

# North West Leicestershire Local Plan Partial Review Publication Consultation November 2019

Prepared by Fisher German LLP on  
Behalf of Richborough Estates



### Project Title

Land north west of Bishop Hall Road, Ashby de la Zouch and land at Measham Road, Appleby Magna

### Address:

The Estates Office  
Norman Court  
Ashby-de-la-Zouch  
LE65 2UZ

Document Author	Version	Date	Approved by	Comments
Angela Smedley MRTPI		30/12/19		

# 01 Introduction

- 1.1 These representations are made on behalf of Richborough Estates in respect of the North West Leicestershire Local Plan Partial Review.
- 1.2 Richborough Estates is promoting land at Bishop Hall Road, Ashby de la Zouch and Land at Measham Road, Appleby Magna for residential development. Both sites represent logical extensions to existing built form and can be delivered quickly following allocation.
- 1.3 Location Plans of the sites are included at Appendices 1 and 2.
- 1.4 We do not agree with the Council's intended approach to commit to only a partial review of the Local Plan, particularly in light of Leicester City publishing its expected unmet needs. Instead we believe the Authority should commence a full review immediately for reasons articulated within these representations.

## 02 Policy Context

- 2.1 North West Leicestershire District Council adopted its Local Plan in November 2017. Throughout the examination of the Local Plan, it was clear that there was a conflict between the desire to have an up to date Local Plan for the District in place as quickly as possible, and the fact that work was still being undertaken on establishing up to date housing needs, through the Housing and Economic Development Needs Assessment (HEDNA) and that it was known there would be some level of unmet needs within the wider Housing Market Area (HMA), primarily emanating from Leicester City. The Council submitted the Plan in October 2016, while HEDNA was published in January 2017, meaning it was available to parties during the Examination itself (the Inspector held additional Hearing sessions to discuss its implications), but did not directly inform the development of the Plan itself. There was however no formal declaration of quantum of unmet needs during the Examination. This meant there was a risk that the Local Plan could be adopted and then very quickly be out of date.
- 2.2 Ultimately the Local Plan Inspector concluded that the Plan could be found sound, but only on the basis that the Council committed to an early review. This review was to begin within 3 months of the adoption of the Local Plan, or by the end of January 2018, whichever was later. The requirement to review the plan early was so fundamental in the Inspectors decision to declare the Plan sound, that they recommended modifications to the Plan that would mean that it should be considered out of date if the Plan Review was not submitted within two years of commencing. This means that according to Policy S1 of the adopted Local Plan, the Plan should be considered out of date if the Plan review is not submitted by February 2020 (Plan adopted in November meaning 3 months after adoption was February 2018).
- 2.3 Leicester City have now published their expected unmet needs up to 2036, as 7,813 dwellings. There is however, as of yet, no published HMA agreement how such unmet needs can be dispersed to the seven neighbouring HMA authorities (six when one considers Oadby and Wigston is likely to have no capacity to deliver additional housing growth and in reality may actually add additional unmet need). There is also no indication of when an agreed Statement of Common Ground will be published.

## 03 Policy S1 – Future Housing and Economic Development Needs

- 3.1 The Council are now proposing only a partial review of the Local Plan at this stage, reviewing only Policy S1, with a more substantive full plan review to follow after. The alterations to the policy would see the current deadlines for completion of a review, which are related to the adoption of the Plan, replaced by new deadlines which relate to the publication of an agreed Statement of Common Ground between the HMA authorities. The proposed alterations to Policy S1 also remove any reference to the Local Plan being declared out of date if such timescales are not met.
- 3.2 We **object** to this approach on a number of grounds.
- 3.3 Firstly, we do not consider the partial review suggested by the Authority is of benefit to anyone, except for the Local Authority who are trying to avoid the adopted Local Plan becoming out of date. Undertaking this partial review simply wastes valuable time wherein a substantive review could be taking place. Moreover, we do not believe the review suggested by the Authority qualifies as a review of the Local Plan which would prevent the Local Plan being declared out of date anyway. It is clear from reading the Inspectors Report that the adopted Local Plan was deemed acceptable only in the context of being fully reviewed quickly. Paragraph 168 of the Inspector's report (of the adopted Local Plan) states "*coupled with the commitment by Policy S1, as amended by MM9, to early review of the Plan as a whole*" [our emphasis]. The partial review suggested by the Council does not meet the aims of the review policy inserted deliberately into Policy S1 by the Local Plan inspector. Whilst the Council may consider factors outside of its control are preventative of the substantive review from taking place now, clearly in the context that Leicester City has now published its unmet needs there is now an opportunity to begin work on a full review and stop work on a largely self-serving partial review. Should the Council not adopt this approach, it must be prepared for the risk of costs decisions being levied at the Council if it does not decide applications under the basis that the adopted Local Plan is out of date by virtue of a full review not being submitted in line with the wording of adopted Policy S1.
- 3.4 The Council's recommended wording for a new Policy S1 is also problematic as it ties the Council only to an agreed Statement of Common Ground as the trigger mechanism which would start the 18-month timeline by which the substantive Local Plan Review must be submitted. There is the real possibility that reaching a consensus on how best to meet unmet needs across the remaining HMA authorities with capacity will be a lengthy process. Worryingly for example, Charnwood have

already publicly declared that it does not consider that it needs to meet any unmet needs emanating from Leicester City, as it considers this was agreed in the Leicestershire Strategic Growth Plan (SGP). It is not clear whether this is a position it has formally agreed with the HMA since the publication of the Strategic Growth Plan, however if so, this would further increase housing needs across the remainder of the districts within the HMA. Clearly the quantum of unmet need may be higher than anticipated through the SGP. If this position has not been agreed by the remaining HMA authorities, this foreshadows very difficult discussions between the various authorities as to where Leicester City overspill, particularly up to 2036, will be directed. Given that it has taken significant time for the quantum of unmet need to be published and the potential difficulties in agreeing how it will be distributed, it could take significant time for an agreed Statement of Common Ground to be published. During this time housing need will likely be exasperated as authorities will be proceeding with lower housing requirements. Authorities need to be preparing to deal with increasing housing numbers in the short term if they have any chance of being delivered when needed.

- 3.5 Considering the Strategic Growth Plan, contrary to recent assertions from Charnwood, it suggests that both Charnwood and North West Leicestershire are locations where growth could and should be directed, not least through the Northern Gateway, where significant growth is planned in both districts. This growth is clearly in part to meet the needs of Leicester City so it is not clear why Charnwood consider their housing numbers will not be impacted by Leicester City overspill.

- 3.6 Firstly, up to 2031/36 where the SGP outlines:

*"We have undertaken an analysis of completions, planning permissions and allocations in adopted and emerging Local Plans. We have concluded that sufficient provision has been, or will be, made in adopted or emerging Local Plans to accommodate the OAN for housing, across the HMA as a whole, for the period 2011-31. The unmet need arising in the administrative areas of Leicester City Council will, therefore, be accommodated in the remaining borough and district councils and this will be reflected in Local Plans as they progress, supported by an agreed statement or Statement of Common Ground as appropriate" [our emphasis] (Strategic Growth Plan Appendix A)*

- 3.7 This is clearly a sign that emerging Local Plans will need to deliver unmet needs arising from Leicester City and this will be decided by a Statement of Common Ground, not the SGP. The SGP only shows the OAN for each authority, not how unmet needs will be distributed and nor actual housing requirements, which use housing need as only the starting point of calculating housing requirements<sup>1</sup>. Housing requirements need to take into account various other factors, including

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<sup>1</sup> PPG Housing and Economic Needs Assessment Para: 010

unmet need from a neighbouring authority or the provision of strategic infrastructure<sup>1</sup>. Moreover, the OAN derived from the SGP is derived from HEDNA, and not the Standard Methodology meaning it is somewhat problematic in trying to utilise the SGP in any event.

- 3.8 Secondly, up to 2050, the SGP actually allocates significant growth at the International Gateway, which spans across both North West Leicestershire and Charnwood. The SGP predicts as many as 11,000 dwellings could be delivered in this area. Clearly this will serve to deliver some of the unmet needs from the City. It is clear that the SGP envisages substantial growth in both Authorities, beyond simply meeting local needs only.
- 3.9 Moreover, there needs to be an appreciation from HMA partners that the SGP is not a Statement of Common Ground, nor has been formally examined and thus is not a Development Plan document. It is a broad framework which informally outlines how growth may be delivered. Clearly each subsequent Local Plan will still have to be found sound through public examination and be supported by a formal agreed Statement of Common Ground outlining where unmet needs will be delivered.
- 3.10 Thirdly, the Council outline that there is currently uncertainty in the way that the standard methodology is going to be calculated in the future. It is true that the Government have indicated they wish to further refine the standard methodology to ensure housing need is calculated nationally delivers above 300,000 units per annum. Given current calculations, utilising even the higher 2014 projections, this only deliver only 266,000 dwellings per annum, clearly there is likely to be some level of alteration to the formulae or projections base date to deliver the required uplift. Regardless there has always been uncertainty in housing requirements, which by their very nature vary regularly and Local Authorities must deal with this during plan making. This is demonstrated no better than in North West Leicestershire wherein the Council committed to advancing a Local Plan despite having agreed to part finance HEDNA, which would derive a new OAN during the preparation of the Plan. Having regard for this, it is not considered this constitutes a valid reason not to pursue a substantive review now.
- 3.11 To mitigate the above, whilst progressing a substantive review in the short term, the Council could show housing need (Local Housing Need) as a range, i.e. the lower end of the range being 379 dwellings (2014 projections) and the upper being 529 (2016 projections). It would seem entirely possible that the actual figure of any revision to the standard methodology may result in a figure for North West Leicestershire which would fall between these two figures and thus a pragmatic starting point by which to proceed. This however would only be a calculation of local need and would be only the starting point of calculating a housing requirement, with due regard needed for uplifts to account for any Leicester City (and wider HMA) unmet needs, economic development or

the delivery of additional affordable housing or infrastructure. Authorities elsewhere have utilised a range when preparing a Local Plan and it has been suggested as an option for North West Leicestershire by officers also. This would enable the Council to commence a full review of the Local Plan now.

