

ELLISTOWN – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Ellistown 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

- Ellistown has a primary school (Ellistown Community Primary School). No capacity issues have been identified at present but further expansion of the school would be difficult due to site limitations. A potential shortfall in capacity of 7 places has been identified for the end of the period January 2025 to 2026.
- The closest secondary school is in Coalville (The Newbridge School). The Newbridge School is an 11-16 school. It is over capacity and the future growth in numbers is linked to the South East Coalville development. Expansion of the school is possible. The school can be accessed by the No 15 Bus Service with a bus stop approximately 600m to the south.
- Ellistown is served by several bus services, including the No 15 (Ravenstone – Ibstock, 30min – hourly), No 26 (Leicester- Coalville, hourly), No 125 (Castle Donington – Leicester, infrequent). The infrequent bus service No 159 (Coalville – Hinckley) ceased in February 2023.
- Ellistown has two local convenience stores (Londis and Sai Stores).
- Ellistown has a designated employment site within the settlement (South Leicester industrial Estate).

Other services and facilities

- The settlement also has a community centre at the primary school, a working men’s club, place of worship, formal recreation and informal recreation facilities. The closet GP surgery and pharmacy are located in Hugglescote.

Settlement Features

- **National Forest** - The settlement and surrounding area is in the National Forest.
- **Minerals Consultation Area (MCA) for Brick/Clay**– The southern part of the settlement has the potential for the potential presence of brick/clay resources and impacts E1 and E3.
- **Coal Development Risk Areas –**
 - The settlement and surrounding area have a low risk of unrecorded coal mining related hazards.
- **Leicestershire and South Derbyshire Coalfield Landscape Character Area (LCA)** – The settlement and surrounds is located within this LCA.
- **Ellistown and Battleflat Neighbourhood Plan** – This Neighbourhood Plan was made in July 2019.
- **Bardon Quarry Site of Special Scientific Interest (SSSI)** – Ellistown is located in the Impact Risk Zone for the Bardon Quarry SSSI.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies four sites for housing in Ellistown. A further site (E9) was submitted and reported to Local Plan Committee in May 2021. However, the promoter confirmed it should be deleted prior to the final publication of the SHELAA.

Site Reference	Site Address
E1	Whitehill Road
E3	Off Whitehill Road
E7	Land between Midland Road and Leicester Road
E8	The Paddock near St Christophers Park

A Vision Document has been submitted with respect to site E7 and identifies a site capacity of between 150-200 homes. Therefore a figure of 180 homes has been used in this assessment.

STAGE 2 – SITE SIEVE

One site was sieved out at this stage, leaving three sites for further assessment.

Site Reference	Site Address	Reason for being sieved out
E8	The Paddock near St Christophers Park	Detailed planning permission

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	-
SA3	Help create the conditions for communities to thrive	E1 and E3 score minor positive E7 scores minor negative
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	0
SA6	Enhance the vitality and viability of existing town centres and village centres	++
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	+
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	E1 and E3 score significant positive E7 scores minor positive
SA9	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	0
SA11	Ensure the District is resilient to climate change	0
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	E1 scores minor positive E3 and E7 score uncertain
SA14	Ensure land is used efficiently and effectively	E1 scores minor positive E3 and E7 score significant negative
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	0
SA16	Protect water resources and ensure they are used efficiently	0
SA17	Ensure the efficient use of natural resources, including reducing waste generation	E1 and E3 score uncertain E7 scores neutral

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

E1 – Whitehill Road (0.46ha / about 11 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology all sites in Ellistown are within a good walking distance to employment, public transport, and informal and formal recreation. This site is also within a good walking distance to the local convenience store and the primary school. Like all sites in Ellistown, travel outside the settlement is required to access secondary education and GP and pharmacy services. The closest bus stops (regular service) are located on Whitehall Road, approximately 90 -215m from the site. These stops provide access to the frequent No 26 Service (Leicester to Coalville) as well as the more infrequent services.

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	?	

