

APPENDIX K – LAND AT MEASHAM ROAD, APPLEBY MAGNA (AP1)

RESPONSES TO ADDITIONAL PROPOSED ALLOCATIONS (MARCH 2025)

HOUSING	SITE NUMBER: Ap1	SITE NAME: LAND AT MEASHAM ROAD, APPLEBY MAGNA		
MAIN ISSUES RAISED	COUNCIL RESPONSE	ACTION	RESPONDENTS ID	RESPONDENTS NAME
Principle of Development				
<p>The site owner supports the allocation and is committed to delivering the site promptly. Confirmation of developer interest in the site.</p> <p>The site provides a logical extension to the village, is in a sustainable location with strong physical boundaries and the availability of a balancing pond/stormwater basin. It provides limited agricultural and biodiversity value.</p>	<p>Noted. The sites relationship to the settlement, accessibility to services, ecology issues and visual impact are amongst the issues considered as part of the site's assessment undertaken by council officers.</p>	<p>No change</p>	<p>147</p>	<p>Copesticks Planning on behalf of Messrs Westinghouse Investments Ltd, Ottewell, Holt and Victoria</p>
<p>The Plan is considered unsound, given the allocation of Ap1. The Council's 2021 Settlement Study awards Appleby Magna a score of 8. Breedon on the Hill scores 10 but does not benefit from a Local Plan housing allocation. Therefore 'Land at Tonge Lane, Breedon on the Hill' should replace Ap1. Submission provides details of the potential development at Breedon on the Hill.</p>	<p>Both Appleby Magna and Breedon on the Hill are defined as sustainable villages due to their range of services and facilities. The draft Local Plan seeks to deliver a level of housing across the majority of the district's sustainable villages, where there are suitable sites. A site's suitability is based on a number of factors including, but not limited to, access to services, scale of development, relationship with village and environmental constraints.</p>	<p>No change</p>	<p>79</p>	<p>Cora Homes</p>

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	<p>For those villages the subject of a Neighbourhood Plan containing a housing allocation, the Local Plan does not propose to allocate additional sites.</p> <p>The recently ‘made’ Breedon on the Hill Neighbourhood Plan housing allocation ‘North of Southworth Road, Breedon on the Hill’ has since been granted planning permission for 18 dwellings. (24/00007/FULM).</p>			
Highways				
Safe and suitable access appears likely to be achievable from Steeple View Lane. RAG Rating Green	Noted. These comments reflect those from the local highways authority when officers were carrying out the site assessments. A green RAG rating from the local highway authority means “Suitable access”	No change	150	Leicestershire County Council (Local Highways Authority)
<p>Concerns relate to Ap1 (and M11 and M14 at Measham) totally 487 dwellings and potential highway impacts.</p> <p>The three proposed sites at Measham and Appleby Magna could generate additional increase in traffic movements that could impact on the A444 to the west (either via Junction 11 of the M42 or via Burton and Measham Road heading west). We therefore request the District Council</p>	Transport modelling work is being undertaken which will inform the final plan. This will assess the likely impact of individual development upon the highway network, in terms of both safety and congestion, together with considering any necessary mitigation that may be required. The modelling work will inform the decisions of the Council when finalising the plan.	No change at present	241	Derbyshire County Council

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particularly assess the potential impacts on the A444 of the three proposed housing allocations through its proposed commission of Transport Modelling Works. We would welcome the opportunity to have further discussions about the outputs from the modelling works when complete to consider whether the impacts of these allocations have any implications for the need for mitigation works that might impact on the A444 corridor. We would welcome the opportunity to have further discussion about the outputs of the work to consider whether the impacts of these allocations have any implication for the need for mitigation works that might impact on the A444 corridor.				
Roads in the village too narrow to sustain such a significant increase in population and traffic.			426	Reiss Palmer
No shops in Appleby Magna with occupants reliant on cars speeding in village.	<p>The overall scale of development is considered appropriate to the level of services available in Appleby Magna.</p> <p>Speeding cars is a behavioural issue, and there are legislation/measures outside of the planning system to address this behaviour.</p>	No change	426	Reiss Palmer
Flooding				
No Concerns	Noted	No change	150	Leicestershire County Council

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				(Lead Local Flood Authority)
Object as new development has exacerbated flooding of homes in the village and new housing will make the situation worse.	The site is located within Flood Zone 1, which is the lowest risk area for flooding. However, the Flood Map for Planning shows a propensity for surface water flooding in one small part of the site. A flood risk assessment will be required in support of any planning application on this site in line with NPPF footnote 63. SUDs will also be required. Mitigation measures will need to be identified to deal with any effected or risk, to the satisfaction of the lead local flood authority (Leicestershire County Council).	No change, a flood risk assessment and drainage strategy will be required as part of any future planning application.	390	Maria Edwards
Flooding on Duck Lane would be exacerbated by development and the removal of greenfield sites.			390, 426	Maria Edwards, Reiss Palmer
Archaeology/Heritage				
All consulted sites are considered to have a heritage potential at 'medium risk'.	Noted	No change	150	Leicestershire County Council
A geophysical survey in 2013 highlighted a potential for Roman and post-Roman archaeology and identified anomalies possibly associated with a former hall, demolished in 1770. 2016 trial trenching was to the south of the area. Will require pre-determination evaluation followed by appropriate	Noted. As set out at paragraph 3.23 of the consultation document, a Desk Based Archaeology Assessment (followed up with any necessary archaeological site investigation) will be a requirement for most sites including site Ap1. The need for a planning condition	No change	150	Leicestershire County Council

