

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|-------------|
| Parish | Heather | | |
| As Ref | H2 | | |
| Related/Previous Site References | PKA C15 | Grid Reference | X |
| | | | Y |
| Site Description | South of Swebstone Road. Gently undulating arable land with a gentle slope down to the south away from the road. Mainly hedges to the field boundaries. A public footpath crosses the site. | Site size | 5.2Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Agri |
| Land Type | Greenfield | | |
| Site Location | Heather | | |
| Character of surroundings | Urban Fringe. Adjacent uses are public open space and play area to the north (part), housing also to the north and open agricultural land on all other sides. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 170 | Distance to Bus Stop from site access | 110 |
| Distance to Primary School from centre of site | 515 | Distance to Primary School from site access | 310 |
| Distance to Local Centre from centre of site | 2040 | Distance to Local Centre from site access | 1880 |
| Distance to Post Office from centre of site | 2050 | Distance to Post Office from site access | 1910 |
| Distance to Health Centre from centre of site | 1970 | Distance to Health Centre from site access | 1835 |
| Distance to Secondary School from centre of site | 2000 | Distance to Secondary School from site access | 1835 |
| Distance to open space from centre of site | 45 | Distance to open space from site access | 185 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | No known issues | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Within the National Forest Three quarters of a site of archaeological interest falls within the site boundary Grade 2 Agricultural Land | | |
| Topographical | No known issues | | |
| Planning Policy | Allocated as Countryside | | |
| Accessibility | Landlocked but is potentially an access onto Swebstone Road. There is no evidence as to how this access would be provided as it would have to be via the eastern end of the site and would be very close to (or shared with) an existing | | |

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| | public footpath which might therefore need to be diverted. There are also mature Silver Birch trees that may be lost to provide a new access. |
| Ownership | No known issues – site promoted by landowner |
| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | Strong market interest for the villages and rural areas in North West Leicestershire. |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 150 |
| Estimated Density | 30 DPH |
| Estimated Build Rate | Built out within 5 years |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|----------------------------------|--|----------------|-------------------|
| Parish | Heather | | |
| As Ref | H1 | | |
| Related/Previous Site References | PKA H14 | Grid Reference | X |
| | | | Y |
| Site Description | Land off Newton Road, Heather | Site size | 3.42 Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / brickworks |
| Land Type | Greenfield | | |
| Site Location | Heather | | |
| Character of surroundings | Semi – rural but strong sense of Urban edge. | | |

Accessibility

| | | | |
|--|------|---|------|
| Distance to Bus Stop from centre of site | 1640 | Distance to Bus Stop from site access | 1730 |
| Distance to Primary School from centre of site | 350 | Distance to Primary School from site access | 330 |
| Distance to Local Centre from centre of site | 1630 | Distance to Local Centre from site access | 1700 |
| Distance to Post Office from centre of site | 1640 | Distance to Post Office from site access | 1710 |
| Distance to Health Centre from centre of site | 1590 | Distance to Health Centre from site access | 1660 |
| Distance to Secondary School from centre of site | 1580 | Distance to Secondary School from site access | 1660 |
| Distance to open space from centre of site | 170 | Distance to open space from site access | 250 |
| Additional Accessibility information | | | |

Constraints

| | | | |
|----------------------------------|---|--|----------|
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Abuts Grade II Listed Building Adjoining Highways Consultancy zone 270m from "Hazardous Materials Storage" 150m from Heather Brickworks 370m from Heather landfill Within National Forest Agricultural Land Grade 3 | | |
| Topographical | Abuts FZ 2 | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | Site suggested by LCC | | |
| Can the constraints be mitigated | No site specific constraints to justify exclusion of the site. | | |
| Possible mitigation measures | | | |

Availability/ Achievability

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| Market Interest | Non site specific but there is a strong market for the villages and rural areas in North West Leicestershire. |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 105 |

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|-----------------------------|------------|
| Estimated Density | 30 |
| Estimated Build Rate | 20-25 dpa. |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|-------------|
| Parish | Heather | | |
| As Ref | H3 | | |
| Related/Previous Site References | AKA C14 | Grid Reference | X |
| | | | Y |
| Site Description | Land adjacent the Sparkenhoe Estate. Gently undulating arable land with a gentle slope down to the west away from the village. Mature hedge to the road boundary and National Forest planting to the west. A public footpath crosses the site. | Site size | 7Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Agri |
| Land Type | Greenfield | | |
| Site Location | Heather | | |
| Character of surroundings | Urban Fringe. To the east is existing housing. On other side the site is adjoined by open land substantially planted with National Forest trees. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 210 | Distance to Bus Stop from site access | 195 |
| Distance to Primary School from centre of site | 400 | Distance to Primary School from site access | 595 |
| Distance to Local Centre from centre of site | 2195 | Distance to Local Centre from site access | 2290 |
| Distance to Post Office from centre of site | 2205 | Distance to Post Office from site access | 2285 |
| Distance to Health Centre from centre of site | 2145 | Distance to Health Centre from site access | 2220 |
| Distance to Secondary School from centre of site | 2110 | Distance to Secondary School from site access | 2225 |
| Distance to open space from centre of site | 225 | Distance to open space from site access | 75 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | No known issues | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Within the National Forest Around a third of a site of archaeological interest lies within the boundary of the site Southern and part of the northern boundary are within the Highways Consultation Zone Grade 2 Agricultural Land | | |