- 3.12 Another tool available which could be used in line with the above approach would be to utilise reserve sites, which could be brought forward in the event housing need was established in excess of that covered by allocations. Such an approach also acts as an insurance policy against non-delivery, or slower than expected delivery, on other committed/allocated sites. As discussed at great lengths during the Examination of the current local plan, inbuilt flexibility is preferable to requiring reviews, and had a more flexible approach been taken at that stage, this immediate review may not have been necessary. Locations such as Appleby Magna will require housing growth to complement the large employment site at Junction 11 of the A42; a major boost to the local economy, with 1,200 jobs needed from day one and 3,000 forecast by 2030. Work is expected to start on the site in 2020, therefore having regard to the job creation arising from this, it is considered that Appleby Magna should (and is able to) accommodate additional housing. Sites such as the land off Measham Road, Appleby Magna discussed at Appendix B to these representations, are sites which should be allocated within the Plan and will deliver quickly.
- 3.13 Whilst flexibility built into local plans is preferable, Councils are obliged to review their Local Plan regularly, at least every five years, meaning if the Council has concerns it is committing to a housing requirement figure which is too high, and may drop in the future, a review allows an opportunity for course corrections to be made. However, in the interests of housing delivery, which is of a national significance, we consider a positive approach to ensuring housing delivery is required in the short term and thus the Council should not shirk actions which may lead to it delivering dwellings above local need, something long encouraged by the Government to boost significantly the supply of housing.
- 3.14 Finally, a further aspect of the proposed revised Policy S1 we fundamentally disagree with is the removal of the clause which renders the Local Plan out of date if timescales aren't met. This clause was fundamental in the Local Plan being found sound and was not placed there by mistake. If an Inspector was to agree that this partial review does constitute a review as per Policy S1, it is essential that the threat of the Plan being declared out of date is maintained to ensure quick submission of a new up to date local plan. In the event that such a substantive review is not forthcoming quickly, then the Plan would be by definition out of date and the tilted balance at paragraph 11 of the Framework would be in play. There is no reason articulated within the consultation document which explains why this has been removed and we believe it should remain.



- 3.15 A secondary point of note is that the Statement of Common Ground (SoCG) published in support of the consultation is unsigned and actually says relatively little. The SoCG outlines that the Authorities within the HMA are committed to joint working on long term strategic planning for housing and economic growth and the associated strategic infrastructure required to support growth across the Leicester and Leicestershire Housing Market Area, including meeting the areas housing and economic needs within its boundaries as well as a redistribution of unmet housing needs from Leicester City (or any other authority declaring and quantifying an unmet need). The SoCG does not actually do any of these things, however. The SoCG is merely a token document and a full SoCG should be prepared as a matter of urgency. We consider that the Council's decision to advance the Local Plan as they have set out does not comply with the Duty to Cooperate. We also consider that the approach taken by the Council is unsound, as it neither positively prepared, justified, consistent with national policy or effective.
- 3.16 Having regard for the above, we consider the Council should cease preparation of the partial review and commit to commence a full review, in the spirit of adopted Policy S1.
- 3.17 In the event the Council wish to proceed with the partial review, it is considered that the proposed amendments to Policy S1 should incorporate a 'real' deadline, i.e. to be submitted within 3 years of the commencement of the Review (February 2021) or the Plan will be deemed out of date.

## APPENDIX 1 - LAND AT BISHOP HALL ROAD, ASHBY DE LA ZOUCH



The site is land to the north west of Bishop Hall Road, adjacent to the Bellway development forming part of the Ashby West extension. It forms a highly natural location for further development to the west of the town and has previously been promoted through the 2018 SHELAA (ref A27) which concluded:

***Suitability:*** Although the site adjoins the Limits to Development of Ashby it is outside the defined settlement boundary and as such the site is considered potentially suitable. A change in the limits to development would be required for the site to be considered suitable.

***Availability:*** The site is promoted by an agent of behalf of a client whose interest in the land is as the option holder/conditional contract holder. The landowner has indicated support for the development of the land. The site is considered to be available.

***Achievability:*** There are no known viability or achievability issues. Access to the site could be achieved via the site to the east. The site is considered to be potentially achievable.

it is considered that the site would form a sustainable extension of the adjacent site, delivering approximately 50 dwellings within a five year period.

The attached SHELAA proforma and Concept Plans are included on the following pages.



## **NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

### **STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER**

#### **CALL FOR SITES - SUBMISSION FORM 2017**

Any sites that are submitted using this form will be considered for inclusion in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) in accordance with the agreed Leicester and Leicestershire Joint Methodology.

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council's Brownfield Land Register in accordance with the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#).

Submitted sites must be able to meet the following criteria:

- Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
- Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

**It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.**

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ. Forms should be received by the Council no later than **Monday 14 August 2017**.

Alternatively, you can complete the site submission form online at [www.nwleics.gov.uk/pages/call\\_for\\_sites](http://www.nwleics.gov.uk/pages/call_for_sites).

**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT  
AND BROWNFIELD LAND REGISTER**



**SITE SUBMISSION FORM 2017**

**1. CONTACT DETAILS**

Contact Name	
Company/Organisation	Richborough Estates
Address - Line 1	Waterloo House
Line 2	Waterloo Street
Line 3	Birmingham
Line 4	
Postcode	B2 5TB
Phone Number	
Email	

**2. AGENT DETAILS** (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.)

Agent Name	Angela Smedley
Company/Organisation	Fisher German LLP
Address - Line 1	The Estates Office
Line 2	Norman Court
Line 3	Ashby de la Zouch
Line 4	Leicestershire
Postcode	LE65 2UZ
Phone Number	
Email	

**3. SITE DETAILS**

Name of site ( <i>if applicable</i> )	Land south of Burton Road, west of Bellway Homes, Ashtree Gardens, Ashby de la Zouch
Address - Line 1	
Line 2	
Line 3	
Line 4	
Postcode	
Parish/Settlement	Ashby de la Zouch
Site area ( <i>hectares</i> )	3.19

Grid reference/ Location co-ordinates	SK 34423 17265	
Current land use/character of site <i>(Please mark all that apply)</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Adjacent land uses/character <i>(Please mark all that apply)</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Other (please specify below)	Existing residential development lies to the east and north of the site. National Forest tree planting adjoins the southern, western and north western boundaries.
Current planning permissions <i>(including reference numbers)</i>	<p>The site formed part of a wider site that has planning permission for the development of 275 dwellings with associated access, landscaping, open space and drainage infrastructure (outline – all matters reserved apart from access from Burton Road and Moira Road) at Land Between Burton Road and Moira Road Shellbrook Ashby De La Zouch. Outline application reference 14/00578/OUTM.</p> <p>In the outline planning permission, the land subject to this submission was an area reserved for National Forest tree planting, however, as was agreed at the reserved matters stage (15/01191/REMM), an off-site contribution to National Forest tree planting has been delivered by the development. Consequently, the site is now able to come forward for development.</p> <p>The adjacent development is currently under construction by Ashtree Homes.</p>	
Other relevant planning history <i>(including references if known)</i>	<p><u>Holywell Spring Farm</u></p> <p>Outline planning application (13/00486/OUTM) was granted on 1<sup>st</sup> October 2014 at Holywell Spring Farm for proposed residential development (400 dwellings), formation of access to Burton Road, A1 Shop, D1 Medical Centre, C2 Residential Care Home, Single Form Entry Primary School, Pumping Station infrastructure and open space provision.</p> <p>Reserved Matters applications have subsequently been approved and the site is under construction.</p>	

Has the site previously been included in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA)? If yes, please provide reference number <i>(if known)</i>	<input type="checkbox"/>	Yes – Ref Number: <input type="text"/>
	<input checked="" type="checkbox"/>	No
<p>The site was not previously been included, however the adjacent site A16 was included (now being developed) and was deemed suitable in North West Leicestershire District Council's 2014 SHLAA on the grounds that it:</p> <ul style="list-style-type: none"> <li>- Provides sufficient affordable housing, in line with the Council's requirement of a 30% minimum</li> <li>- Does not pose any fundamental highways concerns</li> <li>- Does not contain any designated ecological sites within its boundaries.</li> </ul> <p>It is considered that this site would form an extension to the A16 side.</p>		

