

APPLEBY MAGNA – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Appleby Magna is a Sustainable Village in the adopted Local Plan.
- It is proposed to remain a Sustainable Village in the new Local Plan.

Key services and facilities

- Appleby Magna has a primary school (St John Moore Church of England Primary School). At present the primary school receives high numbers from outside of its catchment and in catchment births are increasing. Expansion of 154 places was completed in 2019. However, the school is on a constrained site and is a listed building and further expansion is not possible. A potential shortfall in capacity has been identified for the period January 2023 to 2026, with a shortfall of 22 places by the end of this period.
- The nearest secondary school is at Ashby (Ivanhoe School). Ivanhoe School is an 11-16 school. The school is over capacity but there are several schemes underway to increase pupil capacity using S106 funds. The school has recently secured planning permission to build a new sports hall with four additional classrooms. No public transport serves the school from Appleby Magna.
- Appleby Magna is served by an infrequent bus service (3 buses/day) that provides connections to Measham and Fenny Drayton. A local bus service open to the public has been provided as part of the Mercia Park development, adjacent to the A42. However, this service does not serve Appleby Magna and from November 2022, will only operate between Mercia Park and Victoria Park, Tamworth.
- There is no convenience store in Appleby Magna, the nearest is the Co-op located in Measham.
- There are no employment opportunities within the settlement boundary and the closest primary employment area is the Westminster Industrial Estate in Measham. However, the Jubilee Business Park is adjacent to the settlement boundary and there are further business units to the south of the village. There is also the recent development at Mercia Park adjacent to the A42 and the majority of the housing sites (apart from Ap19) are within 1km to 2km of the entrance to Mercia Park. Using the site assessment methodology these sites are considered to be within a reasonable walking distance of this employment site. However, when looking at the accessibility of this site from Appleby Magna, there is not a footpath available along Rectory Lane, nor is there a bus service from Appleby Magna that serves this development. Therefore overall, access to this site is considered to be poor.

Other services and facilities

- The settlement also has a church hall, two public houses, church, recreation ground with cricket club and informal recreational facilities including allotments.
- The closest GP Surgery and pharmacy are located within Measham. These are accessible by bus although the service is infrequent.

Settlement Features

- **River Mease Special Area of Conservation (SAC)** – The settlement and surrounding area are in the catchment of the River Mease SAC, where it is necessary to ensure that development

does not negatively impact the river’s water quality. To date, the impact of development in the River Mease catchment has been mitigated by developers, mainly via two Developer Contribution Schemes. At present there is no capacity for further development in these schemes. It is proposed that in the future, treated foul water flows will be pumped out of the River Mease catchment. This is anticipated to occur in 2027. This means that development in the SAC is unlikely to be able to commence until 2027, unless an alternative means of mitigation (deemed acceptable by the Environment Agency and Natural England) is proposed by the site promoter.

- **Flood Zones 2/3a/3b** – Areas at greater risk of flooding cut north to south through the village. Slight infringement into sites Ap13 (b), Ap16 and Ap17.
- **Appleby Magna Conservation Area** – the Conservation Area is concentrated in the central part of the settlement. Site Ap3 is located within the Conservation Area. Site Ap18 and Ap16 abut the Conservation Area. A Scheduled Monument (Moated Site, Fishpond and Gardens) is located at the heart of the Conservation Area.
- **Coal Development Risk Areas** –
 - Land to the north and northeast of the settlement has a low risk of coal mining related hazards. Sites AP13(b) and Ap 16 are affected.
- **HS2**– HS2 has now been cancelled. The proposed route ran to the west of the settlement broadly in parallel to the M42 and impact on Site Ap20. Site Ap13 (a) was also located in one of the associated safeguarding zones.
- **South Derbyshire Coalfields Landscape Character Area** – Appleby Magna sits on the edge of this LCA.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies 14 sites for housing in Appleby Magna:

