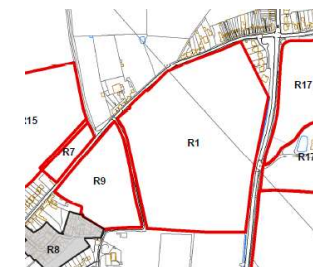


Site Information										
Housing Code		R1	Site Address		Church Lane / Wash Lane, Ravenstone			Settlement	RAVENSTONE	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		12.27		
Ravenstone			Ravenstone			Site Capacity*	Dwellings Emp (m <sup>2</sup> )	230		
Settlement Tier		Principal Town		Settlement Tier		Principal Town		Periods and Build Rates		
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		D	199	
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Potentially Suitable	
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No	Available	
									Potentially Achievable	



Quantitative Assessment			
Services			
Local Services		Coalville	Employment
Convenience Store		Premier Stores, Ravenstone	Oaks Industrial Estate, Coalville
Primary School		Woodstone Community Primary	Public Transport
Secondary School		Stephenson Studio School	Within 800m, 29A - Coalville to Swadlincote & 15 - Ravenstone to Ibstock, both hourly
GP Surgery		Whitwick Road Surgery	Formal Recreation
			Within 1000m walking distance
			Informal recreation
			Within 800m walking distance
			Pharmacy
			Boots, Coalville
Constraints			
Rights of Way		PROW crosses southern part of site	Biodiversity and Geodiversity
Previously developed?		No	LWS
Flood risk		Flood Zone 1	Soil Resources
Tree Preservation Order?		None	2
			Minerals Safeguarding
			Coal/Sand and Gravel/Brick Clay
			Waste Safeguarded Sites
			None

**Qualitative Assessment**

The site is situated between Church Lane to the north and Wash Lane to the east. The site is slightly undulating and is in arable use (grade 2). The site is bound to most sides by mature hedgerows and trees. There are overhead power cables that cross the site. The site is large and is set between the two main parts of the village.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no significant trees within the site. The site is a field with housing in relatively close proximity and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site forms an open field which provides a rural setting for the village and prevents coalescence between Coalville and Ravenstone. The field is not well related to the built form of Ravenstone and does not respond to the linear development to the north and west. Development of the site would result in an encroachment into the countryside, to the detriment of the visual amenity of the site and surroundings.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	The site is likely to be sufficiently separated from the conservation area to the east to ensure no adverse impact.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is potential for badgers to inhabit the site, and Great Crested Newts (GCN) could potentially occupy ponds within 500m of the site. There are no locally designated wildlife sites within the site boundary, although the hedges represent potential Biodiversity Action Plan habitats at the site. The site is considered to be potentially acceptable for development from an ecology point of view, subject to mitigation including namely the retention of hedges with buffer zones. Additional mitigation may be required pending surveys for badgers and GCN. There are opportunities for enhancement, including SUDS and woodland planting. Buffers should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated there are no apparent fundamental Highway reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual Development Control process might lead to the site being viewed less favourably. Additional pedestrian facilities are likely to be required on the western side of Wash Lane.

Site Information											
Housing Code		<b>R6</b>	Site Address				Adjacent Hall Farm, Ravenstone (Part)		Settlement		RAVENSTONE
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Housing		
Name			Ravenstone		Name		Ravenstone		Hectares		0.58
Settlement Tier			Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 14 Emp (m <sup>2</sup> )
Relationship to Limits to Development?			Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		
									0 - 5    6 - 10    11 - 20		
									D    14		
									E		
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment		Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No			Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Potentially Achievable



Quantitative Assessment					
Services					
Local Services		Coalville	Employment	Oaks Industrial Estate, Coalville	
Convenience Store		Premier Stores, Ravenstone	Public Transport		Within 800m, 15 - Ravenstone to Ibstock, hourly
Primary School		Woodstone Community Primary	Formal Recreation		Within 1000m walking distance
Secondary School		Stephenson Studio School	Informal recreation		Within 800-1200m walking distance
GP Surgery		Hugglescote Surgery	Pharmacy		Masons Chemists, Hugglescote
Constraints					
Rights of Way		None	Biodiversity and Geodiversity		None
Previously developed?		Part - 21%-25% - part caravan storage	Soil Resources		3
Flood risk		Flood Zone 1	Minerals Safeguarding		Coal
Tree Preservation Order?		None	Waste Safeguarded Sites		None

