

IBSTOCK – SITE ASSESSMENT

SETTLEMENT SUMMARY

Settlement Hierarchy

- Ibstock is a Local Service Centre in the adopted Local Plan.
- It is proposed to remain as a Local Service Centre in the new Local Plan.

Key services and facilities

- Ibstock has two primary schools (St Denys C of E Infant School and Ibstock Junior School). There are both located on constrained sites where expansion is not possible. If further housing is planned for Ibstock, a new school site and school will be required.
- Ibstock Community College is an 11-16 school. The school is expected to be over capacity from January 2023, with the growth in pupil numbers linked to the South East Coalville development. The school is exploring options to increase pupil capacity using S106 funds.
- Ibstock has a designated local centre and a main grocery retailer (Co-op) and several other convenience shops through the village.
- Ibstock has several employment sites in the settlement (Ibstock Brick, Leicester Road and Spring Road Industrial Estate). The closest primary employment areas are in the Coalville Urban Area.
- Ibstock is served by the half hourly 15 bus service, providing connections to Coalville and Ravenstone.

Other services and facilities

- Ibstock also has a GP surgery, two pharmacies, a community library, a community centre, several public houses, places of worship and formal/informal recreation opportunities.

Settlement Features

- **Flood Zones 2/3a/3b** – land to the south/south east of the settlement is in an area at risk of flooding.
- **Ibstock Conservation Area** – there are two parts to the Conservation Area; land to the north and south of High Street; and land to the south of the settlement including the Church of St Denys.
- **National Forest** – Ibstock and its surroundings are located in the National Forest.
- **Newton Burgoland Site of Special Scientific Interest (SSSI)** – at its nearest point, this designation is located c.1.9km to the south-west of Ibstock.
- **Minerals Consultation Area (MCA) for brick clay** – land to the north, east and west of Ibstock are in this MSA (sites Ib9, Ib11, Ib24, Ib13, Ib18, Ib21, Ib23, Ib26, Ib28 and Ib30 and are either wholly or partly impacted).
- **Minerals Consultation Area (MCA) for sand and gravel** – land to the north, west and south is in this MSA. (Sites Ib18, Ib20, Ib21, Ib23, Ib26 are wholly or partially impacted).
- **Minerals Consultation Area (MCA) for at or near surface coal** – land to the north and west of Ibstock is in this MSA (sites Ib15, Ib19, Ib23, Ib18 and Ib28 are either wholly or partly impacted).
- **Coal Risk Development Areas** – The majority of Ibstock and the surrounding area (including all the housing assessment sites) has a low risk of unrecorded coal mining related hazards.

- **Leicestershire and South Derbyshire Coalfields Landscape Character Area (LCA)** – The settlement and the surrounding area is in this LCA.

STAGE 1 - SITE IDENTIFICATION

The 2021 SHELAA identifies 17 sites for housing in Ibstock:

Site Reference	Site Address
Ib8	Leicester Road
Ib11	Pretoria Road
Ib13	Hinckley Road (east)
Ib15	Station Road (Clare Farm)
Ib18	Land off Leicester Road
Ib19	112 – 128 Melbourne Road
Ib20	Rear of 111a High Street
Ib21	Land at Redlands House, Leicester Road
Ib22	Land adjoining 8 Curzon Street
Ib23	Land at Station Road
Ib24	Land south of Curzon Street
Ib25	Sycamores, Leicester Road
Ib26	Land west of A447
Ib27	Sunnyside Garden Centre
Ib28	Land off Blackberry Lane
Ib29	Land off New Row
Ib30	Land south of 74 to 96 Pretoria Road

As referenced as **Appendix 2**, a new site south of Water Meadow Way (Ib31), was submitted on behalf of a housebuilder as part of the Regulation 18 Local Plan consultation (January to March 2022).

STAGE 2 – SITE SIEVE

Eight sites were sieved out at this stage, leaving nine sites for further assessment.