Site Reference	Site Address
Ap1	(Remainder) West of Measham Road
Ap3	Church Street (includes former site Ap14)
Ap6	Rear of Didcott Way and North of Church Street
Ap10	Jubilee Business Park
Ap12 (EMP20)	Land off Top Street (Redhill Farm)
Ap13a	West of Measham Road
Ap13b	East of Measham Road
Ap13c	North East of Measham Road
Ap15	Land at Old End
Ap16	Land East of Appleby Magna
Ap17	40 Measham Road
Ap18	Land at Botts Lane
Ap19	Land at Snarestone Road
Ap20 (EMP92)	Part Dingle Farm, adjacent Junc. 11 of M42

Ap12 will still be assessed regarding its suitability for employment uses. **Ap20** was submitted for a mix of housing and employment and will be assessed in terms of its suitability for housing use and its suitability for employment use separately. Its suitability for housing is detailed below and the residential capacity of this site has been calculated on this basis that it would comprise residential development only.

STAGE 2 – SITE SIEVE

Three sites were sieved out at this stage, leaving 11 sites for further assessment.

Site Reference	Site Address	Reason for being sieved out
Ap12 (EMP20)	Land off Top Street (Redhill Farm)	Remote from limits to development
Ap15	Land at Old End	<10 dwellings
Ap19	Land at Snarestone Road	Remote from limits to development

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	-
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	Ap6 scores minor negative Ap1, Ap3, Ap10, Ap13a, Ap13b, Ap13c, Ap16, Ap17, AP18 & Ap20 score significant negative
SA3	Help create the conditions for communities to thrive	-
SA4	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to jobs	++
SA5	Support economic growth throughout the District	All sites score neutral apart from Ap20 which scores uncertain
SA6	Enhance the vitality and viability of existing town centres and village centres	All sites score significant positive apart from Ap20 which scores significant negative
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	All sites score minor negative apart from Ap20 scores uncertain
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	--
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	All sites are score as neutral apart from Ap20 which scores minor negative
SA11	Ensure the District is resilient to climate change	Ap1 scores neutral Ap3, Ap6, Ap10, Ap13a, Ap13c, Ap16, Ap18 and Ap20 score uncertain Ap13b and Ap17 score significant negative
SA12	Protect and enhance the District's biodiversity and protect areas identified for	--

	their nature conservation and geological importance.	
SA13	Conserve and enhance the quality of the District's landscape and townscape character	Ap10 & Ap17 score minor positive Ap1, Ap3, Ap6, Ap13a, Ap13b, Ap13c, Ap16, Ap18 & Ap20 score significant negative
SA14	Ensure land is used efficiently and effectively	Ap10 scores significant positive Ap17 scores minor positive Ap18 scores minor negative Ap1, AP3, Ap6, Ap13a, Ap13b, Ap13c, Ap16 & Ap20 scores significant negative
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	Ap1, Ap10, Ap13a, Ap13b, Ap13c & Ap17 score neutral Ap16 & Ap20 score minor negative Ap3, Ap6 & Ap18 score significant negative
SA16	Protect water resources and ensure they are used efficiently	0
SA17	Ensure the efficient use of natural resources, including reducing waste generation	0

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

Ap1 – (Remainder) West of Measham Road (1.5ha / about 37 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance in terms of a convenience store, employment and public transport. This site is also within a poor reasonable walking distance to the local primary school. It is however within a good walking distance to formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to access additional services. The closet bus stops are located on Measham Road, approximately 325-355m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	-	++	0	++	-	--	0	0	--	--	--	0	0	0

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores significant negative against SA2 due to its poor access to local facilities and primary school, a significant negative against SA14 as it is a greenfield site over 1 hectare in size and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to later the current landscape character.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 7%.
- Greenfield site adjacent to the Limits to Development with recent residential development to the south. North and west boundary landscaping comprises trees and hedgerows. The area of land to the east of the site, that fronts Measham Road, provides an attenuation basin and open space, in conjunction with the development to the south.
- Site is Grade 2 Agricultural Land although no issues have been identified at this stage due to the scale of the loss in this respect.
- The principle of an access from the adjacent development Steeple View Lane, appears achievable.
- Potential presence for badgers and BAP habitats on site and Great Crested Newts (GCN) in the locality but no objections raised. Mitigation, including buffer zones, is suggested.
- The site is 20m from Aquifer Water Boundary and South Staffordshire Waterworks Company would need to be consulted on any on unsewered development.
- The site is in a wider parcel of land (08APP-A) deemed to have medium-low landscape sensitivity and medium-visual sensitivity for housing, and is an area subject to higher visual sensitivity to development (Landscape Sensitivity Study).

