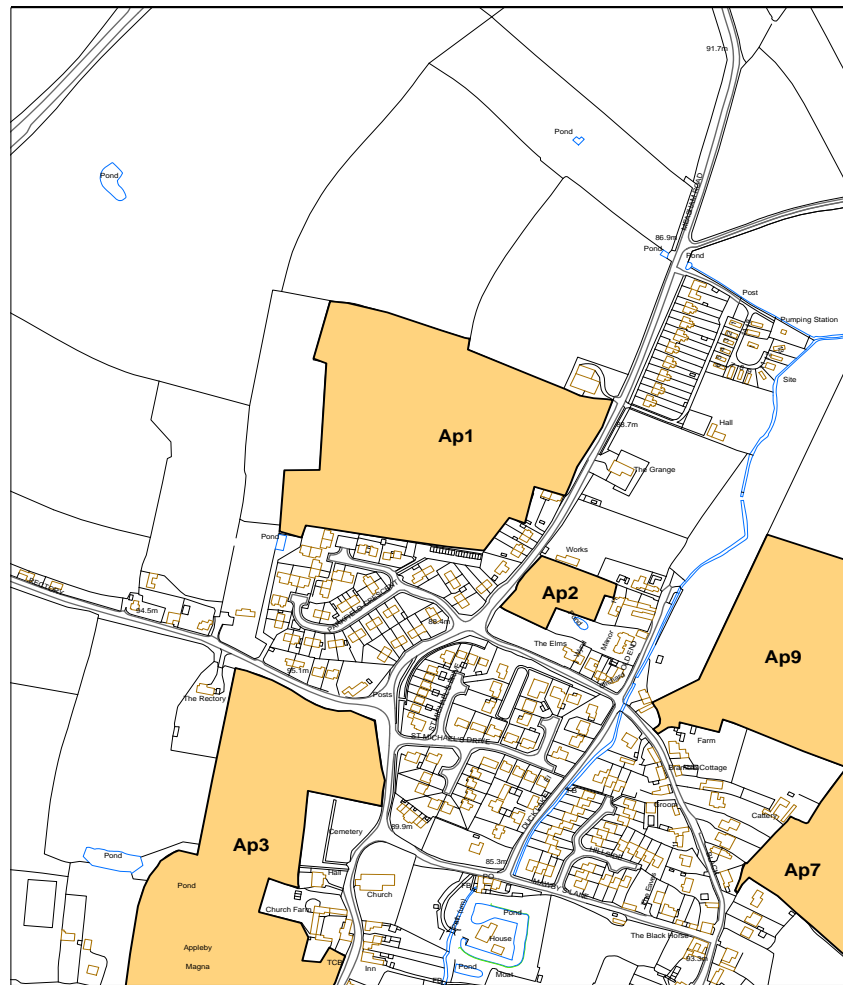


Ap1 - West of Measham Road, Appleby Magna



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Site Description: The site is a greenfield site to the north of Parkfield Crescent, Appleby Magna. The site is bound to the south by residential development. A small part of the site has been developed as a rural exceptions site for 8 affordable dwellings (accessed off Parkfield Crescent). The site is Grade 2 Agricultural Land. The site is 20m from Aquifer Water Boundary and South Staffordshire Waterworks Company would need to be consulted on any on unsewered development. The site is within the catchment area of the River Mease SAC.

Suitability: The site is currently subject to an undetermined planning application (ref: 13/00797/FULM) for the development of 73 dwellings.

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Proposals Map (2002). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.
- **Highways:** Measham Road fronting the site is not currently suitable to cater for the development and would require improvement works. Concern is raised regarding the

minimal bus service in Appleby Magna which would lead residents to rely heavily on the private car.

- Ecology: There are no designated ecological sites within the site boundary. However, there is potential for badgers to inhabit the site and Great Crested Newts to inhabit surrounding areas. The hedgerows within the site represent potential Biodiversity Action Plan habitats. Any development would require some mitigation/enhancement, namely 5m buffer zones to be retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**, there would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The site is promoted by a planning consultant on behalf of a land holdings company although there is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known physical or economic constraints that would make the site unviable. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 4.07

Density Applied (dwellings per hectare) 18

(Density and capacity as proposed in planning application 13/00797/FULM)

Estimated capacity 73

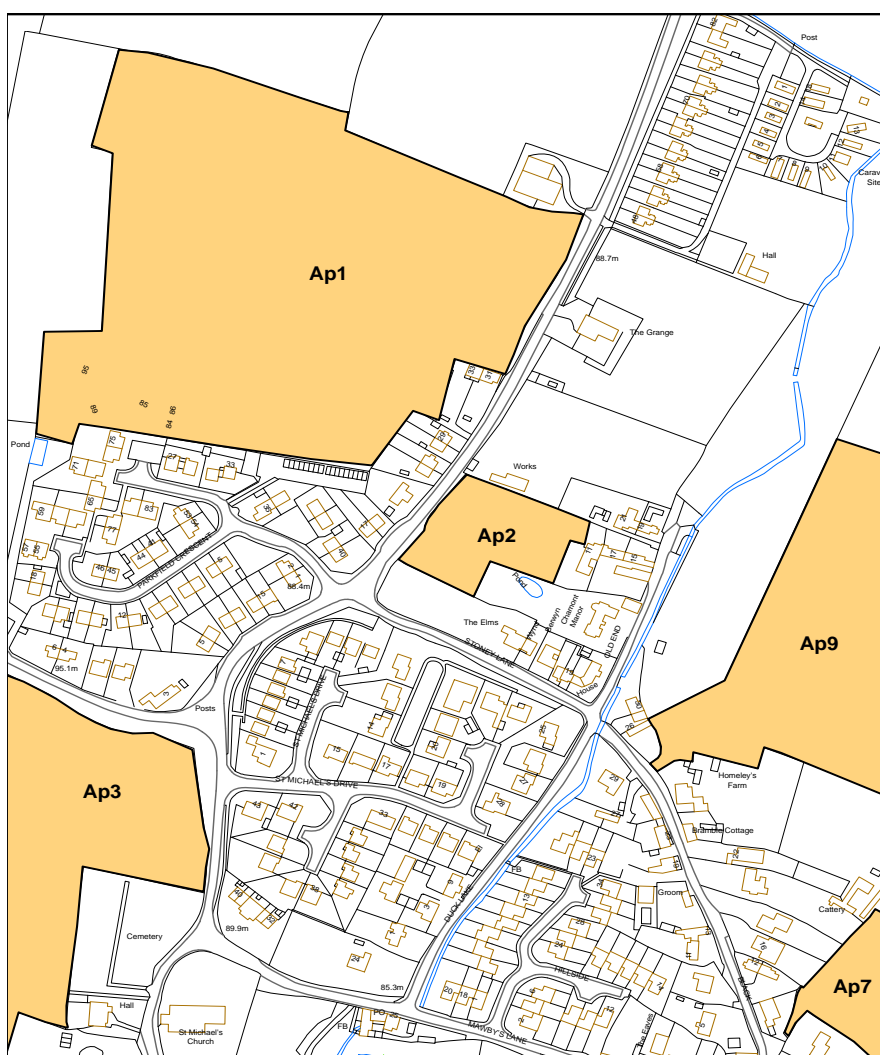
Timeframe for Development Years 6-10

Estimated Build Rate (dwellings per year) 25

Accessibility (metres)			
Distance to Bus Stop from centre of site	2190	Distance to Bus Stop from site access	2300
Distance to Primary School from centre of site	1140	Distance to Primary School from site access	1060
Distance to Local Centre from centre of site	2540	Distance to Local Centre from site access	2480
Distance to Post Office from centre of site	430	Distance to Post Office from site access	380
Distance to Health Centre from centre of site	740	Distance to Health Centre from site access	660

Distance to Secondary School from centre of site	8080	Distance to Secondary School from site access	8200
Distance to open space from centre of site	640	Distance to open space from site access	500
Additional Accessibility information			

Ap2 - Measham Road, Appleby Magna



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Site Description: The site is a greenfield site to the east of Measham Road and to the north of Stoney Lane. The site is currently agricultural/scrubland with residential development to the east and west. The site is Grade 2 agricultural land. The site adjoins the Appleby Magna Conservation Area along the eastern boundary. Flood Zones 2 and 3 are 50m west of the site. The site is within the catchment area of the River Mease SAC.

Suitability: The site has a resolution to grant outline planning permission for the development of 8 dwellings subject to a Section 106 Agreement (application ref: 13/00829/OUT).

- **Planning Policy:** The site is within the Limits to Development of Appleby Magna and is allocated as a Sensitive Area (Local Plan Policy E1). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.
- **Highways:** Measham Road fronting the site is not currently suitable to cater for the development and would require improvement works. Concern is raised about the minimal

bus service in Appleby Magna and residents would therefore rely heavily on car travel. This site is therefore not considered appropriate by the Highway Authority.

- Ecology: There are no designated ecological sites within the site boundary. The hedgerows within the site represent potential Biodiversity Action Plan habitats. If development was to take place some mitigation/enhancement would be required, such as 5m Buffer zones retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

As the site has a resolution to grant planning permission the site is considered **suitable**.

Availability: The current planning application has been submitted by a planning agent on behalf of a local house builder, the site it is considered **available**.