4. PROPOSED USES		
HOUSING		
If housing is proposed, please indicate the nature of the use <i>(please mark all that apply)</i>	<input checked="" type="checkbox"/>	Housing (C3 use)
	<input type="checkbox"/>	Residential Institutions (C2 use)
	<input type="checkbox"/>	Housing for older people
	<input type="checkbox"/>	Self-build/custom build
	<input type="checkbox"/>	Gypsy, Traveller or Travelling Showpeople site
	<input type="checkbox"/>	Other (please specify below)
Potential capacity <i>(estimated number of units)</i>	Minimum:	44
	Maximum:	51
Estimation of existing buildings to be demolished <i>(number of residential units or commercial floorspace in square metres)</i>	N/A	
Estimation of mix of dwelling types	It is envisaged that the site could deliver a mix of dwellings in line with the Council's policies.	
Tenure <i>(tick all likely to apply)</i>	<input checked="" type="checkbox"/>	Market
	<input type="checkbox"/>	Starter Homes
	<input checked="" type="checkbox"/>	Affordable (other than Starter Homes)
Estimated density <i>(dwellings per hectare)</i>		
Approximately 30-35 dph (net)		
ECONOMIC		
If economic development is proposed, please indicate the nature of the proposed use <i>(please mark all that apply)</i>	<input type="checkbox"/>	A1 (shops)
	<input type="checkbox"/>	A2 (Financial and Professional Services)
	<input type="checkbox"/>	A3 (Restaurants and Cafes)
	<input type="checkbox"/>	A4 (Drinking Establishments)
	<input type="checkbox"/>	A5 (Hot Food Takeaways)
	<input type="checkbox"/>	B1 (Business)
	<input type="checkbox"/>	B2 (General Industrial)

	<input type="checkbox"/> B8 (Storage and Distribution) <input type="checkbox"/> C1 (Hotels) <input type="checkbox"/> D1 (Non-residential Institutions) <input type="checkbox"/> D2 (Assembly and Leisure) <input type="checkbox"/> Other (please specify below)
Estimation of proposed floorspace <i>(please specify floor area in square metres for each use proposed)</i>	N/A
Estimation of existing buildings to be demolished <i>(number of dwellings or commercial floorspace in square metres)</i>	N/A

## 5. SUITABILITY

*(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)*

Physical Factors	Constraint?			If yes, please provide further details
Suitable available access to site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Access to the site has been retained through the development to the east. This development connects to the site from Burton Road to the north.
Topography and landscape features	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		To respond to the topography of the site, the Proposed Concept Plan accompanying this submission indicates the provision of a 'high point park' in the northern section of the site. Additionally, woodland edge tree planting can be provided within the site and the development pattern trend in order to address the rising landform over the site.
Ground conditions	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Contamination	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Agricultural land grading (please indicate if grade 1, 2 or 3a)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Grade 2
Landfill site/proximity to landfill site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Proximity to strategic road network	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Site is within 6.4km (7-minute drive) of the A42 to the east and 2.3km (3-minute drive) from the A511 to the north. The M1 at J22 is 20.1km (22-minute drive) east.
Proximity to day to day facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		The town of Ashby de la Zouch has a wide range of facilities and services including supermarkets, a range of shops, public houses, restaurants, schools and leisure facilities. The town centre is 1.6km (20-minute walk) from the site.

Utilities infrastructure (gas, oil, water, telecoms etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	While there is no apparatus within the red line boundary of the site, Western Power Distribution does have a high-voltage (11kV) overhead line approximately 6.7m northwest of the northwest corner of the site. There is also a high-voltage (33kV) overhead line running along the eastern boundary of the site and directly over it in one section. This line becomes embedded at the northeastern corner of the site and re-emerges approximately 9.5m to the east of the northeastern corner.
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Natural Environment</b>	<b>Constraint?</b>		<b>If yes, please provide further details</b>
National and local ecological designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<p>The site is located within the National Forest and was originally proposed for tree planting as part of the adjacent outline planning permission. At the reserved matters stage an off-site provision of National Forest tree planting was agreed however.</p> <p>The masterplan accompanying this submission illustrates a new woodland edge to the site which would comprise the 30% National Forest policy requirement.</p> <p>An Ecological Appraisal Report accompanies this submission.</p>
Trees on site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	There are no trees located within the site. Access would be provided via an existing hedgerow; however no trees would be affected.
Tree Preservation Orders	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Flooding (Please indicate flood zone area 1, 2, 3a or 3b) <sup>1</sup>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Site is within Flood Zone 1 (low probability).
Historic landscape designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Presence of historic buildings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Nearest historic building is The Glen, which is Grade II listed and 413m south of the site.
Archaeological or geological interest	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.

<sup>1</sup> To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/>



Conservation Areas <sup>2</sup> (If within a Conservation Area, please indicate which)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	None present within or adjacent to the site.
Noise and pollution	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	There are no excessive noise or pollution-generating land uses within close proximity of the site.
Impact on neighbouring properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	The development would form an extension of the residential scheme currently under construction.
Public rights of way	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	A Public Right of Way runs along the southwestern boundary of the site. The masterplan accompanying this submission identifies this route being retained in an area of proposed Green Space.
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Policy Factors			
Is the site previously developed land? (as defined in the National Planning Policy Framework <sup>3</sup> )	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Is the site located within a defined settlement? <sup>4</sup>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
If outside a defined settlement, is the site adjoining a defined settlement?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

6. AVAILABILITY	
What is your/your client's interest in the land?	<input type="checkbox"/> Owner <input type="checkbox"/> Lessee <input checked="" type="checkbox"/> Option holder/conditional contract <input type="checkbox"/> Other (please specify) <input type="text"/>
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. <i>(Please also provide a plan showing the extent of individual land holdings – if submitting electronically plans should be in .doc .pdf or .jpg format and less than 10Mb)</i>	Mr Maurice Stanley
Have the owners of all parts of the site indicated support for its development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is there a housebuilder/developer(s) involved in the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, please specify name of company and nature of legal interest in the land <i>(if more than one, please</i>	Bellway Homes/Ashtree Homes

<sup>2</sup> To see Conservation Area boundaries, visit: [http://www.nwleics.gov.uk/pages/conservation\\_area\\_appraisals](http://www.nwleics.gov.uk/pages/conservation_area_appraisals)

<sup>3</sup> For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>4</sup> As identified in our adopted Local Plan: [http://www.nwleics.gov.uk/pages/local\\_plan](http://www.nwleics.gov.uk/pages/local_plan)

give details of each)					
<b>Legal Constraints</b>					
<i>(Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).</i>					
<b>Constraint</b>	<b>Yes/No</b>				<b>If yes, please provide further details</b>
Unresolved multiple ownership	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ransom strips	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Tenancies	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Covenants	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

7. ACHIEVEABILITY			
Please indicate during which of the following periods work could potentially commence on the development	<input checked="" type="checkbox"/>	Within 5 years	
	<input type="checkbox"/>	Within 6-10 years	
	<input type="checkbox"/>	Within 11-15 years	
	<input type="checkbox"/>	Within 16-20 years	
	<input type="checkbox"/>	20 years +	
If any constraints have been identified, are they likely to affect the achievability/timing of the development? <i>(If yes, please give details)</i>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Are there any viability issues which would affect the development? <i>(If yes, please give details)</i>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No
Once work has commenced, how many years is it likely to take to complete the development?	1-2 years		

8. SITE PLAN	
I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

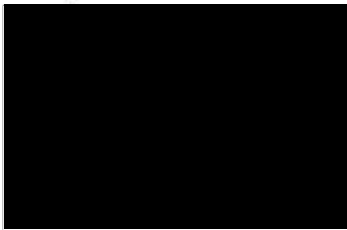
## 9. DECLARATION

I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).

Signed

Date



14.08.2017

### DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

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You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 684 or [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk).



The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices. The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to. Do not scale drawings. Figured dimensions to be worked to in all cases. This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution. Baily Garner LLP, 55 Charlotte Street, Birmingham. B3 1PX. 0121 236 2236. birmingham@bailygarner.co.uk



This drawing is for indicative purposes only and subject to detailed design and survey.