Deliverability/Developability – The site is being promoted on behalf of the landowner and was submitted to the Council in 2017. There is no evidence of developer interest. Although the site is considered to be in a suitable location for housing there are questions over the deliverability of the site.

Ap3 – Church Street (includes Ap14 - North of Bowleys Lane) (6.22ha / about 117 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. This site is within a reasonable walking distance to the local primary school and within a good walking distance to formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Mawby’s Lane, approximately 335-365m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	-	++	0	++	-	--	0	?	--	--	--	--	0	0

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores major negative against SA2 due to its poor access to local facilities and is only reasonable well located to the primary school and major negative against SA14 as it is a greenfield site over 1 hectare in size. It also scores major negative against SA15 due to its proximity to the Conservation Area and Listed Buildings and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to later the current landscape character.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 22%.
- Large greenfield site (grade 2 agricultural land) to the west of the village that adjoins the Limits to Development in part. Boundary comprises a mix of landscaping.
- Site has previously been the subject of a planning application (13/00799/FULM) for 25 dwellings which was refused on the grounds of unsustainable development and impact on heritage assets.
- Although there is currently no suitable access it is considered that this could potentially be achieved, and no highway objections have been raised. Public Rights of Way run across the site.
- A candidate Local Wildlife Site is located adjacent. Potential presence of badgers and Biodiversity Action Plan (BAP) habitats on site and GCN in the locality but no objection is raised from LCC Ecology. Mitigation, including buffer zones, is suggested.
- Majority of the site abuts the Conservation Area although the south-eastern part of the site is within this designation. A Grade 2 Listed building adjoins the site with further Listed Buildings in close proximity. There is also a scheduled monument to the east. Concerns are raised in

terms of visual impact on, and setting of, the Conservation Area, and harmful impact on listed buildings and a scheduled monument.

- There are also archaeological remains across the site considered to be of regional importance.
- The site is in a wider parcel of land (08APP-B) deemed to have medium- high landscape sensitivity and medium-high visual sensitivity for housing. Part of area is also identified as having higher landscape sensitivity to development, in light of the conservation area being and intimate scale field enclosures. (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted on behalf of the landowner and was submitted to the Council in 2017. There is no evidence of developer interest. There are also questions over the site’s suitability given the scale of development and its potential impact on a number of heritage assets.

Ap6 (Ap6a and Ap6b) – Rear of Didcott Way and North of Church Street (8.83ha / about 165 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. This site is within a good walking distance to the local primary school as well as formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Mawby’s Lane, approximately 620-650m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
-	-	-	++	0	++	-	--	0	?	--	--	--	--	0	0	

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores minor negative against SA2 as the site is well located to some local services. It scores a significant negative against SA14 as it is a greenfield site over 1 hectare in size. It also scores major negative against SA15 due to its proximity to the Conservation Area and Listed Buildings and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to later the current landscape character.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 31%.

