

Site Information															
Housing Code		Ib11		Site Address			Pretoria Road, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ibstock		Name		Ibstock		Hectares		5.45					
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Site Capacity*		Dwellings 102 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				102			
								E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Potentially Available			
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Achievable			

Quantitative Assessment							
Services							
Local Services		Ibstock		Employment		Ibstock Town Centre	
Convenience Store		KS General Stores, Ibstock		Public Transport		Within 1200m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins	
Primary School		Ibstock Junior		Formal Recreation		Within 1000-2000m walking distance	
Secondary School		Ibstock Community College		Informal recreation		Within 800m walking distance	
GP Surgery		Ibstock House Surgery		Pharmacy		Brennans Pharmacy, Ibstock	
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?		None		Waste Safeguarded Sites		None	

Qualitative Assessment

The site is greenfield land located to the south of Pretoria Road in agricultural use (grade 3). The site slopes gently downwards away from Pretoria Road. There are residential properties to the north of the site on the opposite side of Pretoria Road and there is agriculture land to the east, south and west 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 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 potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The landscaping on the site does not connect to any wider landscaping network.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises two fields which form part of a wider group of fields to the south of Pretoria Road. Although there is housing to the north, this is ribbon development and housing to the south of Pretoria Road is some distance to the west. As such, the site has a countryside appearance and is not well connected visually to the more built up part of the village. Furthermore, the depth of the site does not respond to the depth of the housing to the north or west. Development on the site would be prominent and would not respond to the prevailing character.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	The site is within 20m of a Historic Landfill Site (Ibstock Claypit/Brickworks).
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.	5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. There are opportunities for enhancement. The site is considered acceptable with mitigation.
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.	The Highway Authority has stated that the nearest bus stops are some 1200m to the west of the site in Ibstock centre and therefore the site is not considered sustainable. Local roads are unsuitable to cater for the traffic likely to be generated, therefore in highway terms this development may not be acceptable.

Site Information															
Housing Code		Ib13		Site Address			Hinckley Road, Ibstock (east) (0.94ha outside Flood Zone 3)			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ibstock		Name		Ibstock		Hectares		0.94					
Settlement		Local Service Centre		Settlement		Local Service Centre		Site Capacity*		Dwellings 23 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Outside		Distance from sustainable boundary		<400m		D		23					
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	
Convenience Store		Haydons, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins & 159 - Coalville to Hinckley, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Lister Chemists, Ibstock	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Some Flood Risk	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is located to the east of Hinckley Road and comprises agricultural land (grade 3) and is an old kitchen garden. The site is bound by mature hedgerows and trees. Adjacent to the site is the Parish Church of St Deny's which is a listed building. The northern boundary of the site abuts the Ibstock Conservation Area. A watercourse runs along the southern boundary of the site and as such the southern half of the site is within Flood Zone 3.

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 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. 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	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is detached from the built-up part of the settlement with no development immediately to the north or east and with fields to the south and west. As such, the site forms an important rural approach from the south into Ibstock. Development of the site would erode this and weaken the rural setting of the settlement.
Historic and Cultural Assets	The site is likely to affect heritage asset(s) and it is possible that it cannot be mitigated to an acceptable level.	A Grade II listed structure (Archibishop Laud's Pantry) is located inside the site's eastern boundary. The site is adjacent to the Parish Church of St Deny's which is grade II* listed. The site wraps around the eastern and southern boundaries of the churchyard and part of the significance of the listed building is derived from the open spaces that surround it. It is difficult to envisage a development that would not encroach upon this setting. The site is also within the conservation area and the rural character of this part of the designation would be harmed by development.
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.	There is the potential for badgers to inhabit the site and Great Crested Newts could potentially inhabit the pond nearby. The hedges, grassland and trees on site are potential Biodiversity Action Plan habitats. A Phase 1 habitat survey as well as badger and Great Crested Newt surveys would be required. 5m buffer zones should be retained along hedges/watercourse, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority has stated 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. Hinckley Road is subject to a 50mph speed limit so measures to reduce speeds would be required. The pedestrian walkway would require bringing up to standard.