KEY	
<div></div>	POTENTIAL PHASE 2 DEVELOPMENT CIRCA 7.9 ACRES/ 3.19 HA
<div></div>	NET DEVELOPABLE AREA CIRCA 3.59 ACRES/ 1.45 HA <small>Proposed quantum: 35 net dph: Circa 51 dwellings 30 net dph: Circa 4 dwellings</small>
<div></div>	POS CIRCA 4.24 ACRES/1.71 HA

B: Annotation amends to JB email comments	cjl	cjl	230717
A: Red line boundary added to viewport	cjl	cjl	230717
REVISION:	D:	C:	DATE:

@A2

CLIENT:  
RICHBOROUGH ESTATES LTD

PROJECT:  
LAND OFF BURTON ROAD,  
ASHBY-DE-LA-ZOUCH

PURPOSE OF  
ISSUE:  
PRELIMINARY

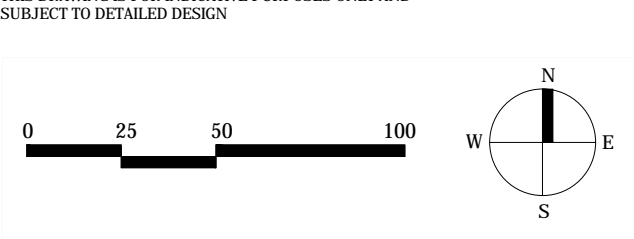
DRAWING TITLE:	D	C	DATE:
PROPOSED DEVELOPMENT	CJL	CJL	21.07.2017
CONCEPT PLAN			
JOB NUMBER:	DRAWING NUMBER:	REVISION:	SCALE:
30041	1	B	1:2000@A2







THIS DRAWING IS FOR INDICATIVE PURPOSES ONLY AND  
SUBJECT TO DETAILED DESIGN



- POTENTIAL PHASE 2  
DEVELOPMENT  
7.9 ACRES/ 3.19 HA
- NET DEVELOPABLE AREA  
3.59 ACRES/ 1.45 HA  
Proposed quantum:  
35 net dph: 51 dwellings  
30 net dph: 44 dwellings
- POS  
4.24 ACRES  
1.71 HECTARES



LAND OFF BURTON ROAD, ASHBY-DE- LA -ZOUCH  
PROPOSED INDICATIVE CONCEPT PLAN



## APPENDIX 2 - LAND AT MEASHAM ROAD, APPLEBY MAGNA



The site comprises three parcels of land to the north of Appleby Magna:

- Parcel A is 5.97ha and immediately abuts a residential scheme built by Mulberry Homes and existing dwellings on Measham Road.
- Parcel B is 2.31ha and is located to the east side of Measham Road, its south western boundary adjoins existing dwellings off Measham Road and an existing Caravan site.
- Parcel C is 1.28ha and is a triangular area of land, its southern boundary abuts Parcel B.

It is not proposed that all three parcels of land will be brought forward together, albeit they could be brought forward at the same time, if considered appropriate, in turn enabling additional community benefits.

It is envisaged that Parcel A could come forward within the Plan period as a logical extension to the adjacent scheme delivering between 50 – 125 dwellings, with Parcel B (approx. 50 dwellings) and Parcel C (approx. 27 dwellings) to follow. Parcel B offers the opportunity the opportunity to facilitate an improved access to the existing caravan site.

In bringing forward the sites, the development could facilitate land for and the delivery of a new community building through appropriate and justified contributions/assistance in the construction.

The parcels of land at Measham Road, Appleby Magna have previously been promoted through the 2018 SHELAA (ref Ap13) which concluded:

***Suitability:*** All three parcels of site Ap13 are outside the Limits to Development. It is noted that these are located some distance from the main built up area of Appleby Magna and its associated services and facilities, however Parcel A in particular is located immediately adjacent to the 39 dwelling Mulberry Homes development to the west of Measham Road.

*The SHELAA considers the sites as potentially suitable. There would need to be a change in the Limits to Development for the site to be considered suitable.*

***Availability:*** There are no known ownership issues. The site is being promoted on behalf of the landowners and there is a housebuilder/developer involved in the site. The site is considered to be potentially available.

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

Whilst the SHELAA suggests a timeframe of years 11-20 for development, it is considered that the site would form a sustainable extension of the adjacent site and could be delivered within a five year period.

The attached SHELAA proforma and Concept Plan are included on the following pages.



## **NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

### **STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER**

#### **CALL FOR SITES - SUBMISSION FORM**

Any sites that are submitted using this form will be considered for inclusion in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) in accordance with the agreed Leicester and Leicestershire Joint Methodology.

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council's Brownfield Land Register in accordance with the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#).

Submitted sites must be able to meet the following criteria:

- Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
- Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

**It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.**

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ.



**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT  
AND BROWNFIELD LAND REGISTER**



**SITE SUBMISSION FORM**

1. CONTACT DETAILS	
Contact Name	
Company/Organisation	Richborough Estates
Address - Line 1	c/o Agent
Line 2	
Line 3	
Line 4	
Postcode	
Phone Number	
Email	

2. AGENT DETAILS (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.)	
Agent Name	Liberty Stones
Company/Organisation	Fisher German LLP
Address - Line 1	The Estates Office
Line 2	Norman Court
Line 3	Ashby de la Zouch
Line 4	Leicestershire
Postcode	LE65 2UZ
Phone Number	
Email	

3. SITE DETAILS	
Name of site ( <i>if applicable</i> )	Parcel A – Land off Measham Road, Appleby Magna
Address - Line 1	
Line 2	
Line 3	
Line 4	
Postcode	
Parish/Settlement	Appleby Magna
Site area ( <i>hectares</i> )	5.97 ha
Grid reference/	SK 31623 10463

Location co-ordinates		
Current land use/character of site <i>(Please mark all that apply)</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Adjacent land uses/character <i>(Please mark all that apply)</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Current planning permissions <i>(including reference numbers)</i>	N/A	
Other relevant planning history <i>(including references if known)</i>	The land immediately adjacent to the southern boundary of the site has received planning consent for the development of 39 dwellings (13/00797/FULM). The site has been built out in full.	
Has the site previously been included in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA)? If yes, please provide reference number <i>(if known)</i>	<input checked="" type="checkbox"/> Yes – Ref Number: <input type="text" value="Ap13"/> <input type="checkbox"/> No	<p>The site has previously been considered as part of a larger site comprising three parcels of land. It is requested that the parcels of land comprising Ap13 are each considered separately going forward (albeit a comprehensive scheme could be delivered across all three parcels should the Council consider it appropriate).</p>

#### 4. PROPOSED USES

##### HOUSING

If housing is proposed, please indicate the nature of the use <i>(please mark all that apply)</i>	<input checked="" type="checkbox"/>	Housing (C3 use)
	<input checked="" type="checkbox"/>	Residential Institutions (C2 use)
	<input type="checkbox"/>	Housing for older people
	<input type="checkbox"/>	Self build/custom build
	<input type="checkbox"/>	Gypsy, Traveller or Travelling Showpeople site
	<input type="checkbox"/>	Other (please specify below)
Potential capacity <i>(estimated number of units)</i>	Minimum:	50
	Maximum:	125
Estimation of existing buildings to be demolished	N/A	

(number of residential units or commercial floorspace in square metres)																									
Estimation of mix of dwelling types	Flexible to reflect the latest SHMA																								
Tenure (tick all likely to apply)	<table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td>Market</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Starter Homes</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Affordable (other than Starter Homes)</td> </tr> </table>	<input checked="" type="checkbox"/>	Market	<input checked="" type="checkbox"/>	Starter Homes	<input checked="" type="checkbox"/>	Affordable (other than Starter Homes)																		
<input checked="" type="checkbox"/>	Market																								
<input checked="" type="checkbox"/>	Starter Homes																								
<input checked="" type="checkbox"/>	Affordable (other than Starter Homes)																								
Estimated density (dwellings per hectare)																									
Approx. 30 dph																									
<b>ECONOMIC</b>																									
If economic development is proposed, please indicate the nature of the proposed use (please mark all that apply)	<table border="1"> <tr><td><input type="checkbox"/></td><td>A1 (shops)</td></tr> <tr><td><input type="checkbox"/></td><td>A2 (Financial and Professional Services)</td></tr> <tr><td><input type="checkbox"/></td><td>A3 (Restaurants and Cafes)</td></tr> <tr><td><input type="checkbox"/></td><td>A4 (Drinking Establishments)</td></tr> <tr><td><input type="checkbox"/></td><td>A5 (Hot Food Takeaways)</td></tr> <tr><td><input type="checkbox"/></td><td>B1 (Business)</td></tr> <tr><td><input type="checkbox"/></td><td>B2 (General Industrial)</td></tr> <tr><td><input type="checkbox"/></td><td>B8 (Storage and Distribution)</td></tr> <tr><td><input type="checkbox"/></td><td>C1 (Hotels)</td></tr> <tr><td><input type="checkbox"/></td><td>D1 (Non-residential Institutions)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>D2 (Assembly and Leisure)</td></tr> <tr><td><input type="checkbox"/></td><td>Other (please specify below)</td></tr> </table> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">The site offers the opportunity for the relocation of the Scout Hut.</div>	<input type="checkbox"/>	A1 (shops)	<input type="checkbox"/>	A2 (Financial and Professional Services)	<input type="checkbox"/>	A3 (Restaurants and Cafes)	<input type="checkbox"/>	A4 (Drinking Establishments)	<input type="checkbox"/>	A5 (Hot Food Takeaways)	<input type="checkbox"/>	B1 (Business)	<input type="checkbox"/>	B2 (General Industrial)	<input type="checkbox"/>	B8 (Storage and Distribution)	<input type="checkbox"/>	C1 (Hotels)	<input type="checkbox"/>	D1 (Non-residential Institutions)	<input checked="" type="checkbox"/>	D2 (Assembly and Leisure)	<input type="checkbox"/>	Other (please specify below)
<input type="checkbox"/>	A1 (shops)																								
<input type="checkbox"/>	A2 (Financial and Professional Services)																								
<input type="checkbox"/>	A3 (Restaurants and Cafes)																								
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<input type="checkbox"/>	B2 (General Industrial)																								
<input type="checkbox"/>	B8 (Storage and Distribution)																								
<input type="checkbox"/>	C1 (Hotels)																								
<input type="checkbox"/>	D1 (Non-residential Institutions)																								
<input checked="" type="checkbox"/>	D2 (Assembly and Leisure)																								
<input type="checkbox"/>	Other (please specify below)																								
Estimation of proposed floorspace (please specify floor area in square metres for each use proposed)	n/a																								
Estimation of existing buildings to be demolished (number of dwellings or commercial floorspace in square metres)	n/a																								