Achievability: There are no known physical constraints or economic issues that have been identified through the outline planning application that would make the site unachievable. The site is considered **achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 0.37

Density Applied (dwellings per hectare) 21.6

(Density and capacity as proposed in planning application 13/00829/OUT)

Estimated capacity 8

Timeframe for Development Years 1-5

Estimated Build Rate (dwellings per year) 8

Accessibility (metres)			
Distance to Bus Stop from centre of site	3030	Distance to Bus Stop from site access	3040
Distance to Primary School from centre of site	1030	Distance to Primary School from site access	1020
Distance to Local Centre from centre of site	2560	Distance to Local Centre from site access	2580
Distance to Post Office from centre of site	290	Distance to Post Office from site access	300
Distance to Health Centre from centre of site	2460	Distance to Health Centre from site access	2470
Distance to Secondary School from centre of site	8170	Distance to Secondary School from site access	8170

Distance to open space from centre of site	550	Distance to open space from site access	540
Additional Accessibility information			

- Highways: Church Street and Bowleys Lane which bound the site are not currently suitable to cater for a development of this scale. Both roads are narrow and heavily parked therefore the site is unacceptable to the Highway Authority.
- Ecology: There are no designated ecological sites within the site boundary although the adjacent cemetery is a candidate Local Wildlife Site. There is potential for badgers to inhabit the site and Great Crested Newts (GCN) could inhabit surrounding areas. A survey should be undertaken to ascertain whether the central pond is inhabited by GCN. If GCN are found then development should be constrained to ensure connectivity to other ponds/habitats, and a buffer should also be retained around the pond. The hedgerows within the site represent potential Biodiversity Action Plan habitats and mitigation should include 5m Buffer zones to be retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**, there would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The current planning application is submitted by a planning consultant on behalf of a land holdings company. There is no known developer interest. The site is considered **potentially available**.

Achievability: No physical or viability constraints have been identified that would make the site unachievable. The site is considered **potentially achievable**.

The following information is as proposed in planning application 13/00799/FULM.

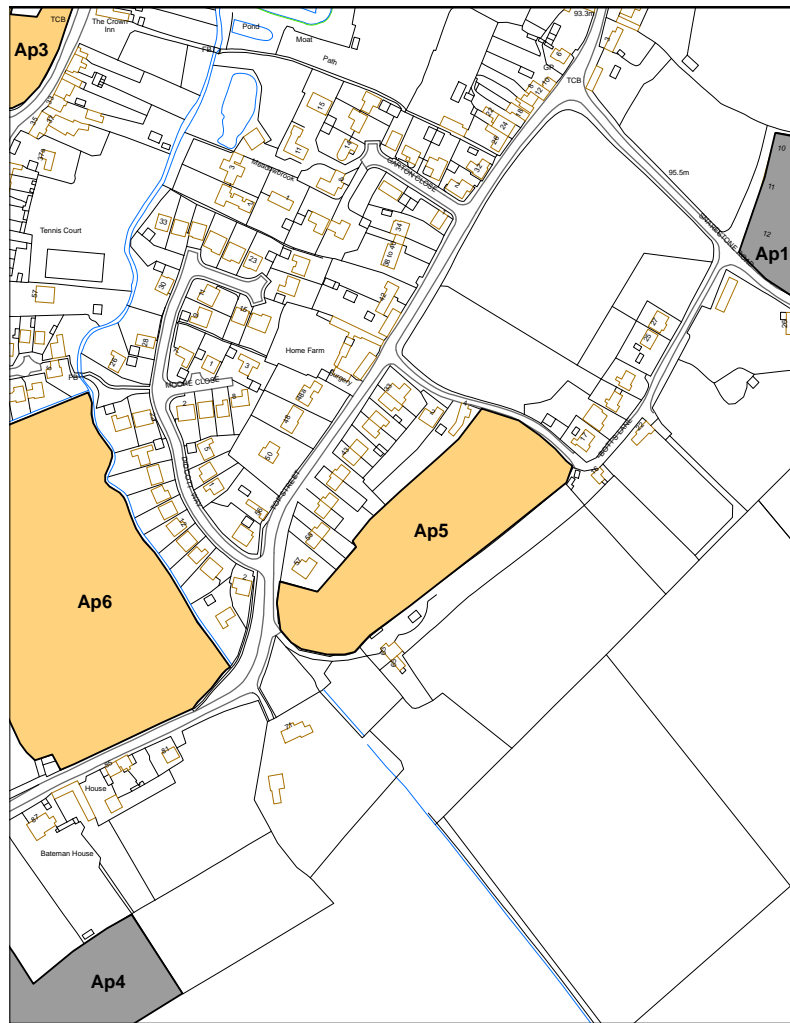
Site Capacity:

Total Site Area Available for Development (hectares)	4.20 (developable area 1.3ha)
Density Applied (dwellings per hectare)	6.1 (22.3 based on the above developable area)
Estimated capacity	26
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	26

Accessibility (metres)			
Distance to Bus Stop from centre of site	3390	Distance to Bus Stop from site access	3280
Distance to Primary School from centre of site	3050	Distance to Primary School from site access	2940
Distance to Local Centre from centre of site	2940	Distance to Local Centre from site access	2830

Distance to Post Office from centre of site	190	Distance to Post Office from site access	120
Distance to Health Centre from centre of site	2730	Distance to Health Centre from site access	2830
Distance to Secondary School from centre of site	8590	Distance to Secondary School from site access	8460
Distance to open space from centre of site	210	Distance to open space from site access	290

Ap5 – Land off Top Street, Appleby Magna



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Site Description: The site is a greenfield site located to the south east of Appleby Magna and consists of an open grassed field that rises to the north east. The site is bound by trees and hedges as well as low fencing in parts. An overhead electricity cable runs across the site from the south west. To the south west corner is an existing access for the properties to the rear of the site. The site is Grade 2 Agricultural Land. The site is within the catchment area of the River Mease SAC.

Suitability: The site is currently subject to an undetermined outline application for the development of 32 dwellings (ref: 13/00697/OUTM).

- **Planning Policy:** The site is outside Limits to Development and allocated as a Sensitive Area (Local Plan Policy E1) on the adopted Local Plan Proposals Map (2002). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.
- **Highways:** The site's limited frontage to the highway would make it difficult to achieve an appropriate access with the required visibility splays. There is no potential for access to the north of the site from Botts Lane as it is a single track road without a footway. Concern is

raised regarding the minimal bus service which would lead to residents relying heavily on car travel.

- Ecology: There are no designated ecological sites within the site boundary although there is potential for badgers to inhabit the site. The hedgerows and trees along the south east boundary represent potential Biodiversity Action Plan habitats. Some mitigation, namely 10m Buffer zones should be retained along tree line to South East, these should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable** there would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The current planning application has been submitted by planning agents on behalf of the landowner. There is no known developer interest. The site is considered **available**.

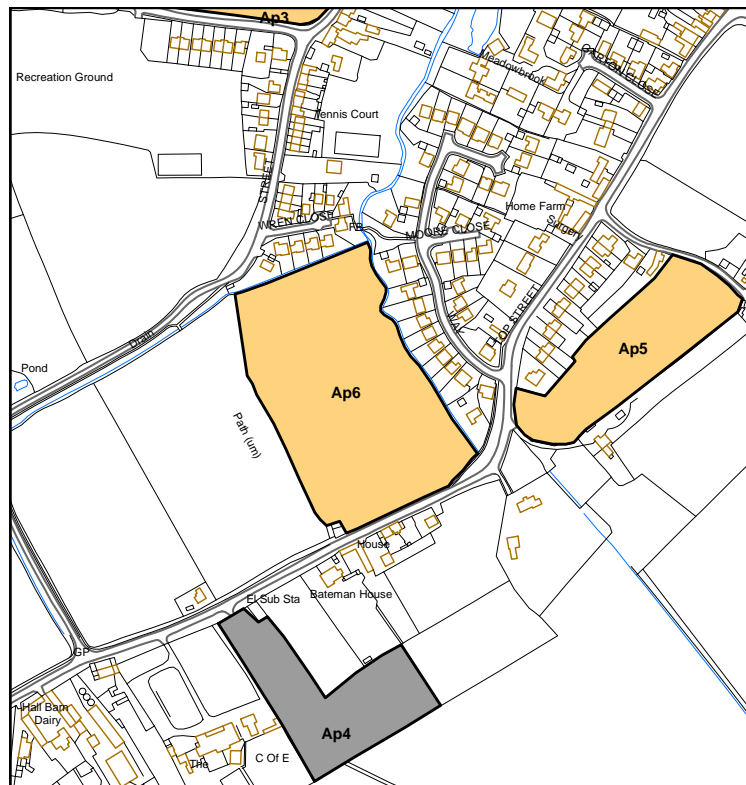
Achievability: No physical or viability constraints have been identified to make the site unachievable. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.07
Density Applied (dwellings per hectare)	30
Estimated capacity	32
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	2467	Distance to Bus Stop from site access	2528
Distance to Primary School from centre of site	455	Distance to Primary School from site access	344
Distance to Local Centre from centre of site	3115	Distance to Local Centre from site access	3208
Distance to Post Office from centre of site	402	Distance to Post Office from site access	453
Distance to Health Centre from centre of site	108	Distance to Health Centre from site access	162
Distance to Secondary School from centre of site	8733	Distance to Secondary School from site access	8849
Distance to open space from centre of site	195	Distance to open space from site access	169

Ap6 – Rear of Didcott Way, Appleby Magna



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Site Description: The site is a greenfield site to the north of New Road, Appleby Magna. The site is bound to the north and east by residential development. There is a watercourse running along the northern and western boundaries. The site is Grade 2 Agricultural Land. The site is in close proximity to the Grade 1 Listed Sir John Moore Foundation School. The site is within the catchment area of the River Mease SAC.

Suitability: The site is currently subject to an undetermined outline planning application (ref: 14/00082/OUTM) for up to 60 dwellings.

- **Planning Policy:** The site is outside the Limits to Development and allocated as Countryside on the adopted Local Plan Proposals Map (2002). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.
- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport. Top Road/New Road is currently narrow with parking prevalent outside the school and therefore may be unsuitable to carry additional development traffic. Therefore, the Highway Authority would be unlikely to accept this development site.
- **Ecology:** There is the potential for badgers to be present on site and Great Crested Newts to inhabit ponds within 500m of the site. Grassland and hedges on site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be

needed. 5m buffer zones should be retained along significant hedges and the watercourse, these should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**. A change in the Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues, the site is considered **potentially available**.