Site Reference	Site Address	Reason for being sieved out
Ib8	Leicester Road	Remote from limits to development
Ib15	Station Road (Clare Farm)	Development complete
Ib19	112 - 128 Melbourne Road	Detailed planning permission
Ib22	Land adjoining 8 Curzon Street	< 10 dwellings
Ib25	Sycamores, Leicester Road	Remote from limits to development
Ib27	Sunnyside Garden Centre	Remote from limits to development
Ib28	Land off Blackberry Lane	Remote from limits to development
Ib29	Land off New Row	< 10 dwellings

Ib15 is identified in the adopted Local Plan as site **H1j** and is now complete. Planning permission for a gymnasium was recently obtained for **Ib19** and the gym is now operational. In January 2023, planning permission for B8, E(g)(ii), E(g)(iii) uses was granted on part of **Ib28** (22/00980/FULM). A total of 15 employment units are proposed, ranging from 153sqm to 225sqm in size.

STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	<p>lb13, lb20, lb23, lb24 and lb26 score significant positive</p> <p>lb18 and lb30 score minor positive</p> <p>lb11 and lb21 score minor negative</p>
SA2	Reduce inequalities and ensure fair and equal access and opportunities for all residents	<p>lb20 and lb24 score significant positive</p> <p>lb13, lb21, lb23 and lb26 and lb30 score minor negative</p> <p>lb11 and lb18 score significant negative</p>
SA3	Help create the conditions for communities to thrive	<p>lb13, lb20, lb24 and lb30 score minor positive</p> <p>lb18 scores minor negative</p> <p>lb11, lb21, lb23 and lb26 scores uncertain</p>
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	<p>lb11, lb18, lb20, lb21, lb23, lb24, lb26 and lb30 score significant positive</p> <p>lb13 scores minor negative</p>
SA7	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	<p>lb11, lb13, lb18, lb20, lb24, lb26 and lb30 score minor positive</p> <p>lb21 and lb23 score minor negative</p>
SA8	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	<p>lb13, lb18, lb20, lb21 and lb24 score significant positive</p> <p>lb23, lb26 and lb30 score minor positive</p> <p>lb11 scores minor negative</p>
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	Ib11, Ib18, Ib21, Ib23 and Ib30 score neutral Ib13, Ib20, Ib24 and Ib26 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	Ib20, Ib23 and Ib24 score minor positive Ib21 scores uncertain Ib11, Ib13, Ib18, Ib26 and Ib30 score significant negative
SA14	Ensure land is used efficiently and effectively	Ib21 scores minor positive Ib13 scores minor negative Ib11, Ib18, Ib20, Ib23, Ib24, Ib26 and Ib30 score significant negative
SA15	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	Ib13 scores significant negative Ib20 and Ib26 score minor negative Ib11, Ib18, Ib21, Ib23, Ib24, Ib26 and Ib30 score neutral
SA16	Protect water resources and ensure they are used efficiently	Ib11 and Ib30 score minor negative Ib13, Ib18, Ib20, Ib21, Ib23, Ib24 and Ib26 score neutral
SA17	Ensure the efficient use of natural resources, including reducing waste generation	Ib13 and Ib20 score neutral Ib11, Ib18, Ib21, Ib23, Ib24, Ib26 and Ib30 score uncertain

STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

Ib11 – Pretoria Road (5.42ha / about 102 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of informal recreation. This is to the allotments on Pretoria Road, whereas all other informal recreation opportunities are beyond 800m. The site is within a reasonable walking distance of a convenience shop, secondary education, a pharmacy, formal recreation and employment

opportunities. The site is not within a reasonable walking distance of the local centre, primary education and a GP surgery. The closest bus stops are over 800m walking distance, with some parts of the site over 1,200m.

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	-	?

