

APPENDIX F – MEASHAM CONSULTATION RESPONSES

RESPONSES TO PROPOSED ALLOCATIONS CONSULTATION

HOUSING	SITE NUMBER: VARIOUS	ALTERNATIVE HOUSING SITES IN MEASHAM		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENT ID	RESPONDENT NAME
<p>[Concerns about the delivery of Measham Waterside:</p> <ul style="list-style-type: none"> • The HS2 route is still safeguarded, and it is premature for the Council's housing strategy to rely on sites such as Measham Waterside. • Even if the HS2 safeguards are lifted, alternative rail links are being considered which could affect the delivery of sites such as Measham Waterside. • The outline planning permission prevents the submission any further reserved matters applications. The applicant for the approved reserved matters was not a housebuilder, meaning a new full planning application may be required. • If a new planning application is required then there would be additional requirements such as Biodiversity Net Gain 	<p>Concerns regarding the delivery of Measham Waterside are valid at the present time. There have been no changes in circumstances with HS2 in the c.12 months since the proposed housing allocations were presented to Local Plan Committee. It would be reasonable to revisit the housing strategy for Measham.</p>	<p>See response to Land at Leicester Road/Ashby Road (M11) below.</p>	<p>193</p>	<p>Pegasus Group (Hallam Land Management)</p>

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<p>which could impact the site's viability/deliverability.</p>				
<p>[Land off Leicester Road, Ashby Road (M11) should be allocated for development or as a minimum, carried forward as a reserve allocation:</p> <ul style="list-style-type: none"> • The site is a reserved allocation and has been deemed sound in the adopted Local Plan. • A planning application has been submitted to the Council (18/00498/OUTM) – the proposals have been deemed acceptable by a wide range of statutory consultees. • Measham Waterside was intended to meet housing needs up to 2031, M11 provides the opportunity to meet needs beyond this period. • There is a danger that this settlement will see no growth over the current plan period as it has over the previous one, without the positive allocation of a deliverable site. 	<p>The site assessment accompanying the consultation noted the River Mease was the main matter still to be resolved in the planning application. The recommendations to Local Plan Committee on 15 November 2023 (that this site should <i>not</i> be allocated) was on the basis of HS2 being cancelled, increasing the deliverability of Measham Waterside. However, there have been no further updates from the government and the safeguarded route is still in place. The Council also now has to find more housing sites over an extended plan period. Officers acknowledge that there has been comparatively limited growth in Measham; 288 homes (net) have been built between 2011 (the start of the Local Plan period) and 2024. Since the adoption of the Local Plan in 2017, there have been 135 net completions.</p>	<p>Propose the allocation of Land off Leicester Road/Ashby Road (M11) for around 300 dwellings, subject to the outcome of further consultation, on the basis that there is ongoing uncertainty about HS2/Measham Waterside, the fact we need to find more housing sites, the amount of homes built in Measham in the current Local Plan period, that Measham is a Local Service Centre and this site is already a reserve site in the adopted Local Plan.</p>	<p>193</p>	<p>Pegasus Group (Hallam Land Management)</p>

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<p>[Land at Abney Drive (M14) should be allocated for housing:</p> <ul style="list-style-type: none"> • The site could deliver c.199 dwellings. • It is an immediate development opportunity that could contribute to the five year housing land supply and would not be held up by significant infrastructure requirements. • A planning application for 150 dwellings is pending determination (18/01842/FULM). • There are no technical constraints to prevent development and benefits comprise affordable housing, publicly accessible open space, improvements to biodiversity, provision of homes in walking distance to key services and the creation of jobs through construction and related supplies.] 	<p>The site assessment accompanying the consultation noted that a full application has been submitted but that there were several technical matters that need resolving. In policy terms, there are no overriding constraints to the development of this site; the main issue is the cumulative scale of development proposed for Measham. The Council has to find more housing sites over an extended plan period and as set out above, it is material that there has been comparatively limited growth in Measham since the start of the adopted Local Plan period.</p>	<p>Propose the allocation of Land at Abney Drive (M14) for around 150 dwellings, subject to the outcome of further consultation, on the basis that there is ongoing uncertainty about HS2/Measham Waterside, the fact the Council needs to find more housing sites over an extended plan period, the amount of homes built in Measham in the current Local Plan period.</p>	<p>150</p>	<p>Savills (David Wilson Homes East Midlands)</p>
<p>[Land north of Bosworth Road (M18) should be allocated for development.</p> <ul style="list-style-type: none"> • The site is within walking distance of local facilities and services • It does not have any insurmountable technical 	<p>A site assessment for this site has now been completed.</p> <p>The comments are noted, however there are other available sites which better relate to the existing built form of Measham and the scale of this</p>	<p>No change</p>	<p>187</p>	<p>Define Planning & Design (Bloor Homes)</p>

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<p>constraints (e.g. flood risk, topographical, contamination, ecological, arboricultural, heritage, landscape and visual)</p> <ul style="list-style-type: none">• The site could deliver c.300 dwellings <p>The site is under the control of Bloor Homes and is deliverable.]</p>	<p>site is unlikely to be required to meet the needs of this Local Plan.</p>			
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