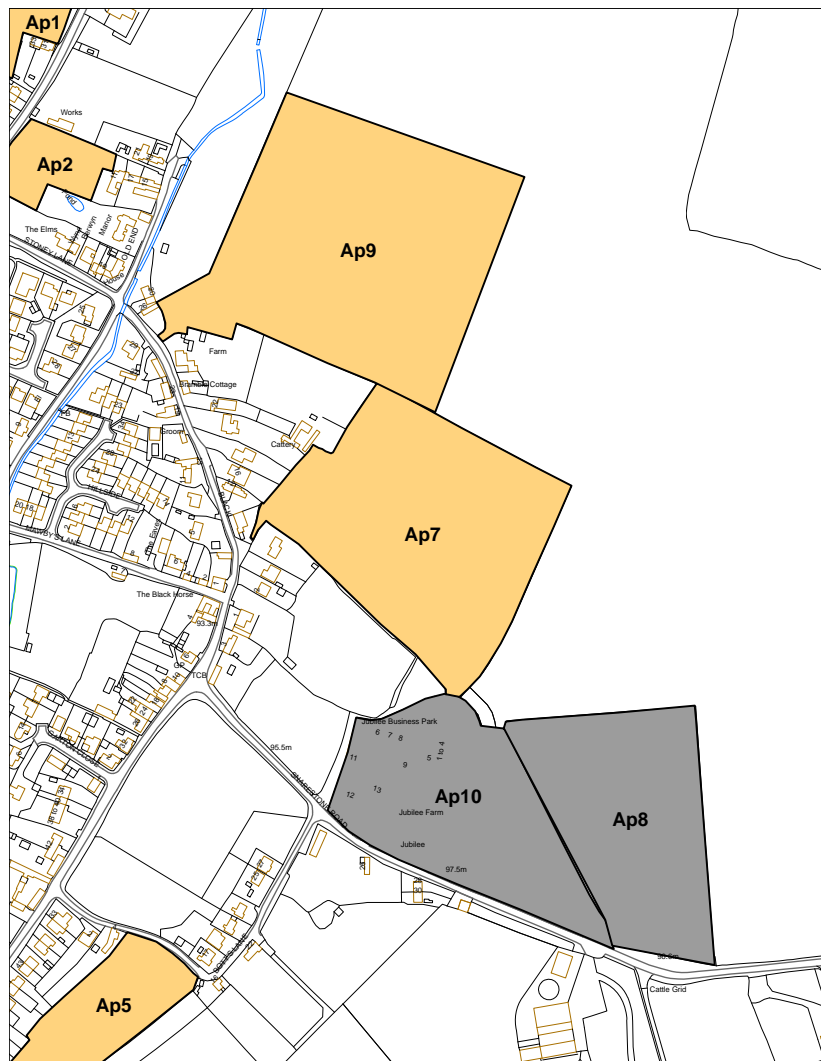
Achievability: There are no known economic constraints that would make the site unviable. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	2.52
Density Applied (dwellings per hectare)	30
Estimated capacity	76
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	445	Distance to Bus Stop from site access	485
Distance to Primary School from centre of site	290	Distance to Primary School from site access	250
Distance to Local Centre from centre of site	3,285	Distance to Local Centre from site access	3,350
Distance to Post Office from centre of site	450	Distance to Post Office from site access	520
Distance to Health Centre from centre of site	220	Distance to Health Centre from site access	245
Distance to Secondary School from centre of site	8,860	Distance to Secondary School from site access	8,925
Distance to open space from centre of site	115	Distance to open space from site access	195
Additional Accessibility information			

Ap7 – Land north of Jubilee Business Park, Appleby Magna



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Site Description: The site is a fairly flat greenfield site to the east of the settlement. The site is bound to the north and east by agricultural land; there is residential development to part of the western boundary. Jubilee Business Park is located to the south of the site. The site is Grade 2 Agricultural Land. The small part of the site that adjoins the highway is within the Highways Consultation Zone. The site is 50 metres from a Listed Building. The site adjoins the Appleby Magna Conservation Area along the north eastern boundary. The site is within the catchment area of the River Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Proposals Map (2002). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.
- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport.

Blackhorse Lane is currently a narrow, one way lane and would be unsuitable to carry any additional development traffic. It is also doubtful whether a suitable site access with adequate visibility can be delivered at this location. Therefore the Highway Authority would be unlikely to accept this development site.

- **Ecology:** There is the potential for badgers to be present on site as well as Great Crested Newts to inhabit ponds within 500m of the site. Grassland and hedges on site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed. 5m buffer zones should be retained along significant hedges and the watercourse, these should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**, there would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The site is promoted by surveyors who state that there are no known ownership issues and that the site is available now. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known physical or economic constraints that would make the site unviable. The site is **potentially achievable**.

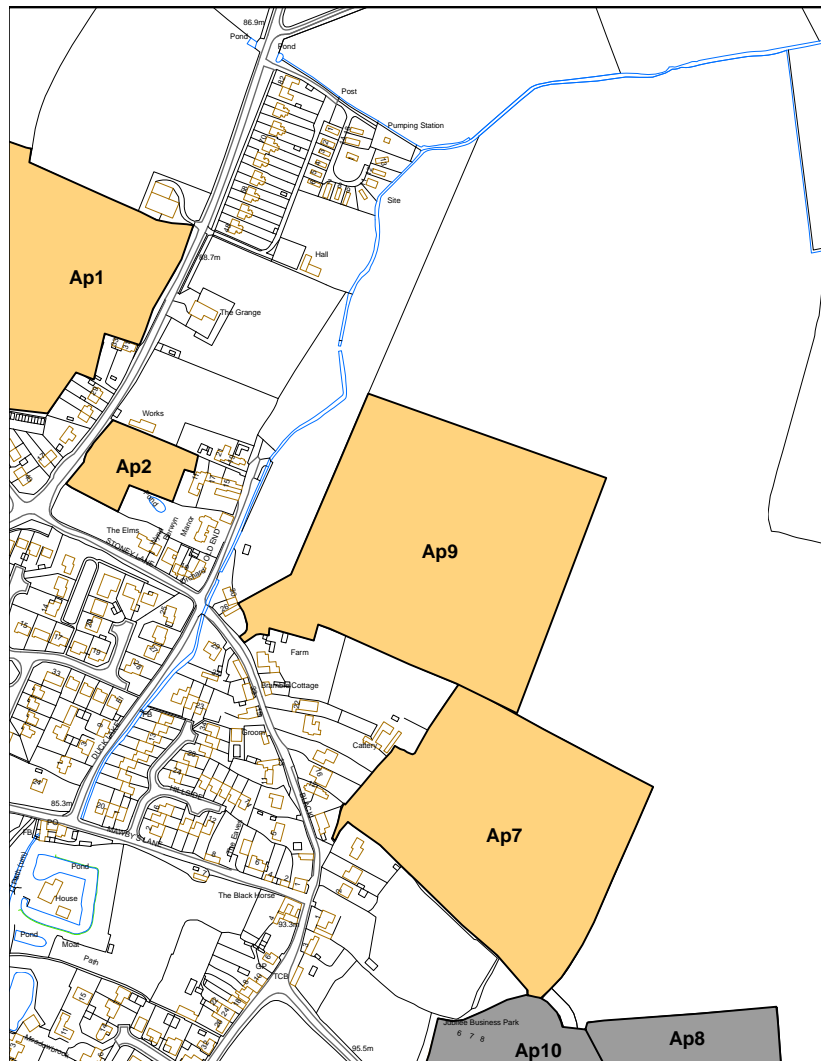
Site Capacity:

Total Site Area Available for Development (hectares)	3.12
Density Applied (dwellings per hectare)	30
Estimated capacity	93
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	200	Distance to Bus Stop from site access	45
Distance to Primary School from centre of site	925	Distance to Primary School from site access	840
Distance to Local Centre from centre of site	2695	Distance to Local Centre from site access	2700
Distance to Post Office from centre of site	365	Distance to Post Office from site access	215

Distance to Health Centre from centre of site	445	Distance to Health Centre from site access	340
Distance to Secondary School from centre of site	8245	Distance to Secondary School from site access	8320
Distance to open space from centre of site	480	Distance to open space from site access	350
Additional Accessibility information			

Ap9 – Land east of Black Horse Hill, Appleby Magna



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Site Description: The site is a fairly flat greenfield site to the east of Appleby Magna. The site is bound to the north, south and east by agricultural land; there is residential development to part of the western boundary. The site is Grade 2 Agricultural Land. The small part of the site that adjoins the highway is within the Highways Consultation Zone. The site adjoins the Appleby Magna Conservation Area along the southern boundary close to Black Horse Hill. A watercourse runs a short distance from the western boundary of the site, flood zones 2 and 3 extend towards the site boundary. The site is within the catchment area of the River Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Proposals Map (2002). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.

- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport. Blackhorse Lane is currently a narrow, one way lane and would be unsuitable to carry any additional development traffic. It is also doubtful whether a suitable site access could be delivered at this location. Therefore the Highway Authority would be unlikely to accept this development site.
- **Ecology:** There is the potential for badgers to be present on site and Great Crested Newts to inhabit ponds within 500m of the site. The hedge on site represents potential Biodiversity Action Plan habitats. A Badger survey along hedge to South would be required. 5m buffer zones should be retained along the hedge to the south which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is considered **potentially suitable**, there would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The site is promoted by surveyors who state that there are no known ownership issues and that the site is available now. There is no known developer interest. The site is considered **potentially available**.

Achievability: There are no known physical or economic constraints that would make the site unviable. The site is **potentially achievable**.