Ib11 scores the most significant negative and minor negative scores (alongside Ib13). This is reflective of its comparatively isolated location (SA1, SA2, SA8), although the majority of sites in Ibstock also score significant negatives under SA12 (because they are in the Impact Risk Zone for Newton Burgoland Marshes SSSI), SA13 (landscape impact) and SA14 (loss of greenfield site). It scores minor negative under SA16 because of the potential for ground contamination (proximity to a historic landfill site).

Key Planning Considerations

- Development of the whole site would be out of keeping with the ribbon development on Pretoria Road. It is opposite housing to the north of Pretoria Road, but there is a gap between the site and existing housing to the south of Pretoria Road.
- The site is in a wider parcel of land (03IBS-D) deemed to have medium-low landscape sensitivity and medium visual sensitivity for housing (Landscape Sensitivity Study). However, the site is noted to be in an area of relative higher visual sensitivity because of the prominent intervisibility and openness of the settlement edge in this location.
- The site is within 20m of a Historic Landfill Site (Ibstock Claypit/Brickworks).
- The local highways authority has concluded that Pretoria Road is unlikely to be suitable for the amount of traffic likely to be generated.
- There are hedgerows on site which have the potential for ecological interest.

Deliverability/Developability – The site is being promoted on behalf of landowner and its availability was last confirmed in 2019. There is no evidence of developer interest. There are questions over the site’s suitability, particularly in highways and landscape/visual impact terms.

Ib13 – Hinckley Road (east) (0.94ha / about 23 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of the local centre, a convenience shop, GP surgery, employment, pharmacy, informal recreation, formal recreation and public transport. It is within a reasonable walking distance of primary and secondary schools. The nearest bus stops are around 750m from the site (St Deny’s Crescent and Gladstone Street).

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

Ib13 (alongside Ib11) has the most significant negative and minor negative scores, although the majority of the negative scores are related to environmental objectives. The key differences in terms of significant negative scores relate to flood risk within the site boundary (SA11) and the fact the site is in the Ibstock Conservation Area and the Grade II listed Archbishop Laud's Pantry is in the site boundary (SA15).

Key Planning Considerations

- Around half of the site is in Flood Zone 2a/3b/3b, including the site access.
- Development of the site would impact upon several designated heritage assets; the site is wholly located in the Ibstock Conservation Area, the Grade II listed Archbishop Laud's Pantry is in the site boundary and the site is adjacent to the Grade II* listed Church of St Deny's and the Grade II listed The Rectory and Lockers End.
- The Landscape Sensitivity Study concludes that the site is in a parcel (04IBS-E) which is of medium-high sensitivity in both landscape and visual impact terms, with the Guidance and Mitigation Considerations plan noting that the site is in an area of higher scenic quality associated with the setting of St Deny's Church.
- The Council's Conservation Officer states that the site forms part of a historic designed landscape associated with the former rectory and that development of the site would harm the significance of St Deny's Church, The Rectory and the Conservation Area and would contribute to the severance of the relationship between the agricultural land and the historic settlement core.
- There are potential for badgers and great crested newts on or in close proximity to the site. the hedgerows, grassland and trees onsite have the potential to be Biodiversity Action Plan habitats.

Deliverability/Developability – The site is being promoted on behalf of landowner and its availability was last confirmed in 2019. There is no evidence of developer interest. There are questions of the suitability of the site, primarily its impact upon designated heritage assets and as part of the site, including the site access, is in an area at greater risk of flooding, it would need to pass the sequential test (NPPF, paragraph 161).

Ib18 – Land off Leicester Road (31.1ha / about 583 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of a convenience shop, formal and informal recreation and public transport. It is within a reasonable access to employment and secondary school but not within a reasonable

walking distance of the local centre, primary school, GP surgery and pharmacy. The developers are proposing to provide a primary school and community building on site which would improve accessibility. There are bus stops adjacent to the site boundary on Leicester Road and a half hourly bus service runs past the site.

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	?	

