<u>S</u>	trategic Hous	sing Lan	d Availability Asse	essment P	roforma	<u>a</u>	
Parish	Ibstock						
As Ref	lb3took						
Related/Previous Site References	IB2 in UCS			Grid Reference	<u> </u>	X Y	
Site Description			Ibstock. Flat site ss at the south.				0.99 Ha
Current Use	Backland / v	acant lar	nd	Adjacent	Uses		Resi / Industrial
Land Type	PDL			-			
Site Location	Ibstock						
Character of surroundings	Mixed but m	ainly res	idential. Near the sh	nopping cer	ntre of Ib	ost	ock.
Carroundingo			Accessibility				
Distance to Bus Stop			Distance to Bus S	ton from			
from centre of site	220		site access		200		
Distance to Primary School from centre of site	440		Distance to Prima from site access	ry School	490		
Distance to Local Centre from centre of site	210		Distance to Local from site access	Centre	190		
Distance to Post Office from centre of site	220		Distance to Post 0 from site access	210			
Distance to Health Centre from centre of site	130		Distance to Health Centre from site access		140		
Distance to Secondary School from centre of site	530		Distance to Secondary School from site access		560		
Distance to open space	270		Distance to open space		320		
from centre of site  Additional Accessibility			from site access				
information							_
Libratificad Davidson actualist	News		Constraints				
Identified Red constraint	None	_	0				
	Mitigatable	•	Comments				
Contaminated Land	No known		O				
Environmental		ern exter Nationa			sultancy	Zc	one
Topographical	No known	issues					
Planning Policy	No known	issues					
Accessibility	No known	issues					
Ownership	No known	issues					
Can the constraints be mitigated							
Possible mitigation measures							
	<u> </u>		ability/ Achievability				
Market Interest	Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment.						
Timeframe for development	t	1 <sup>st</sup> 5 ye	ars				
Estimated number of dwelli	ngs	30					

Estimated Density	30 DPH
Estimated Build Rate	One/ two years
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

<u>s</u>	trategic Housing Lan	d Availability Asso	essment P	<u>roforma</u>		
Parish	Ibstock					
As Ref	lb6	06				
Related/Previous Site References	Site also proposed do Consultation Site included as part Road / Ravenstone F Strategy Further Con Document PKA H65 Site entirely within Ib	of "Leicester Road" in Core sultation	Grid Reference		(	
Site Description	Land at Ravenstone		Site size		2.78 Ha	
Current Use	Agricultural		Adjacent	Uses	Resi (S) / Resi & POS (W) Agri (N & E)	
Land Type	Greenfield					
Site Location	Ibstock					
Character of surroundings	Urban edge, but impo village.	ortant open site con	tributes to t	he settin	g at the north of the	
		Accessibility				
Distance to Bus Stop from centre of site	1240	Distance to Bus S site access	Stop from	1290		
Distance to Primary School from centre of site	950	Distance to Prima from site access	ry School	990		
Distance to Local Centre from centre of site	1030	Distance to Local Centre from site access		1090		
Distance to Post Office from centre of site	1320	Distance to Post 0 from site access	stance to Post Office m site access			
Distance to Health Centre from centre of site	1350	Distance to Health from site access	n Centre	1390		
Distance to Secondary School from centre of site	950	Distance to Secon School from site a				
Distance to open space from centre of site	80	Distance to open from site access	Distance to open space from site access			
Additional Accessibility information						
		Constraints				
Identified Red constraint	Mitigatable	Commercia				
Contaminated Land	Mitigatable	Comments				
Environmental	No known issues  Western extent falls within Highways Consultancy Zone Within National Forest Abuts area of nature conservation in southeast corner (spec. great created newts, smooth newts, frogs) Agricultural Land Grade 3					
Topographical	No known issues		·			
Planning Policy	No known issues					
Accessibility	No known issues					
Ownership	No known issues					
Can the constraints be mitigated	Yes					
Possible mitigation measures						
	Avail	ability/ Achievability	/			

