

Strategic Housing Land Availability Assessment Proforma

Parish	Ravenstone		
As Ref	R2		
Related/Previous Site References	AKA C11	Grid Reference	X
			Y
Site Description	32 Melbourne Road, Ravenstone	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
Estimated number of dwellings	20
Estimated Density	30 DPH

Estimated Build Rate	1 -2 years
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

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

Estimated Build Rate	
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		

Estimated Density	40
Estimated Build Rate	40 dpa
Excluded from consideration	
Comment	
Overall assessment	Site is suitable for inclusion. Agent suggests 40 dpa
Additional information	

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		
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	1.18Ha
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	Of the 2 existing accesses, only one is likely to be appropriate for use as the other is immediately adjacent the access to residential Hall Gardens. The second entrance on the 40mph road is nearer the blind corner which exists when leaving		

	Ravenstone along Ashby Road
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	25
Estimated Density	30 dwellings per hectare
Estimated Build Rate	1 st 5 years
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
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
Excluded from consideration	
Comment	
Overall assessment	Include
Additional information	