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|------------------------------------|---|
| Topographical | No known issues |
| Planning Policy | Allocated as Countryside |
| Accessibility | No known issues |
| Ownership | No known issues – site promoted by landowner |
| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | Strong market interest for the villages and rural areas in North West Leicestershire. |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 210 |
| Estimated Density | 30 DPH |
| Estimated Build Rate | Built out within 5 years |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | The south-eastern corner of the site has been developed and comprises 11 affordable dwellings (ref: 09/00921) |
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Strategic Housing Land Availability Assessment Proforma

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|----------------------------------|-------------------------|----------------|---------------------------------|
| Parish | Heather | | |
| As Ref | H4 | | |
| Related/Previous Site References | PKA H103 | Grid Reference | X |
| | | | Y |
| Site Description | Coalfield West, Heather | Site size | 1.78 Ha |
| Current Use | Scrubland | Adjacent Uses | Football Club / highways / resi |
| Land Type | Greenfield | | |
| Site Location | Heather | | |
| Character of surroundings | | | |

Accessibility

| | | | |
|--|------|---|------|
| Distance to Bus Stop from centre of site | 2060 | Distance to Bus Stop from site access | 2000 |
| Distance to Primary School from centre of site | 250 | Distance to Primary School from site access | 250 |
| Distance to Local Centre from centre of site | 2040 | Distance to Local Centre from site access | 1980 |
| Distance to Post Office from centre of site | 2050 | Distance to Post Office from site access | 1990 |
| Distance to Health Centre from centre of site | 2010 | Distance to Health Centre from site access | 1960 |
| Distance to Secondary School from centre of site | 1900 | Distance to Secondary School from site access | 1830 |
| Distance to open space from centre of site | 50 | Distance to open space from site access | 0 |
| Additional Accessibility information | | | |

Constraints

| | | | |
|----------------------------------|---|--|----------|
| Identified Red constraint | Agricultural Land Grade 3 | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Agricultural Land Grade 3 South, southeastern and eastern extents falls within Highways Consultancy Zone Within National Forest | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |

Availability/ Achievability

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|-------------------------------|--------------------------|
| Market Interest | Non site specific |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 53 |
| Estimated Density | 30 dwellings per hectare |

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| Estimated Build Rate | 2- 3 years |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|---|---|-------------------|
| Parish | Ibstock | | |
| As Ref | Ib1 | | |
| Related/Previous Site References | IB2 in UCS | Grid Reference | X |
| | | | Y |
| Site Description | Land off High Street, Ibstock. Flat site with main road access at the south. | Site size | 0.99 Ha |
| Current Use | Backland / vacant land | Adjacent Uses | Resi / Industrial |
| Land Type | PDL | | |
| Site Location | Ibstock | | |
| Character of surroundings | Mixed but mainly residential. Near the shopping centre of Ibstock. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 220 | Distance to Bus Stop from site access | 200 |
| Distance to Primary School from centre of site | 440 | Distance to Primary School from site access | 490 |
| Distance to Local Centre from centre of site | 210 | Distance to Local Centre from site access | 190 |
| Distance to Post Office from centre of site | 220 | Distance to Post Office from site access | 210 |
| Distance to Health Centre from centre of site | 130 | Distance to Health Centre from site access | 140 |
| Distance to Secondary School from centre of site | 530 | Distance to Secondary School from site access | 560 |
| Distance to open space from centre of site | 270 | Distance to open space from site access | 320 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | None | | |
| | Mitigatable | Comments | |
| Contaminated Land | No known issues | | |
| Environmental | c40% of site within Conservation Area Southeastern extent of site within Highways Consultancy Zone Site within National Forest Agricultural Land Grade 3 / 4 | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment. | | |
| Timeframe for development | 1 st 5 years | | |
| Estimated number of dwellings | 30 | | |

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| Estimated Density | 30 DPH |
| Estimated Build Rate | One/ two years |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
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Strategic Housing Land Availability Assessment Proforma

