



Rutland Local Plan Sustainability Appraisal

SA Report Technical Annex

SA Report Technical Annex to accompany the
Pre-Submission version of the Local Plan

January 2020

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1.0	23 rd August 2019	Draft for client comment	23 rd August 2019	Nick Chisholm-Batten	Associate Director
V2.0	11 th October 2019	Further draft for client comment	11 th October 2019	Nick Chisholm-Batten	Associate Director
V3.0	8 th January 2020	Final version	8 th January 2020	Nick Chisholm-Batten	Associate Director

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1. Purpose of this Technical Annex

- 1.1 This Sustainability Appraisal (SA) Report Technical Annex accompanies the SA Report accompanying the Regulation 19 consultation version of the Rutland Local Plan.
- 1.2 Rutland County Council is currently preparing a new Local Plan to replace the existing planning policies in the Rutland Local Development Framework. The new Local Plan, which will cover the period to 2036, will be the key planning policy document for the County and will guide decisions on the use and development of land.
- 1.3 An SA process has been undertaken to support the development of the Local Plan. This is with a view to informing and influencing the development of the plan and maximising its contribution to sustainable development.
- 1.4 This Technical Annex therefore presents a key element of the appraisal undertaken as part of the SA process, through presenting an assessment of the sites available in Rutland County for development. This is with a view to informing the choice of sites to be allocated through the Local Plan.

2. Sites assessed

- 2.1 A range of potential sites for allocation through the Local Plan have been identified by Rutland County Council.
- 2.2 As a first stage in identifying the sites to be allocated in the Local Plan, developers, landowners, town and parish councils, and other interested parties were invited to submit sites for inclusion in plan through a “Call for sites” process.
- 2.3 Subsequent to the Call for Sites, 207 sites have been considered for the Local Plan through the Strategic Housing and Employment Land Availability Assessment (SHELAA) process undertaken to support the development of the Local Plan. These sites were assessed to support the choice of housing and employment allocations taken forward through the Local Plan.
- 2.4 Included within the 207 sites identified for the SHELAA are the sites identified as potential locations for garden settlements in Rutland. These are:
 - St George’s Barracks; and
 - Woolfox.
- 2.5 To support the consideration of sites identified through the SHELAA, a separate appraisal of each of the sites available within Rutland has been undertaken through the SA process, with the aim of informing the proposed allocation of sites through the Local Plan. Evaluating the constraints and opportunities on each site, the sites were appraised through the SA against a set of consistent criteria which were developed specifically for the SA process. Based on these criteria, a ‘red/amber/green’ rating was then applied to each site for each criterion to provide an indication of site constraints and opportunities and the relative sustainability merits of the sites.

3. Methodology for the site assessment and criteria used

3.1 The site appraisal has taken a two-step process, which 1) considers the constraints present at a site and 2) the potential opportunities present at each site.

Step 1: Evaluation of constraints

3.2 Step 1 considers the constraints present at a site. The following criteria are proposed for evaluating at this step, utilising a red / amber / green (RAG) approach to scorings.

Table 1: Criteria used to evaluate at Step 1

Criteria	'RAG' rules	Commentary/Question
SSSI Impact Risk Zones	<p>R = Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category</p> <p>A = Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories</p> <p>G = Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories</p>	<p>Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation and "Compensation Sites", which have been secured as compensation for impacts on Natura 2000/Ramsar sites.</p> <p>LPAs have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. As such IRZs enable a consideration of whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.</p>
Proximity to a Local Wildlife Site	<p>R = Includes or is adjacent</p> <p>A = <50m</p> <p>G = >50m</p>	<p>There are a number of Local Wildlife Sites situated within the county. The RAG distances reflect this, along with the assumption that the sites are of less significance/ are less sensitive than nationally designated SSSIs.</p>
Proximity to a Biodiversity Action Plan priority habitat	<p>R = Includes or is adjacent</p> <p>A = <50m</p> <p>G = >50m</p>	<p>This seeks to flag if a development at a site could result in the loss of and therefore fragmentation of BAP priority habitats. It also helps to flag if there is the potential for disturbance to priority habitats within 50m of the site.</p>
Landscape sensitivity	<p>R = Medium-High/High</p> <p>A = Medium</p> <p>G = Low/Low-Medium</p>	<p>A Landscape Sensitivity and Capacity Study was undertaken for Rutland in 2010.¹ This categorised landscape sensitivity of the areas considered into "High", "Medium-High", "Medium", "Low-Medium" and "Low" sensitivities.</p>