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

	Stra	ategic Housin	g Land	ιA b	ailability Ass	essment l	Proform	<u>1a</u>	
Parish		bstock							
As Ref		b7							
Related/Previous Site References	5	Site entirely wit	hin lb1	18		Grid Referen	ce	X	
Site Description	F \ f	with a public byway c			ndulating arable land way crossing the site ne Road. Low hedges to		Site size		7.4Ha
	f k a	The site is adjoined to for a small part of its was by housing. On other adjoined or faced by cland.			western boundary r sides it is open agricultural				
Current Use		Agriculture			Adjacent Uses			Resi / Agri	
Land Type	(	Greenfield							
Site Location		bstock							
Character of						of the urba	n fringe	. Se	ense Valley Park on the
surroundings	(	opposite side o	f the A						
					cessibility				
Distance to Bus Stop from centre of site	43	0		Distance to Bus Stop t site access		Stop from	545		
Distance to Primary School from centre of site	10	1065		Distance to Primary School from site access		1220	1220		
Distance to Local Centre from centre of site	11	1110		Distance to Local Centre from site access		1280	1280		
Distance to Post Office from centre of site	14	25		Distance to Post Office from site access		1590	)		
Distance to Health Centre from centre of site	14	60		Distance to Health Centre from site access		1610	)		
Distance to Secondary School from centre of site	10	45		Distance to Secondary School from site access		1210	1210		
Distance to open space from centre of site	20	0		Distance to open space from site access		220			
Additional Accessibility information									
				Со	nstraints				
Identified Red constraint									
		Mitigatable			Comments				
Contaminated Land		No known iss	sues						
Environmental	Within the National Forest Part of western boundary is within Highways Cor Within 200 metres of 2 sites of archaeological int site of archaeological interest Grade 3 Agricultural Land								
Topographical		No known iss							
Planning Policy		Within Count	ryside						
Accessibility		No known iss	-						
· · · · · · · · · · · · · · · · · · ·									

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

<u>s</u>	trategic Hou	sing Lan	d Availability Asse	essment P	roforma	1	
Parish	Ibstock						
As Ref	lb8						
Related/Previous Site References	Consultation PKA H3	_			<u> </u>	X Y	
O'the December in the second	Site abuts II		-1	0:1			0.00.11-
Site Description		Leicester Road, Ibstock			Site size 0.98 Ha Adjacent Uses		
Current Use	Agricultural			Adjacent	uses		
Land Type	Greenfield						
Site Location Character of surroundings	Ibstock						
			Accessibility				_
Distance to Bus Stop from centre of site	1530		Distance to Bus S site access	top from	1460		
Distance to Primary School from centre of site	1410		Distance to Prima from site access	ry School	1340		
Distance to Local Centre from centre of site	1270		Distance to Local from site access	Centre	1200		
Distance to Post Office from centre of site	1660		Distance to Post Office from site access		1590		
Distance to Health Centre from centre of site	1720		Distance to Health Centre from site access		1650		
Distance to Secondary School from centre of site	1310		Distance to Secondary School from site access		1240		
Distance to open space from centre of site	790		Distance to open space from site access		720		
Additional Accessibility information							
			Constraints				
Identified Red constraint							
	Mitigatabl		Comments				
Contaminated Land	No knowr						
Environmental	Grade 3 A Adjoins H	Agricultura ighways (	proposed Local Wi al Land Consultancy zone archaeological inte		Marke")		
Topographical	No knowr		archaeologicai inte	icst ( Olop	iviains )		
Planning Policy	No knowr						
Accessibility	No known						
Ownership	No known						
Can the constraints be mitigated							
Possible mitigation measures							
			ability/ Achievability				
Market Interest		North V	Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable				
Timeframe for developmen	t	housing viability assessment.  Was previously a rejected site and is only suitable on the basis of the enlarged lb18 submission.(unsuitable). Would still be last 5 years as the suitability of this site is entirely dependent on the adjacent land					

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

St	rategic Hous	sing Lan	d Availability Asse	essment P	roform	<u>a</u>		
Parish	Ibstock							
As Ref	lb10			Grid		1		
Related/Previous Site References	PKA H29	PKA H29			e	X		
Site Description	Land rear of	Leiceste	r Road, Ibstock	Site size 8.30 H		8.30 Ha		
Current Use	Brickworks	The state of the s			Adjacent Uses Resi / brickworks / recreation			
Land Type	Brownfield	Brownfield						
Site Location	Ibstock							
Character of				I				
surroundings								
			Accessibility					
Distance to Bus Stop	1110	Distance to Bus Stop from 790						
from centre of site	1110		site access		790			
Distance to Primary	850		ry School	630				
School from centre of site	650		from site access		030			
Distance to Local Centre from centre of site	810		Distance to Local from site access	Centre	530			
Distance to Post Office from centre of site	1210	Distance to Post Office				900		
Distance to Health Centre from centre of site	1230		Distance to Health from site access	970				
Distance to Secondary School from centre of site	850		Distance to Secondary School from site access		550			
Distance to open space from centre of site	330		Distance to open space from site access		20			
Additional Accessibility information			THOM ONE GOODS					
			Constraints					
Identified Red constraint	Overhead	nower	ines cross site					
Taoritinoa read correctionine	Mitigatable	-	Comments					
Contaminated Land	_		n historical landfill si	te				
Environmental	Within Nat							
	Overhead Proposed Agricultura	power lin Local Wi al Land G	nes cross site Idlife site within sou			ork	use	
Topographical	No known	issues				-		
Planning Policy	No known	issues						
Accessibility	No known							
Ownership	Site propo	sed by D	WH; owned by Ibst	ock Brick				
Can the constraints be		•	-		event th	e s	ite being developed.	
mitigated				<u> </u>				
Possible mitigation measures								
			ability/ Achievability					
Market Interest			David Wilson homes					
Timeframe for development	•	2 <sup>nd</sup> 5 years						
Estimated number of dwellir		200-240						
Estimated Density								
Estimated Build Rate		40 dwe	llings per annum					

