

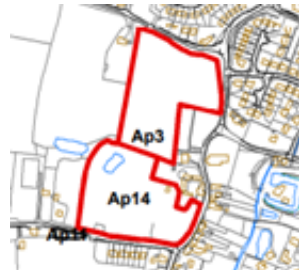
Site Information															
Housing Code		Ap1		Site Address			(Remainder) West of Measham Road, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		1.5					
Settlement		Sustainable Villages		Settlement		Sustainable Villages		Site Capacity*		Dwellings 37 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		37					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Measham Town Centre	
Public Transport		Within 800m, 7 - Measham-Fenny Drayton, Infrequent	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		2	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a greenfield site to the north of a newly completed housing development; as a result, the site borders housing to the south and there is housing to the east, separated by the highway. There is countryside to the north and west. The site is agricultural grade 2 land. There is a pond and mature tree to the east and the site forms part of the approach into the village from the north.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site and to retain the visual appearance within the village. The site forms part of the open space associated with the adjacent recent development to the south. Development of the site would remove this. To the east is a pond and mature tree. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is currently undeveloped open space adjacent to a recent housing development. There are fields to the north and west, highway to the east and housing to the south. The site is set back from the highway with hedges to the north and it is possible the site could be developed and have a limited visual impact. The site has medium sensitivity to residential development and could potentially be developed; however, the issue that the site remained undeveloped as part of the approval under 13/00797/FULM would need to be considered.
Historic and Cultural Assets	Development of the site would have a limited impact on townscape and/or landscape character	There are no known heritage assets that would be affected by the development of this site.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There are no designated ecological sites within the site boundary. However, there is potential for badgers to inhabit the site and Great Crested Newts to inhabit surrounding areas. The hedgerows within the site represent potential Biodiversity Action Plan habitats. Any development would require some mitigation/enhancement, namely 5m buffer zones to be retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority stated Measham Road fronting the site is not currently suitable to cater for the development and would require improvement works. An existing access has been provided for the housing to the south.

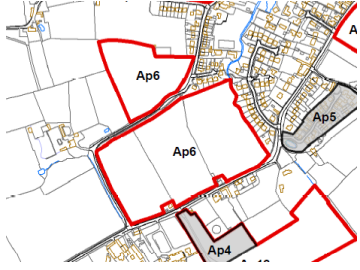
Site Information															
Housing Code		Ap3		Site Address			Church Street, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		6.22					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 117 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		117					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Not Currently Achievable	

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Co-op, Measham		Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Primary School		Sir John Moor CofE		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		PROWs running E-W and N-S through site		Biodiversity and Geodiversity		LWS	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		Adjacent to site		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a greenfield site to the west of the village and is currently used as agricultural grazing land (Grade 2). There is residential development to three sides of the site to the north, east and south and the site abuts the Appleby Magna Conservation Area along part of the eastern boundary. The site is in close proximity to several grade 2 listed buildings. The site also abuts the cemetery on the eastern boundary.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site and to retain the visual appearance within the village. The site accommodates several mature trees. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is relatively large, and its development would have a significant visual impact on the site and surroundings. The site provides a rural approach from the west and is a visible undeveloped site with mature landscaping within the village. The site has previously been subject of a planning application (13/00799/FULM) for housing which was refused. The site has medium to high sensitivity to residential development and development of the site would have a significant impact on the landscape and townscape which would not easily be mitigated.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	The site borders part of the historic core of the village where there is a concentration of heritage assets around the church which include listed buildings, the scheduled ancient monument and the conservation area. The development of this site is likely to have a detrimental impact on these assets and it is unlikely mitigation would adequately address this. There is potential archaeology within the site that requires further investigation.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There are no designated ecological sites within the site boundary although the adjacent cemetery is a candidate Local Wildlife Site. There is potential for badgers to inhabit the site and Great Crested Newts (GCN) could inhabit surrounding areas. A survey should be undertaken to ascertain whether the central pond is inhabited by GCN. If GCN are found then development should be constrained to ensure connectivity to other ponds/habitats, and a buffer should also be retained around the pond. The hedgerows within the site represent potential Biodiversity Action Plan habitats and mitigation should include 5m Buffer zones to be retained along boundary hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The previous planning application was not objected to by the Highway Authority on the grounds of highway safety. Although the site currently has no suitable access, it is considered adequate access could potentially be achieved.

