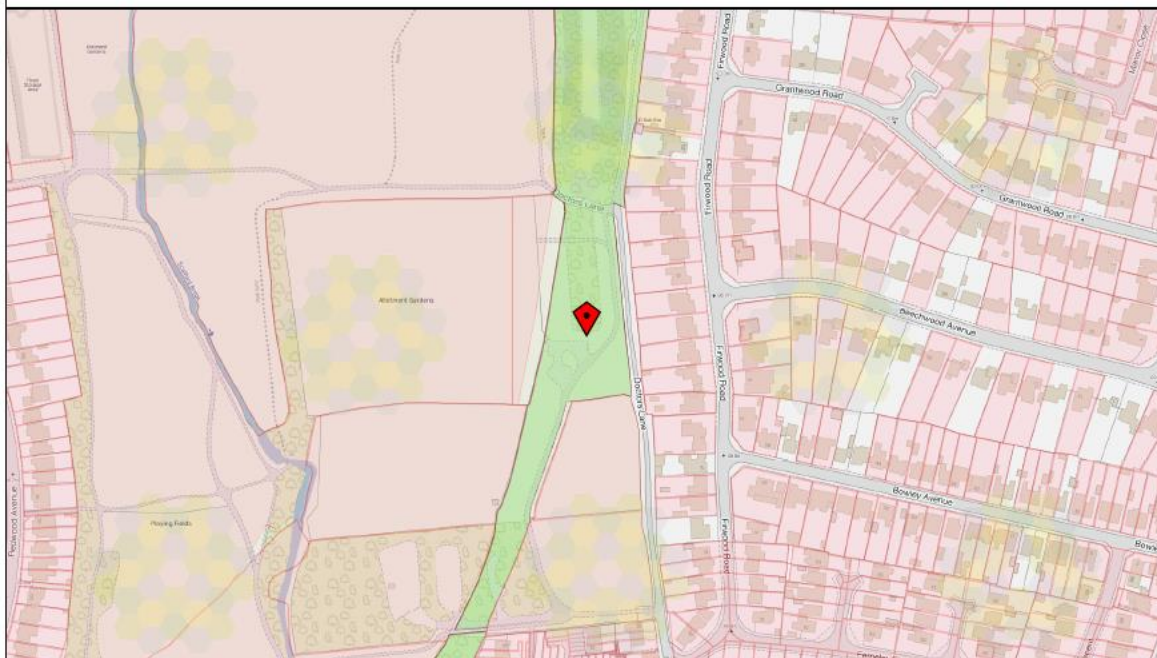
0 10 20 30 40 50 60 70 80 100m

Map scale 1:2500

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Map scale 1:2500

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TITLE NUMBER: LT386629

There is no application or official search pending against this title.

Title number LT386629

C: Charges Register continued

NOTE: This information was taken from a Land Charge Class D(II) dated 21 November 1989 reference number 223675.

- 3 (20.11.2014) By a Deed dated 12 August 2014 made between (1) Melton Borough Council and (2) National Playing Fields Association the land was dedicated to the public as a public playing field and recreation ground.

The said deed contains restrictive conditions.

NOTE 1:-Copy filed under LT112338.

NOTE 2:-Copy of the Deed of Dedication 28 March 2014 referred to in the above Deed filed under LT112338.

End of register

Street, London N1 9SQ or its conveyancer that the provisions of clause 4 of a Deed of Dedication dated 12 August 2014 made between (1) Melton Borough Council and (2) National Playing Fields Association have been complied with.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (22.05.2006) The parts of the land affected thereby are subject to the rights granted by a Deed dated 29 March 1974 made between (1) The Urban District Council of Melton Mowbray and (2) The Lord Mayor Aldermen and Citizens of the City of Leicester.

The said Deed also contains restrictive covenants by the grantor.

NOTE 1:-The red line and the points A and B referred to in the above Deed have been shown by a blue broken line and A and B in blue on the title plan.

NOTE 2:-Copy filed.

- 2 (22.05.2006) Restrictive covenants created by a Deed dated 31 August 1989 made between (1) The Council of the Borough of Melton and (2) Severn Trent Water Authority but neither the original Deed nor a certified copy or examined abstract of it was produced on first registration.

1 of 2

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 10 DEC 2019 AT 14:23:48. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, LEICESTER OFFICE.

TITLE NUMBER: LT385990

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : MELTON

- 1 (02.05.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the west side of Doctors Lane, Melton Mowbray.
- 2 (02.05.2006) The land has the benefit of the following rights granted by a Conveyance thereof dated 20 October 1971 made between (1) Leonard Savidge and Edith Dora Savidge and (2) The Urban District Council of Melton Mowbray:-

"TOGETHER WITH the benefit of the rights of way for all purposes on foot and with vehicles over the part of the said former railway line and the part of Doctors Lane aforesaid both shown hatched blue on the said Plan"

NOTE: Copy plan filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (02.05.2006) PROPRIETOR: MELTON BOROUGH COUNCIL of Parkside, Station Approach, Burton Street, Melton Mowbray LE13 1GH.
- 2 (20.11.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by National Playing Fields Association of 15 Crinan Street, London N1 9EQ or its conveyancer that the provisions of clause 4 of a Deed of Dedication dated 12 August 2014 made between (1) Melton Borough Council and (2) National Playing Fields Association have been complied with.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (20.11.2014) By a Deed dated 12 August 2014 made between (1) Melton Borough Council and (2) National Playing Fields Association the land was dedicated to the public as a public playing field and recreation ground.