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mitigation secured by condition upon any future planning permission.	does not impact the proposed allocation of the site.			
Infrastructure				
There will be a need for contributions to provide enhancements to local schools and other community facilities. All housing sites will be assessed as to whether there is a requirement for additional school places, this would be in relation to negotiating s106 contributions. This may include extending existing schools, remodelling existing schools, allocating land for new schools and creation of new schools.	Noted. The Infrastructure Delivery Plan is in the process of being updated to include the new housing allocations.	No change. Await the outcome of the update to the Infrastructure Delivery Plan	150	Leicestershire County Council
No comments to make regarding education infrastructure as only two of the district's proposed allocations are within easy reach of our schools and these are relatively small (30 and 35 dwellings).	Noted. The Infrastructure Delivery Plan is in the process of being updated to include the new housing allocations and their impact on education provision.	No change at present. Await the outcome of the update to the Infrastructure Delivery Plan	241	Derbyshire County Council
37 dwellings at Ap1 would result in an increase of 90 patients for Measham Medical Centre. If all the additional housing sites were allocated (including reserve sites) this would result in an increase of 2575 patients (16%) on Measham Medical Centre's register. The ICB also recognises that further work will need to take place to consider the cumulative effect of these proposed sites alongside sites that have already been approved	Noted and this information will feed into an update of the Council's Infrastructure Delivery Plan, which is currently being undertaken, to include the new housing allocations and their impact on health provision.	No change at present. Await the outcome of the update to the Infrastructure Delivery Plan	487	Leicester, Leicestershire and Rutland Integrated Care Board
Waste				

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No waste safeguarding issues.	Noted	No change	150	Leicestershire County Council
Minerals				
The allocation is not within a Minerals Safeguarding Area.	Noted	No change	150	Leicestershire County Council
Environmental Issues				
All allocations should incorporate opportunities for Green Infrastructure. Recommend guidance set out in the Green Infrastructure Framework: Principles & Standards Green Infrastructure Home is considered within each potential allocation. The emerging Leicestershire & Rutland Local Nature Recovery Strategy should also be a consideration.	It is agreed that the incorporation of Green Infrastructure (GI) within development is an important objective, but it is considered that the issue is adequately addressed in draft Policy En1 and does not need to be repeated in individual site allocation policies.	No change	345	Natural England
All allocations should incorporate opportunities for biodiversity enhancement. Any site allocation should clearly set out the BNG requirements for development, including both on-site and where appropriate off-site provision (acknowledged the policy requirements for BNG are set out in policy En1).	BNG is dealt with in national policy and guidance, in addition to the requirements of draft Policy En1.	No change	345	Natural England
River Mease				
The site is the River Mease SAC. We reiterate the advice in Policy En2 that all development within the catchment will be required to demonstrate that it will not cause an adverse effect on the SAC i.e. that it will not contribute additional phosphorous to, or otherwise cause an adverse effect	Noted. It is not necessary to duplicate policies so reference to the River Mease is not required in this policy.	No change	345	Natural England

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upon, the River Mease SAC, either alone or in combination with other plans or projects. This may be achieved via: <ul style="list-style-type: none">Delivering bespoke phosphorous mitigationContributing to a strategic mitigation scheme (i.e. Developer Contribution Scheme). Developments in these locations must meet the requirements of the Habitat Regulations.				
The River Mease cannot cope with existing development. New housing will make the situation worse	All development within the River Mease catchment will be required to demonstrate that it will not cause an adverse effect on the Special Area of Conservation, either alone or in combination with other plans or projects, as detailed in Policy En2 of the draft Local Plan.	No change.	390	Maria Edwards
It is not clear whether the ability of the proposed allocation to off-set nutrients and not be reliant on capacity being created has been explored as part of this allocation.			290	Fisher German on behalf of Richborough Homes
Amenity Issues				
Impact on residential amenity, including loss of light and privacy.	The Council is under an obligation to ensure that the future housing needs of the district are met. In doing so, new development will be required to ensure that it minimises the impact upon existing residents as far as possible.	No change	426	Reiss Palmer
Construction traffic would bring dirt onto road of the adjacent development.	This can be managed and enforced through the use of conditions attached to any planning permission granted, for	No change	426	Reiss Palmer

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	example, require the wheel washing of construction vehicles			
Other issues				
Previous development brought theft to the area from the building site and properties.	This is a behavioural problem, although planning policy supports the design of development that seeks to prevent crime and anti-social behaviour.	No change	426	Reiss Palmer
Impact on property values and saleability.	This concern is noted however the impact of development on property values is not a planning consideration.	No change	426	Reiss Palmer
HS2 proximity would limit saleability	On 17 July 2025 Government announced that the safeguarding of HS2 has been lifted.	No change	426	Reiss Palmer
Why would officers suggest the allocation be removed due to no builder. Permission was refused for the development of this site (i.e. Phase 2 of the Mulberry Development) due to the highway works not being financially feasible.	<p>The site promoter has confirmed there is developer interest in the site.</p> <p>The development to the south originally included the allocation but was removed prior to the application being determined.</p>	No change	426	Reiss Palmer