## 5. SUITABILITY

(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)

Physical Factors	Constraint?				If yes, please provide further details
Suitable available access to site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	A safe and deliverable vehicular access can be achieved to the site.
Topography and landscape features	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ground conditions	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Contamination	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Agricultural land grading (please indicate if grade 1, 2 or 3a)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Grade 2 – A detailed Agricultural Land Classification Survey will be undertaken.
Landfill site/proximity to landfill site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

Proximity to strategic road network	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	The site is a 2-minute drive (1 mile) from the A42/M42
Proximity to day to day facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	There are two public houses and a Primary School located within walking distance in Appleby Magna. The proposed Jaguar Land Rover employment site is approx. 2km from the site.
Utilities infrastructure (gas, oil, water, telecoms etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No known capacity issues
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Natural Environment</b>	<b>Constraint?</b>		<b>If yes, please provide further details</b>
National and local ecological designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Trees on site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Trees bound the eastern and southern boundary of the site. There are also two rows of trees which run from the southern to the northern boundary of the site. The trees can be accommodated within any development scheme and do not pose a constraint to the development of the site
Tree Preservation Orders	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Flooding (Please indicate flood zone area 1, 2, 3a or 3b) <sup>1</sup>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Flood Zone 1
Historic landscape designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Presence of historic buildings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Archaeological or geological interest	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	No known existing archaeological or geological interest
Conservation Areas <sup>2</sup> (If within a Conservation Area, please indicate which)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Noise and pollution	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Proximity to HS2 has been considered and is not deemed an issue from a salability perspective.
Impact on neighbouring properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Public rights of way	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

<b>Policy Factors</b>	
Is the site previously developed land? (as defined in the National Planning Policy Framework <sup>3</sup> )	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<sup>1</sup> To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/>

<sup>2</sup> To see Conservation Area boundaries, visit: [http://www.nwleics.gov.uk/pages/conservation\\_area\\_appraisals](http://www.nwleics.gov.uk/pages/conservation_area_appraisals)

<sup>3</sup> For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Is the site located within a defined settlement? <sup>4</sup>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If outside a defined settlement, is the site adjoining a defined settlement?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

## 6. AVAILABILITY

What is your/your client's interest in the land?	<input type="checkbox"/>	Owner
	<input type="checkbox"/>	Lessee
	<input checked="" type="checkbox"/>	Option holder/conditional contract
	<input type="checkbox"/>	Other (please specify)
		The site is in single ownership and under a promotion agreement with Richborough Estates.
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. <i>(Please also provide a plan showing the extent of individual land holdings – if submitting electronically plans should be in .doc .pdf or .jpg format and less than 10Mb)</i>	C/O Agent	
Have the owners of all parts of the site indicated support for its development?	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No
Is there a housebuilder/developer(s) involved in the site?	<input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No
If Yes, please specify name of company and nature of legal interest in the land <i>(if more than one, please give details of each)</i>	Richborough Estates are actively promoting the site. Richborough Estates have a strong track record of ensuring prompt delivery of sites. There is known housebuilder interest in the site.	

### Legal Constraints

*(Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).*

Constraint	Yes/No				If yes, please provide further details
Unresolved multiple ownership	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ransom strips	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Tenancies	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Covenants	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

## 7. ACHIEVEABILITY

Please indicate during which of the following periods work could potentially commence on the development	<input checked="" type="checkbox"/>	Within 5 years
	<input type="checkbox"/>	Within 6-10 years
	<input type="checkbox"/>	Within 11-15 years
	<input type="checkbox"/>	Within 16-20 years
	<input type="checkbox"/>	20 years +

<sup>4</sup> As identified in our adopted Local Plan: [http://www.nwleics.gov.uk/pages/local\\_plan](http://www.nwleics.gov.uk/pages/local_plan)

If any constraints have been identified, are they likely to affect the achievability/timing of the development? (If yes, please give details)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any viability issues which would affect the development? (If yes, please give details)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Once work has commenced, how many years is it likely to take to complete the development?	Within 3 Years

## 8. SITE PLAN

I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A copy of a masterplan illustrating how the site could be developed is also attached for information.	

## 9. DECLARATION

I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.	
I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).	
Signed	Date
<input type="text"/>	<input type="text"/>

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The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices. The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Baily Garner LLP and rectified before proceeding with the works on site or shop drawings. Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

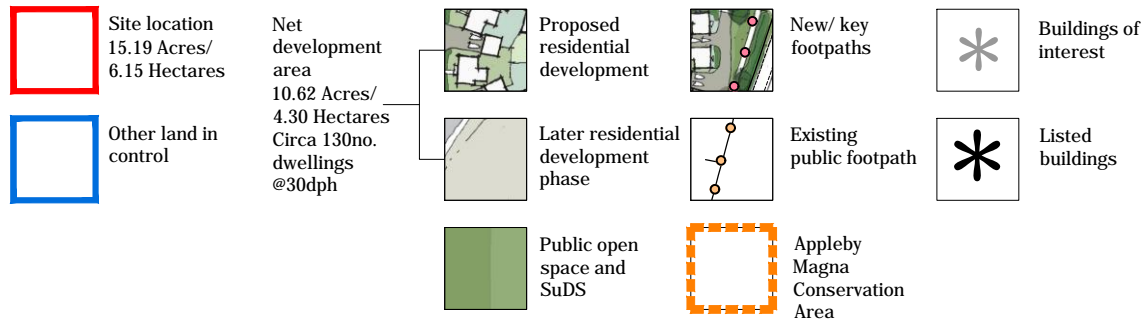
Do not scale drawings. Figured dimensions to be worked to in all cases. This drawing and the copyrights and patents therein are the property of Baily Garner LLP and may not be used or reproduced without consent or attribution.  
Baily Garner LLP, 55 Charlotte Street, Birmingham, B3 1PX. 0121 236 2236. birmingham@bailygarner.co.uk



DESIGN NOTES

1. Proposed vehicular access via Measham Road (location indicative);
2. Existing hedgerow and trees retained;
3. Landscaped focal point space (drawing on principles of adjacent Mulberry development);
4. Development offset to retain existing hedge and address potential ecology. New tree planting along site edge to filter views of new built form;
5. Green corridor (POS) with indicative provision for SuDS;
6. Green link to central area of green space;
7. Green link to central green space incorporating existing trees;
8. Soft development edge; and
9. Focal point green with equipped children's play space/ natural play.

NOTE: This drawing is for illustrative purposes only and is subject to detailed design.



REVISION: D: C: DATE:

@A1

CLIENT:  
RICHBOROUGH ESTATES LTD

PROJECT:  
**LAND OFF MEASHAM ROAD,  
APPLEBY MAGNA**

DRAWING TITLE:  
PROPOSED DEVELOPMENT  
CONCEPT PLAN

JOB NUMBER:  
30104

D C  
CJL CJL

DRAWING NUMBER:  
2

REVISION:  
-

PURPOSE  
OF ISSUE:  
PRELIMINARY

DATE:  
07.11.2019

SCALE:  
APPROXIMATELY  
1:1250@A1







## **NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

### **STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER**

#### **CALL FOR SITES - SUBMISSION FORM**

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Submitted sites must be able to meet the following criteria:

- Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
- Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

**It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.**

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ.

