

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