¹ David Tyldesley and Associates on behalf of Rutland County Council (May 2010) Landscape Sensitivity and Capacity Study

Criteria	'RAG' rules	Commentary/Question
Proximity to a conservation area	<p>R = Intersects or is adjacent</p> <p>A = <50m</p> <p>G = >50m</p>	<p>It is appropriate to 'flag' as red where a site is within, intersects with or is adjacent to a conservation area. It is also appropriate to flag sites that might more widely impact on the setting of a conservation area and a 50m threshold has been assumed. It is recognised that distance in isolation is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that the historic environment encompasses more than just designated heritage assets.</p> <p>Whilst there is good potential to highlight where development in proximity to a heritage asset might impact negatively on that asset, or its setting, a limitation relates to the fact that it is unlikely to be possible to gather views from heritage specialists on sensitivity of assets / capacity to develop each of the sites. This is a notable limitation as potential for development to conflict with the setting of historic assets / local historic character can only really be considered on a case-by-case basis rather than through a distance based criteria. It will also sometimes be the case that development can enhance heritage assets.</p>
Proximity to a Registered Park or Garden	<p>R = Is adjacent</p> <p>A = <50m</p> <p>G = >50m</p>	As above.
Proximity to a Scheduled Monument	<p>R = Is adjacent</p> <p>A = <50m</p> <p>G = >50m</p>	As above.
Proximity to a listed building	<p>R = Intersects or is adjacent</p> <p>A = <50m</p> <p>G = >50m</p>	As above.
Agricultural land quality	<p>R = Grade 1 or 2</p> <p>A = Grade 3</p> <p>G = Grade 4/5 or urban</p>	Recent land classification has not been undertaken in many parts of Rutland. As such the pre-1988 classification is the only means of consistently comparing sites. This does not however provide a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b land (i.e. land which is not classified as such). As such Grade 3 land has been assigned an 'amber' score.
Fluvial flood risk	<p>R = > 50% intersects with Flood risk zone 2 or 3</p> <p>A = < 50% intersects with Flood risk zone 2 or 3</p> <p>G = Flood risk zone 1</p>	<p>Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river flooding (<0.1%)</p> <p>Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%) in any year</p> <p>Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) in any year</p> <p>N.B. While it is important to avoid development in flood zones, there is the potential to address flood risk at the development management stage, when a 'sequential approach' can be taken to ensure that uses are compatible with flood risk.</p>

Criteria	'RAG' rules	Commentary/Question
Surface water flood risk	<p>A = Areas of high or medium surface water flood risk is present in the site</p> <p>G = No areas of surface water flood risk are present in the site</p>	<p>High - each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)</p> <p>Medium - each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)</p> <p>This criterion will help to identify sites that fall within surface water flood risk areas. N.B. While it is important to avoid development in flood zones, there is the potential to address flood risk at the development management stage, when a 'sequential approach' can be taken to ensure that uses are compatible with flood risk. There is also the potential to design-in Sustainable Drainage Systems (SuDS).</p>
Groundwater Source Protection Zones (SPZs)	<p>R = Within a Zone 1 SPZ</p> <p>A = Within a Zone 2 or 3 SPZ</p> <p>G = Not within an SPZ</p>	<p>Groundwater Source Protection Zones are designated zones around public water supply abstractions and other sensitive receptors that signal there are particular risks to the groundwater source they protect.</p> <p>The zones are based on an estimation of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point. For each source, three zones are defined around a particular water abstraction based on travel times, of the groundwater (Zone 1 = 50 days; Zone 2 = 400 days) and the total catchment area of the abstraction (Zone 3).</p>
Open space	<p>R = Loss of public open space</p> <p>G = No loss of public open space</p>	<p>The presumption is that a loss of open space will lead to a negative impact in relation to a range of SA themes. However it should be noted that some loss of open space may not necessarily be a negative effects if green infrastructure enhancements are initiated on-site or nearby.</p>
Minerals	<p>A = Intersects with a Minerals Safeguarding Area</p> <p>G = Does not intersect with a Minerals Safeguarding Area</p>	<p>The identification of MSAs does not necessarily mean that these areas will be worked in the future. MSAs should be viewed as a signpost to indicate the presence of mineral resources and as a trigger for such issues to be considered in the decision-making processes for land-use planning, including consultation where non-minerals development is proposed.</p>
Employment site	<p>R = Loss of allocated employment site</p> <p>G = No loss of allocated employment site</p>	<p>Considers the loss of an allocated employment area.</p>

Step 2: Evaluation of opportunities

3.3 Step 2 considers the positive elements of each site and potential opportunities. The following criteria are proposed for this step, again utilising a red / amber / green (RAG) approach to scorings.