**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT  
AND BROWNFIELD LAND REGISTER**



**SITE SUBMISSION FORM**

<b>1. CONTACT DETAILS</b>	
Contact Name	
Company/Organisation	Richborough Estates
Address - Line 1	c/o Agent
Line 2	
Line 3	
Line 4	
Postcode	
Phone Number	
Email	

<b>2. AGENT DETAILS</b> (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.)	
Agent Name	Liberty Stones
Company/Organisation	Fisher German LLP
Address - Line 1	The Estates Office
Line 2	Norman Court
Line 3	Ashby de la Zouch
Line 4	Leicestershire
Postcode	LE65 2UZ
Phone Number	
Email	

<b>3. SITE DETAILS</b>	
Name of site ( <i>if applicable</i> )	Parcel B – Land off Measham Road, Appleby Magna
Address - Line 1	
Line 2	
Line 3	
Line 4	
Postcode	
Parish/Settlement	Appleby Magna
Site area ( <i>hectares</i> )	2.31 ha
Grid reference/	SK 31929 10462

Location co-ordinates		
Current land use/character of site <i>(Please mark all that apply)</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Adjacent land uses/character <i>(Please mark all that apply)</i>	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Current planning permissions <i>(including reference numbers)</i>	N/A	
Other relevant planning history <i>(including references if known)</i>	N/A	
Has the site previously been included in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA)? If yes, please provide reference number <i>(if known)</i>	<input checked="" type="checkbox"/> Yes – Ref Number: <input type="text" value="Ap13"/> <input type="checkbox"/> No	<p>The site has previously been considered as part of a larger site comprising three parcels of land. It is requested that the parcels of land comprising Ap13 are each considered separately going forward (albeit a comprehensive scheme could be delivered across all three parcels should the Council consider it appropriate).</p>

#### 4. PROPOSED USES

##### HOUSING

If housing is proposed, please indicate the nature of the use <i>(please mark all that apply)</i>	<input checked="" type="checkbox"/> Housing (C3 use) <input type="checkbox"/> Residential Institutions (C2 use) <input type="checkbox"/> Housing for older people <input type="checkbox"/> Self build/custom build <input type="checkbox"/> Gypsy, Traveller or Travelling Showpeople site <input type="checkbox"/> Other (please specify below)	
Potential capacity <i>(estimated number of units)</i>	Minimum: <input type="text" value="38"/> Maximum: <input type="text" value="48"/>	
Estimation of existing buildings to be demolished <i>(number of residential units or commercial floorspace)</i>	N/A	

<i>in square metres)</i>	
Estimation of mix of dwelling types	Flexible to reflect the latest SHMA
Tenure ( <i>tick all likely to apply</i> )	<input checked="" type="checkbox"/> Market <input checked="" type="checkbox"/> Starter Homes <input checked="" type="checkbox"/> Affordable (other than Starter Homes)
Estimated density ( <i>dwelling per hectare</i> )	
30 dph	
<b>ECONOMIC</b>	
If economic development is proposed, please indicate the nature of the proposed use ( <i>please mark all that apply</i> )	<input type="checkbox"/> A1 (shops) <input type="checkbox"/> A2 (Financial and Professional Services) <input type="checkbox"/> A3 (Restaurants and Cafes) <input type="checkbox"/> A4 (Drinking Establishments) <input type="checkbox"/> A5 (Hot Food Takeaways) <input type="checkbox"/> B1 (Business) <input type="checkbox"/> B2 (General Industrial) <input type="checkbox"/> B8 (Storage and Distribution) <input type="checkbox"/> C1 (Hotels) <input type="checkbox"/> D1 (Non-residential Institutions) <input checked="" type="checkbox"/> D2 (Assembly and Leisure) <input type="checkbox"/> Other (please specify below) <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">The site offers the opportunity for the relocation of the Scout Hut.</div>
Estimation of proposed floorspace ( <i>please specify floor area in square metres for each use proposed</i> )	n/a
Estimation of existing buildings to be demolished ( <i>number of dwellings or commercial floorspace in square metres</i> )	n/a

## 5. SUITABILITY

(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)

Physical Factors	Constraint?				If yes, please provide further details
Suitable available access to site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	A safe and deliverable vehicular access can be achieved to the site.
Topography and landscape features	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ground conditions	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Contamination	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Agricultural land grading (please indicate if grade 1, 2 or 3a)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Grade 2 – A detailed Agricultural Land Classification Survey will be undertaken.
Landfill site/proximity to landfill site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Proximity to strategic road network	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	The site is a 2-minute drive (1 mile) from

				the A42/M42.
Proximity to day to day facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		There are two public houses and a Primary School located within walking distance in Appleby Magna. The site is approx. 2km from the proposed Jaguar Land Rover employment site.
Utilities infrastructure (gas, oil, water, telecoms etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		No known capacity issues
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>Natural Environment</b>	<b>Constraint?</b>			<b>If yes, please provide further details</b>
National and local ecological designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Trees on site	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		Trees bound the south of the site. The trees can be accommodated within any development scheme and do not pose a constraint to the development of the site.
Tree Preservation Orders	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Flooding (Please indicate flood zone area 1, 2, 3a or 3b) <sup>1</sup>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		There is a watercourse to the south of the site and consequently a small proportion of the site towards the boundary of the sites is located within Flood Zone 3. No development is proposed within this area; there is no constraint to development.
Historic landscape designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Presence of historic buildings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Archaeological or geological interest	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		No known existing archaeological or geological interest
Conservation Areas <sup>2</sup> (If within a Conservation Area, please indicate which)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Noise and pollution	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Proximity to HS2 has been considered and is not deemed an issue from a salability perspective.
Impact on neighbouring properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Public rights of way	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

<b>Policy Factors</b>	
Is the site previously developed land? (as defined in the National Planning Policy Framework <sup>3</sup> )	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

<sup>1</sup> To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/>

<sup>2</sup> To see Conservation Area boundaries, visit: [http://www.nwleics.gov.uk/pages/conservation\\_area\\_appraisals](http://www.nwleics.gov.uk/pages/conservation_area_appraisals)

<sup>3</sup> For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

Is the site located within a defined settlement? <sup>4</sup>	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If outside a defined settlement, is the site adjoining a defined settlement?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

## 6. AVAILABILITY

What is your/your client's interest in the land?	<input type="checkbox"/>	Owner		
	<input type="checkbox"/>	Lessee		
	<input checked="" type="checkbox"/>	Option holder/conditional contract		
	<input type="checkbox"/>	Other (please specify)		
		The site is in single ownership under a promotion agreement with Richborough Estates		
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. <i>(Please also provide a plan showing the extent of individual land holdings – if submitting electronically plans should be in .doc .pdf or .jpg format and less than 10Mb)</i>	C/O Agent			
Have the owners of all parts of the site indicated support for its development?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No
Is there a housebuilder/developer(s) involved in the site?	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No
If Yes, please specify name of company and nature of legal interest in the land <i>(if more than one, please give details of each)</i>	Richborough Estates are actively promoting the site. Richborough Estates have a strong track record of ensuring prompt delivery of sites. There is known housebuilder interest in the site.			

### Legal Constraints

*(Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).*

Constraint	Yes/No				If yes, please provide further details
Unresolved multiple ownership	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ransom strips	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Tenancies	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Covenants	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Other (please specify)	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	

## 7. ACHIEVEABILITY

Please indicate during which of the following periods work could potentially commence on the development	<input checked="" type="checkbox"/>	Within 5 years
	<input type="checkbox"/>	Within 6-10 years
	<input type="checkbox"/>	Within 11-15 years
	<input type="checkbox"/>	Within 16-20 years
	<input type="checkbox"/>	20 years +

<sup>4</sup> As identified in our adopted Local Plan: [http://www.nwleics.gov.uk/pages/local\\_plan](http://www.nwleics.gov.uk/pages/local_plan)

If any constraints have been identified, are they likely to affect the achievability/timing of the development? <i>(If yes, please give details)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are there any viability issues which would affect the development? <i>(If yes, please give details)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Once work has commenced, how many years is it likely to take to complete the development?	Within 1 year

## 8. SITE PLAN

I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A copy of the masterplan illustrating how the site could be developed is also attached for information.	

## 9. DECLARATION

I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.	
I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).	
Signed	Date
<input type="text"/>	<input type="text"/>

