

Strategic Housing Land Availability Assessment Proforma

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|--|--|---|-------------|
| Parish | Ravenstone | | |
| As Ref | R2 | | |
| Related/Previous Site References | PKA C11 | Grid Reference | X |
| | | | Y |
| Site Description | 32 Melbourne Road The site is on the edge of the village. | Site size | 0.67Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Agri |
| Land Type | Greenfield | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Urban edge/ residential. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 250 | Distance to Bus Stop from site access | 255 |
| Distance to Primary School from centre of site | 280 | Distance to Primary School from site access | 340 |
| Distance to Local Centre from centre of site | 1795 | Distance to Local Centre from site access | 1735 |
| Distance to Post Office from centre of site | 250 | Distance to Post Office from site access | 280 |
| Distance to Health Centre from centre of site | 1930 | Distance to Health Centre from site access | 1870 |
| Distance to Secondary School from centre of site | 5100 | Distance to Secondary School from site access | 5030 |
| Distance to open space from centre of site | 410 | Distance to open space from site access | 420 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | Mitigatable | Comments | |
| Contaminated Land | No known issues | | |
| Environmental | Within the National Forest Part of eastern boundary is within the Highways Consultation Zone Grade 2 Agricultural Land | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| 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 in North West Leicestershire including Ravenstone. | | |
| Timeframe for development | 1st 5 years | | |

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|-------------------------------|------------|
| Estimated number of dwellings | 20 |
| Estimated Density | 30 DPH |
| Estimated Build Rate | 1 -2 years |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|----------------------------------|------------------------------------|----------------|-------------|
| Parish | Ravenstone | | |
| As Ref | R3 | | |
| Related/Previous Site References | PKA H74 | Grid Reference | X |
| | | | Y |
| Site Description | Melbourne Road, Ravenstone | Site size | 7.48 Ha |
| Current Use | Agriculture / Scrubland | Adjacent Uses | Resi / agri |
| Land Type | Greenfield | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Residential rural mix. Urban edge. | | |

Accessibility

| | | | |
|--|------|---|------|
| Distance to Bus Stop from centre of site | 510 | Distance to Bus Stop from site access | 520 |
| Distance to Primary School from centre of site | 660 | Distance to Primary School from site access | 580 |
| Distance to Local Centre from centre of site | 1890 | Distance to Local Centre from site access | 1820 |
| Distance to Post Office from centre of site | 410 | Distance to Post Office from site access | 460 |
| Distance to Health Centre from centre of site | 2120 | Distance to Health Centre from site access | 2050 |
| Distance to Secondary School from centre of site | 2900 | Distance to Secondary School from site access | 2840 |
| Distance to open space from centre of site | 600 | Distance to open space from site access | 640 |
| Additional Accessibility information | | | |

Constraints

| | | | |
|----------------------------------|--|--|----------|
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Eastern extents fall within Highways Consultancy Zone Within National Forest 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 | | | |
| Possible mitigation measures | | | |

Availability/ Achievability

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|-------------------------------|--|
| Market Interest | Strong Market interest for the villages in North West Leicestershire including Ravenstone. |
| Timeframe for development | 2 nd 5 years |
| Estimated number of dwellings | 224 |
| Estimated Density | 30 dwellings per hectare |

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

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|---|---|---------------------|
| Parish | Ravenstone | | |
| As Ref | R4 | | |
| Related/Previous Site References | PKA H23 | Grid Reference | X |
| | | | Y |
| Site Description | Land at Heather Lane, Ravenstone. Site is on the south western edge of the village abutting existing housing development. | Site size | 2.41 Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Emp / School |
| Land Type | Greenfield | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Urban edge | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 340 | Distance to Bus Stop from site access | 280 |
| Distance to Primary School from centre of site | 980 | Distance to Primary School from site access | 900 |
| Distance to Local Centre from centre of site | 2090 | Distance to Local Centre from site access | 1980 |
| Distance to Post Office from centre of site | 440 | Distance to Post Office from site access | 310 |
| Distance to Health Centre from centre of site | 2360 | Distance to Health Centre from site access | 2240 |
| Distance to Secondary School from centre of site | 3040 | Distance to Secondary School from site access | 3120 |
| Distance to open space from centre of site | 530 | Distance to open space from site access | 410 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Adjoins Highways Consultancy Zone Within National Forest Agricultural Land Grade 3 200m from Conservation Area | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | Site proposed by LCC | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Strong Market interest for the villages in North West Leicestershire including Ravenstone. | | |
| Timeframe for development | 2 nd 5 years | | |
| Estimated number of dwellings | 100 | | |