Table 2: Criteria used to evaluate at Step 2

Criteria	'RAG' rules	Commentary
Previously developed land	R = Greenfield site A = Mixture of greenfield and previously developed land G = Previously developed land	Highlights whether the site is a previously developed or greenfield site as defined by the NPPF/NPPG.
Settlement hierarchy	R = Open countryside or adjoining Small Villages A = Adjoining Smaller Service Centres G = Adjoining Uppingham, Oakham or Local Service Centres	This set of criteria is based on the site's proximity to services and facilities. There is a presumption that the higher up the settlement hierarchy the location is, the broader range of amenities are available.
Proximity to a town or local centre	R = >800m A = 400-800m G = <400m	Highlights walking distance to town or local centres in the county. There is no clear guidance on distance thresholds and it is recognised that service centres will often be reached by car or public transport. The thresholds reflect the spread of the data.
Proximity to a school	R = >800m A = 400-800m G = <400m	Highlights walking distance to a school. Department for Transport guidance ² suggests 800m as a walkable distance to community facilities.
Proximity to a doctor or health centre	R = >800m A = 400-800m G = <400m	Highlights walking distance to a Doctor or Health Centre. Department for Transport guidance ³ suggests 800m as a walkable distance to community facilities.
Proximity to a railway station	A = >2,500m G = <2,500m	Highlights walking distance to a train station. Department for Transport guidance ⁴ does not suggest a walkable distance for a train station. An assumption of 2,500m is considered appropriate in the context of Rutland.
Proximity to a bus stop	R = >400m G = <400m	Highlights walking distance to a bus stop. Department for Transport guidance ⁵ suggests 400m as a walkable distance to a bus stop.

² WebTag (December 2015) Unit A4.2 paragraph 6.4.5, Department for Transport

³ Ibid.

⁴ Ibid.

⁵ Ibid.

Criteria	'RAG' rules	Commentary
Proximity to a public right of way (PRoW)	A = >50m G = <50m	Highlights the proximity of site options to PRoW. Where a PRoW falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a PRoW the more likely there is for an opportunity to enhance.
Proximity to a cycle route	A = >50m G = <50m	Highlights the proximity of site options to a cycle route. Where a cycle route falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a cycle route the more likely there is for an opportunity to enhance linkages.

4. Site appraisal sheets

- 4.1 The findings of the site appraisals have been presented below in a series of appraisal sheets. These set out the appraisal findings through a consistent approach which highlight the key constraints and opportunities associated with each site.

Table 3 Contents: site appraisal sheets

Page no.	Site name
TA1	SHELAA/BAE/01 - Rutland County College, Barleythorpe
TA2	SHELAA/BAE/02 - Land off Barleythorpe Road, Oakham
TA3	SHELAA/BAE/03 - Land adjacent to Barleythorpe Hall, Main Road
TA4	SHELAA/BAE/04 - North of Barleythorpe
TA5	SHELAA/BAR/01 - Land at Back Road, Barrowden
TA6	SHELAA/BAR/02 - 7 Wakerley Road, Barrowden
TA7	SHELAA/BAR/03 - Morcott Road, Barrowden
TA8	SHELAA/BEL/01 - 18 Loddington Lane, Belton-in-Rutland
TA9	SHELAA/BEL/02 - Land off New Road, Belton-in-Rutland
TA10	SHELAA/BLM/01 - Land off Newstead Lane, Belmesthorpe
TA11	SHELAA/BLM/02 - Paddock House, Belmesthorpe
TA12	SHELAA/BRA/01 - Land off Brooke Road, Braunston in Rutland
TA13	SHELAA/BRA/02 - Land to the east of 10 Church Street, Braunston in Rutland
TA14	SHELAA/BRA/03 - Land to the east of 10 Church Street, Braunston in Rutland
TA15	SHELAA/BUR/01 - Cottesmore Road, Burley
TA16	SHELAA/BUR/02 - Cottesmore Road, Burley
TA17	SHELAA/BUR/03 - Oakham Enterprise Park
TA18	SHELAA/CAL/01 - Land to the north of Uppingham Road, Caldecott
TA19	SHELAA/CAL/02 - Land adjoining 49 Main Street, Caldecott
TA20	SHELAA/CLI/01 - Woolfox, south of Clipsham
TA21	SHELAA/COT/01 - Land off Main Street, Cottesmore
TA22	SHELAA/COT/02 - Land off Main Street, Cottesmore
TA23	SHELAA/COT/03 - Land west of Rogues Lane, Cottesmore
TA24	SHELAA/COT/04 - Land west of Rogues Lane, Cottesmore

