



**Please vote to REFUSE the following applications for Appleby Magna (8/4/2014):**

**A2: 25 dwellings Bowleys Lane / Church St (as recommended)**

**A3: 29 dwellings Land off Top Street (against recommendation to permit)**

**A4: 39 dwellings Measham Rd (against recommendation to permit)**

**There are valid planning grounds for refusal.**

**These developments do not satisfy the criteria of Sustainable Development as laid out in the National Planning Policy Framework.**

The NPPF specifies three dimensions of sustainability: environmental, social and economic. Below are our reasons for believing that all these applications are unsustainable and should be refused.

### **Environmental Sustainability**

Planning decisions are required to focus growth on locations which allow use of public transport and reduce car use to support the transition to a low carbon economy:

- Once new bus routes are approved by County Hall there will be ONE return bus a day from Appleby to Ashby which allows time to shop or use services. It will get to Ashby around 11 am and return around 3pm. This does not support a daily commute to other employment centres;
- 98% of households currently use a car to do their main food shopping (village survey 2010)
- The County Highways Authorities have objected to all these applications on the grounds that they are not in locations where residents can reach services by public transport, walking or cycling.

Planning decisions are required to contribute to protecting and enhancing our natural, built and historic environment:

- 2 of the applications (Church Street, Top St) are for sensitive sites (E1 in current local plan) whose open aspect have been assessed by inspectors as important for the character of Appleby;
- English Heritage has objected to development on the Church St site and has said that the proposed development on Measham Rd would erode the historic character of the village.

### **Social Sustainability**

Development should be in places where there are accessible local services that reflect the community's needs and support its health, social and cultural well-being:

- our GP surgery is closing at the beginning of May;
- there is no evening bus service for leisure activities for teenagers or adults and only occasional activities within the village;

Housing is required to meet the needs of the community:

- Appleby has a Rural Exception Site, completed in 2011. This more than satisfied local need identified by the Leicestershire and Rutland Rural Housing enabler.
- Appleby also has a NWLDC-run caravan site and affordable rented accommodation.

## Economic Sustainability

Development is required to support sustainable economic development:

- there are no significant employment opportunities within the village and no additional sustainable jobs will be provided by these developments.

**Don't just take our word for it.** NWLDC paid external consultants to assess the sustainability of different policy options for housing locations. In 2013 they said: "... development in villages has led to a pattern of development that is unsustainable." (Non technical summary of the sustainability appraisal).

They said more development in small rural and sustainable villages "would reinforce an unsustainable pattern of development in the district" (Sustainability appraisal main report). In the past 2 years approval has been given for a further 14 houses.

**The price of unsustainable development is social isolation for older and poorer villagers, an exodus of young people, destruction of the village character and increased carbon emissions.**

**Please vote to REFUSE these planning applications on the valid planning grounds that they do not meet the criterion of sustainable development as set out in the NPPF.**

Thank you for considering these important points from Appleby residents.

Sonia Liff

Chair Appleby Environment (Community Group)