**Qualitative Assessment**

The site is on the north- western edge of Ravenstone, adjacent to Hall Farm and to the south-west of Ashby Road. The site is grade 3 agricultural pastureland and accommodates several farm buildings. The site slopes gently down from the road and the site boundaries comprise a mix of hedges and fencing. There are residential dwellings to the south of the site and agricultural land to the south and west.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges form some site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site contains limited mature landscaping and does not contribute to the wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site accommodates agricultural buildings and land on the western edge of the settlement. The site is largely built up and suitable re-development could potentially enhance the site.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	There are listed buildings to the north-east of the site. It is likely the separation distances and intervening land would ensure the suitable re-development of the site would not harm the setting of these buildings. The site borders the conservation area and it is likely suitable re-development would benefit the designation. There are 3 sites of archaeological interest within 100 metres of the site. Further archaeological investigation may therefore be required.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are no identified ecology issues that would be likely to affect the development at this stage.	LCC Ecology states there are no designated ecological sites or potential Biodiversity Action Plan habitats within the site.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated there are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage. There were no highway objections to a previous application for the development of part of the site for up to 9 dwellings and highway conditions were attached to the planning approval.

Site Information										
Housing Code		R7	Site Address				Church Lane, Ravenstone		Settlement	RAVENSTONE
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	0.68			
Ravenstone			Ravenstone			Site Capacity*	Dwellings	17		
Sustainable Villages			Sustainable Villages			Emp (m <sup>2</sup> )				
Tier			Tier			Periods and Build Rates				
Adjoining			Adjoining Boundary			0 - 5	6 - 10	11 - 20		
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary	D	E	17		
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No	Assessment	Potentially Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

Quantitative Assessment				
Services				
Local Services		Coalville	Employment	Oaks Industrial Estate, Coalville
Convenience Store		Premier Stores, Ravenstone	Public Transport	Within 800m, 29A - Coalville to Swadlincote & 15 - Ravenstone to Ibstock, both hourly
Primary School		Woodstone Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School		Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery		Whitwick Road Surgery	Pharmacy	Boots, Coalville
Constraints				
Rights of Way		PROW cuts across SW corner of site	Biodiversity and Geodiversity	None
Previously developed?		No	Soil Resources	3
Flood risk		Flood Zone 1	Minerals Safeguarding	Coal
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
<p>The site is located on the north-eastern edge of Ravenstone, to the north of Church Lane. The site is greenfield land used for agricultural purposes (grade 3). There is further agricultural land on all sides of the site except to the south-west where there is the end of a row of houses which front onto Church Lane. The southern boundary falls within the Ravenstone Conservation Area.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundary with the highway with the rear of the site open to the remainder of the field. Retention of the majority of the hedge or suitable replacement would be beneficial. The site comprises part of a larger field and does not form part of the wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site has a comparable depth to the existing dwellings to the west and would maintain the linear form of this part of the village. However, this site forms part of the open space that separates Coalville and Ravenstone and development would erode this, would erode this part of the rural setting of the village and encroach into countryside.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site is prominent when viewed from the public realm and the development of the site would be clearly visible. The site provides part of the rural approach and setting, and a convincing case would be required to demonstrate the character and appearance of the conservation area would be maintained.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary although the hedgerows represent potential Biodiversity Action Plan habitats. Development should include a 5m buffer zone along roadside hedge, as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated there are no apparent fundamental highway reasons for this site to be excluded from consideration at this stage.

Site Information										
Housing Code		R9	Site Address		Land at Church Lane, Ravenstone			Settlement	RAVENSTONE	
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares	2.69			
Ravenstone			Ravenstone			Site Capacity*	Dwellings Emp (m <sup>2</sup> )	50		
Settlement Tier		Sustainable Villages	Settlement Tier		Sustainable Villages	Periods and Build Rates				
Relationship to Limits to Development?		Adjoining	Distance from sustainable boundary		Adjoining Boundary	D	50	11 - 20		
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No	SHELAA Assessment	Potentially Suitable
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No		Available
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No		Potentially Achievable