Available Achievable	Yes
Achievable	
7.61116 7 4 5 1 6	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	The density takes into account contaminated land issues and pointed out by agent that only part of the site is subject to previous use as brickworks. Overhead power lines will not prevent development taking place.

<u>s</u>	trategic Hou	sing Lan	nd Availability Asse	essment P	roforma	<u>1</u>	
Parish	Ibstock						
As Ref	lb15	n15					
Related/Previous Site	PKA H17			Grid		X	
References	11011117	TOTTI I				Y	
Site Description	on the south	Land at Station Road, Ibstock. Site is on the south western edge of the village and has a urban edge character			Site size 4.71 Ha		4.71 Ha
	adjoined by						
Current Use	Agricultural		<u></u>	Adjacent	Uses		Resi / agricultural
Land Type	Greenfield			,			
Site Location	Ibstock						
Character of surroundings	Residential/	Urban e	dge.				
			Accessibility				
Distance to Bus Stop from centre of site	570		Distance to Bus S site access	top from	410		
Distance to Primary School from centre of site	510		Distance to Prima from site access	ry School	420		
Distance to Local Centre from centre of site	540		Distance to Local from site access	Centre	380	380	
Distance to Post Office from centre of site	560		Distance to Post Office from site access		400		
Distance to Health Centre from centre of site	480		Distance to Health from site access	Distance to Health Centre from site access			
Distance to Secondary School from centre of site	690		Distance to Secon School from site a		590		
Distance to open space from centre of site	280		Distance to open space from site access		140		
Additional Accessibility information					•		
			Constraints				
Identified Red constraint	Agricultu	ral Land	Grade 2 / 3				
	Mitigatable	е	Comments				
Contaminated Land							
Environmental	Within Na Agricultura c230m fro	tional Fo al Land C m Conse	t within Highways Co rest Grade 2 / 3 ervation Area	onsultancy	Zone		
Topographical	No known						
Planning Policy	No known	issues					
Accessibility	No known						
Ownership	Site sugge						
Can the constraints be mitigated	Would be classificat		nable to reject the s	ite at this s	tage due	to	agricultural land
Possible mitigation measures							
			lability/ Achievability				
Market Interest		Ibstock (together with Coalville) is within the weaker housing market in North West Leicestershire. However this is reflected in the affordable housing viability assessment.					
Timeframe for developmen	t	2 <sup>nd</sup> 5 years					
Estimated number of dwelli		135					

Estimated Density	30
Estimated Build Rate	40 dwellings per annum
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	Given the size of the site it would not be reasonable at this stage to reject the site on agricultural land grounds
Overall assessment	Include
Additional information	

	trotogia Hav	olna Loss	d Availability A	nooment D	. of c	_	
Parish	trategic Hou Ibstock	sing Land	d Availability Asse	essment P	rotorm	<u>a</u>	
As Ref	lb16						
Related/Previous Site References	Ashby Road	e included as part of "South of hby Road" in Core Strategy Further nsultation Document Grid				X Y	
	PKA H11					'	
Site Description		nd at Ashby Road, Ibstock (south) Site size 8.50 Ha					
Current Use	Countryside						
Land Type	Greenfield						
Site Location	Ibstock						
Character of surroundings	Urban edge	but with a	an area of separation	on between	Ibstocl	k aı	nd Heather.
			Accessibility	_	ı		
Distance to Bus Stop from centre of site	870		Distance to Bus S site access		810		
Distance to Primary School from centre of site	490		Distance to Prima from site access	ry School	630		
Distance to Local Centre from centre of site	870		Distance to Local from site access	Centre	810		
Distance to Post Office from centre of site	870	70 Distance to Post Office from site access 810					
Distance to Health Centre from centre of site	775		Distance to Health Centre from site access		820	820	
Distance to Secondary School from centre of site	650		Distance to Secondary School from site access		820		
Distance to open space from centre of site	135				c300 space		ree separate open eas)
Additional Accessibility information		,					
			Constraints				
Identified Red constraint							
	Mitigatabl	е	Comments				
Contaminated Land  "Hazardous materials storage" 300m from site entrance Heather Landfill Site 250m from site entrance Heather Brickworks 370m from site entrance Tip 510m from site entrance Within National Forest Agricultural Land Grade 3							
Environmental	No known issues						
Topographical	No known issues						
Planning Policy	No known issues						
Accessibility	No known issues						
Ownership	No knowr						
Can the constraints be mitigated No known contaminated land issues which directly affect the site							
Possible mitigation measures							
			ability/ Achievability				
Market Interest			ellway Homes				
Timeframe for developmen	t	2 <sup>nd</sup> 5 ye	ars				
Estimated number of dwellings 285							