All sites perform well against SA1, SA4 and SA6 and poorly against SA12. In terms of E1, due to its good proximity to all local services and public transport this site scores a minor positive against SA3 and a significant positive against SA8. A minor positive is recorded in terms of SA13 as the site is located within the settlement boundary and development would improve the appearance of the landscape/townscape. The site is located within a mineral safeguarding area and its impact is unknown when scored against SA17.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 1%.

- Open site (Grade 3 Agricultural Land) to the rear of residential properties that front onto Whitehill Road. It is located within the Limits to Development with landscaping and trees around the site perimeter. It would appear that this land has previously been used for the keeping of horses and livestock as well as the growing of vegetables. A LDC has been sought to establish the use of the land as incidental to the enjoyment of a dwelling house. However, information was insufficient to establish this.
- The site appears to be landlocked with no suitable access to the highway network and would be unacceptable to the Highway Authority.
- With respect to ecology, the site is considered acceptable with mitigation and undertaking of a bat survey.
- An area TPO encompasses a significant part of the site and would impact on site layout and capacity.
- Neighbourhood Plan –Site identified as an ‘Area of Environmental Interest’ in terms of hedgerows and trees. Proposals which are positive in biodiversity terms are encouraged.
- There is the potential for the presence of brick/clay across the site.
- The site is in a wider parcel of land (15ELL-A) deemed to have low landscape sensitivity and low visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is being promoted by the landowner with no evidence of developer interest and can only be considered potentially available. There are also questions over the site’s suitability particularly relating to highway issues and relationship with the settlement and pattern of development.

E3 – Off Whitehill Road (3.3ha / about 62 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology all sites in Ellistown are within a good walking distance to employment, public transport, and informal and formal recreation. This site is also within a good walking distance to the local convenience store and the primary school. Like all sites in Ellistown, travel outside the settlement is required to access secondary education and GP and pharmacy services. The closet bus stops (regular service) are located on Whitehall Road, approximately 185 -300m from the site. These stops provide access to the frequent No 26 Service (Leicester to Coalville) as well as the more infrequent services.

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	?	

All sites perform well against SA1, SA4 and SA6 and poorly against SA12. In terms of E3, due to its good proximity to all local services and public transport this site scores a minor positive against SA3 and a significant positive against SA8. The impact on landscape sensitive has been scored as uncertain (SA13)

with it being a greenfield site that is outside of the limits to development. A significant negative is scored against SA14 as this site is a greenfield that exceeds 1 hectare in size. The site is located within a mineral safeguarding area however its impact is unknown when scored against SA17.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 6%.
- An irregular shaped parcel of agricultural land (Grade 3 Agricultural) located adjacent to the Limits to Development with countryside to the west. Abuts Site E1.
- Part of site formed part of a larger site that was considered for the development of 345 dwellings and supporting infrastructure (14/01106/OUTM). This application was refused.
- There are local highway issues in terms of capacity at the double mini roundabout, which would need to be resolved as part of any new development. If these can be overcome no specific objections raised.
- Potential presence of badgers on site and for Great Crested Newts. Survey work and mitigation needed but no objection is raised.
- Neighbourhood Plan – Wesleyan Chape adjacent to site E3, is identified as a building of Local Heritage Interest and NP Policy expects its features to be conserved. This is a non-designated heritage asset and not nationally listed.
- Potential for the presence of brick/clay across the site.
- The site is in a wider parcel of land (15ELL-A) deemed to have low landscape sensitivity and low visual sensitivity for housing (Landscape sensitivity Study).

Deliverability/Developability – The site is promoted by the landowner with no evidence of developer interest and therefore considered potentially available. There are also questions over the site's suitability particularly in terms of highway issues and the relationship with the settlement and pattern of development.

E7 – Land between Midland Road and Leicester Road (9.59ha / about 180 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology all sites in Ellistown are within a good walking distance to employment, public transport, and informal and formal recreation. This site is also within a reasonable walking distance to the local convenience store and the primary school. Given the extent of the site, levels of accessibility will vary although all parts of the site are within good and reasonable walking distances for these services. Like all sites in Ellistown, travel outside the settlement is required to access secondary education and GP and pharmacy services. The closest bus stops (regular service) are located on Ibstock Road/Leicester Road and Midlands Road, approximately 200m to 425m from the site. These stops provide access to the frequent No 15 Service (Ibstock to Coalville) as well as the more infrequent services.