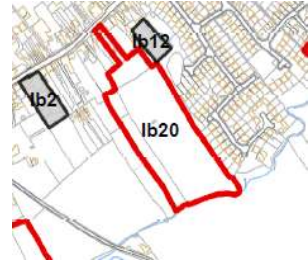
Site Information															
Housing Code		lb18		Site Address			Land off Leicester Road, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		22.6					
Ibstock				Ibstock				Site Capacity*		Dwellings 424 Emp (m ²)					
Settlement				Settlement				Periods and Build Rates							
Local Service Centre				Local Service Centre				0 - 5		6 - 10				11 - 20	
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		212		212			
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Available			
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Achievable			

Quantitative Assessment			
Services			
Local Services		Ibstock	
Convenience Store		Nisa, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins & 159 - Coalville to Hinckley, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Brennans Pharmacy, Ibstock	
Constraints			
Rights of Way		PROW runs through site	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		2 and 3	
Minerals Safeguarding		Brick Clay/Sand and Gravel	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a large parcel of land adjoining the northern edge of Ibstock. The eastern part of the site lies to the north of Leicester Road and the western boundary adjoins Melbourne Road. The site comprises a series of four agricultural fields separated by hedgerows. The site is a mixture of grade 2 and 3 agricultural land. The land falls relatively gently from the south-east corner of the site to a low point in the centre, before rising to the west. There are residential properties to the south and west of the site and an existing farm to the north-east of the site. There is agricultural land to the north of the site. There is a public footpath that runs north/south through 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 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 potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The landscaping does not form part of a wider landscaping network.
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 large, and its development would have a significant visual impact on the site and surroundings. The site provides a rural backdrop/setting for parts of the settlement and forms part of the rural approach along Melbourne Road. However, the site is physically attached to the built form of Ibstock. Development would take residential development beyond the existing settlement to the east.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known 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.	There are no designated ecological sites within the site boundary. The hedgerows around the site represent potential Biodiversity Action Plan habitats. There is potential for badgers and Great Crested Newts (GCN) to inhabit the site. GCN surveys of ponds would be needed up front and if found, then mitigation would be required. The retention of a 5m buffer zone should be provided along significant hedges and managed as part of open space to ensure habitat continuity and retail connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	Although there are no currently suitable access points the Highway Authority stated there are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.

Site Information															
Housing Code		lb20		Site Address			Rear of 111a High Street, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ibstock		Name		Ibstock		Hectares		2.05					
Settlement		Local Service Centre		Settlement		Local Service Centre		Site Capacity*		Dwellings 38 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		38					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		SHELAA Assessment		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	
Convenience Store		Haydons, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins & 159 - Coalville to Hinckley, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Lister Chemists, Ibstock	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Some Flood Risk	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is greenfield and located to the south-east of High Street. The site is grade 3 agricultural land and is bound by mature trees and hedgerows. There is a stream running along the southern boundary of the site and there are residential properties to the north and east and further agricultural land to the south of the site. The site adjoins the Ibstock Conservation Area along the northern and western boundaries and is adjacent to the curtilage of two grade II listed buildings: 119 and 121 High Street.

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 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 potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. There are no notable trees within the site.
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 forms an undeveloped field and abuts other fields. However, it also abuts a modern housing estate and the site could potentially be developed to be read as an extension to this. The site is not unduly prominent and could potentially be developed without resulting in a significant visual impact.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site borders the conservation area which runs adjacent to the western boundary and close to the northern boundary. This land to the west is characterised by buildings fronting onto the highway with large open spaces to the rear with few buildings; the area to the north is characterised by buildings fronting onto High Street. Two such buildings are listed. Any development scheme would need to demonstrate that the proposals would not be harmful to the character and appearance of the conservation area through impact on setting and on the setting of the listed buildings.
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.	There are no designated ecological sites within the site boundary but the hedgerows around the site represent potential Biodiversity Action Plan habitats. There is potential for badgers and Great Crested Newts (GCN) to inhabit the site, therefore a GCN survey of ponds would be needed as part of an application and if found, then mitigation would be required. The retention of a 5m buffer zone should be provided along significant hedges and managed as part of open space to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state the site does not appear to have a suitable access to the highway network. The gap between 109 and 111a High Street is too narrow and would not be able to offer 2-way traffic, or pedestrian walkways. Therefore, this site would be unacceptable to the Highway Authority.

