

# RAVENSTONE – SITE ASSESSMENT

## SETTLEMENT SUMMARY

### Settlement Hierarchy

- Ravenstone is a Sustainable Village in the adopted Local Plan.
- It is proposed to remain as a Sustainable Village in the new Local Plan.

### *Key services and facilities*

- Ravenstone has one primary school (Woodstone Community Primary School). The school is able to accommodate committed housing growth in the catchment. However, LCC has confirmed that whilst the school has the space to expand, they are reluctant to do so. This means that demand resulting from any further housing growth may need to be accommodated at local schools such as Coalville All Saints and Hugglescote which have been expanded to cope with growth in the area.
- There are several secondary schools in Coalville. The nearest school is The Newbridge School, an 11-16 school. It is over capacity and the future growth in numbers is linked to the South East Coalville development. Expansion of the school is possible.
- Ravenstone has a convenience shop (Ravenstone Post Office and Premier Convenience Store).
- Ravenstone is served by the hourly 15 (Coalville and Ibstock) and 29S bus services (Monday to Friday school bus service to Ashby). The 29A hourly Coalville to Swadlincote Service operates just outside of the settlement, with the closest bus stops on Coalville Lane (Coalville Urban Area).
- Employment opportunities (including at a range of primary employment areas) are available in Coalville (accessible by bus).

### *Other services and facilities*

- Ravenstone also has formal and informal recreation facilities and two community venues.
- The nearest GP surgery and pharmacy are in the Coalville Urban Area (accessible by bus).

### Settlement Features

- **Ravenstone Conservation Area** – to the east and west of Main Street. There is a large concentration of listed buildings in the north of the Conservation Area, including the Church of St Michael and buildings associated with Ravenstone Hall and Hospital.
- **National Forest** – Ravenstone and the surrounding area is in the National Forest.
- **Leicestershire and South Derbyshire Coalfield Landscape Character Area** – the whole of the settlement and surrounding area is in this LCA.
- **Minerals Safeguarding Area for Sand and Gravel** – land predominantly to the south and east of the settlement (part R1, part R10) is located in this MSA.
- **Minerals Safeguarding Area for Brick Clay** – land predominantly to the south and east of the settlement (part R1, part R10) is located in this MSA.
- **Minerals Safeguarding Area for at or Near Surface Coal** – land to the north, west and south of the settlement (part R1, R5, R6, R7, R9, R12, R14, R16) is located in this MSA.
- **Coal Development Risk Areas** – land to the west of the settlement (sites R5, R6, R12, R13, R14, R16) is in a Coal Development High Risk Area, the remainder of the settlement is in a Coal Development Low Risk Area (sites R1, R7, R9, R10, R15).
- **Ravenstone Sewage Treatment Works** – is located to the southwest of the settlement.

## STAGE 1 – SITE IDENTIFICATION

The 2021 SHELAA identifies 12 sites for housing in Ravenstone.

Site Reference	Site Address
R1	Church Lane / Wash Lane
R5	Land at 11 Fosbrooke Close
R6	Adjacent Hall Farm
R7	Church Lane
R9	Land at Church Lane
R10	North of Leicester Road
R12	Land at Heather Lane
R13	Beesley's Garden Centre
R14	Land to rear of 21 Creswell Drive
R15	Land North of Church Lane
R16	Land South of Hall Farm
R17	Land at junction of Wash Lane and Coalville Lane

Whilst R17 is in Ravenstone Parish, it adjoins the limits to development for the Coalville Urban Area and has therefore been assessed as part of the Coalville Assessment.

An increased site area for R1 was submitted to the Council in May 2021. R1 also adjoins the limits to development for Coalville. However, R1 has been assessed as part of Ravenstone as unlike R17, it also adjoins the limits for Ravenstone and is located to the west of the A447.

R10 adjoins the limits to development for both Ravenstone and Coalville but has been assessed as part of Ravenstone.