The majority of sites in Ibstock score significant negative against SA12 (because they are in the Impact Risk Zone for Newton Burgoland Marshes SSSI), SA13 (landscape impact) and SA14 (loss of greenfield site). The main difference in terms of significant negative scores is SA2, which is a reflection of the comparative distance to schools and the local GP surgery. The site promoters are proposing to deliver a primary school at this site which would improve this score.

Key Planning Considerations

- Since the publication of the SHELAA, the site has been extended to include an additional parcel of land to the north. The site is being promoted for up to 500 homes, extra care housing, a new primary school, community building and various areas of public open space.
- The scale of development proposed would increase housing in the settlement by up to 15%.
- The highways authority has confirmed that access from Leicester Road is achievable. There is an opportunity to provide a link through the site from Leicester Road to the A447, but this is still to be agreed by the highways authority.
- The site is in a wider parcel of land (04IBS-B) deemed to have low landscape sensitivity and medium low visual sensitivity (Landscape Sensitivity Study). Public rights of way cross the site, including the National Forest Way. The LSS Guidance and Mitigation Considerations Plan notes that there are panoramic views of scenic quality from the National Forest Way out towards Donington le Heath and recommends that any development on the site should consider a vegetated buffer to the National Forest Way.
- The hedgerows around the site are potential Biodiversity Action Plan habitats. There is potential for badgers and Great Crested Newts (GCN) to inhabit the site.
- Development of the site would potentially result in the loss of Grade 2 agricultural land.

Deliverability/Developability – The site is being promoted on behalf of a housebuilder and its availability was last confirmed in 2022. The site has been extended to provide a new primary school and land for a community facility. A masterplan has been prepared by the site promoters and they have directly engaged with the local highways authority.

Ib20 – Rear of 111a High Street (2.05ha / about 38 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of the local centre, convenience shop, secondary school, GP surgery, pharmacy, employment, formal and informal recreation and public transport. It is within a reasonable walking distance of primary education. There are bus stops on Melbourne Road, around 300m from the site access.

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	

Ib20 scores a high proportion of significant positive and positive scores, many of which reflect the site's good accessibility to facilities and services (SA1, SA2, SA3, SA7, SA8). In terms of negative scores, the key differences with most sites in Ibstock are the small area of the flood risk within the site boundary (SA11) and its location partly in the Ibstock Conservation Area (SA15).

Key Planning Considerations

- A site masterplan has been prepared by the site promoters, which proposes the development of 46 dwellings.
- While the site itself is not considered unduly prominent, the Landscape Sensitivity Study does include it in a parcel of land (O4IBS-E) deemed to have medium- high landscape and medium-high visual sensitivity with a higher scenic quality associated with the setting of St Deny's Church.
- Two public rights of way run parallel with (but outside of the site's western and southern boundaries).
- Part of the site falls in the Ibstock Conservation Area (western boundary and site access). The Council's Conservation Officer has stated that development of the western part of the site would harm the significance of the Conservation Area. The site masterplan does not propose built development in this area and instead proposes new planting. However, access to the site would require the removal of a brick wall (which as stated in the Conservation Area Appraisal makes a positive contribution to the area) and this would harm the significance of the Conservation Area.
- A site access drawing has been prepared since the publication of the SHELAA which the highways authority says appears acceptable in principle (this is in contrast to the negative comments in the SHLEAA).
- A small part of the site in Flood Zone 2/3a/3b but this is towards the rear of the site and the masterplan does not propose housing in this area.

- The hedgerows bounding the site are potential Biodiversity Action Plan habitats. There is the potential for badgers and great crested newts to inhabit the sites.

Deliverability/Developability – The site is being promoted on behalf of a housebuilder and its availability was last confirmed in 2022. It is understood that there are three landowners, all of whom support the development of the site. There are questions about the site’s suitability in terms of its potential impact on the historic environment.