## **DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT**

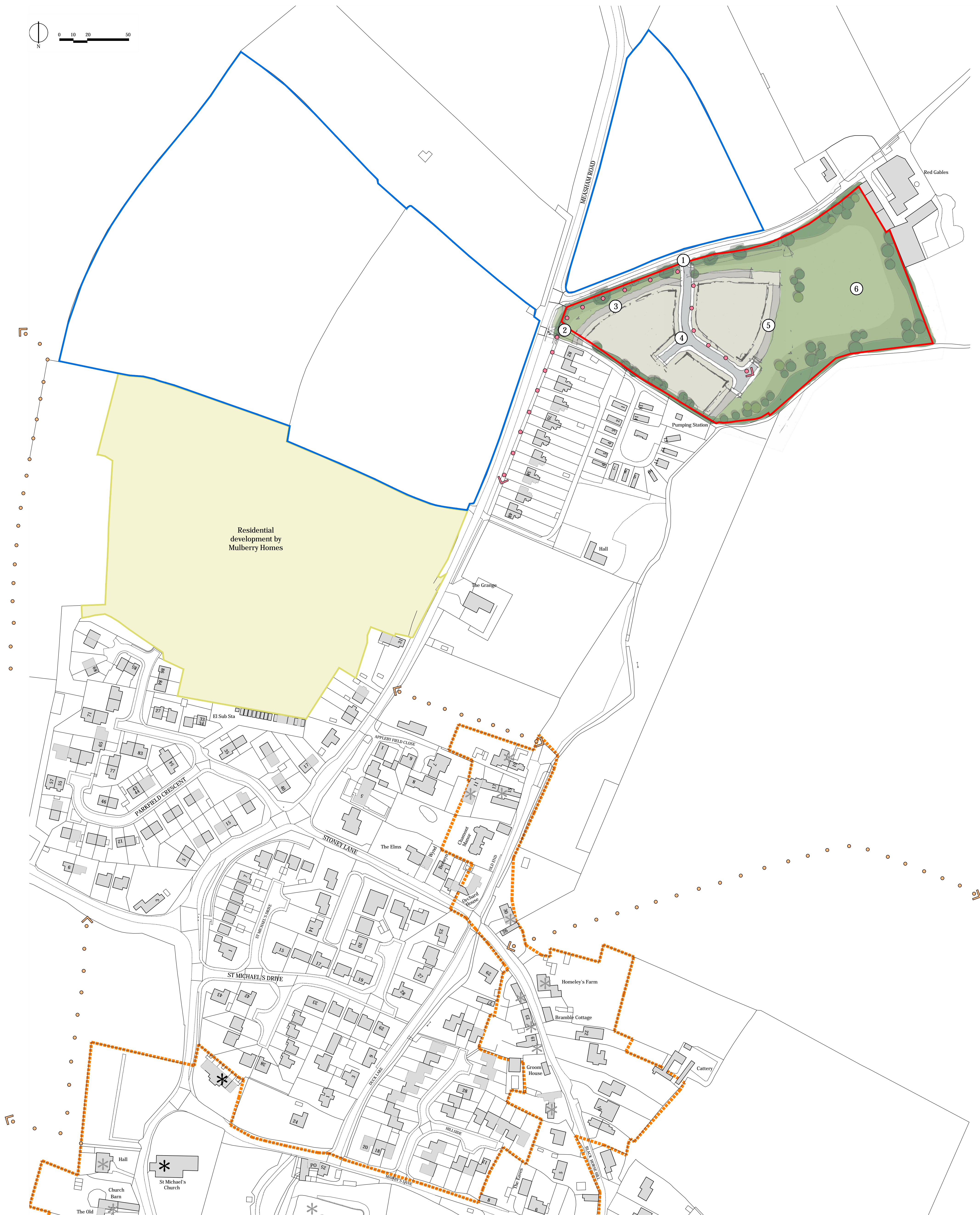
The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of the Strategic Housing and Economic Land Availability Assessment, and the Brownfield Land Register, save for requests of such information required by way of enactment. Your name, organisation and representations (including site details) will be made publicly available when displaying and reporting the outcome of this consultation stage, and cannot be treated as confidential. Other details, including your home/company address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.

Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 684 or [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk).














Baily Garner LLP, 55 Charlotte Street, Birmingham, B3 1PX. 0121 236 2236. [birmingham@bailygarner.co.uk](mailto:birmingham@bailygarner.co.uk)



NOTE: This drawing is for illustrative purposes only and is subject to detailed design.

KEY

- |   |   |   |  |   |                             |   |                          |
|---|---|---|--|---|-----------------------------|---|--------------------------|
|  | Site location<br>5.83 Acres/<br>2.38 Hectares |  | Residential development<br>2.45 Acres<br>0.99 Hectares<br>Circa 30ns. dwellings @30dph |  | New/ key<br>footpaths       |  | Listed buildings         |
|  | Other land in<br>control                      |  | Public open<br>space and<br>SUDS   |  | Existing<br>public footpath |  | Buildings of<br>interest |
|  |   |  | Appleby<br>Magna<br>Conservation   |  |                             |   |                          |

## DESIGN NOTES

1. Proposed vehicular and pedestrian access (location indicative);
2. New footpath along Measham Road to join existing provision;
3. New housing frontage to continue existing building line;
4. Central focal space;
5. Low density residential edge; and
6. Public open space.

@A1

CLIENT:  
RICHBOROUGH ESTATES LTD

PROJECT:  
LAND OFF MEASHAM ROAD,  
APPLEBY MAGNA

DRAWING TITLE:  
PROPOSED DEVELOPMENT  
CONCEPT PLAN

D	C
CJL	CJL

PURPOSE  
OF ISSUE:  
PRELIMINARY



DATE:  
07.11.2019

SCALE:  
APPROXIMATELY  
1:1250@A1

REVISION:

D:

**C:**

DATE: \_\_\_\_\_





## **NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL**

### **STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT (SHELAA) AND BROWNFIELD LAND REGISTER**

#### **CALL FOR SITES - SUBMISSION FORM**

Any sites that are submitted using this form will be considered for inclusion in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) in accordance with the agreed Leicester and Leicestershire Joint Methodology.

If the site is on previously developed land (as defined in the National Planning Policy Framework), and the proposal is housing-led, it will also automatically be considered for inclusion in Part 1 of the Council's Brownfield Land Register in accordance with the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](#).

Submitted sites must be able to meet the following criteria:

- Residential development: at least 0.25ha or capable of supporting at least 5 dwellings
- Economic development: 500sq m of net additional floorspace or a minimum site size of 0.25ha

**It is important to note that the SHELAA and Brownfield Land Register are not policy documents, they are technical documents which consider potential capacity; they do not make decisions or recommendations on which sites should be allocated for development or granted planning permission.**

Please complete all fields in the form as best you can. If something is unknown, then leave it blank. You will need to use a separate form for each site submitted, including a site plan for each one (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

Completed forms should be returned to [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk) or Council Offices, Whitwick Road, Coalville, Leicestershire LE67 3FJ.

**STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT  
AND BROWNFIELD LAND REGISTER**



**SITE SUBMISSION FORM**

<b>1. CONTACT DETAILS</b>	
Contact Name	
Company/Organisation	Richborough Estates
Address - Line 1	c/o Agent
Line 2	
Line 3	
Line 4	
Postcode	
Phone Number	
Email	

<b>2. AGENT DETAILS</b> (Please only fill in this section if you have an agent acting on your behalf/are an agent acting on behalf of a client. If you do not have an agent, please leave this section blank.)	
Agent Name	Liberty Stones
Company/Organisation	Fisher German LLP
Address - Line 1	The Estates Office
Line 2	Norman Court
Line 3	Ashby de la Zouch
Line 4	Leicestershire
Postcode	LE65 2UZ
Phone Number	
Email	

<b>3. SITE DETAILS</b>	
Name of site ( <i>if applicable</i> )	Parcel C – Land off Measham Road, Appleby Magna
Address - Line 1	
Line 2	
Line 3	
Line 4	
Postcode	
Parish/Settlement	Appleby Magna
Site area ( <i>hectares</i> )	1.28 ha
Grid reference/	SK 31851 10563

Location co-ordinates		
Current land use/character of site <i>(Please mark all that apply)</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Adjacent land uses/character <i>(Please mark all that apply)</i>	<input type="checkbox"/> Residential <input type="checkbox"/> Employment/Commercial <input type="checkbox"/> Leisure <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Education <input type="checkbox"/> Vacant <input type="checkbox"/> Other (please specify below)	
Current planning permissions <i>(including reference numbers)</i>	N/A	
Other relevant planning history <i>(including references if known)</i>	N/A	
Has the site previously been included in the Strategic Housing Land Availability Assessment (SHLAA) or Employment Land Availability Assessment (ELAA)? If yes, please provide reference number <i>(if known)</i>	<input checked="" type="checkbox"/> Yes – Ref Number: <input type="text" value="Ap13"/> <input type="checkbox"/> No	<p>The site has previously been considered as part of a larger site comprising three parcels of land. It is requested that the parcels of land comprising Ap13 are each considered separately going forward (albeit a comprehensive scheme could be delivered across all three parcels should the Council consider it appropriate).</p>

#### 4. PROPOSED USES

##### HOUSING

If housing is proposed, please indicate the nature of the use <i>(please mark all that apply)</i>	<input checked="" type="checkbox"/> Housing (C3 use) <input type="checkbox"/> Residential Institutions (C2 use) <input type="checkbox"/> Housing for older people <input type="checkbox"/> Self build/custom build <input type="checkbox"/> Gypsy, Traveller or Travelling Showpeople site <input type="checkbox"/> Other (please specify below)	
Potential capacity <i>(estimated number of units)</i>	Minimum: <input type="text" value="22"/> Maximum: <input type="text" value="27"/>	
Estimation of existing buildings to be demolished <i>(number of residential units or commercial floorspace)</i>	N/A	