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

All sites perform well against SA1, SA4 and SA6 and poorly against SA12. In terms of E7, it scores a minor negative against SA3 as it is reasonably located to some services (shop and school), whereas the other sites are well located to all services. The reasonable level of access to some services is also reflected in its minor positive score against SA8, although access to public transport is considered good. The impact on landscape sensitive is uncertain (SA13) with it being a greenfield site that is outside of the limits to development. A significant negative is scored against SA14 as this site is a greenfield and over 1 hectare in size.

Key Planning Considerations –

- Development of the site would increase housing in the settlement by 23%.
- Irregular shaped site comprising agricultural land (Grade 3) located between Midland Road (to the east) and Leicester Road (to the south). Relatively flat site in the east that dips down to the rear of Channing Way. Bounded by mature hedgerows and trees and a number of hedgerows also bisect the site. Public footpath crosses the site, north to south and overhead pylons cut across the western part of the site.
- Permission was sought for the development of this site for up to 185 dwellings (17/00181/OUTM). This application was withdrawn.
- Highways concerns have previously been raised in terms of local road capacity, traffic speeds and speed limits as well as localised capacity issues at the double mini roundabout which would need to be overcome. This would need a co-ordinated approach with Employment Site EMP24. Midland Road is subject to both national and 30mph speed limits and the provision of a suitable access would need to be demonstrated, along with connections to existing footpaths.
- Potential for the presence of badgers and BAP habitats and further survey work suggested. No objection raised and mitigation would be appropriate with the inclusion of hedgerow buffer zones.
- Neighbourhood Plan – No issues
- The southwest corner of the site encroaches into the Tip Site Consultation zone, requiring consultation with the Environment Agency.
- The site is in a wider parcel of land (15ELL-A) deemed to have low landscape sensitivity and low visual sensitivity for housing (Landscape Sensitivity Study).

Deliverability/Developability – The site is promoted by the owner (site promoter) with a house builder interest and its availability was confirmed in 2022. The site is also in a suitable location for housing development and there is a reasonable prospect it will be available and could potentially be developed

during the Local Plan period. However, there are questions over the site's suitability relating to the scale of development and highway issues.

STAGE 5 – OVERALL CONCLUSIONS

Having regard to the outcome of the SA, E1 scores the best of all the sites. Sites E3 and E7 do not score so well in terms of Land Efficiency (SA14), and Site E7 does not score so well in terms of SA3 (Community) and SA8 (Sustainable Travel). Generally, all sites have good access to public transport, employment and recreation. Sites E1 and E3 have better access to the local store and primary school. However, although E7 does not score so well in this respect it does still have reasonable access to these facilities.

Of the three sites assessed:

Site E1 is located within the Limits to Development. However, the site appears landlocked and highway objections have been raised. A TPO encompasses a significant part of the site and development would be at odds with the linear pattern of development.

Site E3 has potential local highway issues regards the capacity at the double mini roundabout, which would need to be addressed although no objections have been raised on technical grounds. However, the site is not well related to the existing built form and would extend the settlement back from the road further than the linear pattern of development.

Site E7 has potential for local highway issues regards the capacity at the double mini roundabout, which would need to be addressed although no objections have been raised on technical grounds. The scale of the site would allow a link road between Midlands Road and Leicester Road, which has been suggested as a means of addressing the highway concerns raised, although further work still needs to be undertaken on this matter.

However, it is a large greenfield site with significant development proposed and there are concerns over the scale of the development proposed and its impact on the wider area and its open character. It is however considered to have a better relationship with the pattern of development with reasonable access to local services. It is therefore suggested that a smaller development would be preferable, and the site area be reduced to comprise the most eastern field, that fronts onto Midlands Road.

Recommendations

Allocate **Land at Midland Road (E7)** for around 69 dwellings with a reduced site area of 2.75 hectares.