Ib21 – Land at Redlands House, Leicester Road (2.04 ha / about 38 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of public transport. It is within a reasonable walking distance of a convenience shop, secondary school, employment, informal recreation and formal recreation. It is not within a reasonable walking distance of the local centre, primary school, GP surgery and pharmacy. There are bus stops adjacent to the site boundary on Leicester Road with a half hourly bus service running past the site.

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	?

The site only has one significant negative score and this has been applied to all sites in Ibstock. Similarly the vast majority of sites in Ibstock have a significant positive score for SA4 and SA6. The poor scores against SA1 and SA2 are a reflection of the site’s distance from facilities and services. The site is actually adjacent to some employment uses but only has reasonable distance to an identified primary employment area (as designated in the Local Plan).

Key Planning Considerations

- The site is partly comprised of previously developed land but the majority is greenfield.
- Whilst there are small pockets of residential development in the vicinity, the surrounding land use is predominantly characterised by industrial development around Ibstock Brick (which the site shares a boundary with).
- Because of its industrial surroundings, the site is in a parcel of land (04IBS-C) deemed to have low landscape and low visual sensitivity.
- Although the site has been given a neutral SA score for pollution, there is a possibility of adverse noise and air quality impacts from Ibstock Brick.

Deliverability/Developability – The site was being promoted by the landowner; however its availability was last confirmed in 2012 and in 2019 the agent confirmed they were no longer involved in the promotion of the site. There are serious questions over the availability of the site.

Ib23 – Land at Station Road (18.4 ha / about 345 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of informal and formal recreation and public transport. It within a reasonable walking distance of a convenience shop, secondary education, employment, a GP surgery and pharmacy. It not within a reasonable walking distance of the local centre and primary school. The closest bus stop is around 350m from the site access (adjacent St Deny’s Crescent).

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	?	

The site scores two significant negatives (SA12 and SA14) and three significant positives (SA4 and SA6) which are comparable to most other sites in Ibstock. The minor negative scores are reflective of the reasonable (rather than good) distance to facilities and employment (SA2 and SA7).

Key Planning Considerations

- The scale of development proposed would increase the size of the existing settlement by around 11%.
- The site extends beyond the existing built-up limits to the south-west of the settlement. However, it is located within a wider parcel (04IBS-F) deemed to be of medium-low visual and medium-low landscape sensitivity.
- A public right of way (Q57) runs along the southern and western boundaries of the site.
- Development of the site would potentially result in the loss of Grade 2 agricultural land.
- Although the site scores neutral against SA9, the north-western part of site is adjacent to Heather Brickwork meaning there may be some noise and air quality issues.
- The local highways authority requires further information from the site promoter on how a safe and suitable access could be achieved.
- There is the potential for badgers, bat roots, bat foraging and great crested newts on site. The hedges, trees, ponds, watercourse, and potential species-rich grassland near the farm may be potential BAP habitats.

Deliverability/Developability – The site is being promoted on behalf of the landowner (Leicestershire County Council) and was submitted in 2019. The land currently has an agricultural tenant. There is no known developer interest. There are currently questions about how the site would be safely and suitably accessed.

Ib24 – Land south of Curzon Street (6.13 ha / about 115 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of the local centre, convenience shop, secondary school, employment, GP surgery, pharmacy, public transport and informal/formal recreation. It is within a reasonable walking distance of primary education. However, given the scale and length of the site (which extends some 600m from Curzon Street) and the fact that there would only be one surfaced and lit pedestrian access on to Curzon Street, there will be areas of the site where walking distances aren't as favourable. The closest bus stops are around 700m from the site access (Co-op).

Summary of SA

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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	?

Ib24 scores a high proportion of significant positive/minor positive scores which is largely a reflection of its accessibility scores (SA1, SA2, SA3, SA7 and SA8). The majority of sites in Ibstock also score significant positives under SA11 and SA14. A significant negative is scored under SA11 because of there is a (comparatively small) area at risk of flooding within the site boundary.