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|----------------------------------|----------------------|----------------|--------------------|
| Parish | Ibstock | | |
| As Ref | Ib2 | | |
| Related/Previous Site References | IB3 in UCS | Grid Reference | X |
| | | | Y |
| Site Description | Poplar Farm, Ibstock | Site size | 0.26 Ha |
| Current Use | Agriculture | Adjacent Uses | Countryside / Resi |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | | | |

Accessibility

| | | | |
|--|-----|---|-----|
| Distance to Bus Stop from centre of site | 150 | Distance to Bus Stop from site access | 140 |
| Distance to Primary School from centre of site | 460 | Distance to Primary School from site access | 430 |
| Distance to Local Centre from centre of site | 130 | Distance to Local Centre from site access | 120 |
| Distance to Post Office from centre of site | 150 | Distance to Post Office from site access | 140 |
| Distance to Health Centre from centre of site | 90 | Distance to Health Centre from site access | 70 |
| Distance to Secondary School from centre of site | 520 | Distance to Secondary School from site access | 490 |
| Distance to open space from centre of site | 170 | Distance to open space from site access | 190 |
| Additional Accessibility information | | | |

Constraints

| | | | |
|----------------------------------|--|--|----------|
| Identified Red constraint | None | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Majority of site within Conservation Area Northwestern extent of site within Highways Consultancy Zone Site within National Forest Site abuts 3 trees with TPOs | | |
| Topographical | No known issues | | |
| Planning Policy | Site Within Limits to Development | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |

Availability/ Achievability

| | |
|-------------------------------|--------------------------|
| Market Interest | |
| Timeframe for development | 1 st 5 years |
| Estimated number of dwellings | 8 |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | |
| Excluded from consideration | |

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|------------------------|---------|
| Comment | |
| Overall assessment | Include |
| Additional information | |
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Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|---|---|---|
| Parish | Ibstock | | |
| As Ref | Ib3 | | |
| Related/Previous Site References | C30A | Grid Reference | X |
| | | | Y |
| Site Description | North of Highfield House, Ravenstone Road. Small flat area of land adjacent to the site elevation of the existing dwelling (within residential curtilage and as such is a brownfield site). Site contains existing vehicle access point to the main dwelling. | Site size | 0.05Ha |
| Current Use | Residential Curtilage | Adjacent Uses | Resi / Open Space. Opposite is open land and to the side and rear is land at Sense Valley Country Park. |
| Land Type | Brownfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Small ribbon of housing in an otherwise open rural character to the surroundings | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 590 | Distance to Bus Stop from site access | 580 |
| Distance to Primary School from centre of site | 975 | Distance to Primary School from site access | 960 |
| Distance to Local Centre from centre of site | 1105 | Distance to Local Centre from site access | 1085 |
| Distance to Post Office from centre of site | 1340 | Distance to Post Office from site access | 1320 |
| Distance to Health Centre from centre of site | 1375 | Distance to Health Centre from site access | 1360 |
| Distance to Secondary School from centre of site | 1005 | Distance to Secondary School from site access | 985 |
| Distance to open space from centre of site | 10 | Distance to open space from site access | 6 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Eastern edge of site is within Highways Consultation Zone Western part of site is within Sense Valley Country Park boundary Within National Forest | | |
| Topographical | No known issues | | |
| Planning Policy | (Was covered by policy M1 – Not Saved) | | |

| | |
|------------------------------------|--|
| Accessibility | No known issues |
| Ownership | No known issues – site promoted by landowner |
| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | |
| Timeframe for development | 1 st 5 years |
| Estimated number of dwellings | 1 dwelling |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|--|
| Parish | Ibstock | | |
| As Ref | Ib4 | | |
| Related/Previous Site References | C30B | Grid Reference | X |
| | | | Y |
| Site Description | Land South of Highfield House, Ravenstone Road. Flat area of land adjacent to the site elevation of the existing dwelling (appears to be outside the residential curtilage and as such is a greenfield site). Several mature trees within the site and a hedge and then drainage ditch between the site and the road at the front. | Site size | 0.27Ha |
| Current Use | Open Land appears to be outside of residential curtilage. | Adjacent Uses | Resi / Open Space. Opposite is open land and to the rear is land at Sense Valley Country Park. Either side are residential properties. |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Small ribbon of housing in an otherwise open rural character to the surroundings | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 550 | Distance to Bus Stop from site access | 535 |
| Distance to Primary School from centre of site | 940 | Distance to Primary School from site access | 920 |
| Distance to Local Centre from centre of site | 1080 | Distance to Local Centre from site access | 1055 |
| Distance to Post Office from centre of site | 1300 | Distance to Post Office from site access | 1280 |
| Distance to Health Centre from centre of site | 1340 | Distance to Health Centre from site access | 1320 |
| Distance to Secondary School from centre of site | 970 | Distance to Secondary School from site access | 955 |
| Distance to open space from centre of site | 20 | Distance to open space from site access | 50 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Within National Forest | | |