Site Information															
Housing Code		Ib21		Site Address			Land at Redlands House, Leicester Road, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ibstock		Name		Ibstock		Hectares		2.04					
Settlement		Local Service Centre		Settlement		Local Service Centre		Site Capacity*		Dwellings 38 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		38					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		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	
Convenience Store		Nisa, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		South Leicester Industrial Estate	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins & 159 - Coalville to Hinckley, hourly	
Formal Recreation		Within 1000-2000m walking distance	
Informal recreation		Within 800-1200m walking distance	
Pharmacy		Brennans Pharmacy, Ibstock	
Constraints			
Rights of Way		PROW runs N-S across the site	
Previously developed?		Part - 6%-10% - area of business use	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		Part Brick Clay/Part Sand and Gravel	
Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site comprises a mix of greenfield and brownfield land with the majority undeveloped. There is a large dwelling on site that has been converted and extended for use as an office building and an associated car park. The office building is located in the centre of the site. A public right of way (N64) crosses the western part of the site in a north-south direction. The site is Grade 3 Agricultural Land. To the south of the site there is a substantial industrial unit and storage for a concrete product supplier.</p>

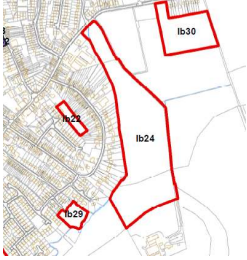
Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	The site contains a significant level of landscaping especially along the northern, western and southern boundaries. The southern and western landscaping is particularly important given it separates the site from the industrial building beyond. The site therefore accommodates a high level of landscaping which would need to be assimilated into any re-development. However, the site 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	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is separated from the built-up part of Ibstock and the development for residential purposes would be visually out of keeping with the more rural environment. Although the site is partly developed it is largely undeveloped occupying land outside of the settlement, characterised by sporadic development. Development would therefore lead to an incursion into the countryside beyond the settlement boundary.
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 the site is considered acceptable with mitigation comprising the retention of 5m buffer zones along significant hedges which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. There is a Candidate Local Wildlife Site (Blackberry Lane Pasture) to the north, on the opposite side of Leicester Road.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority state there are no apparent fundamental highway 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.

Site Information															
Housing Code		Ib23		Site Address			Land at Station Road, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ibstock		Name		Ibstock		Hectares		18.4					
Settlement		Local Service Centre		Settlement		Local Service Centre		Site Capacity*		Dwellings 345 Emp (m ²)					
Tier				Tier				Periods and Build Rates							
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		345					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No		Potentially Available			
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No		Potentially Achievable			

Quantitative Assessment							
Services							
Local Services		Ibstock		Employment		Ibstock Town Centre	
Convenience Store		Haydons, Ibstock		Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins & 159 - Coalville to Hinckley, hourly	
Primary School		Ibstock Junior		Formal Recreation		Within 1000m walking distance	
Secondary School		Ibstock Community College		Informal recreation		Within 800m walking distance	
GP Surgery		Ibstock House Surgery		Pharmacy		Lister Chemists, Ibstock	
Constraints							
Rights of Way		PROW running along site boundary		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		2 and 3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Brick Clay	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