Key Planning Considerations

- The site is in a wider parcel of land (04IBS-D) deemed to be of medium-low landscape and medium visual sensitivity (Landscape Sensitivity Study). However, the LSS Guidance and Mitigations Plan does identify the site in an area of higher relative visual sensitivity relating to the openness and prominent intervisibility along the settlement edge and identifies a key view across the site entrance which should be considered.
- Because of the narrow frontage on to Curzon Street (c.50m), there are limited options for the positioning of the site access. The local highway authority is concerned about the formation of a crossroads with Spring Road and says it is for the promotor to demonstrate safe and appropriate access from the adopted highway.
- Part of the site is at risk of flooding (Flood Zones 2/3a/3b) but this is a comparatively small area on the south-western boundary.
- The site adjoins a candidate Local Wildlife Site (Ibstock Pasture and Stream) and has a public right of way crossing the southern part of the site.
- There is the potential for badger and bat foraging on the site. The hedges, trees and potentially species rich grassland are potential BAP habitats.

Deliverability/Developability – The site is being promoted by a strategic land promotion company and its availability was last made known in 2022. The promoters have submitted a Development Framework Plan and Site Delivery Statement to the Council. It would be possible to develop the site

outside of Flood Zones 2 & 3, however there are questions over the suitability of the site in highways and visual impact terms.

Ib26 – Land west of A447 (13.56 ha / about 254 dwellings)

Services & Facilities – In line with the parameters in the accompanying methodology, the site is within a good walking distance of employment, GP surgery, pharmacy, informal and formal recreation and public transport. It is within a reasonable walking distance of the local centre, convenience shop, primary education and secondary education. However, given the scale of the site, access will be less favourable in the furthest reaches of the site. The nearest bus stops are around 575m from the site access (Gladstone St).

Summary of SA

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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	?

The site scores a high proportion of significant and minor negative scores compared to other sites in Ibstock. The key difference in negative scores are SA11, which is a reflection of flood risk within the site boundary and SA15 which reflects the site’s location opposite a Grade II* listed church.

Key Planning Considerations

- The site is not contiguous with the built up limits to development, adjoining it only in the north-eastern corner.
- It is in a wider parcel of land (04IBS-F) deemed to be of medium-low landscape and visual sensitivity (Landscape Sensitivity Study).
- An area at risk of flooding (Flood Zones 2/3a/3b) runs through the centre of the site. The site sits opposite the Grade II* St Deny’s Church.
- There is the potential for badgers and water vole to be on site. The hedges, stream and grassland are potential BAP habitats.
- The site is in close proximity to a sewage works meaning there may be potential odour impacts.
- The site promoters have submitted a vision document to the Council and propose to develop only the northern 4.3 ha of the site (for around 110 dwellings) which would minimise potential flood, historic, odour impacts.
- The highway authority is not in favour of a new access on to the A447.

Deliverability/Developability – The site is being promoted on behalf of the landowners, one of which is a strategic land promotion company. The site’s availability was last made known in 2019. It would

be possible to develop the site outside of Flood Zones 2 & 3, however there are questions over the suitability of the site in highways terms as well as its relationship with the existing settlement.

Ib30 – Land south of 74 to 96 Pretoria Road (1.83 ha / about 45 dwellings)

In line with the parameters in the accompanying methodology, the site is within a good walking distance of a convenience shop, employment, pharmacy, formal and informal recreation and public transport. It is within a reasonable walking distance of the local centre, secondary education and GP surgery but poor access to primary education. The nearest bus stops are around 800m from the site on Leicester Road.

Summary of SA

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SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
+	-	+	++	0	++	+	+	0	0	--	--	--	0	-	?	

The site scores significant negative against SA12, SA13 and SA14, but this is comparable to most sites in Ibstock. It scores a minor negative against SA16 because it is in close proximity to a historic landfill site.