- Two parcels of greenfield land (Grade 2 agricultural land) adjoining the Limits to Development to the east. Recreation ground and cricket club to the north boundary. Boundaries comprise a mix of landscaping and two mature hedgerows run across the southern parcel of land. A public footpath runs north to south through the southern parcel of land.
- Part of the southern piece of land has been subject to a planning application (14/00082/OUTM) for the development of up to 50 dwellings. This was refused on grounds relating to unsustainable development and adverse impact on heritage assets.
- Highway advice has identified concerns about the width of Church Street and the ability to deliver a safe access for all users.
- Potential presence of badgers and BAP habitats on site and GCN in the locality but no objection is raised from LCC Ecology. Mitigation, including buffer zones, is suggested.
- Conservation Area to the northeast. The southern parcel is in close proximity to the Grade 1 Listed Sir John Moore Foundation School. Well preserved ridge and furrow can also be found on site. Development of this site would result in the loss of part of the rural agricultural setting to identified heritage assets, including the conservation area, Sir John Moore's school and St Michael's Church.
- The site is in a wider parcel of land (08APP-B) deemed to have medium-high landscape sensitivity and medium-high visual sensitivity for housing. The top west corner of the northern parcel of land is also subject to higher landscape visual sensitivity to development. (Landscape Sensitivity Study).
- The 1 in 30-year flood extent runs along one of the site boundaries. This forms part of the functional floodplain as detailed in Planning Practice Guidance (Flood Risk and Coastal Change).

Deliverability/Developability – The site is promoted by a housebuilder with an option on the site. Its availability was confirmed in 2020. However, questions are raised over the site's suitability, particularly relating to the scale of the development, the impact on the rural setting of the village and potential harm to a number of heritage assets.

Ap10 – Jubilee Business Park (2.02ha / about 38 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. This site is also not within a reasonable walking distance to the local primary school. It is however within a good walking distance to formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closest bus stops are located on Black Horse Hill, approximately 295-325m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
-	--	-	++	0	++	-	--	0	?	--	+	++	0	0	0	

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores major negative against SA2 due to its poor access to local facilities and is only reasonable well located to the primary school. However, it scores a minor positive against SA13 as the site comprises previously developed land and a development could enhance townscape character. It also scores a major positive against SA14 due to it including an element of previously developed land.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 7%.
- A brownfield site comprising some agricultural land and a range of office, agricultural and industrial buildings. Boundaries comprise a mix of landscaping. A public footpath runs through the site.
- Development of the site could potentially result in some loss of Grade 2 agricultural land but only at a limited scale.
- Highway concerns in terms of the suitability of Snarestone Road for additional traffic. This would need to be balanced with the current use, and traffic generation, of the existing site.
- No objections raised from LCC Ecology. Development would be suitable with mitigation and survey work covering bats, owl and GCN would be required.
- The site is within 100m of the Conservation Area however residential development would be unlikely to undermine its setting when compared with its current occupancy.
- Given the nature of the existing uses potential contamination of the site would need to be investigated.
- The site is in a wider parcel of land (08APP-A) deemed to have medium- low landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted by an agent and was submitted to the Council in 2017. There is no evidence of developer interest. There are also questions over the site’s suitability given the potential loss of a local employment use.

Ap13a – West of Measham Road (5.97ha / about 115 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Ap13a is also not within a reasonable walking distance to the primary school. It is however within a good walking distance to formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located outside the front of the site on Measham Road. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	-	++	0	++	-	--	0	?	--	--	--	0	0	0

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores significant negative against SA2 as it is poorly located to the primary school, a significant negative against SA14 as it is a greenfield site over 1 hectare in size and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to alter the current landscape character.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 21%.
- Greenfield site (Grade 2 Agricultural) detached from the Limits to Development. Generally flat with several mature hedgerows within the site and along boundaries. Overhead power lines cross the site. Residential development to the east on the opposite side of Measham Road. Site Ap1 to the south.
- No highway objections have been raised.
- Potential for presence of badgers and BAP Habitats on site but no objections raised from LCC ecology. Survey work and mitigation is required.
- HS2 – The western edge of the site was located within the HS2 Homeowner Payment Zone.
- The site is in a wider parcel of land (08APP-A) deemed to have medium- low landscape sensitivity and medium visual sensitivity for housing. The majority of this site is also identified as being subject to higher visual sensitivity to development, associated with the settlement edge (Landscape Sensitivity Study).

Deliverability/Developability –Site is in single ownership and under a promotion agreement with a strategic land promotion company and its availability was confirmed in 2022. A Vision Document was also prepared at this time to show Ap13a as part of a comprehensive development with AP13b and Ap13c. Site Ap13a is shown to comprise housing development. However, there are questions over the site’s suitability, particularly relating to the scale of development and relationship with the existing settlement.