TA25	SHELAA/COT/05 - Manor Farmyard, Main Street, Cottesmore
TA26	SHELAA/COT/06 - Land north of Greetham Road, Cottesmore
TA27	SHELAA/COT/07 - Land at Railway Sidings, Burley Road, Cottesmore
TA28	SHELAA/COT/08 - Land East of Market Overton Road, Cottesmore
TA29	SHELAA/COT/09 - Land south of Rogues Lane, Cottesmore
TA30	SHELAA/COT/10 - Land off Ashwell Road, Cottesmore
TA31	SHELAA/COT/11 - Field to the rear of 32 Main Street, Cottesmore
TA32	SHELAA/COT/12a - Land at Harrier Close, Cottesmore (Site A)
TA33	SHELAA/COT/12b - Land at Harrier Close, Cottesmore (Site B)
TA34	SHELAA/COT/12c - Land at Harrier Close, Cottesmore (Site C)
TA35	SHELAA/COT/12d - Land at Harrier Close, Cottesmore (Site D)
TA36	SHELAA/COT/12e - Land at Harrier Close, Cottesmore (Site E)
TA37	SHELAA/COT/12f - Land at Harrier Close, Cottesmore (Site F)
TA38	SHELAA/COT/12g - Land at Harrier Close, Cottesmore (Site G)
TA39	SHELAA/COT/13 - Land north of Mill Lane, Cottesmore
TA40	SHELAA/EDI/01 - Land forming part of curtilage of Cheneywood, 26 Normanton Road, Edith Weston
TA41	SHELAA/EDI/02 - The Yews, Wells Close, Edith Weston
TA42	SHELAA/EDI/03 - Officer's Mess, Manton Road, Edith Weston
TA43	SHELAA/EDI/04 - St George's Barracks, Edith Weston
TA44	SHELAA/EMP/01 - West of 17 Whitwell Road, Empingham
TA45	SHELAA/EMP/02 - Main Street, Empingham
TA46	SHELAA/EMP/03 - Land off Whitwell Road, Empingham
TA47	SHELAA/EMP/04 - Land off Exton Road, Empingham
TA48	SHELAA/EMP/05 - Southview farm, Empingham
TA49	SHELAA/ESS/01 - Rear of Stamford Road, Essendine
TA50	SHELAA/ESS/02 - Manor Farm, Essendine
TA51	SHELAA/ESS/03 - Old Station Yard, Bourne Road, Essendine
TA52	SHELAA/EXT/01 - Land west of High Street, Exton
TA53	SHELAA/EXT/02 - Land north of The Green, Exton

