

Site Information										
Housing Code		E1	Site Address		Whitehill Road, Ellistown			Settlement	ELLISTOWN	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		0.46		
Ellistown			Ellistown			Site Capacity*	Dwellings	11		
Settlement Tier			Settlement Tier			Emp (m ²)				
Sustainable Villages			Sustainable Villages			Periods and Build Rates				
Within			Within Boundary			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?		Within	Distance from sustainable boundary		Within Boundary	D		11		
						E				
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Suitable	
									Potentially Available	
									Not Currently Achievable	

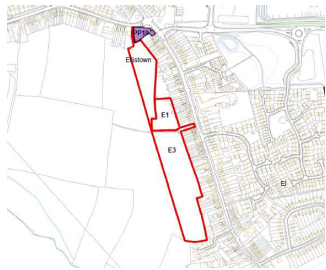


Quantitative Assessment			
Services			
Local Services		Ibstock	Employment
Convenience Store		Londis, Ellistown	South Leicester Industrial Estate, Ellistown
Primary School		Ellistown Community Primary	Public Transport
Secondary School		The Newbridge School	Within 800m, 26 - Leicester to Coalville, Hourly
GP Surgery		Hugglescote Surgery	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Masons Chemists, Hugglescote
Constraints			
Rights of Way		None	Biodiversity and Geodiversity
Previously developed?		Part - 11%-15% - buildings and solar panels on part of site	None
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		Part of site	3
			Minerals Safeguarding
			Brick Clay
			Waste Safeguarded Sites
			None

Qualitative Assessment

The site is located to the rear of residential properties to the west of Whitehill Road. The site borders the curtilage of residential properties to the east and there is open agricultural land (grade 3) to the south and west of the site. There is some vegetation and trees around the perimeter of the site.

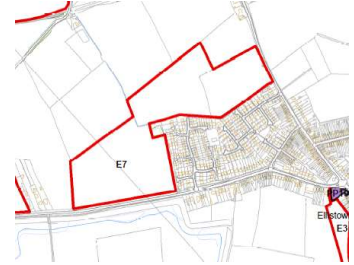
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has a standalone character and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is a wedge shape parcel of land to the rear of existing housing. The site is an established defined plot, separated by the larger adjacent fields by the mature landscaping. The site is well related to the built development fronting onto the highway and subject to the retention of the landscaping could be developed without significant visual impact. The development would not respond to the linear form of the adjacent development, but this could be balanced by the limited visual impact beyond the site.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known assets.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated a bat survey would be needed up front as there is the potential for bat roosts in buildings. If bats are found mitigation would be needed. Site is considered acceptable with mitigation namely the retention of a 5m buffer zone along boundary hedge; not to be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highway Authority stated the site does not appear to have a suitable access to the highway network, and therefore would be unacceptable to the Highway Authority.

Site Information										
Housing Code		E3	Site Address				Off Whitehill Road, Ellistown		Settlement	ELLISTOWN
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	3.3			
Settlement			Settlement			Site Capacity*	Dwellings	62		
Tier			Tier			Emp (m²)				
Relationship to Limits to Development?			Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20	
Adjoining			Adjoining Boundary			E			62	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Ibstock	Employment	South Leicester Industrial Estate, Ellistown
Convenience Store		Londis, Ellistown	Public Transport	Within 800m, 26 - Leicester to Coalville, Hourly
Primary School		Ellistown Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School		The Newbridge School	Informal recreation	Within 800m walking distance
GP Surgery		Hugglescote Surgery	Pharmacy	Masons Chemists, Hugglescote
Constraints				
Rights of Way		None	Biodiversity and Geodiversity	None
Previously developed?		No	Soil Resources	3
Flood risk		Flood Zone 1	Minerals Safeguarding	Brick Clay
Tree Preservation Order?		Adjacent to site	Waste Safeguarded Sites	None

Qualitative Assessment
<p>The site is a linear parcel of agricultural land running to the west of Whitehill Road from the rear of the former public house (The New Ellistown) in the north to the rear of Old School Close to the south. There is a triangular shaped field to the rear of Nos.26 to 90 Whitehill Road that is not included in this site boundary (SHELAA Site E1). There are residential dwellings to the east of the site that front onto Whitehill Road. To the south and east is agricultural land. The site is Grade 3 agricultural land.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has a standalone character and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	The site is a rectangular shape parcel of land to the rear of existing housing. The site runs parallel to E1 and is in agricultural use. The site is well related to the built development fronting onto the highway although there is countryside to the north and west. However, this part of Ellistown is characterised by linear development and although well related to the east, development of the site would not respond to the prevailing character. The visual impact would however be reduced by the housing to the east and south. Significant landscaping would be required along the exposed boundaries to integrate more successfully.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology state there are known Great Crested Newts in the ponds to the south, circa 150m away. A Great Crested Newt survey or entry into the Great Crested Newt District Level Licensing Scheme would be required. There is the potential for badgers to be on site. The site is of no particular habitat value therefore there would be opportunities for enhancement. Overall the site is considered acceptable with mitigation.
Highway Safety	The site has the potential for adequate access to the road network, and it is possible that impacts on the road network can be mitigated to an acceptable level.	The Highway Authority states there are localised capacity issues within Ellistown at the double mini roundabouts, which would need to be resolved as part of any new development. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.