Ap13b – East of Measham Road (2.31ha / about 43 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Ap13b is also not within a reasonable walking distance to the primary school. It is however within a good walking distance to informal recreation facilities with reasonable access to formal facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Measham Road, approximately 265-295m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	-	++	0	++	-	--	0	--	--	--	--	0	0	0

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA8 and SA12.

This site scores major negative against SA2 as it is poorly located to the primary school. It also scores significant negative against SA14 as it is a greenfield site over 1 hectare in size, SA11 as Flood Zones 2 and 3 run along its eastern boundary and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to later the current landscape character.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 8%.
- Greenfield site (Grade 2 agricultural land) adjacent to the Limits to Development with residential development to the south. Generally flat and bounded in part by mature hedgerows and trees. Overhead power lines cross the site. Flood Zones 2 and 3 run along the southeastern boundary.
- No highway objections have been raised.
- Potential for presence of badgers and BAP Habitats on site but no objections raised from LCC Ecology. Further survey and mitigation with buffer zones are necessary.
- There is a low risk of coal mining related hazards across the eastern most part of the site.

- The site is in a wider parcel of land (08AAP-A) deemed to have medium- low landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – Site is in single ownership and under a promotion agreement with a strategic land promotion company and its availability was confirmed in 2022. A Vision Document was also prepared at this time to show Ap13b as part of a comprehensive development with AP13a and Ap13c. Site Ap13b is to comprise a landscaped area including an outdoor gym area and no housing development. However, there are questions over the site’s suitability, particularly relating to its relationship with the existing settlement and encroachment into the countryside.

Ap13c – North East of Measham Road (1.28ha / about 22 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Ap13c is also not within a reasonable walking distance to the primary school. It is however within a good walking distance to informal recreation facilities with reasonable access to formal facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Measham Road, approximately 210-235m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
-	--	-	++	0	++	-	--	0	?	--	--	--	0	0	0	

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA8 and SA12.

This site scores major negative against SA2 as it is poorly located to the primary school. It also scores significant negative against SA14 as it is a greenfield site over 1 hectare in size and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to later the current landscape character.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%.
- Greenfield site (Grade 2 Agricultural Land). Detached from the Limits to Development and existing residential development. Adjoins site Ap13b to the south. Site is bounded by mature hedgerows and agricultural land. Overhead pylons run along the western boundary and cut across the site in the south-west corner.
- No highway objections have been raised.

- Potential for presence of badgers and BAP Habitats on site but no objections raised from LCC Ecology. Further survey and mitigation with buffer zones are necessary.
- The site is in a wider parcel of land (08APP-A) deemed to have a medium- low landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – Site is in single ownership and under a promotion agreement with a strategic land promotion company and its availability was confirmed in 2022. A Vision Document was also prepared at this time to show Ap13c as part of a comprehensive development with AP13a and Ap13b. Site Ap13c is comprise a landscaped area including a natural play area and no housing development. However, there are questions over the site’s suitability, particularly relating to its relationship with the existing settlement and encroachment into the countryside.

Ap16 – Land East of Appleby Magna (25.16ha / about 472 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Parts of Ap16 are within a reasonable walking distance to a local primary school and formal recreation, and within a good walking distance to informal recreation. However, given the extent of the site (25.16 hectares) levels of accessibility will vary and parts of the site will be outside of good and reasonable walking distances for these services. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Black Horse Hill, approximately 660-690m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
-	--	-	++	0	++	-	--	0	?	--	--	--	-	0	0	

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores major negative against SA2 as parts of the site are poorly located to the primary school. It also scores significant negative against SA14 as it is a greenfield site over 1 hectare in size and a significant negative against SA13 as this greenfield site adjacent to the limits to development is likely to later the current landscape character. A minor negative is scored against SA15 given the proximity of the Conservation Areas and Listed Buildings, near part of its eastern boundary.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 88%.