TA54	SHELAA/EXT/03 - Land east of Stamford Road, Exton
TA55	SHELAA/EXT/04 - Land at the Workshops, Exton
TA56	SHELAA/EXT/05 - Land at Home Farm, Exton
TA57	SHELAA/EXT/06 - Barnsdale Lodge Hotel, The Avenue, Exton
TA58	SHELAA/EXT/07 - Land to the east of Barnsdale Lodge Hotel, The Avenue, Exton
TA59	SHELAA/GLA/01 - Land off Seaton Road, Glaston
TA60	SHELAA/GLA/02 - Land adjacent to Denfield Close, Glaston
TA61	SHELAA/GRE/01 - Greetham Quarry, Stretton Road, Greetham
TA62	SHELAA/GRE/02 - Land south of Oakham Road, Greetham
TA63	SHELAA/GRE/03 - Hill Farm Yard, Main Road, Greetham
TA64	SHELAA/GRE/04 - Great Lane, Greetham
TA65	SHELAA/GRE/05 - Rutland Caravan and Camping, Greetham
TA66	SHELAA/GRE/06 - Wood Lane, Greetham
TA67	SHELAA/GRE/07 - Greetham Quarry, Land to the east of Great Lane, Greetham
TA68	SHELAA/GRE/08 - North Brook Close, Greetham
TA69	SHELAA/GRE/09 - Stretton Road, Greetham
TA70	SHELAA/GRT/01 - South of Old Great North Road, Great Casterton
TA71	SHELAA/GRT/02 - Land off Main Street, Great Casterton
TA72	SHELAA/GRT/03 - Land off Pickworth Road, Great Casterton
TA73	SHELAA/GRT/04 - Rear of College Close, Great Casterton
TA74	SHELAA/KET/01 - Park Farm, Luffenham Road, Ketton
TA75	SHELAA/KET/02 - Land adjacent to Empingham Road, Ketton
TA76	SHELAA/KET/03 - Land at Bartles Hollow, Ketton
TA77	SHELAA/KET/04 - Land south of Barrowden Road, Ketton
TA78	SHELAA/KET/05 - Land at Barrowden Road, Ketton
TA79	SHELAA/KET/06 - Chater House, High Street, Ketton
TA80	SHELAA/KET/07 - The Crescent, High Street, Ketton, Rutland
TA81	SHELAA/KET/08 - Home Farm, Ketton
TA82	SHELAA/KET/09 - Field to the west of Empingham Road between the Windmill Field and Wytchley Road, Ketton

TA83	SHELAA/KET/10 - Field at the top of Hunts Lane, Ketton
TA84	SHELAA/KET/11 - Land northeast of Pit Lane, Ketton
TA85	SHELAA/KET/12 - Brethrens meeting hall, Luffenham Road, Ketton
TA86	SHELAA/LAN/01 - Land north of Cold Overton Road, Langham
TA87	SHELAA/LAN/02 - 52 Burley Road, Langham
TA88	SHELAA/LAN/03 - Land at Ranksborough Farm, Langham
TA89	SHELAA/LAN/04 - Hubbards Lodge Stud, Langham
TA90	SHELAA/LAN/05 - Highways Depot, Ashwell Road, Langham
TA91	SHELAA/LAN/06 - Business Units, Ashwell Road, Langham
TA92	SHELAA/LAN/07 - The Field, Burley Road, Langham
TA93	SHELAA/LAN/08 - Ranksborough Farm, Langham
TA94	SHELAA/LAN/09 - Hayes Farm, Manor Lane, Langham
TA95	SHELAA/LAN/10 - Melton Road, Langham
TA96	SHELAA/LAN/11 - Land north of Burley Road, Langham
TA97	SHELAA/LAN/12 - Land east of Ashwell Road, Langham
TA98	SHELAA/LAN/13 - Land adjacent to Mickley Lodge, Burley Road, Langham
TA99	SHELAA/LIT/01 - Quarry Farm, Little Casterton, Stamford
TA100	SHELAA/LIT/01a - Quarry Farm, Little Casterton, Stamford
TA101	SHELAA/LIT/01b - Little Casterton Road, Little Casterton
TA102	SHELAA/LIT/01c - Quarry Farm, Little Casterton, Stamford
TA103	SHELAA/LYD/01 - Main Street, Lyddington
TA104	SHELAA/LYN/01 - Land off Lyndon Road, Lyndon
TA105	SHELAA/MAN/01 - Land to the rear of Charter Close, Manton
TA106	SHELAA/MAN/02 - Land at Lyndon Road, Manton
TA107	SHELAA/MAN/03 - St Mary's Road, Manton
TA108	SHELAA/MAR/01 - Land off Thistleton Road, Market Overton
TA109	SHELAA/MAR/02 - Land off Thistleton Road, Market Overton
TA110	SHELAA/MAR/03 - South of Berrybushes, Market Overton
TA111	SHELAA/MAR/04a - Main Street, Market Overton

