

## **Local Plan Committee – Wednesday, 28 January 2026**

### **PUBLIC QUESTION AND ANSWER SESSION**

#### **QUESTION FROM MR MICHAEL ELTON**

Following the last round of consultation for additional sites put forward for development, you decided to remove 3 of them from the plan. One of those sites Ap15/17 because you stated that it was undeliverable. Could you outline for me please why the site is undeliverable?

#### **RESPONSE FROM THE CHAIR OF THE LOCAL PLAN COMMITTEE**

- Land at Old End, Appleby Magna (Ap15) and 40 Measham Road, Appley Magna (Ap17) was proposed as a single housing allocation. However, the sites are in different ownership and have been submitted to the Council independently. No evidence has been presented to the Council which gives certainty that the site would be delivered as a comprehensive development.
- It was not considered appropriate to allocate Ap15 and Ap17 as independent sites in light of each site's potential capacity when viewed individually.
- Ap15 has a capacity of less than 10 dwellings and falls below the identified necessary site threshold for a site to be considered as a potential allocation.
- It is uncertain whether 10 or more dwellings could be delivered at Ap17, following a reduction in and amendment to the site area, potential flood risk constraints and the need for development to take into account the surrounding character of the area.
- Whilst the sites are not proceeding as allocations, at 11 March 2025 Local Plan Committee it was agreed that these sites would be included in the Limits to Development for Appleby Magna in the next version of the Plan (Regulation 19).