- A large greenfield site (Grade 2 and 3 Agricultural land) to the east of Appleby Magna. Site is fairly flat and generally bounded by hedgerows and mature trees as well as a watercourse along the northern boundary. Small parts of the western boundary abut the Limits to Development.
- Public footpath runs west to east across the site.
- No highway objections have been raised.
- The site may have ecological potential given the hedgerows and grassland and further submissions would be required to assess this. However, no objections have been raised by LCC Ecology.
- Northern part of the site falls within Flood Zones 2 and 3a and has been excluded from the site capacity.
- Part of the western boundary abuts the Appleby Magna Conservation Area with a number of Listed Buildings and Scheduled Ancient Monument to the south. Given their proximity there is the potential for impact on heritage assets.
- There may be unrecorded coal mining related hazards within the northern part of the site.
- The site is in a wider parcel of land (08APP-A) deemed to have medium- low landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted on behalf of a land promotion company who have an option on the land and its availability was confirmed in 2022. However, there are questions over the site’s suitability particularly relating to the scale of development and its relationship with the existing settlement.

Ap17 – 40 Measham Road (1.08ha / about 27 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Ap17 is also not within a reasonable walking distance to a local primary school. It is however within good walking distance to formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Measham Road, approximately 165-195m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	-	++	0	++	-	--	0	--	--	+	+	0	0	0

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores major negative against SA2 as it is poorly located to the primary school. It scores a minor positive against SA14 as this greenfield site is approximately 1 hectare in size and comprises a mix of brownfield and greenfield land. Due to the nature of the site it also scores a minor positive against SA13. However, it scores a major negative in respect of SA11 as Flood Zones 2 and 3 slightly infringe the north east corner of the site.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 5%.
- Mix of brownfield and greenfield (Grade 2 agricultural) land comprising a house, private amenity space and agricultural land. Adjacent to the Limits to Development with residential development to the north and south. Hedgerows and trees comprise some of the boundary treatment.
- Very northeastern edge is located within Flood Zones 2 And 3 although the extent within the site is limited so unlikely to be a barrier to development.
- No highway objections have been raised but would need to demonstrate a satisfactory access could be achieved. If sites Ap15 and Ap17 are combined, access maybe achievable subject to speed surveys to ensure appropriate visibility can be achieved.
- There may be ecological interest on site as well as the potential for bats, although no objections raised from LCC ecology. Survey work and mitigation would be needed.
- The Conservation Area is approximately 43m to the south of the site and the impact on its setting would need to be considered, but unlikely to preclude development.
- The site is in a wider parcel of land (O8AAP-A) deemed to have medium- low landscape sensitivity and medium visual sensitivity for housing. This area is also identified as being part of an area subject to higher visual sensitivity to development (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted by an agent with an option on the land and housebuilder involved. Its availability was confirmed in 2020. The site is in a suitable location for housing and there is a reasonable prospect that it will be available and could potentially be developed during the Local Plan period.

Ap18 – Land at Botts Lane (0.95ha / about 24 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Ap18 is within a reasonable walking distance to a local primary school. It is however within a good walking distance to formal and informal recreation facilities. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Black Horse Hill, approximately 135-165m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
-	--	-	++	0	++	-	--	0	?	--	--	-	--	0	0

As with most of the sites in Appleby Magna, this site scores well against SA4 and SA6 and a minor negative against SA3 and SA7. All sites also score a minor negative against SA1 and a major negative against SA08 and SA12.

This site scores major negative against SA2 due to its poor access to local facilities and is only reasonably located to the primary school and a significant negative against SA15 due to the proximity of the Conservation Area and a number of Listed Buildings. It also scores a significant negative against SA13 as the development of this greenfield site would alter the landscape character. However, it scores a minor negative against SA14 as it is a greenfield site less than 1 hectare in size.