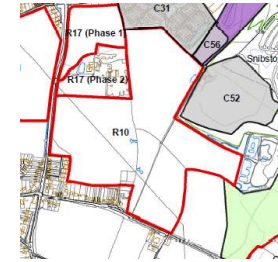
Quantitative Assessment				
Services				
Local Services		Coalville	Employment	Oaks Industrial Estate, Coalville
Convenience Store		Premier Stores, Ravenstone	Public Transport	Within 800m, 29A - Coalville to Swadlincote & 15 - Ravenstone to Ibstock, both hourly
Primary School		Woodstone Community Primary	Formal Recreation	Within 1000m walking distance
Secondary School		Stephenson Studio School	Informal recreation	Within 800m walking distance
GP Surgery		Whitwick Road Surgery	Pharmacy	Boots, Coalville
Constraints				
Rights of Way		PROW cuts across SW corner of site	Biodiversity and Geodiversity	None
Previously developed?		No	Soil Resources	2
Flood risk		Flood Zone 1	Minerals Safeguarding	Sand and Gravel/Coal
Tree Preservation Order?		None	Waste Safeguarded Sites	None

Qualitative Assessment
<p>The site is agricultural land (grade 2) located to the south of Church Lane. The site is flat and is bound by mature trees and hedgerows. Piper Lane, a public by-way, runs along the eastern and part of the southern boundary of the site. A public footpath within the site runs along the southern boundary. Beyond Piper Lane to the south of the site is a sports field. To part of the south-west of the site is a recently completed housing development. The site adjoins the Ravenstone Conservation Area along the south-west boundary.</p>

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no significant trees within the site. The site is a field with housing in relatively close proximity and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site forms an open field which provides a rural setting for the village and prevents coalescence between Coalville and Ravenstone. The field is not particularly well related to the built form of Ravenstone with only the south-western boundary adjoining the built form. Development of the site would result in an encroachment into the countryside, to the detriment of the visual amenity of the site and surroundings.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site borders the conservation area to the south-west. This part of the designation has had recent development set behind the street frontage development and development of this site could preserve the character and appearance of the conservation area.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers to inhabit the site. The hedges on site represent potential Biodiversity Action Plan habitats. A badger survey would be needed. 5m buffer zones should be retained along hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity. The site is considered acceptable with mitigation.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, consideration in more detail as part of the usual development control process might lead to the site being viewed less favourably.



Site Information													
Housing Code		<b>R10</b>	Site Address				North of Leicester Road, Ravenstone		Settlement		RAVENSTONE		
Employment Code													
Nearest Settlement			Nearest Sustainable Settlement				Proposed Use		Housing				
Name			Ravenstone		Name		Ravenstone		Hectares		27.58		
Settlement Tier			Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings Emp (m <sup>2</sup> )	517	
Relationship to Limits to Development?			<b>Adjoining</b>		Distance from sustainable boundary		<b>Adjoining Boundary</b>		Periods and Build Rates				
									0 - 5			6 - 10	11 - 20
									D			517	
									E				
Site of Special Scientific Interest?		<b>No</b>	Ancient Woodland?		<b>No</b>	Within Flood Zone 3b?		<b>No</b>	SHELAA Assessment		Potentially Suitable		
National Nature Reserve?		<b>No</b>	Historic Park or Garden?		<b>No</b>	EMA Public Safety Zone?		<b>No</b>			Potentially Available		
Local Nature Reserve?		<b>No</b>	Scheduled Monument?		<b>No</b>	Existing Permission?		<b>No</b>			Potentially Achievable		



Quantitative Assessment				
Services				
Local Services		<b>Coalville</b>	Employment	<b>Oaks Industrial Estate, Coalville</b>
Convenience Store		<b>Premier Stores, Ravenstone</b>	Public Transport	<b>Within 800m, 29A - Coalville to Swadlincote &amp; 15 - Ravenstone to Ibstock, both hourly</b>
Primary School		<b>Woodstone Community Primary</b>	Formal Recreation	<b>Within 1000m walking distance</b>
Secondary School		<b>The Newbridge School</b>	Informal recreation	<b>Within 800m walking distance</b>
GP Surgery		<b>Hugglescote Surgery</b>	Pharmacy	<b>Masons Chemists, Hugglescote</b>
Constraints				
Rights of Way		<b>PROW cuts across SE corner of site</b>	Biodiversity and Geodiversity	<b>LWS</b>
Previously developed?		<b>No</b>	Soil Resources	<b>2 and 3</b>
Flood risk		<b>Flood Zone 1</b>	Minerals Safeguarding	<b>Part Sand and Gravel/Brickclay</b>
Tree Preservation Order?		<b>Part of site</b>	Waste Safeguarded Sites	<b>None</b>