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| Estimated Density | 40 |
| Estimated Build Rate | 40 dpa |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Site is suitable for inclusion. Agent suggests 40 dpa |
| Additional information | |
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Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|-------------|
| Parish | Ravenstone | | |
| As Ref | R5 | | |
| Related/Previous Site References | PKA H99 | Grid Reference | X |
| | | | Y |
| Site Description | Land at Fosbrooke Close, Ravenstone. Site is adjacent to existing housing. | Site size | 1.13 Ha |
| Current Use | Residential | Adjacent Uses | Residential |
| Land Type | Part Greenfield (PPS3) | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Urban edge with strong residential character. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 180 | Distance to Bus Stop from site access | 140 |
| Distance to Primary School from centre of site | 1210 | Distance to Primary School from site access | 1170 |
| Distance to Local Centre from centre of site | 2150 | Distance to Local Centre from site access | 2080 |
| Distance to Post Office from centre of site | 580 | Distance to Post Office from site access | 540 |
| Distance to Health Centre from centre of site | 2430 | Distance to Health Centre from site access | 2370 |
| Distance to Secondary School from centre of site | 4410 | Distance to Secondary School from site access | 4350 |
| Distance to open space from centre of site | 480 | Distance to open space from site access | 420 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Within National Forest 15m south of TPO area Agricultural Land Grade 3 | | |
| Topographical | No known issues | | |
| Planning Policy | No known issues | | |
| Accessibility | No known issues | | |
| Ownership | No known issues – site promoted by owner | | |
| Can the constraints be mitigated | | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Strong Market interest for the villages in North West Leicestershire including Ravenstone. | | |
| Timeframe for development | 1 st five years | | |
| Estimated number of dwellings | 34 | | |
| Estimated Density | 30 | | |
| Estimated Build Rate | 1 - 2 years | | |
| Suitable | Yes | | |

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| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|-------------|
| Parish | Ravenstone | | |
| As Ref | R6 | | |
| Related/Previous Site References | AKA C12 | Grid Reference | X |
| | | | Y |
| Site Description | Land adjacent to Hall Farm. The site comprises agricultural pasture land adjacent to existing farm buildings to the North West. To the south east is a residential cul-de-sac (Hall Gardens). There is a gentle slope down from the road with mature trees outside of the site boundary to Hall Gardens. Boundaries to the site comprise hedges or post and rail fencing and there is an agricultural access adjacent to Hall Gardens. | Site size | 0.47Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Farm |
| Land Type | Greenfield | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Mainly residential and agricultural to the west. | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 280 | Distance to Bus Stop from site access | 295 |
| Distance to Primary School from centre of site | 620 | Distance to Primary School from site access | 640 |
| Distance to Local Centre from centre of site | 2125 | Distance to Local Centre from site access | 2100 |
| Distance to Post Office from centre of site | 650 | Distance to Post Office from site access | 655 |
| Distance to Health Centre from centre of site | 2415 | Distance to Health Centre from site access | 2390 |
| Distance to Secondary School from centre of site | 5665 | Distance to Secondary School from site access | 5630 |
| Distance to open space from centre of site | 485 | Distance to open space from site access | 470 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Within the National Forest Northern boundary within Highway consultation Zone Eastern boundary abuts TPO area Within 100 metres of 3 sites of archaeological interest Grade 3 Agricultural Land | | |
| Topographical | No known issues | | |
| Planning Policy | Within 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 in North West Leicestershire including Ravenstone. |
| Timeframe for development | 1 st five years |
| Estimated number of dwellings | 14 |
| Estimated Density | 30 |
| Estimated Build Rate | 1 - 2 years |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|----------------------------------|---|----------------|--|
| Parish | Ravenstone | | |
| As Ref | R7 | | |
| Related/Previous Site References | AKA C10 | Grid Reference | X |
| | | | Y |
| Site Description | Land off Church Lane. Relatively flat, arable site, immediately behind the hedge and some trees along the road boundary. The site is adjoined or faced on all sides by open agricultural land except to the south west where there is the end of a row of houses fronting Church Lane. | Site size | 0.7Ha |
| Current Use | Agriculture | Adjacent Uses | Resi / Agri. The site is adjoined or faced on all sides by open agricultural land except to the south west where there is the end of a row of houses fronting Church Lane. |
| Land Type | Greenfield | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Open countryside and some residential. | | |