Estimated Density	
Estimated Build Rate	
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Suitable to include
Additional information	

<u>s</u>	trategic Housing Lan	d Availability Asse	essment P	roforma			
Parish	Ibstock						
As Ref	lb17						
Related/Previous Site References	Site included as part Ashby Road" in Core	Strategy Further	Grid Reference	e X			
	PKA H12						
Site Description	Land at Ashby Road, Relatively flat site adj Wilson sports pavilion field. To the west is e planting	joining David n and playing	Site size		7.04 Ha		
Current Use	Agriculture		Adjacent	Uses	Open space, resi		
Land Type	Greenfield						
Site Location	Ibstock						
Character of surroundings	Urban edge						
		Accessibility					
Distance to Bus Stop from centre of site	990	Distance to Bus S site access	top from	835			
Distance to Primary School from centre of site	660	Distance to Prima from site access	ry School	500 (tw	500 (two schools)		
Distance to Local Centre from centre of site	Distance to Local Centre from site access 730						
Distance to Post Office from centre of site	1030	Distance to Post 0 from site access	Office	870			
Distance to Health Centre from centre of site	1060	Distance to Health Centre from site access		870			
Distance to Secondary School from centre of site	720	Distance to Secon School from site a	rom site access				
Distance to open space from centre of site	50	Distance to open s from site access	space	0			
Additional Accessibility information							
		Constraints					
Identified Red constraint		1.					
	Mitigatable	Comments					
Contaminated Land	"Hazardous materials storage" 470m from site entrance Heather Landfill Site 625m from site entrance Heather Brickworks 750m from site entrance Tip 1010m from site entrance Within National Forest Agricultural Land Grade 3						
Environmental	No known issues						
Topographical	No known issues						
Planning Policy	No known issues						
Accessibility	No known issues						
Ownership	No known issues						
Can the constraints be mitigated Possible mitigation	No known contamin	No known contaminated land issues which directly affect the site					
measures	Avail	ability/ Achievability	<u>,                                      </u>				
	AVall	ability/ Achievability					

Market Interest	Yes – Bellway Homes
Timeframe for development	1 <sup>st</sup> five years
Estimated number of dwellings	204
Estimated Density	
Estimated Build Rate	
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Site is suitable to include
Additional information	Planning Permission has been granted subject to a S106.