The said deed contains restrictive conditions.

1 of 2

Title number LT385990

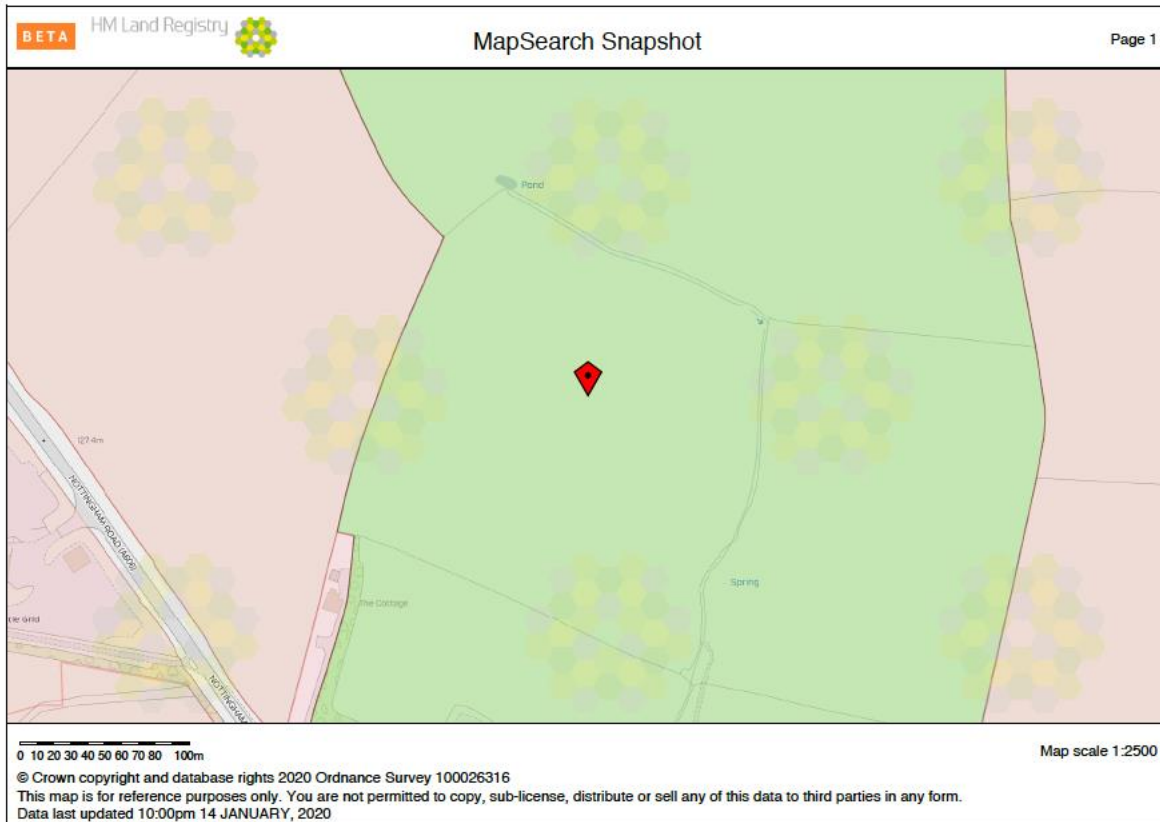
C: Charges Register continued

NOTE 1:-Copy filed under LT112338.

NOTE 2:-Copy of the Deed of Dedication 28 March 2014 referred to in the above Deed filed under LT112338.

End of register

Appendix 2 – Land off Nottingham Road as a new cemetery with added potential for a crematorium and natural burial if a strategic partner is found.



THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 15 JAN 2020 AT 13:33:41. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, LEICESTER OFFICE.

TITLE NUMBER: LT389660

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

LEICESTERSHIRE : MELTON

- 1 (01.09.2006) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Sysonby Farm, Nottingham Road, Melton Mowbray (LE13 0NX).
- 2 (01.09.2006) The land has the benefit of the rights reserved by a Conveyance of Sysonby Cottage, Nottingham Road dated 13 December 1965 made between (1) The County Council of the Administrative County of Leicester and (2) Paul Raymond Lofthouse and Rosemary Elizabeth Emma Lofthouse.
NOTE: Copy filed.
- 3 (20.11.2007) A new title plan based on the latest revision of the Ordnance Survey Map showing an amended extent has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (01.09.2006) PROPRIETOR: LEICESTERSHIRE COUNTY COUNCIL of County Hall, Glenfield, Leicester LE3 8RA.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (16.11.2011) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | | |
|---|--|---------------------------|----------------|----------|
| 1 | 16.11.2011 | John Ferneley High School | 01.11.2011 | LT440294 |
| | Edged and | | 125 years from | |
| | numbered 1 in | | and including | |
| | blue | | 1.11.2011 | |
| | NOTE: The lease comprises also other land. | | | |

End of register

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