As referenced at **Appendix 2**, a new site (**R18**) was referenced in representations submitted by William Davis to the Local Plan Development Strategy and Policy Options consultation (January 2022). Information about the site was submitted to NWLDC in June 2022.

## STAGE 2 – SITE SIEVE

Two sites were sieved out at this stage and R17 is being assessed as part of the Coalville Urban Area, leaving nine sites for further assessment.

Site Reference	Site Address	Reason for being sieved out
R5	11 Fosbrooke Close	Outline planning permission
R13	Beesley's Garden Centre	Under construction

## STAGE 3 - SUSTAINABILITY APPRAISAL

SA Ref	SA Objective	SA Summary
SA1	Improve the health and wellbeing of the District's population	<b>R1, R7, R9, R10, R12, R14 and R15</b> score <b>significant positive</b> <b>R16</b> scores <b>minor positive</b>

		R6 scores <b>minor negative</b>
<b>SA2</b>	Reduce inequalities and ensure fair and equal access and opportunities for all residents	R9, R12, R14 and R16 score <b>minor negative</b>  R1, R6, R7, R10 and R15 score <b>significant negative</b>
<b>SA3</b>	Help create the conditions for communities to thrive	R1, R9, R12, R14 and R16 score <b>minor positive</b>  R6, R7, R10 and R15 score <b>minor negative</b>
<b>SA4</b>	Provide good quality homes that meet local needs in terms of number, type and tenure in locations where it can deliver the greatest benefits and sustainable access to jobs	++
<b>SA5</b>	Support economic growth throughout the District	0
<b>SA6</b>	Enhance the vitality and viability of existing town centres and village centres	++
<b>SA7</b>	Provision of a diverse range of employment opportunities that match the skills and needs of local residents	-
<b>SA8</b>	Reduce the need to travel and increase numbers of people walking cycling or using the bus for their day-to-day needs	R1, R7, R9, R10, R12, R14 and R16 score <b>minor positive</b>  R6 and R15 score <b>minor negative</b>
<b>SA9</b>	Reduce air, light and noise pollution to avoid damage to natural systems and protect human health	0
<b>SA11</b>	Ensure the District is resilient to climate change	0
<b>SA12</b>	Protect and enhance the District's biodiversity and protect areas identified for their nature conservation and geological importance.	--
<b>SA13</b>	Conserve and enhance the quality of the District's landscape and townscape character	R6 scores <b>uncertain</b>  R1, R7, R9, R10, R12, R14, R15 and R16 score <b>significant negative</b>
<b>SA14</b>	Ensure land is used efficiently and effectively	R6 scores <b>minor positive</b>  R7 scores <b>minor negative</b>  R1, R9, R10, R12, R14, R15 and R16 score <b>significant negative</b>

<b>SA15</b>	Conserve and enhance the character, diversity and local distinctiveness of the District's built and historic heritage	<b>R1, R10, R12, R14 and R16 scores neutral</b> <b>R6, R7, R9 and R15 score minor negative</b>
<b>SA16</b>	Protect water resources and ensure they are used efficiently	<b>0</b>
<b>SA17</b>	Ensure the efficient use of natural resources, including reducing waste generation	<b>?</b>

Sites in Ravenstone only score differently only against SA1, SA2, SA3, SA8 (accessibility to facilities, services and public transport) and SA13, SA14 and SA15. Although the sites do score differently against SA1, SA2, SA3 and SA8, the difference in accessibility between the sites is not considered significant.

#### STAGE 4 – DETAILED SITE ASSESSMENT SUMMARY

##### R1 – Church Lane / Wash Lane (12.27 ha / about 230 dwellings)

*Services & Facilities* – In accordance with the parameters set by the accompanying methodology, the site is within a good walking distance of the local convenience shop, public transport, formal recreation and informal recreation facilities. It is within a reasonable walking distance of the primary school. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in Coalville). There are bus stops immediately adjoining the site on Church Lane which provide access to the 15 bus service. The site is also within walking distance of stops on Coalville Lane served by the 29A service.

##### Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
++	--	+	++	0	0	-	+	0	0	--	--	--	0	0	?

The site's significant negative scores against SA13 and SA14 reflects the fact that development of the site would result in the coalescence of Ravenstone and Coalville as well as the loss of over 1ha of greenfield land.

##### Key Planning Consideration

- The site adjoins the limits to development for both Coalville and Ravenstone and would result in the coalescence of the two settlements. Whilst the promoters (see below) propose to keep the north-eastern third of the site undeveloped, this would reduce the gap to less than 100m at its nearest point.

- There is also a gap between the site and the settlement edge on Church Lane (site R9, below, sits between the two). Without the development of R9, R1 is not particularly well related to Ravenstone and the cumulative development of R9 and R1 is not deemed suitable in scale or coalescence terms.
- Development of the site for around 200 homes would increase the size of the existing settlement by around 22%.
- The site is in a wider parcel of land (01COA-E) deemed to be of medium landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study).
- Power lines cross the eastern part of the site and a gas-main crosses the centre of the site, both in a NW/SE direction.
- A candidate Local Wildlife Site (Ravenstone, Church Lane Pasture and Pond) is located on the opposite side of Church Lane.
- There is potential for badgers to inhabit the site, and Great Crested Newts (GCN) could potentially occupy ponds within 500m of the site. The hedgerows are potential Biodiversity Action Plan habitats.

*Deliverability/Developability* – The site is being promoted on behalf of a housebuilder and its availability was last made known in 2022. A promotional document has been prepared and has incorporated an illustrative masterplan. The site is available, but there are questions over the site’s suitability, particularly relating to the scale of development and the potential for coalescence.

**R6 – Adjacent Hall Farm (0.58 ha / about 14 dwellings)**

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of public transport. It is within a reasonable walking distance of the local convenience shop (albeit it is only just over 800m away) and the primary school. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in Coalville). There are bus stops c.200m away on Hospital Lane which provide access to the 15 bus service.

*Summary of SA*

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
-	--	-	++	0	++	-	-	0	0	--	?	+	-	0	?	

The site’s status as part agricultural, part previously developed land reflect its scores against SA13 (?) and SA14 (+). Its proximity to listed buildings means it gets a minor negative score against SA15.

*Key Planning Considerations*

- The site is part agricultural land (predominantly buildings) and part previously developed land (caravan storage). It is being considered for inclusion in the review of the Limits to Development.
- The site is approximately 50m from the Ravenstone Conservation Area and the curtilage of the Grade II\* listed Ravenstone Hall. However, it is set back from Ashby Road and a housing development of 8 dwellings was constructed adjacent to R6 in 2018/19.
- The site is in a wider parcel of land (21RAV-A) deemed to have low landscape and low visual sensitivity (Landscape Sensitivity Study).

*Deliverability/Developability* – The site is being promoted on behalf of the landowner and its availability for potential housing development was last confirmed in 2019. There is no known developer interest.

**R7 – Church Lane (0.68 ha / about 17 dwellings)**

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of the local convenience shop (albeit the site is just within 800m of the shop), public transport as well as formal recreation and informal recreation facilities. It is within a reasonable walking distance of the primary school. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in Coalville). There are bus stops on Church Lane c.200m from the site which provide access to the 15 bus service. Access to the 29A in Coalville is also under 800m.

*Summary of SA*

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
++	--	-	++	0	++	-	+	0	0	--	--	-	-	0	?	

Sites in Ravenstone score differently only against SA1, SA2, SA3, SA8 (all relating to accessibility to facilities, services and public transport), SA13, SA14 and SA15. Although the sites do score differently against SA1, SA2, SA3 and SA8, the difference between the sites in walking distances to facilities and services in Ravenstone itself are not significant. The site’s significant negative score against SA12 is because development of the site would encroach into the gap between Ravenstone and Coalville. The minor negative score against SA15 is because it is partially in the Ravenstone Conservation Area.