Parish   Ibstock   Ib18   Part PKA C13   Site completely contains Ib6 and Ib7   Site abust Ib8   Gently undulating arable land with a public byway crossing the site from References   The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.   Site Description   Melbourne Road / Leicester Road, Ibstock   Site size   30.11 Ha   Ibstock   Current Use   Agriculture / Countryside   Adjacent Uses   Countryside / Resi Land Type   Greenfield	S	trategic Housing Lan	d Availability Asse	essment Pi	roforma	a	
As Ref    Bart PKA C13   Site completely contains lb6 and lb7   Site abust lb8   Completely contains lb6 and lb7   Site abust lb8   Contains lb6   Contains lb8   Contains lb6   Contains lb6   Contains lb6   Contains lb6   Contains lb6   Contains lb6   Contains lb8   Contains lb6   Contains lb8   Contains lb6   Contains lb8   Contains lb8   Contains lb8   Contains lb8   Contains lb8   Contains lb8   Contains lb6   Contains lb6   Contains lb8   Contains lb6   Contains lb6   Contains lb7   Contains lb6   Contains lb6   Contains lb7   Contains lb8   Contains lb6   Contains lb7   Contains lb8   Contains lb6   Contains lb7   Contains lb8   Contains lb7   Contains lb8   Contains lb8   Contains lb6   Contains lb7   Contains lb8   Contains lb7   Contains lb7   Contains lb7   Contains lb7   Cont		- · ·					
Part PKA C13 Site completely contains lb6 and lb7 Site abuts lb8 Gently undulating arable land with a public byway crossing the site from Revences  Related/Previous Site References  Related/Previous Site References  The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.  Melbourne Road / Leicester Road, listock  Current Use Agriculture / Countryside Adjacent Uses Countryside / Resi Land Type Greenfield  Site Location Ibstock  Character of Urban edge although the open site does contribute to the setting of this part of the village.  Accessibility  Distance to Bus Stop from site access Distance to Primary School from centre of site Distance to Post Office from set access Distance to Post Office from centre of site Distance to Post Office from centre of site Distance to Health Centre from set access Distance to Secondary School from centre of site Distance to Becondary School from centre of site Distance to Becondary School from set access Distance to Secondary School from set access Distance to Post Office from site access Distance to Secondary School from sentre of site Distance to Post Office from site access Distance to Secondary School from centre of site Distance to Post Office from site access Distance to Post Office from site access Distance to Post Office from site access Distance to Secondary School from site access 1030 Distance to Post Office from site access Distance to Gite Distance to Gite Distance to Secondary School from site access Distance to Open space from centre of site Distance to Open space from centre of site Distance to Open space from centre of site Distance to Secondary School from site access Distance to Secondary							
Site completely contains th6 and Ib7 Site aburs to 18 Gently undulating arable land with a public byway crossing the site from Related/Previous Site References  Related/Previous Site References  The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.  Site Description  Melbourne Road / Leicester Road, Island.  Site size  Journet Use  Agriculture / Countryside  Adjacent Uses  Countryside / Resi  Current Use  Agriculture / Countryside  Adjacent Uses  Countryside / Resi  Current Use  Agriculture / Countryside  Adjacent Uses  Countryside / Resi  Current Use  Location  Ibstock  Character of  Site Location  Urban edge although the open site does contribute to the setting of this part of the willage.  Accessibility  Distance to Bus Stop from site access  Distance to Bus Stop from entre of site  Distance to Informacy  School from centre of site  Distance to Local Centre from site access  Distance to Local Centre from enter of site  Distance to Post Office from enter of site  Distance to Post Office from site access  Distance to Health Centre from site access  Distance to Health Centre from enter of site  Distance to Bus Stop  Distance to Secondary  School from centre of site  Distance to Secondary  School from site access  Distance to Health Centre from site access  Distance to General pace from site access  Distance to Secondary  School from sentre of site  Distance to Secondary  School from site access  Distance to Open space from site access  Distance to Secondary  School from site access  Distance to Secondary	As Ref			1		-	
The site is adjoined to the south and for a small part of its western boundary by housing. On other sides it is adjoined or faced by open agricultural land.  Site Description Melbourne Road / Leicester Road, Ibstock Agriculture / Countryside Adjacent Uses Countryside / Resi Location Ibstock Urban edge although the open site does contribute to the setting of this part of the village.  **Accessibility**  Distance to Bus Stop from centre of site Distance to Primary School from centre of site Distance to Local Centre from sente of site Distance to Post Office from sente of site Distance to Post Office from site access 1470 Distance to Post Office from site access 1540 Distance to Health Centre from site access 1540 Distance to Post Office from site access 1540 Distance to Post Office from site access 1540 Distance to Post Office from site access 1540 Distance to Secondary School from centre of site 1540 Distance to Post Office from site access 1540 Distance to Post Office from site access 1540 Distance to Secondary School from site access 1540 Distance to Secondary School from centre of site 1540 Distance to Post Office from site access 1540 Distance to Secondary School from site access 1540 Distance to Secondary School from site access 1540 Distance to pen space from centre of site 1540 Distance to open space from site access 1540 Distance to open space from centre of site 1540 Distance to open space from site access 1540 Distance to open space from site 1540 Distance to open space fr		Site completely conta Site abuts Ib8 Gently undulating ara public byway crossin Ravenstone Road. L	Site completely contains lb6 and lb7 Site abuts lb8 Gently undulating arable land with a public byway crossing the site from Ravenstone Road. Low hedges to				
Site Description   Ibstock   Site size   30.11 Ha		for a small part of its by housing. On other adjoined or faced by land.	western boundary sides it is open agricultural				
Land Type Greenfield Site Location Ibstock Character of surroundings  Distance to Bus Stop from centre of site Distance to Primary School from centre of site Distance to Local Centre from centre of site Distance to Post Office from site access Distance to Post Office from centre of site Distance to Health Centre from centre of site Distance to Secondary School from site access Distance to Secondary School from site access Distance to Post Office from site access Distance to Health Centre from site access Distance to Health Centre from site access Distance to Secondary School from site access Distance to Secondary School from site access Distance to Secondary School from centre of site Distance to Secondary School from site access Distance to secondary School from secondary School from site acc	•	Ibstock	,				30.11 Ha
