

MEETING OF THE LOCAL PLAN COMMITTEE

TUESDAY, 11 MARCH 2025

ADDITIONAL PAPERS

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Local Plan Committee 11 March 2025

QUESTION AND ANSWER SESSION

Question from Ms Ruth Oakley

Firstly, I want to say I am not against housing development in Measham; however it does have to be in the *right* place and I believe that the proposed development off Leicester Road is *not* a feasible location.

In general terms it should be noted the high incidence of mining in this area, with many exhausted mineshafts making much of the land unstable, and I know that lenders do not like to lend on properties in close proximity to old mine shafts, which could lead to difficulty selling the properties.

More specifically, the increase in traffic on Leicester Road would cause even more congestion issues due to parked cars that already reduce the flow to a single lane along Leicester Road. This could also cause more of the parked cars to get damaged. I personally know of two cars that were parked on this road getting hit in the last 6 months.

With these existing issues, how can we justify developing in this area, making worse an already difficult situation?

Response from the Chair of the Local Plan Committee

The proposed housing allocation is identified in the adopted Local Plan as a reserve housing site in the event that the site at west of High Street Measham (Measham Waterside) cannot be developed due to the impact of the route of HS2. Therefore, the Council has already accepted the principle of development.

The site is also the subject of an outstanding outline planning application for up to 300 dwellings (18/00498/OUTM). In response to consultation on the application the Coal Authority have advised that whilst the coal mining legacy poses a risk to the proposed development there is “no objection to the proposed development subject to the imposition of a condition or conditions” to secure amongst other matter a scheme of intrusive investigations.

Draft policy En6 of the Local Plan requires that in Coal Authority Development High Risk Areas that applications be accompanied by detailed site investigations and provide appropriate mitigation, which addresses the concerns above.

In terms of highway matters, the County Council as the Highway Authority have advised that “the residual cumulative impacts of development can be mitigated and are not considered severe in accordance with the National Planning Policy Framework 2018 (NPPF), subject to the Conditions and Contributions”.

On the basis of these responses, officers consider that there is no reason as to why the site at Ashby Road/Leicester Road Measham should not be allocated for development.

LOCAL PLAN COMMITTEE

11 MARCH 2025

UPDATE SHEET

ITEM 6 -PROPOSED HOUSING ALLOCATIONS IN THE KEY SERVICE CENTRES, LOCAL SERVICE CENTRES AND SUSTAINABLE VILLAGES

Additional Information has been received after the publication of the main report in respect of the following sites that are included in the report

Site Ap1 – West of Measham Road, Appleby Magna

The Council has received additional information from the site agent on behalf of the landowners of Site Ap1. The contents are which are summarised below.

- Support Ap1 as the preferred housing allocation in Appleby Magna. It is a deliverable site, and we consider it to be the most appropriate site for housing in the village
- Advise that the landowners have agreed to collaborate in order to secure a housebuilder to deliver development on this site.
- The landowners have previously been involved in the delivery of the residential development to the south, alongside a housebuilder.
- We consider there to be a market interest in the site based on our experience of marketing of the site in 2023. It is currently not on the market but instead has been promoted to the Council to gain a definitive planning position to offer the market. We are confident that a housebuilder will commit to the site if it is allocated for housing, and we will be instructed to market the site immediately.
- The site is a natural extension to the village, and will provide opportunity to deliver affordable housing, financial contributions, bio-diversity net gains and hedgerow retention.
- Infrastructure is in place to facilitate development, including road and drainage connections and a balancing pond on adjacent land and with capacity for Ap1.

Officer Comment

No change to the recommendation to allocate Ap1 in Appleby Magna.

Site Ap15– Land at Old End, Appleby Magna

The Council has received additional information, including a site layout showing 4 houses, from the joint owners (Alexander Bruce Estates Ltd & Talavera Estates Ltd) of Site Ap15. The contents are which are summarised below.

- Disappointed that Ap1 is the recommended housing allocation and we would welcome the retention of Ap15 and Ap17 as a housing allocation.
- We acknowledge Ap15 may not be able to deliver more than 10 plots. However, as Ap15 and Ap17 have the potential to be developed independently, it would be preferential to extend the limits to development to allow for these sites to be identified as infill opportunities.
- We consider Ap15 to be a sustainable site, with access to local amenities, within the curtilage of a sustainable village, a natural infill opportunity, and Phase II of the completed development on the adjacent site fronting onto Measham Road.

- Ap15 is immediately available for development and is within single ownership. Ap17 is in separate ownership but we would be willing to discuss options to bring Ap15 and Ap17 together or independently. We would however not expect the sites to be linked in terms of deliverability as they can be delivered independently of one another.
- Infrastructure is available up to the site boundary providing 'connection' points to services and drainage.
- Development of the site provides an opportunity to enhance the public footpath, and biodiversity and drainage improvements and with no technical constraints.

Officer Comment

Officers are recommending the inclusion of Ap15 and Ap17 within the Limits to Development (LtD) for Appleby Magna. The LtD does not, of themselves, decide whether planning permission should be granted. They do however define where development will be acceptable.

No change to the recommendation to not take forward Ap15 and Ap17 as a housing allocation but be included within the Limits to Development for Appleby Magna

Site C91 - land south of Ashburton Road, Hugglescote

At the 16 December 2024 meeting of Local Plan Committee it was agreed to not allocate this site. The site promoter has reiterated that the site is controlled by a developer and available.

Officer comment

No change to the previous recommendation