Key Planning Considerations

- Development of the site would increase housing in the settlement by 4%.
- Undeveloped open space at the junction of Top Street and Snarestone Road and adjacent to the Limits to Development. Residential development to the north east and west and open land to the south. Site levels rise to the north and boundaries comprise landscaping.
- Development of the site could potentially result in the limited loss of Grade 2 agricultural land.
- There is currently no satisfactory vehicular access to the site and access via Snarestone Road would be restricted. Footpath along the northern boundary and diagonally across the site.
- Potential for the presence of badgers and BAP habitats. No LCC Ecology objections but survey work and mitigation buffer would be necessary.
- The site abuts the Conservation Area, and a number of Listed Buildings are in close proximity. Development of the site would have an impact on the setting of these heritage impacts.
- The site is in a wider parcel of land (08APP-B) deemed to have medium-high landscape sensitivity and medium-high visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted on behalf of the landowner and was submitted to the Council in 2020. There is no developer interest. There are also questions over the site's suitability, particularly relating to the potential impact on the character and appearance of the locality and village.

Ap20 – Land at Botts Lane (33.74ha / about 633 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, none of the sites are within a reasonable walking distance to a convenience store, employment and public transport. Parts of Ap20 are within a reasonable walking distance to a local primary school and informal recreation, and within a good walking distance to formal recreation. However, given the extent of the

site (16.87 hectares) levels of accessibility will vary and parts of the site will be outside of good and reasonable walking distances for these services. Like all sites in Appleby Magna, travel outside the settlement is required to additional services. The closet bus stops are located on Mawby's Lane, approximately 1250-1280m from the site. These stops provide access to the infrequent No 7 Service to Measham.

Summary of SA

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
-	--	?	++	?	--	?	--	-	?	--	--	--	-	0	0	

As with most of the sites in Appleby Magna, this site scores well against SA4, minor negative against SA1 and a significant negative against SA8 and SA12.

This site scores major negative against SA2 as overall it is both reasonably and poorly located to the primary school, given the extent of the site, and a major negative against SA6 as the site is outside the Limits to Development and is more than 400m from the settlement boundary. It also scores a major negative against SA14 as it is a greenfield site more than 1 hectare in size as well as against SA13 given its distance from the settlement of Appleby Magna and the potential for alteration to landscape character. However, the score against SA3 is uncertain as it is not clear if the site would contribute to community cohesion given the infrequent public transport routes.

It does however score a major positive against SA7 as it proposes an employment use element. A minor negative is scored against SA9 as there is the potential for pollution through the construction or operation of the site and also against SA15 due to the proximity of Listed Buildings on Atherstone Road.

An uncertain score is recorded against SA5 in terms of supporting economic growth as a mixed housing and employment development is proposed.

Key Planning Considerations

- This assessment looks at its suitability for housing use and development of the site would increase housing in the settlement by 117%.
- It is located outside the Limits to Development and is isolated and some distance away from Appleby Magna. Comprises a series of fields bordered by hedgerows (Grade 2 Agricultural Land) to the south of junction 11 of the A42. Right of way along southern boundary.
- The site does not have a current satisfactory vehicular access to serve the development. The A444 Atherstone Road is an A classified Road with a speed limit of 50mph along the development frontage. The Local Highway Authority have advised that there may be a technical solution to providing an access to this site, but this may not overcome policy and safety concerns. A Right of Way runs along southern boundary.

- The safeguarded route for HS2 bisected the site and ran broadly parallel with the M42 and would have been likely to restrict residential development to the eastern part of the site, away from the motorway and its junction. The HS2 line itself was shown to be part in cutting and part at grade as it crosses the site.
- The undeveloped site accommodates significant levels of landscaping and there is the potential for presence of badgers and BAP habitats on site. No objection is raised from LCC Ecology and further survey work suggested with natural buffers retained to provide mitigation.
- There are four Grade II Listed buildings nearby and the centre of Appleby Magna is a conservation area. The degree of harm on the setting of these heritage assets will need to be determined and whether any harm can be acceptably mitigated. There are open views across towards the village from the site.