Site Information										
Housing Code		E7	Site Address		Land between Midland Road and Leicester Road, Ellistown			Settlement	ELLISTOWN	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	9.59			
Settlement			Settlement			Site Capacity*	Dwellings	180		
Sustainable Villages			Sustainable Villages			Emp (m ²)				
Tier			Tier			Periods and Build Rates				
Relationship to Limits to Development?			Distance from sustainable boundary			D	0 - 5	6 - 10	11 - 20	
Adjoining			Adjoining Boundary			E		180		
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Ibstock	Employment	South Leicester Industrial Estate, Ellistown
Convenience Store		Londis, Ellistown	Public Transport	Within 800m, 26 - Leicester to Coalville, Hourly & 15 - Ibstock-Coalville-Ravenstone, every 30 mins
Primary School		Ellistown Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School		The Newbridge School	Informal recreation	Within 800m walking distance
GP Surgery		Hugglescote Surgery	Pharmacy	Masons Chemists, Hugglescote
Constraints				
Rights of Way		PROW running N-S through site	Biodiversity and Geodiversity	None
Previously developed?		No	Soil Resources	3
Flood risk		Flood Zone 1	Minerals Safeguarding	None
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
<p>E4 - The site is a rectangular parcel of agricultural land to the west of Midland Road. The site is relatively flat and bound by mature hedgerows and trees. To the south of the site are existing residential dwellings, to the north and west is agricultural land. To the east, on the opposite side of Midland Road are allotments. There is a public footpath running along the western boundary. The site is grade 3 agricultural land.</p> <p>E5 - The site is agricultural land and is located to the north of Channing way and to the west of SHELAA site E4 and east of SHELAA site E6. To the south of the site are residential dwellings and to the north is agricultural land. The site is bound by mature hedgerows. A public footpath runs along the eastern side of the site and the site is grade 3 agricultural land.</p>

E6 - The site is agricultural land and is located to the north of Leicester Road. The site slopes downwards away from the road and is bound by mature hedgerows; there are also mature trees in places around the boundary of the site. To the east of the site is residential development and there is agricultural land to all other sides. SHELAA Site E5 adjoins the north east corner of the site. There is an overhead pylon that runs north to south diagonally across the centre of the site. The site is grade 3 agricultural land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the site will provide the opportunity to improve the Green Infrastructure network.	Hedges form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There is no significant landscaping within the site. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	The site may have an impact on sensitive landscape or townscape characteristics, but it is possible that it can be mitigated to an acceptable level.	E4 - The site would adjoin the residential estate to the south and south-west which forms the backdrop when viewed from the north. This estate forms part of the built-up settlement of Ellistown. Development of the site would materially change the character of the site but would be well related to the development to the south and south-west. Furthermore, when viewed from the south the existing estate would intervene. The site is therefore reasonably well related to the existing settlement. E5 - The site would adjoin the residential estate to the south and south-east which forms the backdrop when viewed from the north. This estate forms part of the built-up settlement of Ellistown. Development of the site would materially change the character of the site but would be well related to the development to the south and south-east. Furthermore, when viewed from the south the existing estate would intervene. The site is therefore reasonably well related to the existing settlement. E6 - The site would adjoin the residential estate to the east which forms the backdrop when viewed from the west. This estate forms part of the built-up settlement of Ellistown. Development of the site would materially change the character of the site but would be well related to the development to the east. Furthermore, when viewed from the east the existing estate would intervene. The site is therefore reasonably well related to the existing settlement.
Historic and Cultural Assets	The site may have the potential to affect a heritage asset(s), but it is possible that it can be mitigated to an acceptable level.	The site was subject of a planning application for residential development that was accompanied by a heritage impact assessment. This concluded there would be no harm to heritage assets. Although requiring further assessment specific to any subsequent application it is considered the site could potentially be developed without harm to heritage assets.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known contamination.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	E4 - The hedgerows may be a potential BAP habitat. A hedgerow survey would be required, and the hedgerows should be retained with buffer zones. Overall, the site is considered acceptable with mitigation. E5 - There is the potential for badger to be on site. The hedgerow may be a potential BAP habitat. A badger survey and a hedgerow survey would be required. The hedgerows should be retained with a 5m buffer zone. Overall, the site is considered acceptable with mitigation. E6 - There is the potential for badger to be on site. The hedgerow may be a potential BAP habitat. A badger survey and a hedgerow survey would be required. The hedgerows should be retained with a buffer zone. Overall, the site is considered acceptable with mitigation.

Highway Safety	<p>The site has the potential for adequate access to the road network, and it is possible that impacts on the road network can be mitigated to an acceptable level.</p>	<p>The site does not have a current satisfactory vehicular access. At the previous application, concern was raised over the potential risk to highway safety. Satisfactory capacity of the local road network, traffic speeds and junctions would need to be demonstrated as part of any application and assessed by the Highway Authority.</p> <p>There are localised capacity issues within Ellistown at the double mini roundabouts, which would need to be resolved as part of any new development. If this can be overcome, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably.</p> <p>E4 - Midland Road is subject to both national and 30mph speed limits at the site frontage with the highway, details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated. Connections with existing footpaths would need to be considered to specific proposals.</p> <p>E5 - The site also does not appear to have a connection to the highway. Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.</p> <p>E6 - Details to show a suitable access in accordance with the 6C's Design Guide would need to be demonstrated.</p>
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