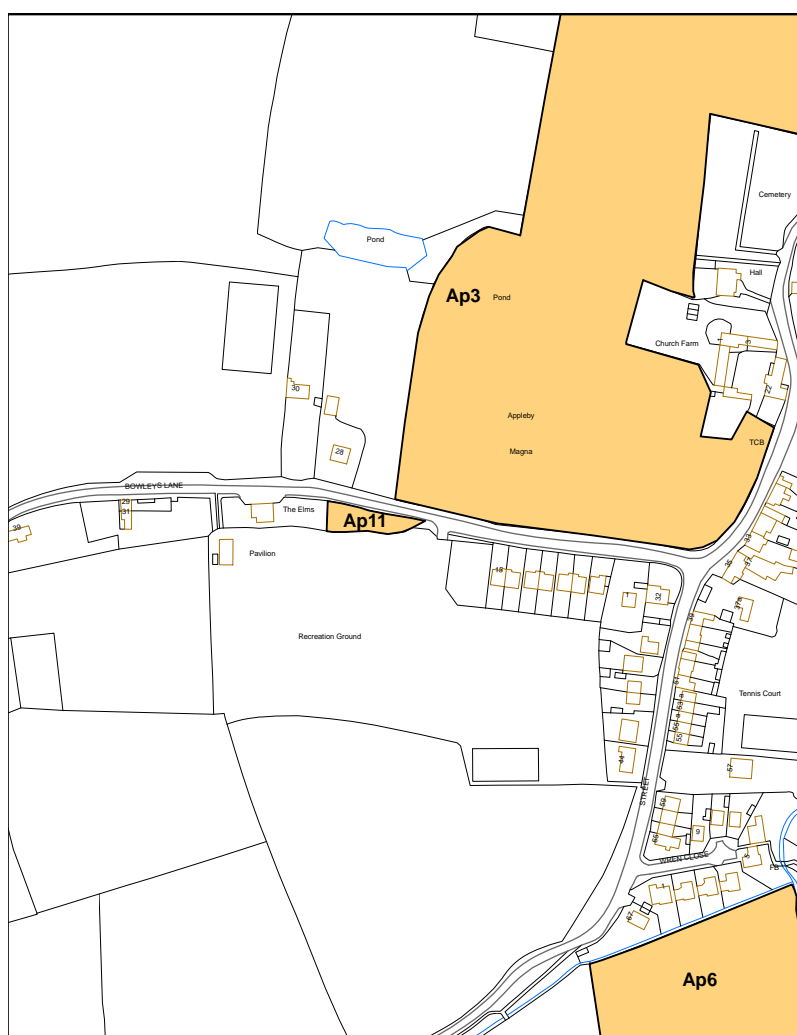
Site Capacity:

Total Site Area Available for Development (hectares)	3.77
Density Applied (dwellings per hectare)	30
Estimated capacity	113
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	295	Distance to Bus Stop from site access	220
Distance to Primary School from centre of site	1070	Distance to Primary School from site access	945
Distance to Local Centre from centre of site	2500	Distance to Local Centre from site access	2630
Distance to Post Office	380	Distance to Post Office	220

from centre of site		from site access	
Distance to Health Centre from centre of site	585	Distance to Health Centre from site access	475
Distance to Secondary School from centre of site	8090	Distance to Secondary School from site access	8190
Distance to open space from centre of site	580	Distance to open space from site access	440
Additional Accessibility information			

Ap11 – Land at Bowleys Lane, Appleby Magna



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Site Description: The site is a small parcel of greenfield land located to the south of Bowleys Lane. The site is an overgrown, unused garden area to the east of a residential dwelling. The site is flat and there are further residential dwellings fronting Bowleys Lane to either side of the site. To the south of the site is Appleby Magna Cricket Club. The site is Grade 2 Agricultural Land. The site is within a water aquifer. The site is within the catchment area of the River Mease SAC.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Proposals Map (2002). The Council's adopted Affordable Housing SPD identifies a requirement of 30% affordable housing on developments of 5 or more dwellings in Appleby Magna.
- **Highways:** The site would not be considered to be in a sustainable location in transport terms for residents to access local services by walking, cycling and public transport. Therefore the Highway Authority would be unlikely to accept this development site.

- Ecology: There is the potential for badgers on site and Great Crested Newts to inhabit ponds within 500m. A badger survey would be required. The site is considered acceptable with mitigation.

The site is considered **potentially suitable**, there would need to be a change in the Limits to Development for the site to be considered suitable.

Availability: The site is promoted by chartered surveyors who state that the site is in single ownership and that there is developer interest. The site is considered **potentially available**.

Achievability: There are no known physical or economic constraints that would make the site unviable. The site is **potentially achievable**.

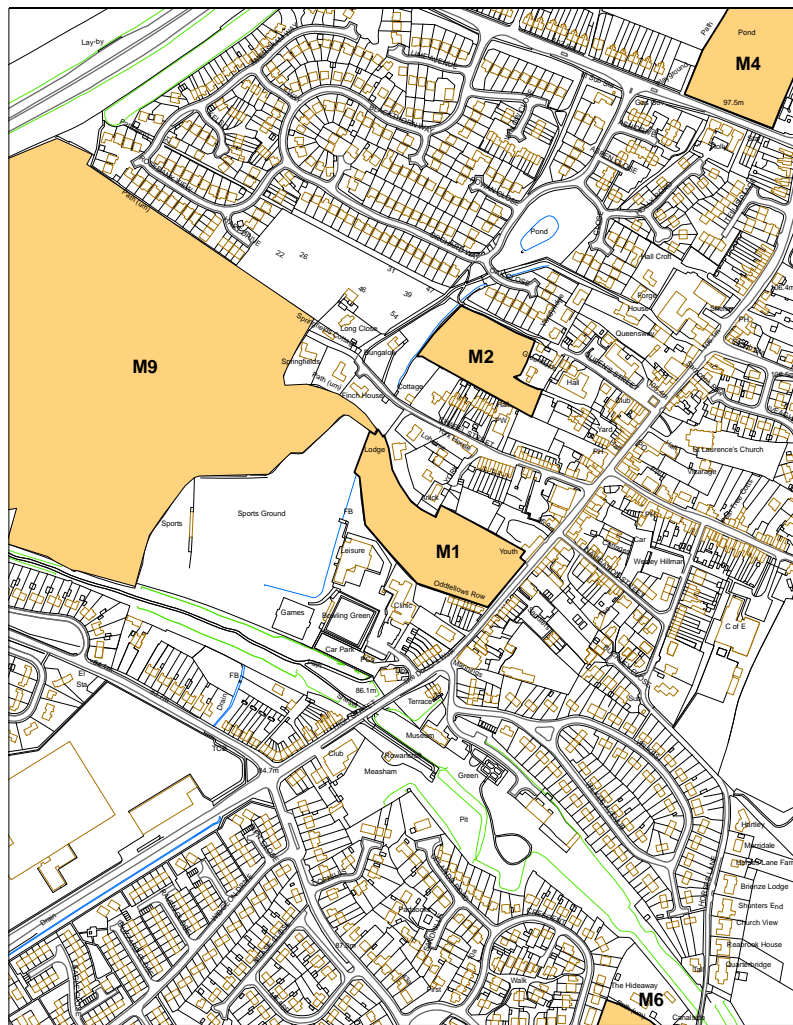
Site Capacity:

Total Site Area Available for Development (hectares)	0.037
Density Applied (dwellings per hectare)	30
Estimated capacity	1
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	1

Given the small scale of the site measurements have only been taken from the centre of the site.

Accessibility (metres)			
Distance to Bus Stop from centre of site	315	Distance to Bus Stop from site access	
Distance to Primary School from centre of site	590	Distance to Primary School from site access	
Distance to Local Centre from centre of site	3230	Distance to Local Centre from site access	
Distance to Post Office from centre of site	360	Distance to Post Office from site access	
Distance to Health Centre from centre of site	415	Distance to Health Centre from site access	
Distance to Secondary School from centre of site	8705	Distance to Secondary School from site access	
Distance to open space from centre of site	5	Distance to open space from site access	
Additional Accessibility information			

M1 – Former Youth club and Land West of High Street, Measham



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Site Description: The site is in the centre of Measham, to the west of High Street. The site is mainly Greenfield but includes an element of Brownfield land currently occupied by the Picture Bar Youth Club. There is a sports ground to the west of the site, housing to the north and east and Measham Leisure Centre to the south. The eastern extent of site (c15% of site) lies within the Measham Conservation Area, this part of the site is also within the Highways Consultation Zone. The site adjoins (to the north fronting High Street) a Grade 2 Listed Building. The site is within the catchment area of the River Mease SAC and within the National Forest.

Suitability: The land to the west of the site (known as Measham Waterside) has outline planning permission for the development of up to 450 dwellings. Whilst this site is not part of the area that has planning permission it is intended that this site will form part of the wider regeneration scheme which includes the reinstatement of 1.1Km of the Ashby Canal and will become Measham Wharf. It is proposed that a separate application be submitted for the Measham Wharf element.

- **Planning Policy:** The site is within the Limits to Development and identified as Local Plan Policy T16: Ashby Canal. Policy T16 states that development will not be permitted on the site

which would prejudice the re-opening of Ashby Canal and associated canalside facilities. The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.

- Highways: There are no objections subject to conditions and planning obligations.
- Ecology: There are no designated ecological sites within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. The site would require mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is within the Limits to Development and is part Brownfield Land. There is a stated intention for a planning application to be submitted for this site to be incorporated with the larger scheme that already has outline planning permission, the site is considered **suitable**.

Availability: The site is promoted by the land owners and part of the wider site that has outline planning permission for residential development. It is considered that the site is **available**.

Achievability: There are no known ownership or viability constraints, therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.37
Density Applied (dwellings per hectare)	40
Estimated capacity	18
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	18

Accessibility (metres)			
Distance to Bus Stop from centre of site	130	Distance to Bus Stop from site access	60
Distance to Primary School from centre of site	330	Distance to Primary School from site access	240
Distance to Local Centre from centre of site	100	Distance to Local Centre from site access	30
Distance to Post Office from centre of site	150	Distance to Post Office from site access	90
Distance to Health Centre from centre of site	100	Distance to Health Centre from site access	80

Distance to Secondary School from centre of site	5810	Distance to Secondary School from site access	5790
Distance to open space from centre of site	40	Distance to open space from site access	120
Additional Accessibility information			

M2 – Land at Chapel Street, Measham



Site Description: The site is to the north of Chapel Street and the south of Queens Street. The site is Greenfield land which slopes significantly from east to west. There are residential properties to the north, south and east of the site. Part of the southern extent of the site adjoins the Measham Conservation Area. The site is Grade 3 Agricultural Land is within the National Forest. The site is also within the catchment area of the River Mease SAC.

Suitability:

- **Planning Policy:** The site is within the Limits to Development as identified on the adopted Local Plan Proposals Map (2002). The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** The site does not appear to have a suitable access to the highway network; a suitable access would need to be provided to address concerns from the Highway Authority.
- **Ecology:** There are no designated sites of ecological interest within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. If development was to take place some mitigation would be required, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site is within the Limits to Development within a primarily residential area. The site is considered **suitable**. However, a suitable access would need to be sought to overcome the Highway concerns.