Site Location   Ibstock   Character of surroundings   Village.   Accessibility			side	Adjacent	Uses		Countryside / Resi
Character of surroundings    Character of Surroundings		Greenfield					
Surroundings   Village.   Accessibility							
Distance to Bus Stop from centre of site			the open site does	contribute	to the s	ett	ing of this part of the
Distance to Bus Stop from centre of site  Distance to Primary School from centre of site  Distance to Primary School from centre of site  Distance to Local Centre from centre of site  Distance to Local Centre from centre of site  Distance to Local Centre from centre of site  Distance to Post Office from site access  Distance to Post Office from site access  Distance to Post Office from centre of site  Distance to Health Centre from centre of site  Distance to Health Centre from centre of site  Distance to Secondary School from centre of site  Distance to Secondary School from site access  Distance to Secondary School from site access  Distance to open space from centre of site  Distance to open space from site access  Distance to open space from site access  Distance to open space from site access  POS is proposed as part of indicative masterplan  Constraints  Identified Red constraint  Site partially (c33%) Agricultural Land Grade 2  Mitigatable  Comments  No known issues  Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (lbstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2 Site mainly (c66%) Agricultural Land Grade 3  Topographical  No known issues	surroundings	village.					
School from centre of site  Distance to Local Centre from centre of site  Distance to Post Office from centre of site  Distance to Post Office from centre of site  Distance to Post Office from site access  Distance to Health Centre from site access  Distance to Health Centre from centre of site  Distance to Secondary School from centre of site  Distance to Secondary School from site access  Distance to Secondary School from site access  Distance to open space from centre of site  Distance to open space from centre of site  Distance to open space from site access  Distance to Secondary School from site access  Distance to Secondary School from site access  Distance to Secondary School from site access  Topographical  Distance to Secondary School from site access  Distance to Secondary School from site access  Topographical  Topographical  No known issues  Distance to Post Office from site access  Topographical  Topographical  Topographical  No known issues		1380	Distance to Bus S	top from	1290		
from centre of site  Distance to Post Office from centre of site  Distance to Health Centre from centre of site  Distance to Health Centre from centre of site  Distance to Secondary School from centre of site  Distance to Secondary School from centre of site  Distance to Secondary School from centre of site  Distance to Open space from centre of site  Distance to Secondary School from site access  Distance to open space from centre of site  Distance to open space from site access  Distance to Secondary School from site acces  Distance to Secondary School from site acces  Distance to Secondary School from si		1160		ary School 1110			
from centre of site  Distance to Health Centre from site access  Distance to Health Centre from site access  Distance to Secondary School from centre of site  Distance to Secondary School from site access  Distance to Secondary School from site access  Distance to open space from centre of site  Distance to open space from site access  Distance to open space from site access  Additional Accessibility information  Constraints  Identified Red constraint  Site partially (c33%) Agricultural Land Grade 2  Mitigatable  Contaminated Land  No known issues  Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick)  Site within National Forest  Site partially (c33%) Agricultural Land Grade 2  Site mainly (c66%) Agricultural Land Grade 3  Topographical  No known issues  Planning Policy  No known issues		1120		Centre	1010		
from centre of site  Distance to Secondary School from centre of site  Distance to Open space from centre of site  Additional Accessibility information  Distance to open space from site access  Additional Accessibility information  Constraints  Identified Red constraint  Site partially (c33%) Agricultural Land Grade 2  Mitigatable Comments  Contaminated Land  No known issues  Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (lbstock Brick)  Site partially (c33%) Agricultural Land Grade 2  Environmental  Site partially (c33%) Agricultural Land Grade 2  Site mainly (c66%) Agricultural Land Grade 3  Topographical  No known issues  Planning Policy  No known issues		1470		Office	1390		
School from centre of site  Distance to open space from centre of site  Additional Accessibility information  POS is proposed as part of indicative masterplan  Constraints  Identified Red constraint  Site partially (c33%) Agricultural Land Grade 2  Mitigatable  Contaminated Land  No known issues  Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (lbstock Brick)  Site partially (c33%) Agricultural Land Grade 2  Site mainly (c66%) Agricultural Land Grade 3  Topographical  No known issues  Planning Policy  No known issues		1540		n Centre	1450		
from centre of site		1120			1030		
Constraints   Constraints   Site partially (c33%) Agricultural Land Grade 2   Mitigatable   Comments		200		space	250		
Identified Red constraint   Site partially (c33%) Agricultural Land Grade 2   Mitigatable   Comments		POS is proposed as		asterplan			
Mitigatable Comments  Contaminated Land No known issues  Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2 Site mainly (c66%) Agricultural Land Grade 3  Topographical No known issues  Planning Policy No known issues							
Contaminated Land  No known issues  Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2 Site mainly (c66%) Agricultural Land Grade 3  Topographical No known issues  Planning Policy  No known issues	Identified Red constraint			nd Grade 2	<u> </u>		
Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2 Site mainly (c66%) Agricultural Land Grade 3  Topographical Planning Policy No known issues	Contaminated Land		Comments				
Topographical No known issues Planning Policy No known issues		Western and southeastern extent of site within Highways Consultancy Zone 130m from landfill site (Ibstock Brick) Site within National Forest Site partially (c33%) Agricultural Land Grade 2					
Planning Policy No known issues	Topographical						
	j						
Ownership No known issues							