Site Information															
Housing Code		Ap6		Site Address			Rear of Didcott Way and North of Church Street, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		8.83					
Appleby Magna				Appleby Magna				Site Capacity*		Dwellings 165 Emp (m ²)					
Settlement Tier				Settlement Tier				Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Sustainable Villages				Sustainable Villages				D		165					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Measham Town Centre	
Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		PROW running N-S through site	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		2	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

Rectangular parcel of land in agricultural use (grade 2) occupying a prominent location to the north of Top Street and comprising a field with hedgerow along the highway boundary and a tree-based hedge along the western boundary. A public footpath runs parallel to the west. To the north and eastern boundaries dwellings from the 1960's/1970's back onto the site. There is a watercourse running along the northern and eastern boundaries.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into the rural environment. There are no trees or hedges within the site. Some potential for additional planting and on-site green open space together with retention of hedgerows.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	Development on this site could be prominent on the approach into the village which comprises landscaped agricultural fields. Landscaping would have to effectively assimilate the development into the landscape. The rural setting of the village could be undermined as the site is classed as having medium-high sensitivity to change.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	The spire of the Church of St Michaels is visible across the site; this is an important skyline feature of the village. Historic England objected to the application on the site (14/00082) on the grounds of harm to the setting of heritage assets including the church, school and setting of the conservation area. Also, the impact on the SAM would need to be assessed. Loss of a wider network of ridge and furrow fields. Any proposal would need to demonstrate the harm to heritage assets is outweighed by public benefits.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues. Background noise from A42 similar to other sites/dwellings in the village.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There is the potential for badgers to be present on site and Great Crested Newts to inhabit ponds within 500m of the site. Grassland and hedges on site represent potential Biodiversity Action Plan habitats. A Phase 1 habitat survey and badger survey would be needed. 5m buffer zones should be retained along significant hedges and the watercourse, these should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	The site is likely to have the potential to achieve a satisfactory vehicular access with adequate visibility splays and traffic generation is unlikely to be harmful to highway capacity or safety. No objection from the Highway Authority to the previous planning application.

Site Information															
Housing Code		Ap10		Site Address			Jubilee Business Park, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		2.02					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 38 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				38			
								E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Assessment		Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

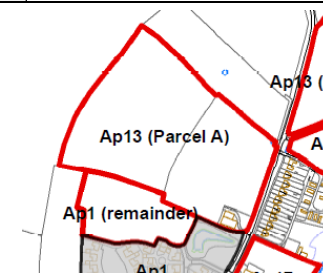
Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Co-op, Measham		Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Primary School		Sir John Moor CofE		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		PROW running NW-SE through site		Biodiversity and Geodiversity		None	
Previously developed?		Yes		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a brownfield site located to the north of Snarestone Road. The site includes grade 2 agricultural land and is currently occupied by a range of office, agricultural and industrial buildings. There is agricultural land to the north and east and some residential dwellings to the south. There are two public footpaths, one running along the western boundary and one along the eastern side but within the site boundary, the footpaths cross at the most northerly point of the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form some site boundaries and would need to be maintained and supplemented as part of any development to assimilate development into the countryside. The site does not contain significant levels of planting other than on the boundaries. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site forms part of the visual approach into the village from the east. The site is developed and accommodates several buildings of relatively large scales. The site, including the access, has an industrial/agricultural appearance. The site is somewhat detached from the main part of the village and development would be visible on the approach. However, the site is already developed and therefore it could be possible to develop for housing without significant harm to the rural character of this part of the village.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	Given the agricultural/industrial uses of the site further contamination investigation would be required.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	LCC Ecology state the site is considered acceptable with mitigation. There is potential for bat roosts/barn owl nest sites in some buildings and therefore a bat/owl survey and a mitigation plan may be required.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority stated the western end of Snarestone Road is narrow and would be unsuitable to carry any additional development traffic. Therefore, the Highway Authority would be unlikely to accept this development site. However, this would need to be balanced by the current use of the site and the traffic this generates.