Availability: There are no known ownership issues. It is considered that the site is **potentially available**.

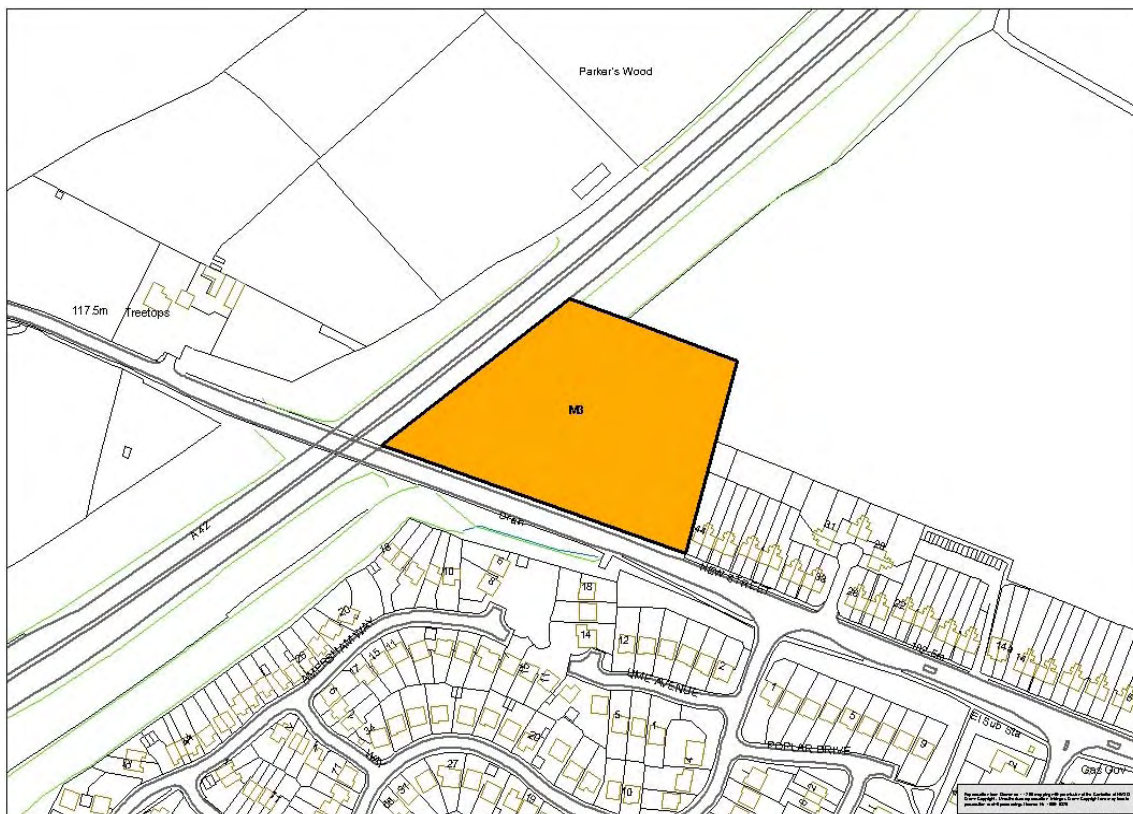
Achievability: There are no known viability issues. In terms of achievability the site does not appear to have an access onto a highway which would need secured for the site to be achievable. The site is therefore considered **not currently achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.77
Density Applied (dwellings per hectare)	30
Estimated capacity	23
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	200	Distance to Bus Stop from site access	130
Distance to Primary School from centre of site	370	Distance to Primary School from site access	300
Distance to Local Centre from centre of site	130	Distance to Local Centre from site access	80
Distance to Post Office from centre of site	200	Distance to Post Office from site access	140
Distance to Health Centre from centre of site	300	Distance to Health Centre from site access	270
Distance to Secondary School from centre of site	5610	Distance to Secondary School from site access	5630
Distance to open space from centre of site	140	Distance to open space from site access	180
Additional Accessibility information			

M3 – Land at New Street, Measham



Site Description: The site is located on land to the north of New Street, Measham, adjacent the A42. The site is Greenfield land situated on the northern edge of the settlement; there is housing to the south and east of the site and agricultural land to the north. The A42 adjoins the western boundary. The site is Grade 3 Agricultural Land and is within the National Forest. The south and west extents of the site fall within the Highways Consultation Zone. The site is within the catchment area of the River Mease SAC.

Suitability: The part of the site within Limits to Development is subject to an undetermined planning application (Ref: 13/00516/FULM) for the residential development of 18 dwellings.

- **Planning Policy:** The southern part of the site (adjoining New Street) is within the Limits to Development, the northern part of the site is located outside the Limits to Development. The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** Highway concerns have been raised to planning application 13/00516/FULM in respect of the traffic speeds along New Street and the creation of a new vehicular access onto this road and the resulting impact on highway safety.
- **Ecology:** There are no designated sites of ecological interest within the site boundary although there is potential for badgers to inhabit the site. The hedgerows within the site represent potential Biodiversity Action Plan habitats. Development would require mitigation, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The part of the site within the Limits to Development is considered **suitable**. The part of the site outside Limits is considered **potentially suitable**; a change in the existing Limits would be needed for this part of the site to be considered suitable.

Availability: There are no known ownership issues. Therefore the site is considered to be **potentially available**.

Achievability: There are no known achievability or viability constraints therefore the site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.30
Density Applied (dwellings per hectare)	30
Estimated capacity	39
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	180	Distance to Bus Stop from site access	180
Distance to Primary School from centre of site	760	Distance to Primary School from site access	790
Distance to Local Centre from centre of site	480	Distance to Local Centre from site access	460
Distance to Post Office from centre of site	660	Distance to Post Office from site access	620
Distance to Health Centre from centre of site	740	Distance to Health Centre from site access	700
Distance to Secondary School from centre of site	5130	Distance to Secondary School from site access	5190
Distance to open space from centre of site	510	Distance to open space from site access	530
Additional Accessibility information			

M4 – Land at Pot Kiln Farm, New Street, Measham



Site Description: The site is located to the north of New Street and west of Ashby Road, Measham. The site is Greenfield land currently used for agricultural purposes. The site is on the northern edge of the settlement with housing to the south and west and a petrol filling station to the east. There is agricultural land to the north of the site. The site is Grade 3 Agricultural Land and within the National Forest. The south-western extent of the site falls within the Highway Consultation Zone, the site is within the catchment of the River Mease SAC.

Suitability: A small corner of the site (adjoining the petrol filling station and New Street) is subject to an undetermined planning application (ref: 09/00671) for the development of a 24 Bed Low Secure Specialist Care Facility.

- **Planning Policy:** The southern part of the site is within the Limits to Development, the northern part of the site is outside Limits and within Countryside. The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** There are no apparent fundamental reasons for this site to be excluded from consideration at this stage, subject to suitable access being provided to the site. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.
- **Ecology:** There are no designated sites of ecological interest within the site boundary although the adjacent pond to the north of the site is a candidate Local Wildlife Site. The pond, trees and grassland within the site represent potential Biodiversity Action Plan habitats. There is potential for badgers and Great Crested Newts to inhabit the site. A survey

should be undertaken to ascertain whether Great Crested Newts inhabit the site, if so mitigation will be required, namely the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The part of the site within the Limits to Development is considered **suitable**. The part of the site outside Limits is considered **potentially suitable** and a change in the existing Limits would be needed for this part of the site to be considered suitable.

Availability: There are no known ownership issues. There is no known developer interest in the whole site therefore the site is considered **potentially available**.

Achievability: There are no known achievability or viability issues therefore the site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	1.20
Density Applied (dwellings per hectare)	30
Estimated capacity	36
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	90	Distance to Bus Stop from site access	90
Distance to Primary School from centre of site	550	Distance to Primary School from site access	510
Distance to Local Centre from centre of site	240	Distance to Local Centre from site access	180
Distance to Post Office from centre of site	530	Distance to Post Office from site access	470
Distance to Health Centre from centre of site	690	Distance to Health Centre from site access	630
Distance to Secondary School from centre of site	5190	Distance to Secondary School from site access	5240
Distance to open space from centre of site	130	Distance to open space from site access	170
Additional Accessibility information			

M5 – Land at Ashby Road, Measham



Site Description: The site is located to the west of Ashby Road, Measham. The site is Greenfield land currently in agricultural use. The site is on the northern edge of the settlement and there are some residential dwellings to the east of the site. There is further agricultural land to the north and west of the site and a petrol filling station to the south. The site Grade 3 Agricultural Land and is located within the National Forest. The eastern extent of the site falls within the Highways Consultation Zone. The site is within the River Mease SAC catchment.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development and within Countryside as identified on the adopted Local Plan Proposals Map (2002). The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** Ashby Road is subject to a 50mph speed limit along some of the frontage to the site so measures to reduce speeds may be required.
- **Ecology:** There is potential for badgers, water voles and otter to occupy the site, and Great Crested Newts (GCN) could potentially be found within 250m of the site. There are no locally designated wildlife sites within the site boundary, although the woodland represents a potential Biodiversity Action Plan habitat within the site boundary. The site is considered acceptable subject to the retention of the more significant trees and hedges with buffer zones; buffer zones to woodland should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. Additional mitigation may be required pending results of badger/GCN/etc surveys.

The site is considered **potentially suitable**; a change to the existing Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues therefore the site is considered **potentially available**.