**Qualitative Assessment**

The site is situated to the north of Leicester Road and to the east of Wash Lane. The site is greenfield land and is currently used for agricultural purposes (grades 2 and 3). There are residential properties adjacent to the south- west corner of the site and an industrial works to the north-west. The eastern extent of site contains part of a TPO area.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site has limited important trees other than on the boundaries and the site does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a group of fields which connect to part of Coalville, abutting development to the north-east and south-east. The site borders development by the crossroads junction to the south-west and therefore parts are well related to the existing built form. However, although some parts of the site, such as the north-east corner and eastern extremity, could be developed as an extension of Coalville, larger parts of the site form the break between Coalville and Ravenstone and development of the whole site would lead to the coalescence of the two settlements. The site has potential perhaps to be partially developed in a manner which would maintain the separation of the settlements.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No known assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there are no designated ecological sites within the site boundary. 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. It is considered that a GCN survey of ponds should be completed and if GCNs are found then considerable mitigation and retention of buffer zones and connecting corridors would be required which would constrain development. It is considered that 10m Buffer Zones should be retained along significant hedges, which should not be incorporated into garden boundaries but managed as part of open space, to ensure habitat continuity and retain connectivity.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated there are no apparent fundamental highway reasons for this site to be excluded from consideration. Any access off Wash Lane or Leicester Road where the speed limit is 40mph or at the 30/40 mph transition, measures to reduce speeds may be required.

Site Information															
Housing Code		<b>R12</b>		Site Address			Land at Heather Lane, Ravenstone			Settlement		RAVENSTONE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ravenstone		Name		Ravenstone		Hectares		7.3					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 137 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates							
								0 - 5    6 - 10    11 - 20							
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

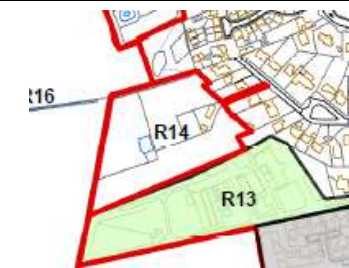
Quantitative Assessment			
Services			
Local Services		Coalville	
Convenience Store		Premier Stores, Ravenstone	
Primary School		Woodstone Community Primary	
Secondary School		The Newbridge School	
GP Surgery		Hugglescote Surgery	
Employment		Oaks Industrial Estate, Coalville	
Public Transport		Within 800m, 15 - Ravenstone to Ibstock, hourly	
Formal Recreation		Within 1000m walking distance	
Informal recreation		Within 800m walking distance	
Pharmacy		Masons Chemists, Hugglescote	
Constraints			
Rights of Way		PROW cuts across Western corner of site	
Previously developed?		No	
Flood risk		Flood Zone 1	
Tree Preservation Order?		None	
Biodiversity and Geodiversity		LWS	
Soil Resources		3	
Minerals Safeguarding		Coal/Sand and Gravel/Brick Clay	
Waste Safeguarded Sites		None	

**Qualitative Assessment**

The site is located to the west of Heather Lane and to the rear of a recent residential development that fronts onto the highway. The site is greenfield agricultural land and is bound by mature hedgerows and the occasional cluster of trees. To the north of the site is the former nursery site and there is agricultural land to the south and to the west of the site. A public footpath runs roughly north to south through the western tip of the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site does not contain any important trees and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site is well related to the built form of the settlement to the east and part of the site borders the nursery site to the north which has permission for housing. However, the site projects significantly further to the west than any other parts of the village and if the whole site were to be developed this would result in significant encroachment into the countryside. A reduced site, including the better related parts, could potentially be developed with a more limited impact.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No heritage assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badger to be on site as well as for bats foraging. The pond to the north (in the garden centre) is unlikely to be Great Crested Newt habitat. The grassland south of the southern boundary is a candidate Local Wildlife Site. The hedges, trees and spinney's are potential BAP habitats. A hedgerow and badger survey would be required. The spinneys and boundary hedges to the south, west and north-west should be retained with buffer zones. A lighting condition would also be required. In ecology terms the site is considered acceptable with mitigation.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated this site appears to be landlocked and has no frontage onto an adopted highway. The LHA is aware of outline planning approval for 50 dwellings to the east of the site (Application ref: 13/00780/OUTM, SHELAA Site R4) which may provide an access point, as well as via Beesley's Garden Centre (SHELAA site R13). If an access point can be provided, there are no apparent fundamental reasons for this site to be excluded from consideration at this stage. However, more detailed consideration, as part of the usual Development Control process, may lead to the site being view less favourably.