Qualitative Assessment
<p>The site is a large area to the south-west of Station Road and includes Valley Farm and Clare Farm and the surrounding agricultural land. The adjacent site (SHELAA site IB15) has planning permission for the development of up to 142 dwellings and this is under construction. There is agricultural land to the south and west of the site and an employment site (Caetano UK) beyond the northern boundary of the site. A public footpath runs along the south and south western boundaries of the site. The northern part of the site is grade 3 agricultural land and the southern part of the site is grade 2 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.	The site comprises a series of fields with hedges as boundaries with occasional trees. Much of this is likely to be lost if the site were to be developed. It does not however form part of a wider network of landscaping. Development of the site would allow for additional open spaces and landscaping.
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.	Development of the site would significantly develop Ibstock beyond the current boundary and beyond the built form to the north and south. Development would not however be overly prominent from the existing settlement given the distance from Station Road.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	There are no known heritage 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 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.	There is badger (known setts) on site, there is the potential for bat roosts in the farm buildings and for bat foraging. There is the potential for Great Crested Newts. The hedges, trees, ponds, watercourse, and potential species-rich grassland near the farm may be potential BAP habitats. A phase 1 habitat, badger, bat and Great Crested Newt surveys would be required. The hedges should be retained with buffer zones. There are no designated sites within the site boundary and overall, the site is considered acceptable with mitigation.
Highway Safety	The site could potentially have a safe access to the highway network and potentially may not impact on the local highway network.	The Highway Authority has stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being view less favourably.

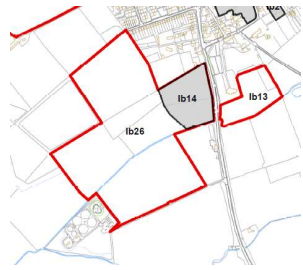
Site Information															
Housing Code		lb24		Site Address			Land south of Curzon Street, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		6.13					
Ibstock				Ibstock				Site Capacity*		Dwellings 115 Emp (m ²)					
Settlement				Settlement				Periods and Build Rates							
Local Service Centre				Local Service Centre				0 - 5		6 - 10				11 - 20	
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D		115					
E															
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		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	
Convenience Store		KS General Stores, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Brennans Pharmacy, Ibstock	
Constraints			
Rights of Way		PROW running E-W across site	
Biodiversity and Geodiversity		LWS	
Previously developed?		No	
Soil Resources		3	
Flood risk		Some Flood Risk	
Minerals Safeguarding		Part Brick Clay	
Tree Preservation Order?		None	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is a greenfield site in agricultural use (grade 3) located to the east of Ibstock and to the east of Copson Street and south of Curzon Street/Pretoria Road. To the west of the site is established housing development consisting predominantly of two storey properties. To the east of the site there are allotments, agricultural fields, and woodland (part of the national Forest). A right of way runs alongside the eastern boundary of the site and bisects the southern parts of the site. To the south of the site is agricultural land. There are mature hedgerows along the majority of the boundaries as well as a hedgerow running east to west across the southern part of the site. Where the site adjoins Curzon Street there is an agricultural operation that adjoins the north-west boundary of the site and includes two large barns. A small watercourse runs along the eastern edge.

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 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 potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure. The landscaping on the site does not connect to any wider landscaping network.
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 comprises fields which wrap around the existing housing to the west; there are fields to the east and south. The only built development further to the east is a ribbon development of housing although there is further housing to the east to the north of the highway. The site forms part of the surrounding countryside but is physically attached to the built part of the settlement.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known 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.	There is the potential for badger to be on site as well as the ground being used for bat foraging. There are no designated ecology sites within the site boundary but there is a candidate Local Wildlife site (grassland) to the south-west. The hedges, trees, and potential species-rich grassland (ridge and furrow) represent potential BAP habitats. A phase 1 habitats survey and a badger survey would be required. A 10m buffer zone should be retained to the woodland to the south-east and the hedges and trees should be retained with 5m buffers.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The Highway Authority stated that 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.


Site Information															
Housing Code		Ib26		Site Address			Land west of A447, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name				Name				Hectares		13.56					
Ibstock				Ibstock				Site Capacity*		Dwellings 254 Emp (m ²)					
Settlement				Settlement				Periods and Build Rates							
Local Service Centre				Local Service Centre				0 - 5		6 - 10				11 - 20	
Tier				Tier				D						254	
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		Part		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	
Convenience Store		Haydons, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins & 159 - Coalville to Hinckley, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Lister Chemists, Ibstock	
Constraints			
Rights of Way		PROW running along site boundary	
Biodiversity and Geodiversity		None	
Previously developed?		No	
Soil Resources		2 and 3	
Flood risk		Some Flood Risk	
Minerals Safeguarding		Part Brick Clay	
Tree Preservation Order?		None	
Waste Safeguarded Sites		Adjoining N9	