Site Information										
Housing Code		Ap13a		Site Address			West of Measham Road, Appleby Magna		Settlement	APPLEBY MAGNA
Employment Code										
Nearest Settlement				Nearest Sustainable Settlement			Proposed Use		Housing	
Name		Appleby Magna		Name		Appleby Magna		Hectares		5.97
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*	Dwellings	115
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		
								0 - 5	6 - 10	11 - 20
								D	115	
								E		
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No
								SHELAA Assessment		Potentially Suitable
										Available
										Potentially Achievable



Quantitative Assessment			
Services			
Local Services		Measham	Employment
Convenience Store		Co-op, Measham	Measham Town Centre
Primary School		Sir John Moor CofE	Public Transport
Secondary School		Ivanhoe School	Within 800m, 7 - Measham-Fenny Drayton, infrequent
GP Surgery		Measham Medical Unit	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Dean and Smedley, Measham
Constraints			
Rights of Way		None	Biodiversity and Geodiversity
Previously developed?		No	Soil Resources
Flood risk		Flood Zone 1	None
Tree Preservation Order?		None	Minerals Safeguarding
			None
			Waste Safeguarded Sites
			None

Qualitative Assessment
West of Measham Road (Parcel A) The site lies to the west of Measham Road and is currently in agricultural use (grade 2). The site is generally flat with several mature hedgerows within the site and along its boundaries. To the north and west of the site is agricultural land, to the east on the opposite side of Measham Road there are residential dwellings. The site to the south has planning permission for the development of 39 residential dwellings although it is the area of the site set aside for open space that would adjoin this site. There are overhead power lines that cross the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form most site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level. (Site A).	Site A is to the north of an existing housing scheme although it currently provides a rural approach to the village. Development of the site would change the character of the site to a significant degree, but the site is well related to the adjacent housing. The hedgerow adjacent to the highway would need to be retained and housing suitably sited to ensure adequate buffers to the northern and western elevations.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There is the potential for badgers to be on site. The ponds have been surveyed for Great Crested Newts, but this came back negative. The hedges are potential BAP habitats. The grassland is of unknown quality and would need surveying. The boundary hedges should be retained with a 5m buffer of natural vegetation. There would need to be further survey work undertaken before a decision could be made.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state that there are no apparent fundamental reasons for these sites to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.

Site Information															
Housing Code		Ap13b		Site Address			East of Measham Road, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		2.31					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 43 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No					
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment		Potentially Suitable	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Available		Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Measham Town Centre	
Convenience Store		Co-op, Measham		Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Primary School		Sir John Moor CofE		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		None		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		2	
Flood risk		Some Flood Risk		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

East of Measham Road (South of Farm Track: Parcel B) The site is agricultural land located to the east of Measham Road. The site is bound by mature hedgerows along all boundaries, except where farm outbuildings adjoin the eastern boundary of the site. There is a watercourse running along the southern boundary of the site which is bound by mature hedgerows and trees. Due to the presence of the watercourse the very southern extent of the site is within Flood Zones 2 and 3. The site is flat and is bound to the north and west by agricultural land. To the north runs a track which leads to the adjacent farm which is located along part of the eastern boundary of the site. To the south there is part agricultural land and part residential. There are overhead pylons running diagonally north to south across the very western extent of the site. Although the site adjoins residential development the site itself is some distance from the main built up area of Appleby Magna. The site is grade 2 agricultural land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form most site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level. (Sites B and C).	Sites B and C are to the east of the highway and Site C extends further to the north. Both sites provide a rural setting to the village while Site B extends significantly to the east. Site C is significantly beyond the extent of existing housing and is not well related to the village. Site B is better related but extends significantly to the east beyond the existing housing. Development of these sites would lead to encroachment into the countryside to an unacceptable degree.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There is the potential for badgers to be on site. The ponds have been surveyed for Great Crested Newts, but this came back negative. The hedges are potential BAP habitats. The grassland is of unknown quality and would need surveying. The boundary hedges should be retained with a 5m buffer of natural vegetation. There would need to be further survey work undertaken before a decision could be made.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state that there are no apparent fundamental reasons for these sites to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.

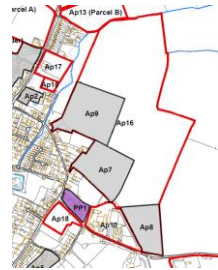
Site Information															
Housing Code		Ap13c		Site Address			North East of Measham Road, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		1.28					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 22 Emp (m ²)					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No					
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment		Potentially Suitable	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Available	
														Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Measham Town Centre	
Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		2	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