Site Information										
Housing Code		<b>R14</b>	Site Address				Land to rear of 21 Creswell Drive, Ravenstone		Settlement	RAVENSTONE
Employment Code										
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing		
Name			Name			Hectares		2.02		
Ravenstone			Ravenstone			Site Capacity*		Dwellings 38 Emp (m <sup>2</sup> )		
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Periods and Build Rates		
Tier				Tier				0 - 5    6 - 10    11 - 20		
Relationship to Limits to Development?		<b>Adjoining</b>		Distance from sustainable boundary		<b>Adjoining Boundary</b>		D    E		
								38		
Site of Special Scientific Interest?		<b>No</b>		Ancient Woodland?		<b>No</b>		Within Flood Zone 3b?		
								<b>No</b>		
National Nature Reserve?		<b>No</b>		Historic Park or Garden?		<b>No</b>		EMA Public Safety Zone?		
								<b>No</b>		
Local Nature Reserve?		<b>No</b>		Scheduled Monument?		<b>No</b>		Existing Permission?		
								<b>No</b>		
								SHELAA Assessment	Potentially Suitable	
									Potentially Available	
									Potentially Achievable	

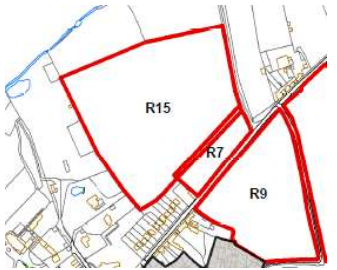


Quantitative Assessment			
Services			
Local Services		<b>Coalville</b>	Employment
Convenience Store		<b>Premier Stores, Ravenstone</b>	<b>Oaks Industrial Estate, Coalville</b>
Primary School		<b>Woodstone Community Primary</b>	Public Transport
Secondary School		<b>The Newbridge School</b>	<b>Within 800m, 15 - Ravenstone to Ibstock, hourly</b>
GP Surgery		<b>Hugglescote Surgery</b>	Formal Recreation
			<b>Within 1000m walking distance</b>
			Informal recreation
			<b>Within 800m walking distance</b>
			Pharmacy
			<b>Masons Chemists, Hugglescote</b>
Constraints			
Rights of Way		<b>None</b>	Biodiversity and Geodiversity
Previously developed?		<b>No</b>	<b>None</b>
Flood risk		<b>Flood Zone 1</b>	Soil Resources
Tree Preservation Order?		<b>None</b>	<b>3</b>
			Minerals Safeguarding
			<b>Coal/Sand and Gravel/Brick Clay</b>
			Waste Safeguarded Sites
			<b>None</b>

**Qualitative Assessment**

The site is located to the rear of 21 Creswell Drive and the site boundary includes 21 Creswell Drive. The site is bound by mature hedgerows and trees. The site is currently used for equestrian purposes and there is stabling and an outdoor riding school on the site. To the north of the site there is part agricultural land and part children's play area and area of open space. To the west of the site is agricultural land and to the east are residential properties. Land to the south of the site (formerly Beasley's Garden Centre) has outline planning permission for the development of up to 37 residential dwellings. The site is grade 3 agricultural land.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the site boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. There are no important trees within the site. The site does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	Development of the site would have a limited impact on townscape and/or landscape character.	The site comprises a paddock with some buildings and borders a park to the north, dwellings to the east and the former nursery site to the south. The nursery site has permission for residential re-development. The site is therefore well related to the built form of the village. Development of the site would result in the built form of the village projecting west but not to a significant extent.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No heritage assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for Great Crested Newts to inhabit the pond to the north of the site. The grassland and hedgerows may be potential BAP habitats. A Phase 1 Habitats Survey would be required. If Great Crested Newts were found it may affect the developable area of the site. Buffer zones should be retained along hedgerows.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highways stated this site benefits from a shared boundary with Creswell Drive, which is an unadopted road. As such, the site does not appear to be able to have access to the public highway without accessing third party land. It would need to be demonstrated a suitable site can be provided.