Accessibility

| | | | |
|--|------|---|------|
| Distance to Bus Stop from centre of site | 190 | Distance to Bus Stop from site access | 190 |
| Distance to Primary School from centre of site | 710 | Distance to Primary School from site access | 690 |
| Distance to Local Centre from centre of site | 1685 | Distance to Local Centre from site access | 1640 |
| Distance to Post Office from centre of site | 535 | Distance to Post Office from site access | 510 |
| Distance to Health Centre from centre of site | 1975 | Distance to Health Centre from site access | 1905 |
| Distance to Secondary School from centre of site | 3780 | Distance to Secondary School from site access | 3760 |
| Distance to open space from centre of site | 210 | Distance to open space from site access | 180 |
| Additional Accessibility information | | | |

Constraints

| | |
|---------------------------|---|
| Identified Red constraint | |
| | Mitigatable Comments |
| Contaminated Land | No known issues |
| Environmental | Within the National Forest Eastern boundary within the Highway Consultation Zone Southern boundary falls with the Ravenstone Conservation Area Grade 3 Agricultural Land |
| Topographical | No known issues |
| Planning Policy | Within Area of Separation E21c |
| 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 in North West Leicestershire including Ravenstone. |
| Timeframe for development | 1 st five years |
| Estimated number of dwellings | 20 |
| Estimated Density | 30 |
| Estimated Build Rate | 1 - 2 years |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |

Strategic Housing Land Availability Assessment Proforma

| | | | |
|--|--|---|--------------------|
| Parish | Ravenstone | | |
| As Ref | R8 | | |
| Related/Previous Site References | | Grid Reference | X |
| | | | Y |
| Site Description | Church Lane / Main Street, Ravenstone | Site size | 0.75 Ha |
| Current Use | Residential curtilage | Adjacent Uses | Resi / Countryside |
| Land Type | Now Greenfield with change to PPS3 | | |
| Site Location | Ravenstone | | |
| Character of surroundings | Mainly residential | | |
| Accessibility | | | |
| Distance to Bus Stop from centre of site | 160 | Distance to Bus Stop from site access | 100 |
| Distance to Primary School from centre of site | 480 | Distance to Primary School from site access | 430 |
| Distance to Local Centre from centre of site | 1730 | Distance to Local Centre from site access | 1770 |
| Distance to Post Office from centre of site | 350 | Distance to Post Office from site access | 320 |
| Distance to Health Centre from centre of site | 2020 | Distance to Health Centre from site access | 2060 |
| Distance to Secondary School from centre of site | 4070 | Distance to Secondary School from site access | 4080 |
| Distance to open space from centre of site | 90 | Distance to open space from site access | 110 |
| Additional Accessibility information | | | |
| Constraints | | | |
| Identified Red constraint | None | | |
| | Mitigatable | | Comments |
| Contaminated Land | No known issues | | |
| Environmental | Site entirely within Conservation Area Site within National Forest 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 | Any development would need to maintain or enhance the character and appearance of the Conservation area. Pre app discussions are understood to have taken place. | | |
| Possible mitigation measures | | | |
| Availability/ Achievability | | | |
| Market Interest | Strong Market interest for the villages in North West Leicestershire including Ravenstone. | | |
| Timeframe for development | 1 st five years | | |
| Estimated number of dwellings | 23 | | |
| Estimated Density | 30 | | |

| | |
|-----------------------------|-------------|
| Estimated Build Rate | 1 - 2 years |
| Suitable | Yes |
| Available | Yes |
| Achievable | Yes |
| Excluded from consideration | |
| Comment | |
| Overall assessment | Include |
| Additional information | |
| | |