East of Measham Road (North of Farm Track: Parcel C) The site is agricultural land bound by mature hedgerows. The site is flat and surrounded on all sides by agricultural land. Although the site, at its closest point, is only 36 metres from residential development (to the south of the site) it is some distance from the main built up area. Measham Road runs along the western boundary of the site and running along the southern boundary is a single track which leads to a nearby farm. There are overhead pylons running along the western boundary of the site which cut across the site in the south-western corner. There is a public footpath running along the short northern boundary. The site is grade 2 agricultural land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form most site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level. (Sites B and C).	Sites B and C are to the east of the highway and Site C extends further to the north. Both sites provide a rural setting to the village while Site B extends significantly to the east. Site C is significantly beyond the extent of existing housing and is not well related to the village. Site B is better related but extends significantly to the east beyond the existing housing. Development of these sites would lead to encroachment into the countryside to an unacceptable degree.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	There is the potential for badgers to be on site. The ponds have been surveyed for Great Crested Newts, but this came back negative. The hedges are potential BAP habitats. The grassland is of unknown quality and would need surveying. The boundary hedges should be retained with a 5m buffer of natural vegetation. There would need to be further survey work undertaken before a decision could be made.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state that there are no apparent fundamental reasons for these sites to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.

Site Information													
Housing Code		Ap16		Site Address			Land East of Appleby Magna			Settlement		APPLEBY MAGNA	
Employment Code													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing			
Name		Appleby Magna		Name		Appleby Magna		Hectares		25.16			
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 472 Emp (m ²)			
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20			
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No			
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		SHELAA Assessment	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Suitable	
												Available	
												Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Measham Town Centre	
Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		PROW running E-W across site	
Biodiversity and Geodiversity		None	
Previously developed?		Part - 0%-5% - includes residential outside limits on Black Horse Hill	
Soil Resources		2	
Flood risk		Some Flood Risk	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a large open parcel of agricultural land (grades 2 and 3) to the east of Appleby Magna. The site is fairly flat and is bound to the north by hedgerows, mature trees and a watercourse. There are further mature trees and hedgerows along the staggered eastern boundary. Along the southern boundary along Snarestone Road is a mature but well-kept hedgerow. Along the western boundary is a mix of hedgerows and residential properties where the site abuts the built-up area of Appleby Magna. The site bounds a parcel of land to the north-west that is used for the keeping of horses beyond which are residential dwellings in Appleby Magna. There is a watercourse running along the northern boundary and a public footpath running west to east across the centre of the site. A second footpath runs a short distance along part of the south-west boundary of the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form many site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is large, and its development would have a significant visual impact on the site and surroundings. The site provides a rural backdrop/setting for parts of the village and is important on approaching the village from the east and north. Development of this site would significantly erode the rural setting of the village and would significantly extend the village beyond its current built form.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site borders the conservation area in the south-west corner. Development of this part of the site would affect the setting of the designation and the design and layout would need to address this constraint. Development of the remainder of the site would have an impact on the setting as the rural setting would be affected and again this would need to be addressed.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey. The site is within the River Mease Catchment Area.	The site may have ecological potential given the hedgerows and grassland and further submissions would be required to assess this.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority stated that although there are no apparent fundamental reasons for this site to be excluded from consideration at this stage, more detailed consideration, as part of the usual Development Control process, may lead to the site being viewed less favourably.

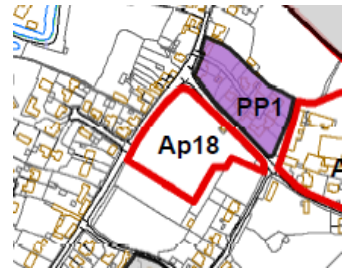
Site Information															
Housing Code		Ap17		Site Address			40 Measham Road, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		1.08					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 27 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		27					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Westminster Industrial Estate, Measham	
Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		None	
Previously developed?		Part - 11%-15% -includes residential plot outside limits	
Flood risk		Some Flood Risk	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		None	
Soil Resources		2	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a square parcel of land to the eastern side of Measham Road. The site accommodates a detached dwelling set within a relatively limited curtilage with a paddock to the north, east and south. A watercourse runs to the east of the site with housing to the north, south and west. Countryside lies to the east. A hedgerow with some trees provides the boundary with the highway.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is bordered by hedges with some trees and there is a further group of trees close to the dwelling. The remainder of the site has limited landscaping. The site does not form part of a wider green network. Development of the site provides the potential for additional landscaping.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is well related to housing to the north and south with further housing to the south-west. It is within the built-up part of the village. Development of the front portion of the site would maintain the established pattern of development; development of the rear part of the site would extend the built form further into the countryside. However, there is such depth offset to the north and south. It is therefore considered the site has the potential to be developed and be visually acceptable.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped beyond the residential curtilage and given the established hedges and waterbody, the development could impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. It would also need to demonstrate that the access could serve the increased level of traffic to be generated.