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

Si	trategic Hous	sing Lan	d Availability Asse	essment P	roforma		
Parish	Heather						
As Ref	H1	1					
Related/Previous Site	PKA H14			Grid		(	
References				Reference		7	
Site Description	Land off Nev	vton Roa	ad Heather	Site size		3.42 Ha	
Current Use	Agriculture		, 11041101	Adjacent	Uses	Resi / brickworks	
Land Type	Greenfield			7 (0)000111		Troot, Strottments	
Site Location	Heather						
Character of		but stroi	ng sense of Urban e	edae.			
surroundings			g				
			Accessibility				
Distance to Bus Stop from centre of site	1640		Distance to Bus S site access	top from	1730		
Distance to Primary School from centre of site	350		Distance to Prima from site access	ry School	330		
Distance to Local Centre from centre of site	1630		Distance to Local from site access	Centre	1700		
Distance to Post Office from centre of site	1640		Distance to Post 0 from site access	Office	1710		
Distance to Health Centre from centre of site	1590		Distance to Health Centre from site access		1660		
Distance to Secondary School from centre of site	1580		Distance to Secondary School from site access		1660		
Distance to open space from centre of site	170		Distance to open space from site access		250		
Additional Accessibility information					1		
			Constraints				
Identified Red constraint							
	Mitigatable	Э	Comments				
Contaminated Land	No known	issues					
Environmental			ed Building				
			s Consultancy zone				
			dous Materials Stora	age"			
	370m from		r Brickworks				
	Within Nat						
	Agricultura						
Topographical	Abuts FZ						
Planning Policy	No known	issues					
Accessibility	No known	No known issues					
Ownership	Site suggested by LCC						
Can the constraints be mitigated	No site specific constraints to justify exclusion of the site.						
Possible mitigation measures							
			lability/ Achievability				
Market Interest		Non site specific but there is a strong market for the villages and rural areas in North West Leicestershrie.					
Timeframe for development		2 <sup>nd</sup> 5 years					
Estimated number of dwelli	ngs	105					

Estimated Density	30
Estimated Build Rate	20-25 dpa.
Suitable	Yes
Available	Yes
Achievable	Yes
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	

			ng Land	d Availability Ass	essment P	roforma		
Parish	Heath	er						
As Ref	H2							
Related/Previous Site References	PKA C	15			Grid Reference	e X		
Site Description	South	of Swen	stone F	Road. Gently	Site size		5.2Ha	
Site Description	undula slope road.	iting ara	ble land the sou	d with a gentle at a way from the field boundaries.	Offe Size		3.21 ld	
				ses the site.				
Current Use	Agricu	lture			Adjacent	Uses	Resi / Agri	
Land Type	Green				1.13,000111		1	
Site Location	Heath							
Character of surroundings	Urban	Fringe.		nt uses are public orth and open agric			area to the north (part), ner sides.	
				Accessibility				
Distance to Bus Stop from centre of site	170	170		Distance to Bus Stop from site access		110		
Distance to Primary School from centre of site	515			Distance to Primary School from site access		310		
Distance to Local Centre from centre of site	2040			Distance to Local Centre from site access		1880		
Distance to Post Office from centre of site	2050			Distance to Post Office from site access		1910		
Distance to Health Centre from centre of site	1970			Distance to Health Centre from site access		1835		
Distance to Secondary School from centre of site	2000			Distance to Secondary School from site access		1835		
Distance to open space from centre of site	45			Distance to open space from site access		185		
Additional Accessibility information								
Identified Ded seeds 1.4	A1 - 1			Constraints				
Identified Red constraint		nown is jatable	sues	Comments				
Contaminated Land		No known issues						
Environmental  Within the National Forest Three quarters of a site of archaeological interest falls within the site boundary Grade 2 Agricultural Land					in the site boundary			
Topographical								
Planning Policy	Allocated as Count			ryside				
Accessibility  Landlocked but is potentially an access onto Swepstone Road. There is no evidence as to how this access would be provided as it would have to be via the eastern end of the site and would be very close to (or shared with) an existing					uld have to be via the			