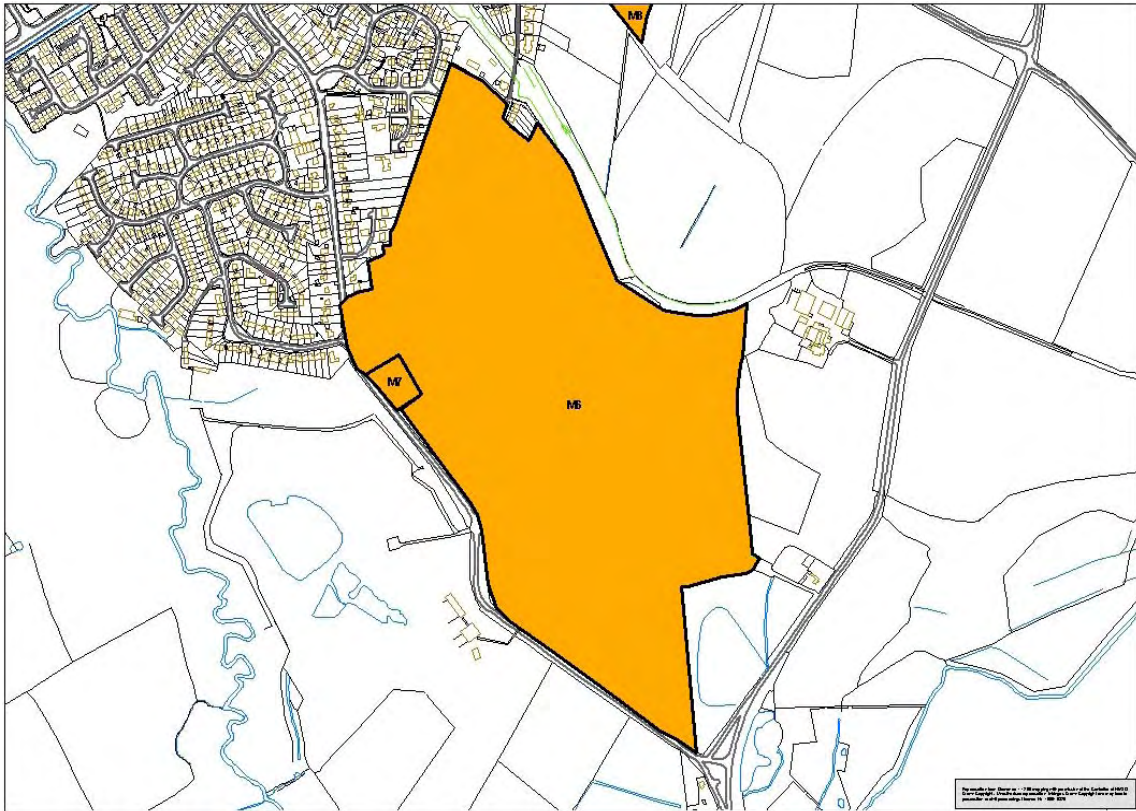
Achievability: There are no known achievability or viability issues. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.40
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 11-15
Estimated Build Rate (dwellings per year)	12

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	150	Distance to Bus Stop from site access	130
Distance to Primary School from centre of site	680	Distance to Primary School from site access	660
Distance to Local Centre from centre of site	360	Distance to Local Centre from site access	340
Distance to Post Office from centre of site	660	Distance to Post Office from site access	640
Distance to Health Centre from centre of site	820	Distance to Health Centre from site access	810
Distance to Secondary School from centre of site	5060	Distance to Secondary School from site access	5080
Distance to open space from centre of site	40	Distance to open space from site access	20
Additional Accessibility information			

M6 - Land adjacent Atherstone Road, Measham



Site Description: The site is located to the north east of Atherstone Road, Measham. The very northern part of the site is greenfield land and the remainder is brownfield land currently occupied by Measham Brickworks. The site adjoins the southern edge of Measham along its northern boundary. There is residential development to the north, and open countryside surrounding the site to the south, east and west. The site is Grade 3 Agricultural Land and is within the National Forest. The south-western extent of the site falls within the Highways Consultation Zone. The site is within the catchment area of the River Mease SAC. There is a tip site within the site boundary and two further tip sites bordering the site boundary.

Suitability:

- **Planning Policy:** The site is outside the Limits to Development as identified on the adopted Local Plan Proposals Map (2002). The site is within a Minerals Special Policy Area (Local Plan Policy M2). Policy M2 seeks to ensure that the redevelopment of brick and pipe manufacturing works will only be permitted where a range of criteria are met. The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** There are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Significant mitigation, highways and public transport improvements would be necessary for a development of this scale.

- Ecology: The pond, hedgerows and grassland represent potential Biodiversity Action Plan habitats within the site. There is potential for badgers and Great Crested Newts to inhabit the site. If the ponds are found to have Great Crested Newts development should be constrained to retain connectivity to other ponds/habitats, and a buffer should be retained around the pond. The veteran trees in the northern part of site are a candidate Local Wildlife Site and there is a further candidate Local Wildlife Site off-site adjacent to the north eastern boundary. 5m Buffer zones should be retained along boundary hedges and the candidate Local Wildlife Site to the north east. These buffers should not be incorporated into garden boundaries but managed as part of open space to ensure habitat continuity and retain connectivity. Buffer zones should be retained under crowns of candidate Local Wildlife Site trees.

The site is outside the Limits to Development and is in use as an operational brickworks manufacturing site. Planning policy requires comprehensive redevelopment of brick manufacturing work as per Policy M2 of the Local Plan. The site is considered **potentially suitable**. A change the existing Limits to Development would be required for the site to be considered suitable.

Availability: There are no known ownership issues, the site is considered **potentially available**.

Achievability: There are no known achieveability or viability issues. The site is **potentially achievable**.

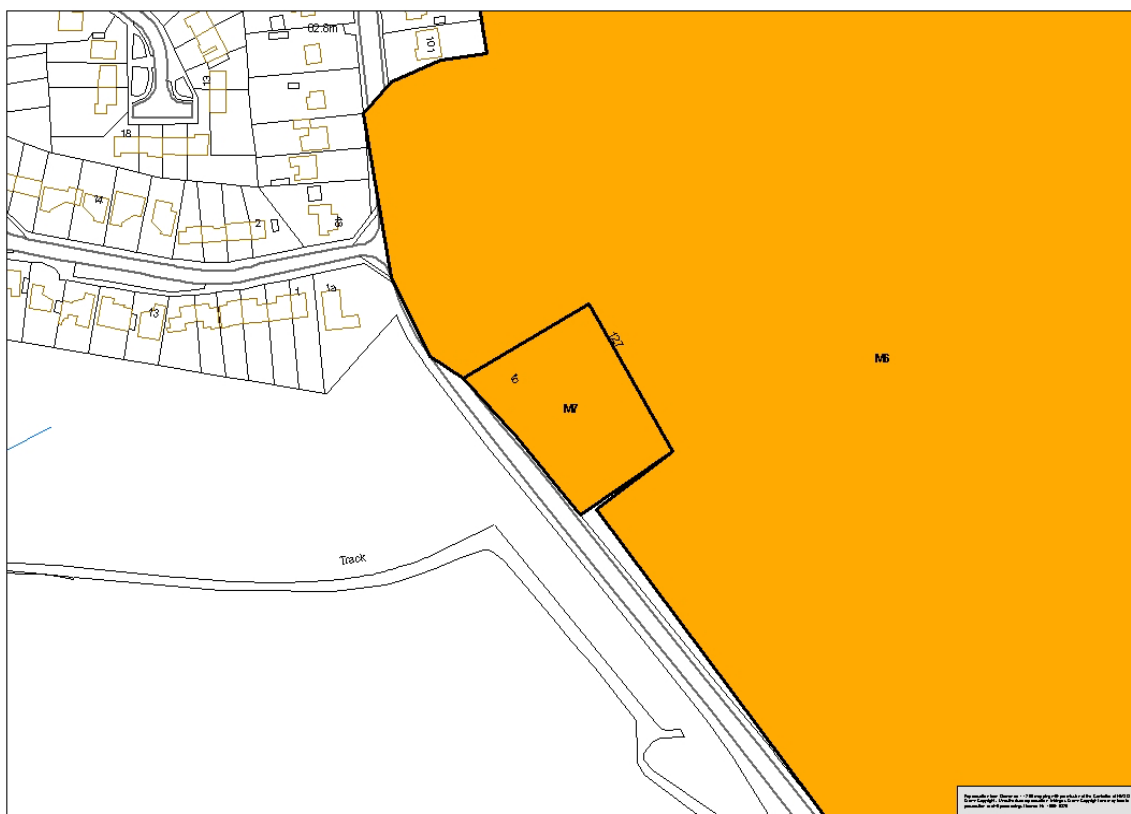
Site Capacity:

Total Site Area Available for Development (hectares)	34.77
Density Applied (dwellings per hectare)	30
Estimated capacity	1,043
Timeframe for Development	Years 11-15 onwards
Estimated Build Rate (dwellings per year)	25

<u>Accessibility (metres)</u>			
Distance to Bus Stop from centre of site	1760	Distance to Bus Stop from site access	1750
Distance to Primary School from centre of site	1490	Distance to Primary School from site access	1470
Distance to Local Centre from centre of site	1430	Distance to Local Centre from site access	1410
Distance to Post Office from centre of site	1450	Distance to Post Office from site access	1470

Distance to Health Centre from centre of site	1390	Distance to Health Centre from site access	1370
Distance to Secondary School from centre of site	6770	Distance to Secondary School from site access	6770
Distance to open space from centre of site	1080	Distance to open space from site access	1070
Additional Accessibility information			

M7 – Land at Oaktree House, Atherstone Road, Measham



Site Description: The site is situated adjacent to the existing Measham Brickworks site. The site is outside the Limits to Development and a short distance from the southern edge of Measham. The site is Grade 3 Agricultural Land and is within the National Forest. The western boundary of the site is within the Highways Consultation Zone. The site is within the catchment area of the River Mease SAC.

Suitability: The site has been subject to a previous planning application for the development of a detached dwelling and garage (ref: 09/00069/FUL). The application was refused due to the sites location in the countryside, inappropriate scale and massing of the proposed development and highway safety.

- **Planning Policy:** The site is outside the Limits to Development and is identified as Countryside on the adopted Local Plan Proposals Map (2002). The site adjoins a Minerals Special Policy Area (Local Plan Policy M2). The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** There was a highway objection to the previous planning application (09/00069/FUL). The proposed access was considered inadequate which would result in an adverse impact on highway safety.
- **Ecology:** There are no designated ecological sites and no Biodiversity Action Plan habitats identified within the site boundary. There is potential for bats to roost in buildings on site, therefore, a bat survey would be required and if bats are found, mitigation measures would be required.