Site Information															
Housing Code		Ap18		Site Address			Land at Botts Lane, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Appleby Magna		Name		Appleby Magna		Hectares		0.95					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 24 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				24			
								E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Measham		Employment		Westminster Industrial Estate, Measham	
Convenience Store		Co-op, Measham		Public Transport		Within 800m, 7 - Measham-Fenny Drayton, infrequent	
Primary School		Sir John Moor CofE		Formal Recreation		Within 1000m walking distance	
Secondary School		Ivanhoe School		Informal recreation		Within 800m walking distance	
GP Surgery		Measham Medical Unit		Pharmacy		Dean and Smedley, Measham	
Constraints							
Rights of Way		PROW running NW-SE through site		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		2	
Flood risk		Flood Zone 1		Minerals Safeguarding		None	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site comprises an undeveloped open space within the village with housing on all sides. Roads separate the neighbouring housing from the site on the north, south and west with housing directly bordering along the eastern boundary. A footpath runs along the northern boundary and the site level rises to the north, elevated above Snarestone Road. The site is bordered by hedges and includes limited landscaping within</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is in part characterised by the hedges along the boundaries and the majority of these would need to be maintained. Within the site, there is limited landscaping. Development of the site would provide opportunities for additional landscaping.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is well related to built development with dwellings to all sides. However, the site provides an important undeveloped open green space within the village which is prominently sited, and the absence of development is appreciated from Snarestone Road, Botts Lane and Top End. Development of the site would fundamentally change the character and appearance of the site, to the visual detriment of the village.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	The site borders the conservation area which ends at Top End. The site contributes positively to the setting of this part of the designation, and this would be eroded by developing the site. There are also several grade II listed buildings on Top End, close to the junction with Snarestone Road. Any development would need to be assessed in terms of the impact on the setting of these buildings.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping on the site boundaries. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.

Site Information															
Housing Code		Ap20		Site Address			Part Dingle Farm, adjacent Junc. 11 of M42, Appleby Magna			Settlement		APPLEBY MAGNA			
Employment Code		EMP92													
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Either					
Name		Appleby Magna		Name		Appleby Magna		Hectares		33.74					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 633 Emp (m ²) 41120					
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		400-800m		Periods and Build Rates		0 - 5 6 - 10 11 - 20					
								D		633					
								E		41120					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment			
Services			
Local Services		Measham	
Convenience Store		Co-op, Measham	
Primary School		Sir John Moor CofE	
Secondary School		Ivanhoe School	
GP Surgery		Measham Medical Unit	
Employment		Westminster Industrial Estate, Measham	
Public Transport		More than 1200m, 7 - Measham-Fenny Drayton, Infrequent	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		Dean and Smedley, Measham	
Constraints			
Rights of Way		PROW running alongside southern boundary	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		2	
Flood risk		Flood Zone 1	
Minerals Safeguarding		None	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site comprises a series of fields to the south of junction 11 of the A42 with the A42 running along the western boundary and the A444 bordering to the east. To the north, the site abuts the service station with further fields and sporadic housing to the south-east. The fields are bordered by hedges.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site is bordered by hedges but accommodates little landscaping within the site other than the hedges forming the field boundaries. The site does not form part of a wider green network. Development of the site would provide additional opportunities for landscaping.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is within the open countryside set away from any settlement. However, there are buildings in the locality including the hotel to the north-east and the services to the north. However, the site is somewhat isolated, and development would intrude into the countryside. The site is however already affected by the highway network especially to the east and west.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	Appleby House, a grade II building, is adjacent to the site to the south-east. Any development would therefore need to be assessed in terms of the impact on the setting on that building.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is close to sources of pollution or other environmental quality issues, but it is possible that it can be mitigated to an acceptable level.	The site is bordered by the A42 to the west and the A444 to the east. Any application for dwellings would need to demonstrate mitigation to protect the residential amenities of future occupiers
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	The site is undeveloped and accommodates significant levels of landscaping through hedges on the boundaries. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards. Impact on the adjacent junction would also need to be assessed.