Deliverability/Developability – The site is promoted by an agent on behalf of the landowner and was submitted to the Council in 2020. There is no developer interest. There are also questions over the site’s suitability, particularly relating to the scale of development, its relationship with the settlement and accessibility to local services.

STAGE 5 – OVERALL CONCLUSIONS

Having regard to the outcome of the SA, Site Ap20 scores the poorest, particularly given its scale and poor location and relationship with the settlement. Overall, sites AP10 and Ap17 are the two better scoring sites, given their opportunity to have a positive impact on the townscape and a comparatively smaller loss of greenfield land. Although the development of Ap10 would result in the loss of a local employment use.

All sites in Appleby Magna are in the catchment of the River Mease Special Area of Conservation, where it is necessary to ensure that development does not negatively impact the river’s water quality. To date, the impact of development in the River Mease catchment has been mitigated by developers, mainly via two Developer Contribution Schemes. At present there is no capacity for further development in these schemes. It is proposed that in the future treated foul water flows will be pumped out of the River Mease catchment. This is anticipated to occur in 2027. This means that development in the SAC is unlikely to be able to commence until 2027, unless an alternative means of mitigation is proposed by the site promoter.

Of the eleven sites assessed:

- Site **Ap1** is less well located to the local primary school. However, it is well located to the residential development to the south, from which it could potentially be accessed. Set back from the main highway would limit its visual impact.
- Although comparatively better located to the local primary school, **Ap3** it is a large site that would result in significant development in the countryside. There are concerns over the impact on a number of heritage assets and it is unlikely that these could be overcome..
- Although **Ap6** is comparatively better located to the local primary school the site is of a significant scale to the existing settlement. A prominent site when entering the village with potential highways. There are concerns over the impact on a number of heritage assets and it is unlikely that these could be overcome.
- Site **Ap10** is less well located to the local primary school and somewhat detached from the main part of the settlement. There is also potentially unresolved highway issues. It is also

currently operating as an employment use with concerns over its availability and the potential loss of a local employment use.

- **Ap13a** is poorly located to the local primary school. It has a reasonable relationship with the settlement although the site is detached from the Limits to Development and quite a significant scale. Development of the front part of the site maybe more appropriate but there are other sites are in a more suitable location in the village.
- **Ap13b** is poorly located to the local primary school and development would extend significantly into the countryside beyond the outer building line of the settlement. The site provides a rural setting to the village and is somewhat disconnected from the main part of the village.
- **Ap13c** is poorly located to the local primary school. It is disconnected from the settlement and development would extend significantly into the countryside beyond the outer building line of the settlement.
- Site **Ap16** is of a significant scale and its development would result in a substantial increase in housing within the settlement, encroaching significantly into the countryside. Its development would erode the rural setting of the village and would significantly extend the village upon its current built form.
- Site **Ap17** is a mix of brownfield and greenfield land. The site is adjacent to the Limits to Development, is well located to the settlement and there is likely to be a limited visual impact on the rural setting. Although the site is poorly located to the primary school, taking into account other considerations, this site is considered more favourably than other sites in Appleby Magna. There is also potential to incorporate this site with **Ap15** to the south, currently a vacant area of land, considered to be potentially available. This had been excluded from the assessment due to its limited capacity. It is adjacent to the Conservation Area but this in itself would not preclude development provided it reflects the distinctive layout and scale of buildings in the locality and landscaping is appropriate. The site is a historic Local Wildlife Site, but advice suggests that it appears very neglected, and the principle of development is acceptable with mitigation.
- Site **Ap18** is adjacent to the Limits to Development and is in close proximity to housing. However, it is a prominent open green space within the village and its development would significantly alter the character and appearance of the site and the area.
- Site **Ap20** is of a significant scale and sited away and isolated from the settlement but not of a scale that would support the provision of a shop or school. There are also a number of outstanding issues relating to highways heritage, ecology and townscape/ landscape. Given the location and scale of the site it would not provide a sustainable form of development and therefore is considered unsuitable.

Recommendations

Allocate **Land at Old End (Ap15) and 40 Measham Road (Ap17)** for around 32 dwellings.