TA112	SHELAA/MAR/04b - Main Street, Market Overton
TA113	SHELAA/MOR/01 - Land adjacent The White Horse Inn, Morcott
TA114	SHELAA/MOR/02 - Land north of Wing Road, Morcott
TA115	SHELAA/MOR/03 - Land to the east of 20 Wing Road, Morcott
TA116	SHELAA/MOR/04 - Land east of Willoughby Road, Morcott
TA117	SHELAA/MOR/05 - Barns and Land off Back Lane, Morcott
TA118	SHELAA/MOR/06 - Land off High Street, Morcott
TA119	SHELAA/MOR/07 - The Windmill, Morcott
TA120	SHELAA/MOR/08 - Vine Farm, Back Lane, Morcott
TA121	SHELAA/NOR/01 - Station Road, North Luffenham
TA122	SHELAA/NOR/02 - Pinfold Lane, North Luffenham
TA123	SHELAA/NOR/03 - Land south of Glebe Road, North Luffenham
TA124	SHELAA/NOR/04 - Land south of Glebe Road, North Luffenham
TA125	SHELAA/NOR/05 - Land off Pinfold Lane, North Luffenham
TA126	SHELAA/OAK/01 - Field to the north of Braunston Road, Oakham
TA127	SHELAA/OAK/02 - Field to the east of Uppingham Road, Oakham
TA128	SHELAA/OAK/03 - Cold Overton Road, Oakham
TA129	SHELAA/OAK/04 - Land south of Brooke Road, Oakham
TA130	SHELAA/OAK/05 - Land off Uppingham Road, Oakham
TA131	SHELAA/OAK/06a - Grange Farm, Uppingham Road, Oakham
TA132	SHELAA/OAK/06b - Grange Farm, Uppingham Road, Oakham
TA133	SHELAA/OAK/06c - Grange Farm, Uppingham Road, Oakham
TA134	SHELAA/OAK/06d - Grange Farm, Uppingham Road, Oakham
TA135	SHELAA/OAK/07 - South of Brooke Road, Oakham
TA136	SHELAA/OAK/08a - Stamford Road & Uppingham Road, Oakham
TA137	SHELAA/OAK/08b - Stamford Road & Uppingham Road, Oakham
TA138	SHELAA/OAK/09 - Land off Burley Park Way, Oakham
TA139	SHELAA/OAK/10 - Land off Hackamore Way & Panniers Way, Oakham
TA140	SHELAA/OAK/11 - Lands' End Way, Oakham

TA141	SHELAA/OAK/12 - Allotments on Brooke Road, Oakham
TA142	SHELAA/OAK/13a - Land off Burley Road, Oakham
TA143	SHELAA/OAK/13b - Land off Burley Road, Oakham
TA144	SHELAA/OAK/13c - Land off Burley Road, Oakham
TA145	SHELAA/OAK/14 - Catmose, Oakham
TA146	SHELAA/OAK/15 - Land at Springfield, Oakham
TA147	SHELAA/OAK/16 - Land south of Braunston Road, Oakham
TA148	SHELAA/OAK/17 - Long Row, Oakham
TA149	SHELAA/OAK/18 - Co-op Site, Oakham
TA150	SHELAA/RYH/01 - Land at junction of B1176 & Turnpike Road, Ryhall
TA151	SHELAA/RYH/02 - Land off Mill Street, Ryhall
TA152	SHELAA/RYH/03 - Land off Church Street, Ryhall
TA153	SHELAA/RYH/04 - River Gwash Trout Farm, Belmesthorpe Lane, Ryhall
TA154	SHELAA/RYH/05 - Spinney Lane, Ryhall
TA155	SHELAA/RYH/06a - Meadow Lane & Belmesthorpe Road, Ryhall
TA156	SHELAA/RYH/06b - Meadow Lane & Belmesthorpe Road, Ryhall
TA157	SHELAA/RYH/07 - Land at back lane, Ryhall
TA158	SHELAA/RYH/08 - River Gwash Trout Farm, Belmesthorpe Lane, Ryhall
TA159	SHELAA/RYH/09 - Land southwest of Belmesthorpe Lane, Ryhall
TA160	SHELAA/SOU/01 - Pinfold Lane, South Luffenham
TA161	SHELAA/SOU/02 - Land at Pinfold Lane, South Luffenham
TA162	SHELAA/SOU/03 - Back Lane, South Luffenham
TA163	SHELAA/SOU/04a - Wireless Hill, South Luffenham
TA164	SHELAA/SOU/04b - Wireless Hill, South Luffenham
TA165	SHELAA/STR/01 - Shires Lane, Stretton
TA166	SHELAA/STR/02 - Stocken Hall Road, Stretton
TA167	SHELAA/STR/03 - Hooby Lane, Stretton
TA168	SHELAA/STR/04 - Rectory Farm, Stretton
TA169	SHELAA/THI/01 - Silverwood Farm, Thistleton