*Key Planning Considerations*

- The site is on the northern edge of the settlement, adjoining ribbon development to the SW and agricultural land on all other sides. Development of the site would reduce the gap between Ravenstone and Coalville.

- It is in a wider parcel of land (21RAV-B) deemed to be of medium-high landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study). The Guidance and Mitigation Considerations plan in the LSS identifies that part of the site has higher visual sensitivity relating to views into and out of the Conservation Area.
- The south-western part of the site is in the Conservation Area and the whole site forms part of the agricultural landscape upon which the village largely depended economically for much of its history (Conservation Area Appraisal).
- The Council's Conservation Officer concludes that the site contributes positively to the significance of the Conservation Area and development of the site would result in less than substantial harm.
- A public right of way (O42) crosses through the part of the site in the Conservation Area providing access from Church Lane to the countryside to the north.
- There is no footpath on the northern side of Church Lane.
- The hedgerows represent potential Biodiversity Action Plan habitats.

*Deliverability/Developability* – The site is being promoted on behalf of the landowner and its availability was last confirmed in 2019. There is no known developer interest. There are questions over whether the site is in a suitable location given its potential impact on the Conservation Area and its reduction of the gap between Ravenstone and Coalville.

#### **R9 – Land at Church Lane (2.69 ha / about 50 dwellings)**

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of the local convenience shop, public transport as well as formal recreation and informal recreation facilities. It is within a reasonable walking distance of the primary school. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in Coalville). There are bus stops on Church Lane c.200m from the site which provide access to the 15 bus service. Access to the 29A in Coalville is also under 800m.

#### *Summary of SA*

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
++	-	+	++	0	++	-	+	0	0	--	--	--	-	0	?

The site's significant negative scores against SA13 and SA14 reflects the fact development of the site would result in the coalescence of Ravenstone and Coalville as well as the loss of over 1ha of greenfield land. Its minor negative score against SA15 reflects the site's position adjacent to the Conservation Area.

#### *Key Planning Considerations*

- The site adjoins the Conservation Area and there are views into the Conservation Area from Church Lane and a public right of way which crosses through the western edge of the site.
- The site is in a wider parcel of land (21RAV-B) deemed to have medium-high landscape sensitivity and medium visual sensitivity. However, in landscape terms, the arable fields between Church Lane and the A447 are considered to be of a slightly lower quality due to fewer natural features and intact hedgerows.
- The Council’s Conservation Officer concludes that the site contributes positively to the significance of the Conservation Area and development of the site would result in ‘less than substantial’ harm to the historic environment. To minimise the harm, he suggests that the hedges and trees on Church Lane should be retained and development should be pushed back around 45m from Church Lane.
- Development of the site would potentially result in the loss of Grade 2 agricultural land.
- Development would increase the size of the existing settlement by around 6-7%.
- The site would also reduce the gap between Ravenstone and Coalville, albeit Piper Lane provides a defensible boundary.
- There is the potential for badgers to inhabit the site and the hedges on site are potential Biodiversity Action Plan Habitats.

*Deliverability/Developability* – The site is being promoted on behalf of a housebuilder and its availability was last confirmed earlier in 2023. The promoters have prepared a range of technical studies and an illustrative concept plan. Questions over its suitability relate to its potential impact on the historic environment and the reduction of the gap between Ravenstone and Coalville.

**R10 – North of Leicester Road (27.58 ha / about 517 dwellings)**

*Services & Facilities* – In line with the parameters set by the accompanying methodology, the site is within a good walking distance of the local convenience shop, public transport as well as formal recreation and informal recreation facilities. It is within a reasonable walking distance of the primary school. However, due to the scale of R10, accessibility will vary across the site. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in Coalville). There are bus stops on Wash Lane c.300-400m of the site entrance which provide access to the 15 bus service.

*Summary of SA*

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
++	--	-	++	0	++	-	+	0	0	--	--	--	0	0	?	

The site’s significant negative scores against SA13 and SA14 reflects the fact development of the site would result in the coalescence of Ravenstone and Coalville as well as the loss of over 1ha of greenfield land.