Key Planning Considerations

- Development of the site would be out of keeping with the surrounding development, which is characterised by ribbon development.
- The site is in a wider parcel of land (04IBS-D) which is deemed to have medium-low landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study). It is identified in the LSS Guidance and Mitigation Considerations plan as being in an area of higher relative visual sensitivity relating to its openness along the settlement edge and prominent intervisibility.
- Development of the site could impact the amenity of the adjacent allotments.
- Development of the site frontage may be acceptable if sufficient provision for highways access could be made.
- Potential BAP habitats on site include hedgerows. The site is considered to have potential for badgers.

Deliverability/Developability – The site is owned by North West Leicestershire District Council and was submitted as part of the call for sites in 2020. It is being promoted for affordable housing and the site is subject to an agricultural tenancy. The main issue is the site’s suitability in landscape and visual impact terms, given the site’s surrounding character.

STAGE 5 – OVERALL CONCLUSIONS

Of the nine sites assessed:

- **Ib11** – The site is further from facilities and services than others in Ibstock. Development of the site is out of keeping with the surrounding ribbon development and is likely to have an unacceptable visual impact. The site is also unlikely to be suitable in highways terms.
- **Ib13** – The site would have to be accessed through an area of flood risk. Development of the site would have a negative impact upon the designated heritage assets. The site forms part of a historic designed landscape impact associated with the former rectory and development of the site would harm the significance of St Deny's Church, The Rectory and the Ibstock Conservation Area and would contribute to the severance of the relationship between the agricultural land and the historic settlement core.
- **Ib18** – The main issue is the scale of development proposed. On the other hand, the scale is such that benefits to the local community in the form of a new primary school (the existing schools are at capacity and cannot be expanded), community facility and extra care housing could form part of the development. Highways impact is another key issue and the suitability of a proposed access on to the A447 (which could potentially take traffic off of the Melbourne Road/Ashby Road double roundabouts) has yet to be fully resolved. Development of the site would also potentially result in the loss of some Grade 2 agricultural land. The benefits that this site could deliver are sufficient to propose that it is allocated for development.
- **Ib20** – The site is well located in terms of its accessibility to facilities and services. The main issue is the removal of a wall in the Conservation Area which is required to facilitate access and which would harm the significance of the Conservation Area. There is also a question of whether the scale of development would be required if Ib18 was to be developed.
- **Ib21** – The site doesn't appear to be available. In any event, it is predominantly characterised by industrial/commercial rather than residential development and the site is adjacent to Ibstock Brick.
- **Ib23** – This is another site where the scale of development is a key issue. The site is owned by the county council but unlike Ib18, it is unclear if any development other than housing is proposed. Development of the site would potentially result in the loss of some Grade 2 agricultural land. The cumulative development of Ib18 and Ib23 is unlikely to be appropriate/necessary.
- **Ib24** – Whilst accessibility is scored as good, it would not apply to the whole of the site. The site extends some 600m back from Curzon Street which would provide the only point of vehicular and paved/lit pedestrian access. The highways authority is not currently satisfied that a safe and suitable access could be provided as it would result in a crossroads with Spring Road opposite the site. The site is also in an area of higher visual sensitivity.
- **Ib26** – This site is not well connected to the existing built up edge of Ibstock. The site promoters are not proposing to develop the whole site and this would minimise some potential impacts. The highways authority would not be in favour of an access on to the A447, and whilst this is an issue that is not resolved for Ib18, unlike Ib18, this is the only access option for this site. Development of the site is likely to impact upon the setting of the Grade II* listed St Deny's Church opposite the site.

- **Ib30** – The key issue with this site is its likely visual impact and the fact it is out of keeping with the surrounding ribbon development. Development of the site frontage only would be more in keeping.

Recommendations

Based upon the above conclusions, it is recommended that **Land off Leicester Road (Ib18)** is allocated for about 450 homes and other uses (see consultation document).