The site is outside the Limits to Development and is considered **potentially suitable**. A change to the existing boundary of the Limits to Development would be required for the site to be considered suitable.

Availability: The site is promoted by the land owner. It is considered that the site is **potentially available**.

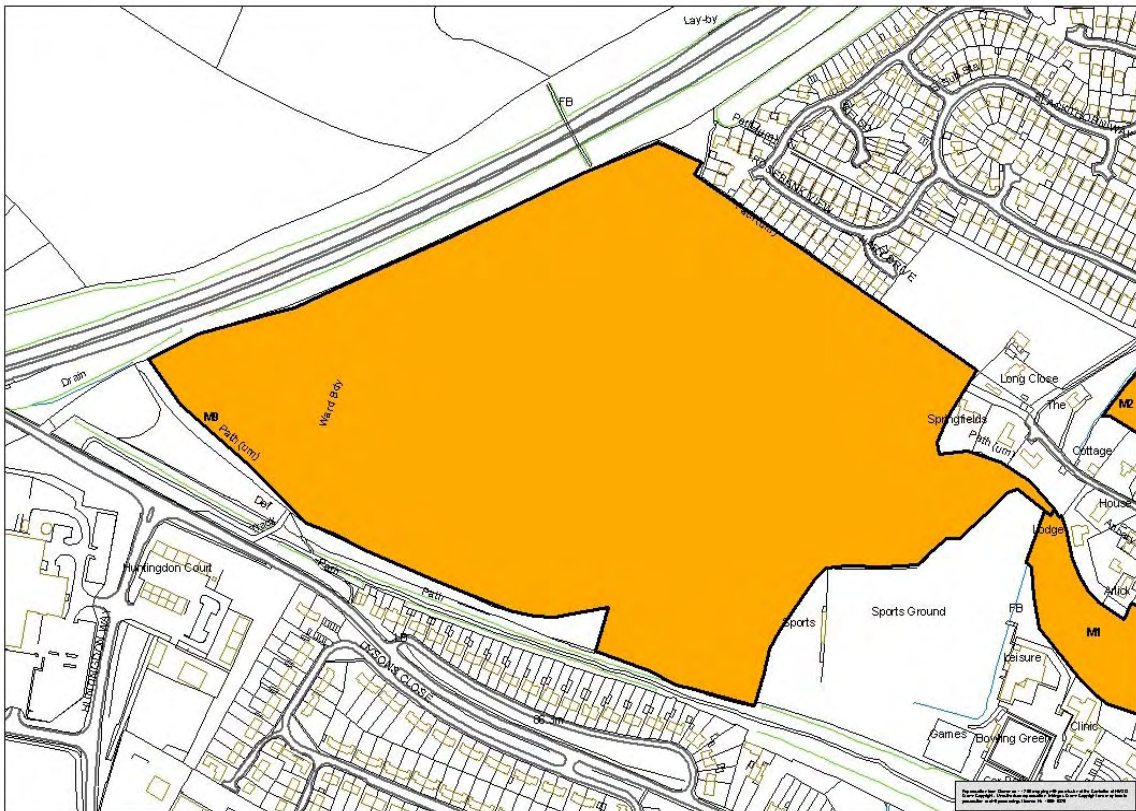
Achievability: There are no known viability issues. In terms of achievability, issues relating to highway access and safety would need to be addressed before the site was considered achievable. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	0.40
Density Applied (dwellings per hectare)	30
Estimated capacity	12
Timeframe for Development	Years 6-10
Estimated Build Rate (dwellings per year)	12

Accessibility (metres)			
Distance to Bus Stop from centre of site	750	Distance to Bus Stop from site access	755
Distance to Primary School from centre of site	935	Distance to Primary School from site access	950
Distance to Local Centre from centre of site	940	Distance to Local Centre from site access	955
Distance to Post Office from centre of site	1075	Distance to Post Office from site access	1105
Distance to Health Centre from centre of site	875	Distance to Health Centre from site access	885
Distance to Secondary School from centre of site	6580	Distance to Secondary School from site access	6595
Distance to open space from centre of site	585	Distance to open space from site access	575
Additional Accessibility information			

M9 – Land between Youth Club, Sports Ground and A42, Measham



Site Description: The site is located between the Sports Ground and the A42, Measham. The site is Greenfield land, currently maintained as agricultural land. The site is located to the west of the town centre, with existing housing located to the north and south of the site. The A42 runs along the north western boundary. The site is Grade 3 Agricultural Land and within the National Forest. The site is within the catchment area of the River Mease SAC. The former Ashby Canal runs through the site.

Suitability: The site has a resolution to grant outline planning permission (subject to the completion of a Section 106 Agreement) for the development of up to 450 residential dwellings and reinstatement of 1.1km of associated canal, provision of public open space and vehicular, emergency and footpath access (ref: 13/00141/OUTM).

- **Planning Policy:** The site is outside the Limits to Development. Part of the southern extent of the site (adjoining the rear of The Croft) is designated as a site of County or District Ecological or Geological Interest, as identified on the adopted Local Plan Proposals Map (2002). The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** There are no objections to development, as per the planning application (13/00141/OUTM), subject to conditions and planning obligations.
- **Ecology:** There are two candidate Local Wildlife Sites within the site boundary as well as the potential for badgers to inhabit the site. If development was to take place mitigation would be required, namely the retention of a 5m buffer zone along significant hedges; not to be

incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.

The site has a resolution to grant outline planning permission and is therefore considered **suitable**.

Availability: The site is promoted by The Measham Land Company consortium, the site is considered **available**.

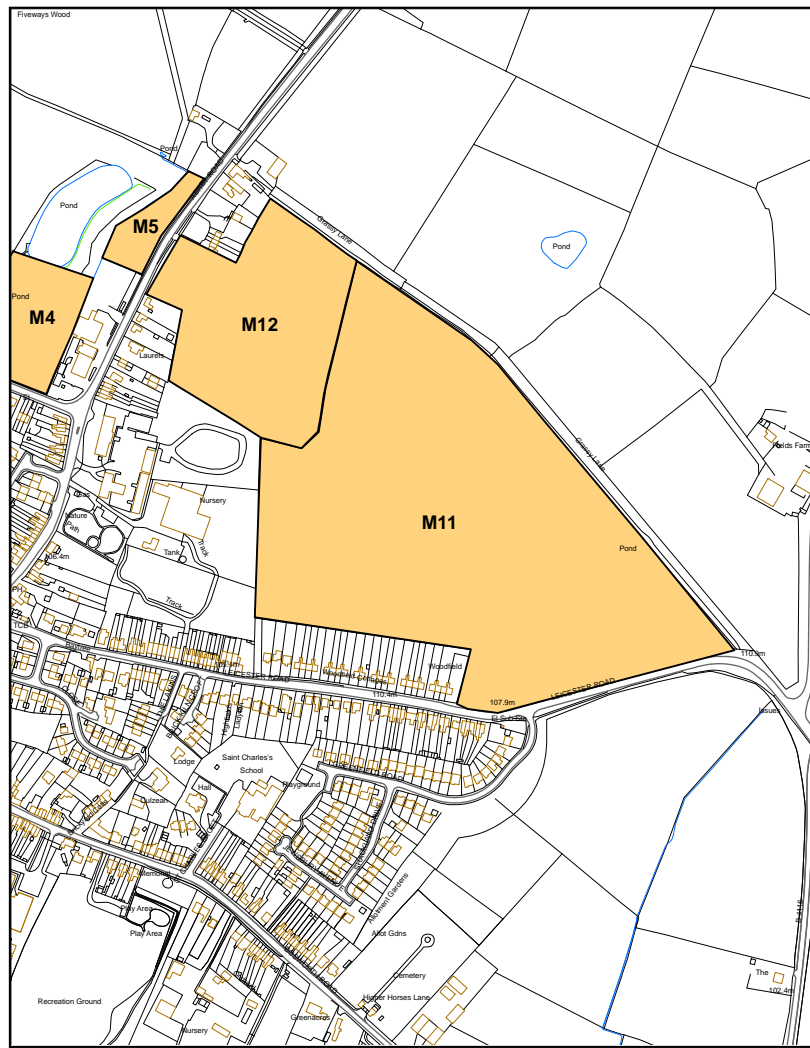
Achievability: The proposed route of HS2 runs through the north western part of the site (to the south of the A42) and if implemented would reduce the developable area of the site. The reduced site area would impact on the viability of the site and would render the reinstatement of the canal unviable. The site is considered **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	20.26
Density Applied (dwellings per hectare)	22.2
Estimated capacity	Up to 450
Timeframe for Development	Years 6-10 onwards
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	800	Distance to Bus Stop from site access	890
Distance to Primary School from centre of site	770	Distance to Primary School from site access	770
Distance to Local Centre from centre of site	540	Distance to Local Centre from site access	540
Distance to Post Office from centre of site	570	Distance to Post Office from site access	600
Distance to Health Centre from centre of site	470	Distance to Health Centre from site access	480
Distance to Secondary School from centre of site	5700	Distance to Secondary School from site access	5890
Distance to open space from centre of site	230	Distance to open space from site access	150
Additional Accessibility information			

M11 – Land at Leicester Road/Grassy Lane, Measham



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Site Description: The site is located between Leicester Road and Grassy Lane, Measham. The site is Greenfield land, currently used for agricultural purposes. The site is located to the north east of the settlement, with existing housing located to the south of the site. To the west of the site is Rose Bank Nursery, to the north and east of the site is open countryside. The site is partly Grade 3 Agricultural Land (66%) and partly Grade 4 Agricultural Land (34%) and is within the National Forest. The south eastern extent of the site falls within the Highways Consultation Zone. The site is within the River Mease SAC catchment.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Proposals Map (2002). The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.
- **Highways:** The part of Leicester road which bounds the site is subject to national speed limit, meaning measures to reduce speed would be necessary.

- Ecology: There are no designated ecological sites within the site boundary although the hedgerows at the site represent potential Biodiversity Action Plan habitats and may require mitigation such as the retention of a 5m buffer zone along significant hedges; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. There is potential for Great Crested Newts to be found in ponds close to the site. Depending on results of Great Crested Newt survey of the nearby ponds, there may be a need for mitigation.