### Key Planning Considerations

- The site is wholly to the east of the A447 which separates it from the main body of Ravenstone.
- It adjoins the limits to development for both Ravenstone and Coalville – development of the whole site would be of a significant scale and result in the complete coalescence of the two settlements.
- The site adjoins Snibston Country Park as well as Snibston Grange Nature Reserve (a Candidate Local Wildlife). Snibston Grange also contains a group TPO which extends c.130m along the site’s boundary. There are four other individual TPOs on the site boundaries.
- Pylons, a public right of way and the Bosworth Trail (National Cycle Route) cross the site.
- Development of the site would potentially result in the loss of Grade 2 agricultural land.
- There is potential for Great Crested Newts (GCN) and badgers to occupy parts of the site. The hedgerows, ponds and trees within the site boundary represent potential Biodiversity Action Plan habitats.

*Deliverability/Developability* – The availability of the site has not been confirmed since 2011. Given the multiple opportunities to promote the site in the interim, it is assumed the site is not available. There are questions about its suitability given its scale and the fact it would result in the coalescence of Ravenstone and Coalville.

### R12 – Land at Heather Lane (7.3 ha / about 137 dwellings)

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of the local convenience shop, primary school, informal recreation, formal recreation and public transport. However, due to the scale of R12, there will be parts of the site which are within a ‘reasonable’ walking distance to these facilities (as opposed to ‘good’). Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in the Coalville Urban Area). There are bus stops on Leicester Road c.600m from the site entrance which provide access to the no. 15 bus service.

### Summary of SA

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
++	-	+	++	0	++	-	+	0	0	--	--	--	0	0	?

The site’s significant negative scores against SA13 and SA14 reflects the fact that the site would extend beyond the existing western edge of the settlement and would result in the loss of over 1ha of greenfield land. However, it is a material consideration that R13 (the site directly to the north of R12) is now under construction for residential development.

### Key Planning Considerations

- The site promoters have not confirmed how the site would be accessed, although it is likely that there would be some rights of access from Beesley Lane.
- Although the site would significantly extend beyond the existing built edge of development it is in a wider parcel of land (21RAV-A) deemed to be of low landscape and low visual sensitivity (Landscape Sensitivity Study).
- The LSS identifies the site as providing an opportunity to utilise tree planting to soften development, improve landscape quality/condition and soften the settlement edge.
- The site adjoins areas of National Forest planting and a candidate Local Wildlife Site (Miner's Wood Wildflower Meadow) to the south.
- At its closest point, there is a sewage treatment c.175m to the south-west of the site which could have odour implications.
- Pylons cross the site in a north/south direction – this could impact the viability of the site or the developable area.
- The development of the site for c.137 dwellings would increase the size of the existing settlement by around 15%.
- There is the potential for badger to be on site as well as bats foraging. The hedges, trees and spinneys are potential BAP habitats.

*Deliverability/Developability* – The site is being promoted on behalf of the landowner (Leicestershire County Council). Its availability was last confirmed to the Council in 2019. In order to be considered deliverable, more information is required on how the site would be accessed. Otherwise, there are questions about the site's suitability in terms of its scale.

**R14 – Land to rear of 21 Creswell Drive (2.02 ha / about 38 dwellings)**

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of the local convenience shop, primary school, informal recreation, formal recreation and public transport. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in the Coalville Urban Area). The closest bus stops are c.600m from the site and are served by the no. 15 bus service.

*Summary of SA*

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
++	-	+	++	0	++	-	+	0	0	--	--	--	0	0	?	

The site's significant negative scores against SA13 and SA14 reflects the loss of over 1ha of greenfield land outside the limits to development.