<i>in square metres)</i>																											
Estimation of mix of dwelling types																											
Tenure ( <i>tick all likely to apply</i> )	<table border="1"> <tr> <td><input checked="" type="checkbox"/></td> <td>Market</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Starter Homes</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Affordable (other than Starter Homes)</td> </tr> </table>	<input checked="" type="checkbox"/>	Market	<input checked="" type="checkbox"/>	Starter Homes	<input checked="" type="checkbox"/>	Affordable (other than Starter Homes)																				
<input checked="" type="checkbox"/>	Market																										
<input checked="" type="checkbox"/>	Starter Homes																										
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Estimated density ( <i>dwelling per hectare</i> )	Flexible to reflect the latest SHMA																										
30 dph																											
<b>ECONOMIC</b>																											
If economic development is proposed, please indicate the nature of the proposed use ( <i>please mark all that apply</i> )	<table border="1"> <tr><td><input type="checkbox"/></td><td>A1 (shops)</td></tr> <tr><td><input type="checkbox"/></td><td>A2 (Financial and Professional Services)</td></tr> <tr><td><input type="checkbox"/></td><td>A3 (Restaurants and Cafes)</td></tr> <tr><td><input type="checkbox"/></td><td>A4 (Drinking Establishments)</td></tr> <tr><td><input type="checkbox"/></td><td>A5 (Hot Food Takeaways)</td></tr> <tr><td><input type="checkbox"/></td><td>B1 (Business)</td></tr> <tr><td><input type="checkbox"/></td><td>B2 (General Industrial)</td></tr> <tr><td><input type="checkbox"/></td><td>B8 (Storage and Distribution)</td></tr> <tr><td><input type="checkbox"/></td><td>C1 (Hotels)</td></tr> <tr><td><input type="checkbox"/></td><td>D1 (Non-residential Institutions)</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>D2 (Assembly and Leisure)</td></tr> <tr><td><input type="checkbox"/></td><td>Other (please specify below)</td></tr> <tr> <td colspan="2">The site offers the opportunity for the relocation of the Scout Hut</td> </tr> </table>	<input type="checkbox"/>	A1 (shops)	<input type="checkbox"/>	A2 (Financial and Professional Services)	<input type="checkbox"/>	A3 (Restaurants and Cafes)	<input type="checkbox"/>	A4 (Drinking Establishments)	<input type="checkbox"/>	A5 (Hot Food Takeaways)	<input type="checkbox"/>	B1 (Business)	<input type="checkbox"/>	B2 (General Industrial)	<input type="checkbox"/>	B8 (Storage and Distribution)	<input type="checkbox"/>	C1 (Hotels)	<input type="checkbox"/>	D1 (Non-residential Institutions)	<input checked="" type="checkbox"/>	D2 (Assembly and Leisure)	<input type="checkbox"/>	Other (please specify below)	The site offers the opportunity for the relocation of the Scout Hut	
<input type="checkbox"/>	A1 (shops)																										
<input type="checkbox"/>	A2 (Financial and Professional Services)																										
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The site offers the opportunity for the relocation of the Scout Hut																											
Estimation of proposed floorspace ( <i>please specify floor area in square metres for each use proposed</i> )	n/a																										
Estimation of existing buildings to be demolished ( <i>number of dwellings or commercial floorspace in square metres</i> )	n/a																										

## 5. SUITABILITY

(Please indicate if any of the following constraints are likely to affect development of the site and highlight any actions required to address them)

Physical Factors	Constraint?				If yes, please provide further details
Suitable available access to site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	A safe and deliverable vehicular access can be achieved to the site.
Topography and landscape features	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Ground conditions	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Contamination	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Agricultural land grading (please indicate if grade 1, 2 or 3a)	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Grade 2 – A detailed Agricultural Land Classification Survey will be undertaken.
Landfill site/proximity to landfill site	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	
Proximity to strategic road network	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	The site is a 2-minute drive (1 mile) from

				the A42/M42.
Proximity to day to day facilities	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		There are two public houses and a Primary School located within walking distance in Appleby Magna. The proposed Jaguar Land Rover employment site is approx. 2km from the site.
Utilities infrastructure (gas, oil, water, telecoms etc)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		No known capacity issues
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>Natural Environment</b>	<b>Constraint?</b>			<b>If yes, please provide further details</b>
National and local ecological designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Trees on site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Tree Preservation Orders	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Flooding (Please indicate flood zone area 1, 2, 3a or 3b) <sup>1</sup>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		The site is located within Flood Zone 1
Historic landscape designations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Presence of historic buildings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Archaeological or geological interest	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		No known existing archaeological or geological interest
Conservation Areas <sup>2</sup> (If within a Conservation Area, please indicate which)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Noise and pollution	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		Proximity to HS2 has been considered and is not deemed an issue from a salability perspective.
Impact on neighbouring properties	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Public rights of way	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		

<b>Policy Factors</b>				
Is the site previously developed land? (as defined in the National Planning Policy Framework <sup>3</sup> )	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Is the site located within a defined settlement? <sup>4</sup>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
If outside a defined settlement, is the site adjoining a defined settlement?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		

## 6. AVAILABILITY

<sup>1</sup> To see flood zone information, visit: <https://flood-map-for-planning.service.gov.uk/>

<sup>2</sup> To see Conservation Area boundaries, visit: [http://www.nwleics.gov.uk/pages/conservation\\_area\\_appraisals](http://www.nwleics.gov.uk/pages/conservation_area_appraisals)

<sup>3</sup> For PDL definition, visit: <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>4</sup> As identified in our adopted Local Plan: [http://www.nwleics.gov.uk/pages/local\\_plan](http://www.nwleics.gov.uk/pages/local_plan)

What is your/your client's interest in the land?	<input type="checkbox"/>	Owner
	<input type="checkbox"/>	Lessee
	<input checked="" type="checkbox"/>	Option holder/conditional contract
	<input type="checkbox"/>	Other (please specify)
		The site is in single ownership under a promotion agreement with Richborough Estates
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owners. <i>(Please also provide a plan showing the extent of individual land holdings – if submitting electronically plans should be in .doc .pdf or .jpg format and less than 10Mb)</i>	C/o Agent	
Have the owners of all parts of the site indicated support for its development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is there a housebuilder/developer(s) involved in the site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If Yes, please specify name of company and nature of legal interest in the land <i>(if more than one, please give details of each)</i>	Richborough Estates are actively promoting the site. Richborough Estates have a strong track record of ensuring prompt delivery of sites. There is known housebuilder interest in the site.	
<b>Legal Constraints</b> <i>(Please indicate legal constraints which may affect the availability of the site. For any identified, please provide further details, highlighting any actions required to address them).</i>		
<b>Constraint</b>	<b>Yes/No</b>	
Unresolved multiple ownership	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ransom strips	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Tenancies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Covenants	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Other (please specify)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

## 7. ACHIEVEABILITY

Please indicate during which of the following periods work could potentially commence on the development	<input checked="" type="checkbox"/>	Within 5 years
	<input type="checkbox"/>	Within 6-10 years
	<input type="checkbox"/>	Within 11-15 years
	<input type="checkbox"/>	Within 16-20 years
	<input type="checkbox"/>	20 years +
If any constraints have been identified, are they likely to affect the achievability/timing of the development? <i>(If yes, please give details)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any viability issues which would affect the development? <i>(If yes, please give details)</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Once work has commenced, how many years is it likely to take to complete the development?	Within 1 year	

## 8. SITE PLAN

I confirm that I have attached a site plan (1:2500 or 1:1250 scale) with the boundaries of the site clearly marked in red.

☒

Yes

☐

No

A copy of the masterplan illustrating how the site could be developed is also attached for information.

## 9. DECLARATION

I understand that all sites submitted will be considered in line with this consultation, and that my submissions will be made publically available and may be identifiable to my name / organisation.

I acknowledge that I have read and accept the information and terms specified under the Data Protection and Freedom of Information Statement (see below).

Signed

Date

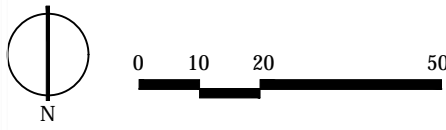
### DATA PROTECTION AND FREEDOM OF INFORMATION STATEMENT

The personal information you provide on this form will be processed in accordance with the requirements of the Data Protection Act 1998. It will be used only for the preparation of the Strategic Housing and Economic Land Availability Assessment, and the Brownfield Land Register, save for requests of such information required by way of enactment. Your name, organisation and representations (including site details) will be made publicly available when displaying and reporting the outcome of this consultation stage, and cannot be treated as confidential. Other details, including your home/company address and signature, will be treated as confidential.

You should not include any personal information in your comments that you would not wish to be made publicly available.











Your details will remain on our database and will be used to inform you of future planning policy matters and procedures. If at any point in time you wish to be removed from the database, or to have your details changed, please contact the Planning Policy team on 01530 454 684 or [planning.policy@nwleicestershire.gov.uk](mailto:planning.policy@nwleicestershire.gov.uk).





NOTE: This drawing is for illustrative purposes only and is subject to detailed design.

KEY

- |   |   |   |  |   |                              |   |                          |
|---|---|---|--|---|------------------------------|---|--------------------------|
|  | Site location<br>3.37 Acres/<br>1.37 Hectares |  | Residential development<br>1.92 Acres/<br>0.78 Hectares<br>Circa 24n. dwellings @30dph |  | New/ key<br>footprints       |  | Listed buildings         |
|  | Other land in control                         |  | Public open<br>space and<br>SUDs   |  | Existing<br>public footprint |  | Buildings of<br>interest |
|  | Apply by<br>Magna<br>Conservation             |  |  |   |                              |   |                          |

## DESIGN NOTES

1. Proposed vehicular and pedestrian access via Measham Road (location indicative);
2. New footpath along Measham Road to join existing provision;
3. New low density housing frontages;
4. Central focal space; and
5. Public open space.

A1

CLIENT:  
RICHBOROUGH ESTATES LTD

PROJECT:  
LAND OFF MEASHAM ROAD,  
APPLEBY MAGNA

DRAWING TITLE:  
PROPOSED DEVELOPMENT  
CONCEPT PLAN

D	C
CJL	CJL

PURPOSE  
OF ISSUE:  
PRELIMINARY



DATE:  
07.11.2019

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SCALE:  
APPROXIMATELY  
1:1250@A1