Site Information											
Housing Code		<b>R15</b>	Site Address		Land North of Church Lane, Ravenstone			Settlement		RAVENSTONE	
Employment Code											
Nearest Settlement			Nearest Sustainable Settlement			Proposed Use		Housing			
Name			Name			Hectares		3.9			
Ravenstone			Ravenstone			Site Capacity*		Dwellings 73 Emp (m <sup>2</sup> )			
Settlement Tier			Settlement Tier			Periods and Build Rates		0 - 5    6 - 10    11 - 20			
Sustainable Villages			Sustainable Villages			D		73			
Relationship to Limits to Development?			Distance from sustainable boundary			E					
Adjoining			Adjoining Boundary								
Site of Special Scientific Interest?		No	Ancient Woodland?		No	Within Flood Zone 3b?		No		SHELAA Assessment	
National Nature Reserve?		No	Historic Park or Garden?		No	EMA Public Safety Zone?		No			Potentially Suitable
Local Nature Reserve?		No	Scheduled Monument?		No	Existing Permission?		No			Potentially Available
										Potentially Achievable	

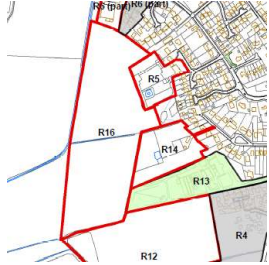
Quantitative Assessment					
Services					
Local Services		Coalville	Employment	Oaks Industrial Estate, Coalville	
Convenience Store		Premier Stores, Ravenstone	Public Transport		
			Within 800m, 29A - Coalville to Swadlincote & 15 - Ravenstone to Ibstock, both hourly		
Primary School		Woodstone Community Primary	Formal Recreation		
			Within 1000m walking distance		
Secondary School		Stephenson Studio School	Informal recreation		
			Within 800m walking distance		
GP Surgery		Whitwick Road Surgery	Pharmacy		
			Boots, Coalville		
Constraints					
Rights of Way		PROW running N-S through site		Biodiversity and Geodiversity	None
Previously developed?		No		Soil Resources	3
Flood risk		Flood Zone 1		Minerals Safeguarding	Coal
Tree Preservation Order?		None		Waste Safeguarded Sites	None

**Qualitative Assessment**

The site lies to the north-west of Church Lane and is agricultural land (grade 3). There is agricultural land to the north and east of the site and part residential and part agricultural land to the west of the site. The site is bound to the east and west by mature hedgerows and trees. The site extends behind several residential properties along Church Lane and Main Street. The southern corner of the site adjoins the Ravenstone Conservation Area. The site slopes downwards away from Church Lane. The very southern point of the site adjoins the Church of St. Michael which is a listed building. A public footpath runs north to south through the centre of the site. The eastern boundary of the site adjoins a byway.

Topic	Assessment	Notes
Green Infrastructure	Development of the site may have an impact on sensitive townscape or landscape characteristics, but it is possible that it could be mitigated to an acceptable level.	Hedges and trees form the site boundaries other than to the front of the site. Retention of the majority of the hedges would be required in order to successfully integrate the development into the rural environment. The site comprises part of a larger field and does not form part of the wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site comprises a large field, separated from the highway by a narrow strip of land. The site, if developed, would add significant depth to this part of the settlement and would not respond to the linear character of this part of the settlement. Furthermore, the site acts as part of the open space that separates Ravenstone from settlements to the east. Development of this site would lead to a visually unacceptable encroachment into the countryside.
Historic and Cultural Assets	Development of the site may have the potential to affect heritage assets, but it is possible that it could be mitigated to an acceptable level.	The site is prominent when viewed from the public realm and the development of the site would be clearly visible. The site provides part of the rural approach and setting, and a convincing case would be required to demonstrate the character and appearance of the conservation area would be maintained.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated there is the potential for badgers to be on site. The hedgerows may be potential BAP habitats. A badger survey would be needed, and mitigation may be required. Buffers of 5m should be retained along hedgerows.
Highway Safety	The site could potentially be served by a satisfactory access onto the highway network and impact on the local highway network could potentially be mitigated.	LCC Highway Authority stated the site shares a boundary with a BOTAT (047), which does not appear to be suitable to accommodate the site traffic in its current form. It will need to be demonstrated that the site could be provided with a suitable access.