*Key Planning Considerations*

- The site extends beyond the existing western edge of the settlement, although it adjoins R13 to the south, which is currently being built for housing. R5 to the north of the play park also has permission for housing.
- R14 is being used as a menage and in January 2023 obtained permission for the change of use of land for the keeping of horses, replacement stables and ancillary storage building, provision of hard standing area and retention of existing menage for private use (21/02350/FUL).
- There is the potential for Great Crested Newts to inhabit the pond to the north of the site. The adjacent land provides suitable habitat for badger. The grassland and hedgerows may be potential BAP habitats. I
- It is not clear how the site would be accessed since Cresswell Drive is an unadopted road and the access road appears to be an insufficient width to accommodate major residential development (3.5-4m).

*Deliverability/Developability* – The site is promoted by the landowner and was submitted to the Council in 2018. There is no evidence of housebuilder interest and the recent planning permission suggests that the site is not available for housing at the present time. There are questions about whether a safe and suitable access to the site could be achieved.

### **R15 – Land north of Church Lane (3.9 ha / about 73 dwellings)**

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of public transport as well as formal recreation and informal recreation facilities. It is within a reasonable walking distance of the primary school and the shop. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in Coalville). There are bus stops on Church Lane c.200m from the site which provide access to the 15 bus service and access to the 29A is within 800m.

#### *Summary of SA*

SA Objectives																
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste	
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17	
++	--	-	++	0	++	-	-	0	0	--	--	--	-	0	?	

The site's significant negative scores against SA13 and SA14 reflects the fact development of the site would result in the coalescence of Ravenstone and Coalville as well as the loss of over 1ha of greenfield land. Its minor negative score against SA15 reflects the site's location adjacent to the Conservation Area.

#### *Key Planning Considerations*

- The site does not adjoin the adopted highway, but is in the same ownership as R7, so it is assumed that these could be delivered as one site.

- Parts of the southern and western boundary adjoin the Conservation Area and the curtilage of Church of St Michael (Grade II\* listed building), views of which can be seen from a public right of way (O42) which crosses the centre of the site.
- The site is in a wider parcel of land (21RAV-B) deemed to be of medium-high landscape sensitivity and medium visual sensitivity (Landscape Sensitivity Study).
- The LSS Guidance and Mitigation Considerations plan identifies part of the site has having higher visual sensitivity relating to views into and out of the Conservation Area.
- The site forms part of the agricultural landscape upon which the village largely depended economically for much of its history (Conservation Area Appraisal). The Council's Conservation Officer concludes that the site contributes positively to the significance of the Conservation Area although development would result in limited harm.
- There is no defensible boundary on the northern boundary.
- Development of the site would reduce the gap between Ravenstone and Coalville and would increase the scale of the existing settlement by around 8%. R7 and R15 combined would result in an increase of around 10%.
- There is the potential for badgers to be on site. The hedgerows may be potential BAP habitats.

*Deliverability/Developability* – The site is being promoted on behalf of the landowner and its availability for potential housing development was last confirmed in 2019. There is no known developer interest in the site and there are questions about the suitability of the site in terms of its scale, coalescence and heritage impact.

#### **R16 – Land south of Hall Farm (6.5 ha / about 122 dwellings)**

*Services & Facilities* – In accordance with the walking distance parameters set by the accompanying methodology, the site is within a good walking distance of public transport as well as formal recreation and informal recreation facilities. It is within a reasonable walking distance of the primary school and the shop. Like all sites in Ravenstone, travel outside the settlement is required to access a defined local centre, secondary education, employment sites, GP surgery and pharmacy (all available in the Coalville Urban Area). There are bus stops on Ashby Road c.200m from the site which provide access to the 15 bus service.

#### *Summary of SA*

SA Objectives															
Health and Wellbeing	Inequalities	Community	Housing	Economy	Town/Village centres	Employment	Sustainable travel	Air, Light & Noise	Flooding	Biodiversity & Geodiversity	Landscape	Land-use efficiency	Historic Environment	Water & Soil	Waste
SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA11	SA12	SA13	SA14	SA15	SA16	SA17
+	-	+	++	0	++	-	+	0	0	--	--	--	0	0	?

The site's significant negative scores against SA13 and SA14 reflects the fact development of the site would result in the loss of over 1ha of greenfield land in the countryside.

