

APPENDIX R: DISTRIBUTION OPTIONS FOR THE POTENTIAL HS2 SHORTFALL

Option 1 – direct to Measham or Kegworth

In order to maintain the balance of agreed provision across the settlement hierarchy the starting point would be whether there are any alternative sites within the settlement within which the affected site is located. This would also be consistent with approach taken in the adopted Local Plan.

There are not any other available sites in Kegworth. There is one alternative site in Measham (Land at Bosworth Road, M18). The capacity of this is not a great as that for the Measham Waterside (311 dwellings compared to 426 dwellings). Therefore, there would still be a need to find sites in another settlement (or settlements) for 366 dwellings (i.e. 677 dwellings less 311 dwellings).

Option 2 – direct to other Local Service Centre (Ibstock)

Under this option all of those dwellings lost to HS2 would be directed to Ibstock which, like both Kegworth and Measham, is identified as Local Service Centre.

There are potential sites available in Ibstock which could potentially address the shortfall. Further details about these sites can be found [here](#) and [here](#). However, there is already a significant amount of housing proposed in Ibstock (496 dwellings – Land at Leicester Road (Ib18) and Land rear of 111a High Street (Ib20)). If the 677 dwelling shortfall from Kegworth and Measham was directed to Ibstock this would mean growth of 1,173 dwellings between 2024 and 42 or 36.84% (currently 15.6%). This would be significantly more growth than in both Measham (18.8%) and Kegworth (9%). This is not considered to be appropriate.

Option 3 – direct to Measham and Ibstock

As noted under option 1 There is an alternative site in Measham with a capacity of 311 dwellings.

As noted under option2 there are potential sites available in Ibstock which could potentially address the shortfall. Further information about these can be found [here](#) and [here](#).

As noted under option 2 there is already a significant amount of housing proposed in Ibstock (496 dwellings). If the 366 dwelling shortfall from Kegworth and Measham was directed to Ibstock this would mean growth of 862 dwellings between 2024 and 2042 or 27.07%. This would be slightly less than the growth in Measham (31.79%) but significantly more than in Kegworth (9%).

Option 4 – direct development to Coalville Urban Area

All available sites in the Coalville Urban Area have already been considered by the Local Plan Committee. There are no other available sites that have not previously been rejected as being unacceptable.

Option 5 – direct to Key Service Centres

There are no other available sites in Castle Donington.

There are two options for Ashby de la Zouch:

- West of Ashby off Moira Road. In terms of capacity, there are two SHELAA sites (A25 and A26) which could accommodate 46 and 493 dwellings respectively. The latter would address the shortfall if it was decided to identify a reserve site in Measham. If it was decided to not identify a reserve site in Measham, then the two sites combined would still be short of what is required (539 compared to 677 dwellings). However,

both sites have previously been considered unacceptable for a number of reasons, including due to likelihood of putting more traffic through town centre. Therefore, how could this approach be justified?

- Packington Nook. If a reserve site at Measham was identified then the issue would be about scale, as Packington Nook is much larger (1,100 dwellings) than the shortfall (366 dwellings). If it was decided to not identify a reserve site in Measham, then this site would still be more than required, but not as significantly (1,100 dwellings compared to 677 dwellings). One concern would be whether having another large site in Ashby would impact on the build out rate at Money Hill although it might be possible to consider seeking to restrict the amount of development from Packington Nook in the plan period to a lesser amount than the capacity to minimise the risk of this occurring.

Directing 366 dwellings to Ashby would mean total additional new allocations in Ashby de la Zouch of 456 dwellings (90 + 366) which would equate to growth of 35.63% (currently 30.04%) for the period 2024-42. If all of the shortfall was directed to Ashby de la Zouch (and in effect allocating a further 1,100 dwellings at Packington Nook resulting in total growth of 1,190 dwellings) then the level of growth would be 46.84%. This would be the largest proportional growth of any settlement.

Option 6 – direct to sustainable villages

If it was decided to identify a reserve site in Measham then the total provision in the sustainable villages would increase to 812 (446 + 366). If it was decided to not identify a reserve site in Measham then the total provision would be 1,123 (446 + 677)

Such a level of provision would be difficult to accommodate in terms of available sites, but also in terms of impact on services and facilities. Furthermore, it would be difficult to argue it would represent a sustainable pattern of development. As such, this is not considered to be an appropriate option.