Site Information															
Housing Code		<b>R16</b>		Site Address			Land South of Hall Farm, Ravenstone			Settlement		RAVENSTONE			
Employment Code															
Nearest Settlement				Nearest Sustainable Settlement				Proposed Use		Housing					
Name		Ravenstone		Name		Ravenstone		Hectares		6.5					
Settlement Tier		Sustainable Villages		Settlement Tier		Sustainable Villages		Site Capacity*		Dwellings 122 Emp (m <sup>2</sup> )					
Relationship to Limits to Development?		Adjoining		Distance from sustainable boundary		Adjoining Boundary		Periods and Build Rates		0 - 5    6 - 10    11 - 20					
								D		122					
Site of Special Scientific Interest?		No		Ancient Woodland?		No		Within Flood Zone 3b?		No		SHELAA Assessment		Potentially Suitable	
National Nature Reserve?		No		Historic Park or Garden?		No		EMA Public Safety Zone?		No				Potentially Available	
Local Nature Reserve?		No		Scheduled Monument?		No		Existing Permission?		No				Potentially Achievable	

Quantitative Assessment							
Services							
Local Services		Coalville		Employment		Oaks Industrial Estate, Coalville	
Convenience Store		Premier Stores, Ravenstone		Public Transport		Within 800m, 15 - Ravenstone to Ibstock, hourly	
Primary School		Woodstone Community Primary		Formal Recreation		Within 1000m walking distance	
Secondary School		The Newbridge School		Informal recreation		Within 800m walking distance	
GP Surgery		Hugglescote Surgery		Pharmacy		Masons Chemists, Hugglescote	
Constraints							
Rights of Way		Various PROWs running through site		Biodiversity and Geodiversity		None	
Previously developed?		No		Soil Resources		3	
Flood risk		Flood Zone 1		Minerals Safeguarding		Coal/Sand and Gravel/Brick Clay	
Tree Preservation Order?		None		Waste Safeguarded Sites		None	

**Qualitative Assessment**

The site is located to the south of Hall Farm and Hall Gardens. There is residential development to the north and along part of the eastern boundary of the site. There is agricultural land to the south and west of the site and to part of the east of the site. The site is bound along the majority of the eastern and western boundaries by mature hedgerows and trees. The very south westerly tip of the site adjoins Long Moor Spinney which is a Wildlife Site. A watercourse runs along the western boundary of the site and several other smaller watercourse run across the site. There are two public footpaths that cross the site, one runs east to west across the northern part of the site, the other runs north to south through the site.

Topic	Assessment	Notes
Green Infrastructure	It is uncertain whether the development would impact upon existing green infrastructure or whether the site would provide the opportunity to improve the Green Infrastructure Network.	Hedges and trees form the majority of boundaries and would need to be maintained and supplemented as part of any development to maintain the character and to assimilate development into a currently undeveloped and landscaped site. The site does not accommodate any other important trees and does not form part of a wider green network. There is potential for additional planting and new open spaces together with retention of hedgerows and trees to enhance the green infrastructure.
Townscape, Landscape and Visual Sensitivity	It is likely development of the site will have an impact on sensitive landscape and/or townscape characteristics, and it is possible that it cannot be mitigated to an acceptable level.	The site borders the built form of the village in parts along its eastern boundary. However, it largely borders the open countryside along the western boundary and would project beyond the western boundary of the nursery development site. As a result, the site is not particularly well related to the village and the size of the site would ensure development would lead to a considerable encroachment of the countryside.
Historic and Cultural Assets	Development of the site is unlikely to affect any heritage assets.	No heritage assets affected.
Land and Water Contamination	The site is unlikely to be affected by land contamination or landfill. The site is unlikely to cause groundwater pollution.	No known issues.
Environmental Quality	The site is not close to sources of pollution or other environmental quality issues.	No known issues.
Ecology	There are ecological issues that require further investigation such as a Phase 1 Survey.	LCC Ecology stated 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. The presence of Great Crested Newts may affect the developable area. Buffer zones should be retained along the hedgerows.
Highway Safety	The site does not have access to the road network and/or impacts on the road network are unlikely to be mitigated to an acceptable level.	LCC Highway Authority stated the site does not appear to be able to have access to the public highway without accessing third party land. It would therefore need to be proven satisfactory site access could be provided.