#### *Key Planning Considerations*

- There is no obvious way that the site would be accessed as it does not adjoin the adopted highway and would need to cross third party land.
- In addition, much of the site does not have a defensible western boundary.
- Although the site would extend beyond the existing built edge of development it is in a wider parcel of land (21RAV-A) deemed to be of low landscape and low visual sensitivity (Landscape Sensitivity Study).
- However, there are various public rights of way crossing the site, including one (O38) which the LSS notes provides views towards the Conservation Area and the church spire.
- Development of the site for c.122 dwellings would increase the scale of the existing settlement by around 14%.
- There is the potential for Great Crested Newts to be present on the pond to the north east of the site. There is a limited possibility that the hedgerows may be potential BAP habitats. The site is mainly arable and there is potential for ecology enhancements.

*Deliverability/Developability* – The site is being promoted on behalf of the landowner and its availability was last made known in 2019. There is no evidence of developer interest and the site does not appear to be in a suitable location given the lack of a suitable highways access.

## **STAGE 5 – OVERALL CONCLUSIONS**

Of the nine sites assessed:

- **R1** – The primary reason for discounting this site is that it would result in the coalescence of Ravenstone with the Coalville Urban Area. The site promoters are proposing to keep the north-eastern part of the site free from built development, but this would reduce the gap to less than 100m at its nearest point. At the same time, without the development of R9, R1 is not particularly well-related to the existing built edge of Ravenstone. The cumulative scale of development of R9 and R1 is not deemed appropriate and it would result in the complete coalescence of Coalville with Ravenstone.
- **R6** – This site is likely to be suitable for residential development given the recent development on adjacent land (Farm Close). There is no evidence of developer interest at this stage and it may be more appropriate to include the site in the Limits to Development (see the Limits to Development Review). Any future development would need to be sensitive to the nearby Conservation Area.
- **R7** – Development of the site would be in keeping with the ribbon development on Church Lane but would extend Ravenstone closer to the Coalville Urban Area. It's possible the site would be delivered for less than 10 dwellings and so wouldn't offer the benefits of affordable housing. It has been identified as being in a higher visually sensitive area due to views into and out of the Conservation Area. On balance, and given the availability of other sites in Ravenstone, the development of R7 is not deemed necessary to meet the District's housing needs.
- **R9** – This site would also have an impact on the coalescence of Ravenstone and the Coalville Urban Area, albeit with Piper Lane providing a defensible boundary. However, the site would also impact upon the significance of the Ravenstone Conservation Area and forms part of a wider area with medium-high landscape sensitivity and medium visual sensitivity. Our Conservation Officer has provided us with some potential mitigation measures, but on

balance, there is another site in Ravenstone which would not have the combined impacts on coalescence and heritage assets.

- **R10** – The site has not been promoted for some time and does not appear to be available. In any event, the scale of the site is significant and would result in the coalescence of Ravenstone and Coalville.
- **R12** – Development of this site would extend beyond the existing western edge of development, but it is material that the site to the north is being developed for housing and that the site is in an area of low landscape sensitivity and low visual sensitivity. This is our preferred site, but we will require evidence that a safe and suitable access to the site is achievable. The presence of pylons crossing the site is likely to reduce the developable area of the site.
- **R14** – Recent planning history indicates that the landowners intend to further develop the site for the keeping of horses. In any event, Cresswell Drive is a private, unadopted road and it does not seem that a safe and suitable access for residential development can be achieved.
- **R15** – This is a large scale site which needs to be delivered alongside R7. It has been discounted on the basis of its proximity to the Conservation Area and its location of medium-high landscape sensitivity and medium visual sensitivity which has a higher visual sensitivity relating to views into and out of the Conservation Area.
- **R16** – the primary reason for discounting this site is that there doesn't appear to be a way to safely and suitably access it.

### **Recommendations**

On the basis of the above conclusions, it is recommended that Land at Heather Lane (R12) is allocated for around 50 dwellings.