Qualitative Assessment

The site comprises several fields which lie to the south-west of Ibstock, adjoining the A447 and is a mixture of grade 2 and 3 agricultural land. There are neighbouring fields to the south, west and north. Residential properties border to the north-east of the site and St Denys church lies on the other side of the A447. A public footpath runs through the northern part of the site (east to west) and a further public footpath runs along its northern boundary. A brook runs through the central part of the site (east to west), beside which are located Flood Zones 2 and 3.

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 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 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	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is largely detached from the settlement with only the north-eastern boundary bordering built development. There are largely fields to the north and these also border to the west and south. The site forms part of the rural approach into Ibstock and development would erode this.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site is opposite the listed church and any development would need to demonstrate that the setting would not be harmed. The site is adjacent to the conservation area and again any scheme would have to demonstrate the setting would not be harmed.
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.	There is the potential for badgers and water vole to be on site. The hedges, stream and grassland are potential BAP habitats. A large part of the site is arable, but some grassland. Development could potentially be acceptable in part, with avoidance of the grassland and mitigation. A Phase 1 habitat survey will be needed to identify the quality of the grassland. Buffer zones will be required to the stream and hedges and the hedges will need to be retained.
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.	The Highway Authority has stated that the site links with the adopted highway on the A447 Hinckley Road and Church View. Where the site adjoins the A447, a 50mph speed limit is in operation and thus, without the introduction of appropriate speed reduction measures to effectively extend the settlement boundary, the creation of new accesses would likely be considered contrary to IN5. A small quantum of development could be acceptable off Church View but should not create a through route to the A447.

Site Information															
Housing Code		lb30		Site Address			Land south of 74 to 96 Pretoria Road, Ibstock			Settlement		IBSTOCK			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ibstock		Name		Ibstock		Hectares		1.83					
Settlement Tier		Local Service Centre		Settlement Tier		Local Service Centre		Site Capacity*		Dwellings 45 Emp (m ²)					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5		6 - 10				11 - 20	
								D				45			
								E							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		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	
Convenience Store		KS General Stores, Ibstock	
Primary School		Ibstock Junior	
Secondary School		Ibstock Community College	
GP Surgery		Ibstock House Surgery	
Employment		Ibstock Town Centre	
Public Transport		Within 800m, 15 -Ibstock-Coalville-Ravenstone, Every 30 mins	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Brennans Pharmacy, Ibstock	
Constraints			
Rights of Way		None	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		Brick Clay	
Waste Safeguarded Sites		None	

Qualitative Assessment

The site is greenfield and lies to the south of Pretoria Road and comprises agricultural land. There is countryside to the east, south and south-west with dwellings to the north. Allotments are located to the west and south-west. The land slopes from the highway and has a hedgerow along the highway boundary.

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 form the highway boundary and part of the western and southern boundaries. There are no trees within the site. There is potential for additional planting and new open spaces together with retention of hedgerows to enhance the green infrastructure. The landscaping on the site does not connect to any wider landscaping network.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a field which form part of a wider group of fields to the south of Pretoria Road. Although there is housing to the north, this is ribbon development, and the majority of housing is to the north of the highway of a linear form. As such, the site has a countryside appearance. Furthermore, the depth of the site does not respond to the depth of the housing to the north. Development on the site would be prominent and would not respond to the prevailing character.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known heritage assets.
Land and Water Contamination	The site is or may be affected by land contamination or landfill. The site will or may cause groundwater pollution. It is possible that it can be mitigated to an acceptable level.	The site is within close proximity of a Historic Landfill Site (Ibstock Claypit/Brickworks).
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.	The site is undeveloped and accommodates significant levels of landscaping. There is potential for the development to impact upon ecological interests and further information would be required at the application stage.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	The site does not have a current satisfactory vehicular access to serve the development. It would need to be demonstrated that a satisfactory access in terms of geometry and capacity could be provided to meet LCC Highway Authority standards.