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

Parish As Ref Related/Previous Site	H	tegic Housing Lan	al Availability Ass			
As Ref			id Availability Asse	essment P	<u>roforma</u>	
		leather				
Related/Flevious Site		13 AKA C14		Grid	X	
References		KA C14		Reference		
Site Description	g fi	and adjacent the Sp Sently undulating ara jentle slope down to rom the village.	rable land with a			7На
	v	Mature hedge to the and National Forest prest.	planting to the			
		A public footpath cro	sses the site.			
Current Use		Agriculture		Adjacent	Uses	Resi / Agri
Land Type		Greenfield				
Site Location		leather				
Character of surroundings		Jrban Fringe. To the open land substantia				he site is adjoined by
-						
Distance to Pue Step	210	<u> </u>	Accessibility	ton from	195	
Distance to Bus Stop from centre of site	210	J	Distance to Bus S site access	тор пош	190	
Distance to Primary School from centre of site	400	)	Distance to Primary School from site access		595	
Distance to Local Centre from centre of site	219	95	Distance to Local Centre from site access		2290	
Distance to Post Office from centre of site	220	05	Distance to Post Office from site access		2285	
Distance to Health Centre from centre of site	214	45	Distance to Health from site access	n Centre	2220	
Distance to Secondary School from centre of site	21	10	Distance to Secondary School from site access		2225	
Distance to open space from centre of site	22	5	Distance to open s from site access	space	75	
Additional Accessibility information						
			Constraints			
Identified Red constraint		No known issues				
<u> </u>		Mitigatable	Comments			
Contaminated Land Environmental	No known issues  Within the National Forest Around a third of a site of archaeological interest lies within the boundary of the site Southern and part of the northern boundary are within the Highways Consultati Zone Grade 2 Agricultural Land				·	

Topographical	No known	issues			
Planning Policy	Allocated a	as Countryside			
Accessibility	No known issues				
Ownership	No known issues – site promoted by landowner				
Can the constraints be mitigated					
Possible mitigation					
measures					
		Availability/ Achievability			
Market Interest		Strong market interest for the villages and rural areas in North West Leicestershire.			
Timeframe for development		2 <sup>nd</sup> 5 years			
Estimated number of dwelling	S	210			
Estimated Density		30 DPH			
Estimated Build Rate		Built out within 5 years			
Suitable		Yes			
Available		Yes			
Achievable		Yes			
Excluded from consideration					
Comment					
Overall assessment		Include			
Additional information					

Strategic Housing Land Availability Assessment Proforma										
				,						
Parish		Heather								
As Ref	ŀ	<del>1</del> 4								
Related/Previous Site References PKA H103				Grid Reference		X				
Site Description	Coalfield We		est, Heather		Site size			1.78 Ha		
Current Use	5	Scrubland			Adjacent Uses			Football Club / highways / resi		
Land Type	(	Greenfield								
Site Location	ŀ	Heather								
Character of										
surroundings										
	ı			Accessibility						
Distance to Bus Stop from centre of site	20	60		Distance to Bus Stop from site access		2000				
Distance to Primary School from centre of site	25	0		Distance to Prima from site access	ce to Primary School ite access		250			
Distance to Local Centre from centre of site	20	40		Distance to Local Centre from site access		1980				
Distance to Post Office from centre of site	20	50		Distance to Post Office from site access		1990				
Distance to Health Centre from centre of site	20	10		Distance to Health Centre from site access		1960				
Distance to Secondary School from centre of site	1900			Distance to Secondary School from site access		1830				
Distance to open space from centre of site	50			Distance to open space from site access		0				
Additional Accessibility information				,		•				
Identified Ded constraint		A		Constraints						
Identified Red constraint		Agricultu								
		Mitigatable Comments								
			No known issues							
South, so			al Land Grade 3 utheastern and eastern extents falls within Highways Consultancy Zone tional Forest							
Topographical No known										
Planning Policy No known										
Accessibility No known										
Ownership No known										
Can the constraints be mitigated										
Possible mitigation measures										
Availability/ Achievability  Market Interest  Non site specific										
Timeframe for development			2014-2019							
Estimated number of dwe		10	53							
	Estimated Humber of dwellings  Estimated Density				30 dwellings per hectare					
Latimated Density			30 awenings per nectare							

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