| | |
|------------------------------------|--|
| | Eastern edge of site within Highways Consultation Zone |
| Topographical | No known issues |
| Planning Policy | (Was allocated under Policy M1 – Not Saved) |
| Accessibility | The access would be close to a bend in the road. |
| Ownership | No known issues – site promoted by landowner |
| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | |
| Timeframe for development | 1 st 5 years |
| Estimated number of dwellings | 8 dwellings |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|--|
| Parish | Ibstock | | |
| As Ref | Ib5 | | |
| Related/Previous Site References | C30C | Grid Reference | X |
| | | | Y |
| Site Description | Land to the rear of 2&4 Ravenstone Road. Flat area of land covered with mature trees to the rear of the garden areas of 3 & 4 Ravenstone Road. The site is not garden and is greenfield. The site is enclosed on all sides by closeboarded fencing. | Site size | 0.06Ha |
| Current Use | Undeveloped wooded land. | Adjacent Uses | Resi / Open Space. To the east and north east the site is adjoined by residential gardens. To the west is the Country Park and to the south is agricultural land which is the subject of a major planning application for housing (north of Ashby Road). |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Small ribbon of housing in an otherwise open rural character to the surroundings | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 475 | Distance to Bus Stop from site access | 455 |
| Distance to Primary School from centre of site | 880 | Distance to Primary School from site access | 850 |
| Distance to Local Centre from centre of site | 1030 | Distance to Local Centre from site access | 1010 |
| Distance to Post Office from centre of site | 1250 | Distance to Post Office from site access | 1225 |
| Distance to Health Centre from centre of site | 1280 | Distance to Health Centre from site access | 1255 |
| Distance to Secondary School from centre of site | 920 | Distance to Secondary School from site access | 890 |
| Distance to open space from centre of site | 7 | Distance to open space from site access | 10 |
| Additional Accessibility information | | | |

| Constraints | |
|----------------------------------|--|
| Identified Red constraint | No known issues |
| | Mitigatable Comments |
| Contaminated Land | No known issues |
| Environmental | Within the National Forest Site borders Sence Valley Country Park |
| Topographical | No known issues |
| Planning Policy | (Was covered by Policy M1 – Not Saved) |
| Accessibility | Potentially problematic access via an unadopted road close to a bend |
| Ownership | No known issues – site promoted by landowner |
| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | |
| Timeframe for development | 1 st 5 years |
| Estimated number of dwellings | 2 dwellings |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|--|
| Parish | Ibstock | | |
| As Ref | Ib6 | | |
| Related/Previous Site References | Site also proposed during Summer Consultation Site included as part of "Leicester Road / Ravenstone Road" in Core Strategy Further Consultation Document PKA H65 Site entirely within Ib18 | Grid Reference | X |
| | | | Y |
| Site Description | Land at Ravenstone Road, Ibstock | Site size | 2.78 Ha |
| Current Use | Agricultural | Adjacent Uses | Resi (S) / Resi & POS (W) Agri (N & E) |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Urban edge, but important open site contributes to the setting at the north of the village. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 1240 | Distance to Bus Stop from site access | 1290 |
| Distance to Primary School from centre of site | 950 | Distance to Primary School from site access | 990 |
| Distance to Local Centre from centre of site | 1030 | Distance to Local Centre from site access | 1090 |
| Distance to Post Office from centre of site | 1320 | Distance to Post Office from site access | 1360 |
| Distance to Health Centre from centre of site | 1350 | Distance to Health Centre from site access | 1390 |
| Distance to Secondary School from centre of site | 950 | Distance to Secondary School from site access | 1000 |
| Distance to open space from centre of site | 80 | Distance to open space from site access | 20 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Western extent falls within Highways Consultancy Zone Within National Forest Abuts area of nature conservation in southeast corner (spec. great crested newts, smooth newts, frogs) Agricultural Land Grade 3 | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | Yes | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |

| | |
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| Market Interest | Now part of a site promoted by planning agent. |
| Timeframe for development | 2 nd five years |
| Estimated number of dwellings | 83 |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | Two – three years |
| Excluded from consideration | |
| Comment | There is a small gap segregating the site from the edge of the village but this is not considered significant, particularly as the southern edge of the site would be directly adjacent to the northern edge of the proposed site north of Ashby Road. |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|--|---|-------------|
| Parish | Ibstock | | |
| As Ref | Ib7 | | |
| Related/Previous Site References | Site entirely within Ib18 | Grid Reference | X |
| | | | Y |
| Site Description | <p>Land off Ravenstone Road/Melbourne Road. Gently undulating arable land with a public byway crossing the site from Ravenstone Road. Low hedges to most boundaries.</p> <p>The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.</p> | Site size | 7.4Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Agri |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Mainly open countryside but conscious of the urban fringe. Sense Valley Park on the opposite side of the A447. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 430 | Distance to Bus Stop from site access | 545 |
| Distance to Primary School from centre of site | 1065 | Distance to Primary School from site access | 1220 |
| Distance to Local Centre from centre of site | 1110 | Distance to Local Centre from site access | 1280 |
| Distance to Post Office from centre of site | 1425 | Distance to Post Office from site access | 1590 |
| Distance to Health Centre from centre of site | 1460 | Distance to Health Centre from site access | 1610 |
| Distance to Secondary School from centre of site | 1045 | Distance to Secondary School from site access | 1210 |
| Distance to open space from centre of site | 200 | Distance to open space from site access | 220 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | <p>Within the National Forest</p> <p>Part of western boundary is within Highways Consultation Zone</p> <p>Within 200 metres of 2 sites of archaeological interest and within 400 metres of 1 site of archaeological interest</p> <p>Grade 3 Agricultural Land</p> | | |
| Topographical | No known issues | | |
| Planning Policy | Within Countryside | | |
| Accessibility | No known issues | | |

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| Ownership | No known issues – site promoted by landowner |
| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | Now part of a site promoted by planning agent. |
| Timeframe for development | 2 nd five years |
| Estimated number of dwellings | 222 |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | Built out within 5 years |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|---|---|----------|
| Parish | Ibstock | | |
| As Ref | Ib8 | | |
| Related/Previous Site References | Also put forward in Summer Consultation 2008 PKA H3 Site abuts Ib18 | Grid Reference | X |
| | | | Y |
| Site Description | Leicester Road, Ibstock | Site size | 0.98 Ha |
| Current Use | Agricultural | Adjacent Uses | |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 1530 | Distance to Bus Stop from site access | 1460 |
| Distance to Primary School from centre of site | 1410 | Distance to Primary School from site access | 1340 |
| Distance to Local Centre from centre of site | 1270 | Distance to Local Centre from site access | 1200 |
| Distance to Post Office from centre of site | 1660 | Distance to Post Office from site access | 1590 |
| Distance to Health Centre from centre of site | 1720 | Distance to Health Centre from site access | 1650 |
| Distance to Secondary School from centre of site | 1310 | Distance to Secondary School from site access | 1240 |
| Distance to open space from centre of site | 790 | Distance to open space from site access | 720 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Majority of site is a proposed Local Wildlife Site Grade 3 Agricultural Land Adjoins Highways Consultancy zone c400m from site of archaeological interest ("Crop Marks") | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment. | | |
| Timeframe for development | Was previously a rejected site and is only suitable on the basis of the enlarged Ib18 submission.(unsuitable). Would still be last 5 years as the suitability of this site is entirely dependent on the adjacent land | | |

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| | being allocated and built out. |
| Estimated number of dwellings | 29 |
| Estimated Density | 30 DPH |
| Estimated Build Rate | |
| Excluded from consideration | |
| Comment | The site is in an isolated location on its own and as such and housing development would not contribute to the creation of sustainable mixed communities in accordance with paragraph 54 of PPS3. With the adjacent land this issue can be addressed |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|--|---|--------------------------------|
| Parish | Ibstock | | |
| As Ref | Ib10 | | |
| Related/Previous Site References | PKA H29 | Grid Reference | X |
| | | | Y |
| Site Description | Land rear of Leicester Road, Ibstock | Site size | 8.30 Ha |
| Current Use | Brickworks | Adjacent Uses | Resi / brickworks / recreation |
| Land Type | Brownfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 1110 | Distance to Bus Stop from site access | 790 |
| Distance to Primary School from centre of site | 850 | Distance to Primary School from site access | 630 |
| Distance to Local Centre from centre of site | 810 | Distance to Local Centre from site access | 530 |
| Distance to Post Office from centre of site | 1210 | Distance to Post Office from site access | 900 |
| Distance to Health Centre from centre of site | 1230 | Distance to Health Centre from site access | 970 |
| Distance to Secondary School from centre of site | 850 | Distance to Secondary School from site access | 550 |
| Distance to open space from centre of site | 330 | Distance to open space from site access | 20 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | Overhead power lines cross site | | |
| | Mitigatable | | Comments |
| Contaminated Land | Vast majority within historical landfill site | | |
| Environmental | Within National Forest Overhead power lines cross site Proposed Local Wildlife site within southwestern corner Agricultural Land Grade 3 Likely to be contaminated land issues with former brickwork use | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | Site proposed by DWH; owned by Ibstock Brick | | |
| Can the constraints be mitigated | Power lines and contaminated land would not prevent the site being developed. | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Yes – David Wilson homes | | |
| Timeframe for development | 2 nd 5 years | | |
| Estimated number of dwellings | 200-240 | | |
| Estimated Density | | | |
| Estimated Build Rate | 40 dwellings per annum | | |