The site is considered **potentially suitable**. A change in the existing boundary of the Limits to Development would be required for the site to be considered suitable

Availability: The site is promoted by the landowner and there are no known ownership issues, it is considered that the site is **potentially available**.

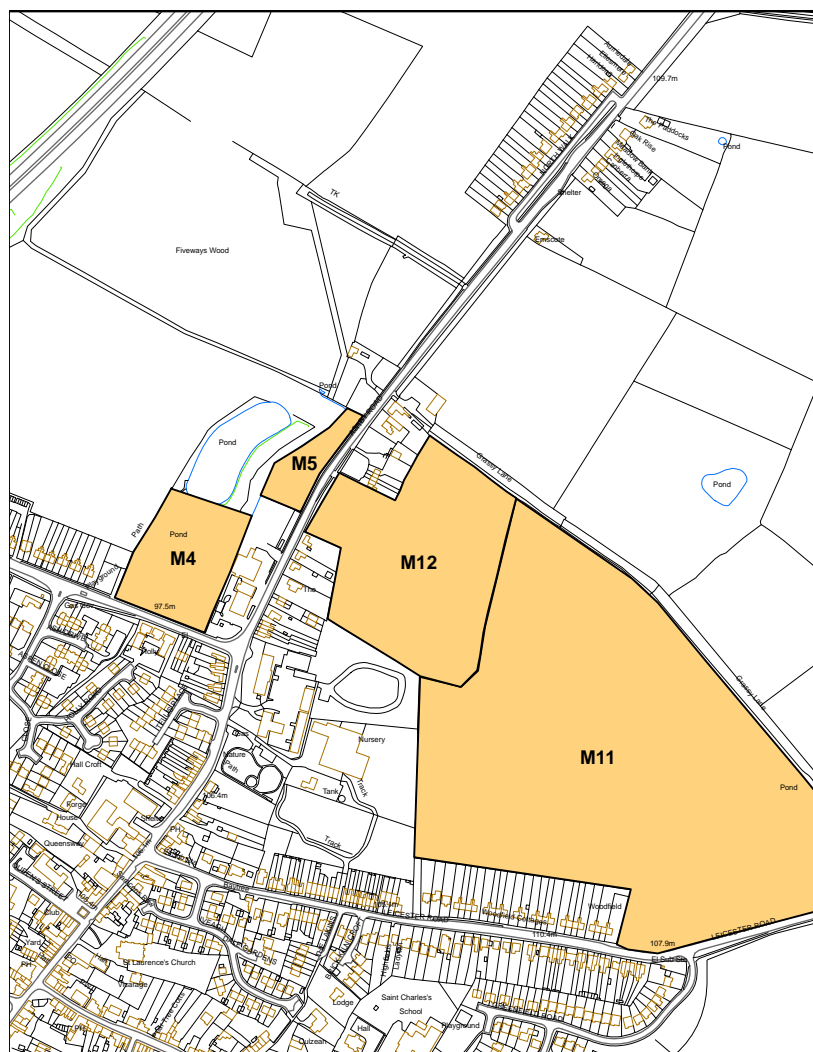
Achievability: There are no known viability or achievability issues. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares)	12.01
Density Applied (dwellings per hectare)	30
Estimated capacity	360
Timeframe for Development	Years 11-15
Estimated Build Rate (dwellings per year)	25

Accessibility (metres)			
Distance to Bus Stop from centre of site	400	Distance to Bus Stop from site access	460
Distance to Primary School from centre of site	360	Distance to Primary School from site access	230
Distance to Local Centre from centre of site	470	Distance to Local Centre from site access	460
Distance to Post Office from centre of site	690	Distance to Post Office from site access	640
Distance to Health Centre from centre of site	860	Distance to Health Centre from site access	790
Distance to Secondary School from centre of site	5230	Distance to Secondary School from site access	5320
Distance to open space from centre of site	270	Distance to open space from site access	150

M12 – Land off Ashby Road, Measham



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Site Description: The site is located to the east of Ashby Road, Measham. The site is Greenfield land currently used for agricultural purposes. The site is fairly flat and is bound by mature hedgerows and trees. There are residential properties to the north and south of the part of the site fronting Ashby Road. To the north and east of the site is open countryside. The site Grade 4 Agricultural Land and is within the National Forest. The part of the site fronting Ashby Road falls within the Highways Consultation Zone. The site is within the River Mease SAC catchment.

Suitability:

- **Planning Policy:** The site is located outside the Limits to Development as identified on the adopted Local Plan Proposals Map (2002). The part of the site fronting Ashby Road is designated as a Sensitive Area (policy E1). The adopted Affordable Housing SPD requires, in Measham, 30% affordable housing on developments of 5 or more dwellings.

- Highways: There are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process might lead to the site being viewed less favourably.
- Ecology: There is the potential for badgers to inhabit the site and the potential for Great Crested Newts to inhabit ponds nearby. The hedges on site represent potential Biodiversity Action plan habitats. Badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.

The site is considered **potentially suitable**; a change in the existing boundary of the Limits to Development would be required for the site to be considered suitable

Availability: The site is in single ownership and is promoted on behalf of the landowner. There is no known developer interest; it is considered that the site is **potentially available**.

Achievability: There are no known viability or achievability issues. The site is **potentially achievable**.

Site Capacity:

Total Site Area Available for Development (hectares) 3.40

Density Applied (dwellings per hectare) 18.82

(The site is being promoted for 64 dwellings which equates to a density of 18.82 dwellings per hectare)

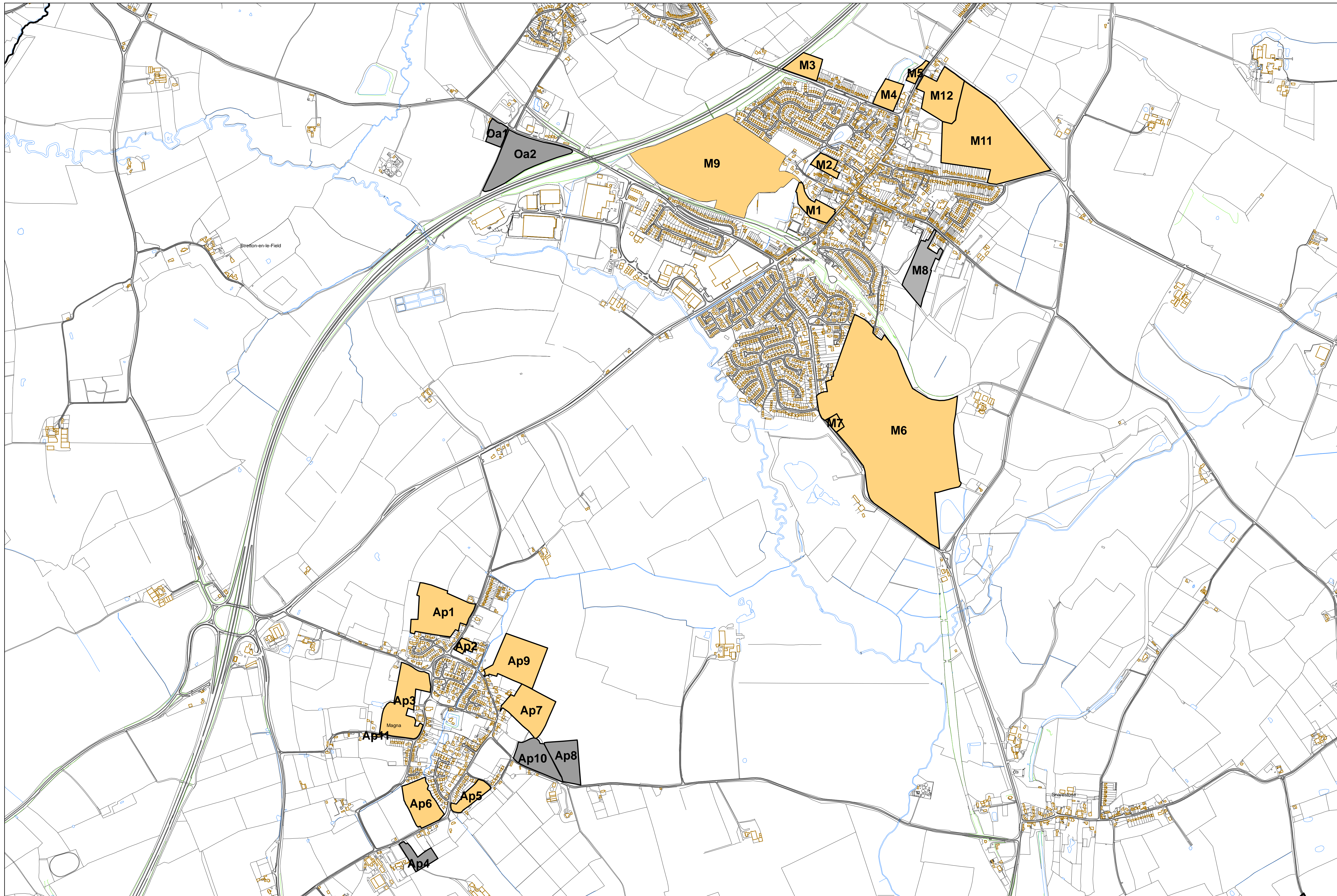
Estimated capacity 64

Timeframe for Development Years 6-10

Estimated Build Rate (dwellings per year) 50

Accessibility (metres)			
Distance to Bus Stop from centre of site	195	Distance to Bus Stop from site access	135
Distance to Primary School from centre of site	500	Distance to Primary School from site access	565
Distance to Local Centre from centre of site	370	Distance to Local Centre from site access	355
Distance to Post Office from centre of site	675	Distance to Post Office from site access	640
Distance to Health Centre from centre of site	840	Distance to Health Centre from site access	810

Distance to Secondary School from centre of site	4925	Distance to Secondary School from site access	4920
Distance to open space from centre of site	275	Distance to open space from site access	245
Additional Accessibility information			



0 215 430 860 1,290 1,720 Meters

Planning Policy and Business Focus Team
North West Leicestershire District Council

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