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| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | The density takes into account contaminated land issues and pointed out by agent that only part of the site is subject to previous use as brickworks. Overhead power lines will not prevent development taking place. |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|--|---|--|
| Parish | Ibstock | | |
| As Ref | Ib14 | | |
| Related/Previous Site References | PKA H61 | Grid Reference | X |
| | | | Y |
| Site Description | Land off Hinckley Road, Ibstock | Site size | 1.82 Ha |
| Current Use | Farm land | Adjacent Uses | Resi / agri |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 510 | Distance to Bus Stop from site access | 410 |
| Distance to Primary School from centre of site | 750 | Distance to Primary School from site access | 640 |
| Distance to Local Centre from centre of site | 510 | Distance to Local Centre from site access | 390 |
| Distance to Post Office from centre of site | 520 | Distance to Post Office from site access | 410 |
| Distance to Health Centre from centre of site | 440 | Distance to Health Centre from site access | 330 |
| Distance to Secondary School from centre of site | 850 | Distance to Secondary School from site access | 740 |
| Distance to open space from centre of site | 290 | Distance to open space from site access | 270 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | c30% of southern part of site within Flood Zone 3 | | |
| | Mitigatable | Comments | 0.27Ha of the site within Flood Zone 3 |
| Contaminated Land | No known issues | | |
| Environmental | Eastern extent falls within Highways Consultancy Zone Across road from Conservation Area Within National Forest Agricultural Land Grade 3 | | |
| Topographical | c30% of southern part of site within Flood Zone 3 | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Promoted by Andrew Granger – no site specific interest | | |
| Timeframe for development | 2 nd 5 years | | |
| Estimated number of dwellings | 47 (based on the 1.55Ha that is outside of Flood Zone 3) | | |
| Estimated Density | 30 dwellings per hectare | | |
| Estimated Build Rate | 30-40 dwellings per hectare | | |
| Excluded from consideration | | | |
| Comment | Part of the site is at risk of flooding but remainder of site may | | |

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| | potentially be suitable for development. |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|---|---|---------------------|
| Parish | Ibstock | | |
| As Ref | Ib15 | | |
| Related/Previous Site References | PKA H17 | Grid Reference | X |
| | | | Y |
| Site Description | Land at Station Road, Ibstock. Undulating pastoral site on the south western edge of the village with an urban edge character and adjoined by existing housing. Some mature hedgerows and trees on the site | Site size | 4.71 Ha |
| Current Use | Agricultural | Adjacent Uses | Resi / agricultural |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Residential / Urban edge. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 570 | Distance to Bus Stop from site access | 410 |
| Distance to Primary School from centre of site | 510 | Distance to Primary School from site access | 420 |
| Distance to Local Centre from centre of site | 540 | Distance to Local Centre from site access | 380 |
| Distance to Post Office from centre of site | 560 | Distance to Post Office from site access | 400 |
| Distance to Health Centre from centre of site | 480 | Distance to Health Centre from site access | 330 |
| Distance to Secondary School from centre of site | 690 | Distance to Secondary School from site access | 590 |
| Distance to open space from centre of site | 280 | Distance to open space from site access | 140 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | Agricultural Land Grade 2 / 3 | | |
| | Mitigatable | | Comments |
| Contaminated Land | | | |
| Environmental | Within National Forest Agricultural Land Grade 2 / 3 c230m from Conservation Area | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | Eastern extent just within Highways Consultancy Zone Sole existing access is opposite Thorndale and with a blind corner when travelling NW. Pumping station on edge of site near existing access | | |
| Ownership | Site suggested by LCC | | |
| Can the constraints be mitigated | Would be unreasonable to reject the site at this stage due to agricultural land classification | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable | | |

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| | housing viability assessment. |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 135 |
| Estimated Density | 30 |
| Estimated Build Rate | 30 to 40 dwellings per annum |
| Excluded from consideration | |
| Comment | Given the size of the site it would not be reasonable at this stage to reject the site on agricultural land grounds |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|--|---|--|
| Parish | Ibstock | | |
| As Ref | Ib16 | | |
| Related/Previous Site References | Site included as part of "South of Ashby Road" in Core Strategy Further Consultation Document PKA H11 | Grid Reference | X |
| | | | Y |
| Site Description | Land at Ashby Road, Ibstock (south) | Site size | 8.50 Ha |
| Current Use | Countryside | Adjacent Uses | Resi, countryside |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Urban edge but with an area of separation between Ibstock and Heather. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 870 | Distance to Bus Stop from site access | 810 |
| Distance to Primary School from centre of site | 490 | Distance to Primary School from site access | 630 |
| Distance to Local Centre from centre of site | 870 | Distance to Local Centre from site access | 810 |
| Distance to Post Office from centre of site | 870 | Distance to Post Office from site access | 810 |
| Distance to Health Centre from centre of site | 775 | Distance to Health Centre from site access | 820 |
| Distance to Secondary School from centre of site | 650 | Distance to Secondary School from site access | 820 |
| Distance to open space from centre of site | 135 | Distance to open space from site access | c300 (three separate open space areas) |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | "Hazardous materials storage" 300m from site entrance Heather Landfill Site 250m from site entrance Heather Brickworks 370m from site entrance Tip 510m from site entrance Within National Forest Agricultural Land Grade 3 | | |
| Environmental | No known issues | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |
| Can the constraints be mitigated | No known contaminated land issues which directly affect the site | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Yes – Bellway Homes | | |
| Timeframe for development | 2 nd 5 years | | |
| Estimated number of dwellings | 285 | | |

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| Estimated Density | |
| Estimated Build Rate | |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Suitable to include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|--|---|--------------------|
| Parish | Ibstock | | |
| As Ref | Ib18 | | |
| Related/Previous Site References | Part PKA C13 Site completely contains Ib6 and Ib7 Site abuts Ib8 Gently undulating arable land with a public byway crossing the site from Ravenstone Road. Low hedges to most boundaries. The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land. | Grid Reference | X |
| | | | Y |
| Site Description | Melbourne Road / Leicester Road, Ibstock | Site size | 30.11 Ha |
| Current Use | Agriculture / Countryside | Adjacent Uses | Countryside / Resi |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Urban edge although the open site does contribute to the setting of this part of the village. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 1380 | Distance to Bus Stop from site access | 1290 |
| Distance to Primary School from centre of site | 1160 | Distance to Primary School from site access | 1110 |
| Distance to Local Centre from centre of site | 1120 | Distance to Local Centre from site access | 1010 |
| Distance to Post Office from centre of site | 1470 | Distance to Post Office from site access | 1390 |
| Distance to Health Centre from centre of site | 1540 | Distance to Health Centre from site access | 1450 |
| Distance to Secondary School from centre of site | 1120 | Distance to Secondary School from site access | 1030 |
| Distance to open space from centre of site | 200 | Distance to open space from site access | 250 |
| Additional Accessibility information | POS is proposed as part of indicative masterplan | | |
| Constraints | | | |
| Identified Red constraint | Site partially (c33%) Agricultural Land Grade 2 | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2 Site mainly (c66%) Agricultural Land Grade 3 | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues | | |

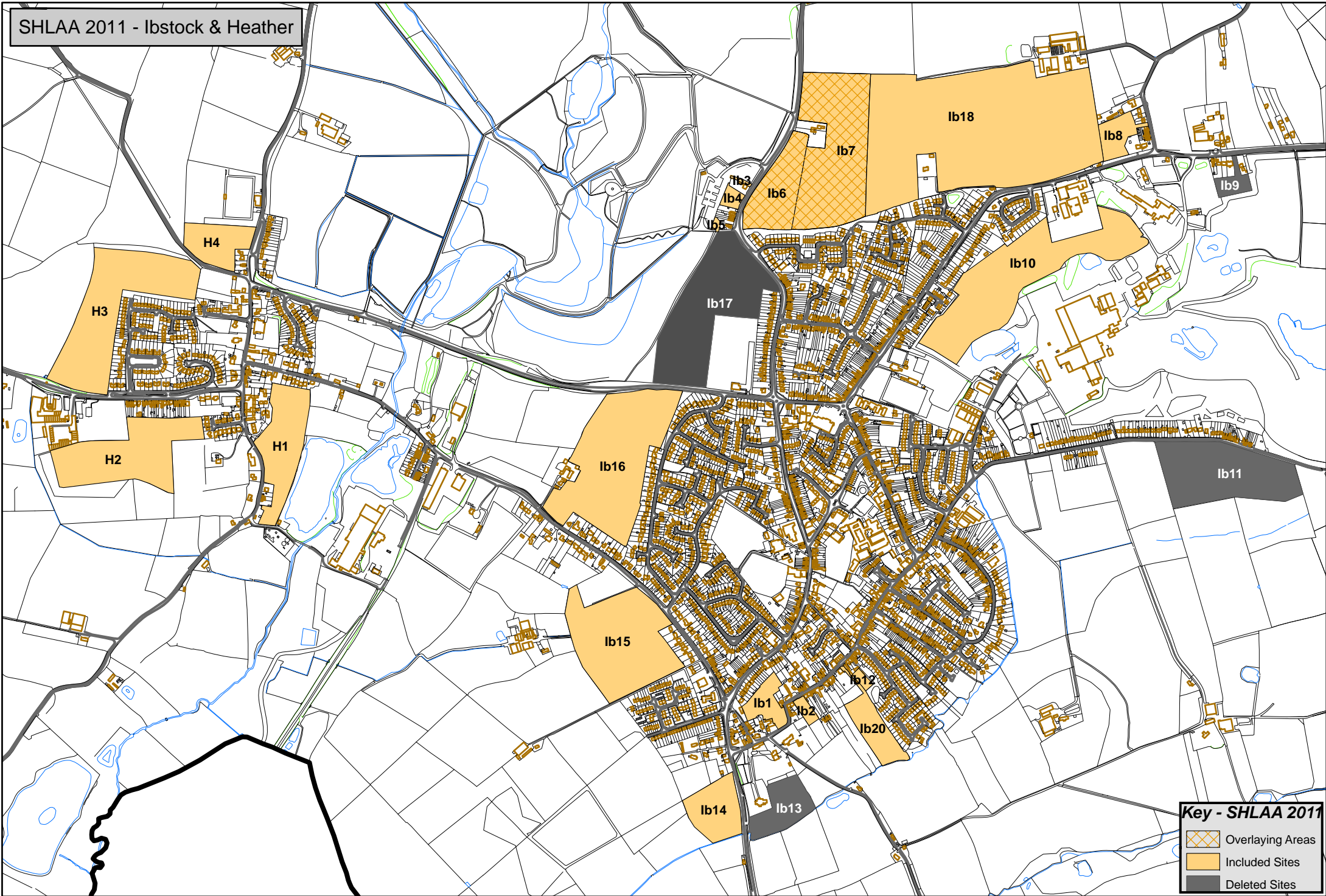
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| Can the constraints be mitigated | |
| Possible mitigation measures | |
| Availability/ Achievability | |
| Market Interest | Site promoted by a Planning Agent. |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 300 |
| Estimated Density | 30 DPH |
| Estimated Build Rate | 2 nd and 3 rd 5 years |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

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|--|---|---|---|
| Parish | Ibstock | | |
| As Ref | Ib20 | | |
| Related/Previous Site References | | Grid Reference | X Y |
| Site Description | Site is a Local Plan Housing Allocation. There is a stream running along the SE/NE borders of the site and, potentially, ransom strips and all 3 accesses off Legion Drive. Access off High Street would require demolition of 111a High Street (in Conserv'n Area) | Site size | 1.56 Ha |
| Current Use | Agricultural | Adjacent Uses | Resi / Agri / open fields |
| Land Type | Greenfield | | |
| Site Location | Ibstock | | |
| Character of surroundings | Dwellings (Legion Drive) / Agricultural | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 190 | Distance to Bus Stop from site access | 10 |
| Distance to Primary School from centre of site | 220 | Distance to Primary School from site access | 30 |
| Distance to Local Centre from centre of site | 175 | Distance to Local Centre from site access | 0 (within) |
| Distance to Post Office from centre of site | 210 | Distance to Post Office from site access | 30 |
| Distance to Health Centre from centre of site | 250 | Distance to Health Centre from site access | 110 |
| Distance to Secondary School from centre of site | 560 | Distance to Secondary School from site access | 380 |
| Distance to open space from centre of site | 85 | Distance to open space from site access | 0 (adjacent) |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | South East of site (<5% of total) within Flood Zone 3 | | |
| | Mitigatable | Comments | 0.15Ha of the site is within Flood Zone 3 |
| Contaminated Land | No Known Issues | | |
| Environmental | Site adjacent curtilage of two Grade II Listed Buildings (119 and 121 High Street) Site within National Forest Grade 3 Agricultural Land | | |
| Topographical | South East of site (<5% of total) within FZ3 | | |
| Planning Policy | Site is part of Local Plan Housing Allocation H4i | | |
| Accessibility | Accesses off Thomas Street, Hextall Drive and Brick Kiln Close all may be subject to ransom strips and will also have to cross the stream. Access off High Street, already a tight highway, will require demolition of a dwelling in a Conservation Area High Street section of site within Highways Consultancy Zone | | |
| Ownership | There are 3 rd party ownership issues (see above). Site has been promoted by 2 interested parties | | |
| Can the constraints be mitigated | Outside of planning policy's control | | |
| Possible mitigation | | | |

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| measures | |
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| Availability/ Achievability | |
|-------------------------------|------------------------------|
| Market Interest | Some developer interest |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 47 |
| Estimated Density | 30 dwellings per hectare |
| Estimated Build Rate | 30 to 40 dwellings per annum |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |



0 225 450 900 Meters