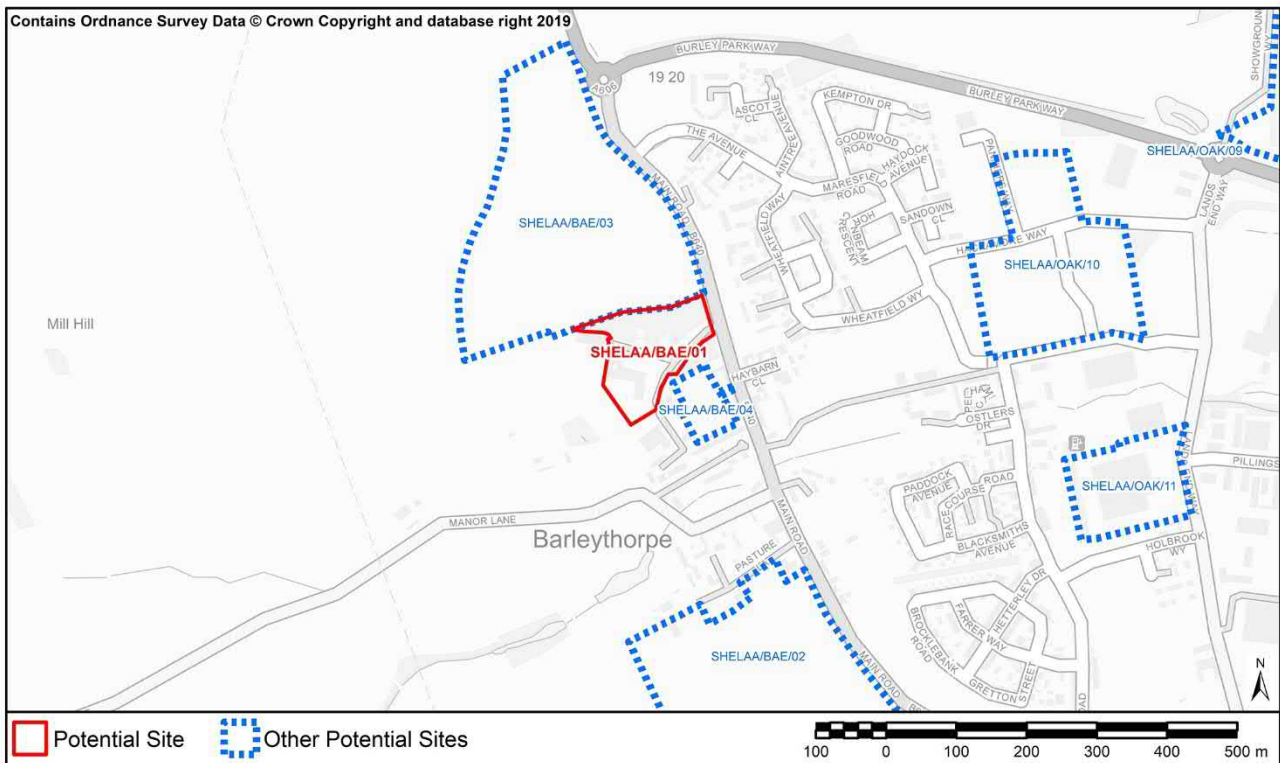
TA170	SHELAA/THI/02 - Land off Main Street, Thistleton
TA171	SHELAA/THI/03 - Grange Farm, Main Street, Thistleton
TA172	SHELAA/TIN/01a - Land adjacent to Holme Close, Tinwell
TA173	SHELAA/TIN/01b - Holme Farm, Tinwell
TA174	SHELAA/TIN/02 - Land south of Stamford Road, Tinwell
TA175	SHELAA/TIN/03 - Land north of Main Street, Tinwell
TA176	SHELAA/TIN/04 - Land off Mill Lane, Tinwell
TA177	SHELAA/TIX/01 - Redundant Farm Buildings, Tixover
TA178	SHELAA/UPP/01 - The Beeches, Uppingham
TA179	SHELAA/UPP/02 - Uppingham Gate, Ayston Road, Uppingham
TA180	SHELAA/UPP/03 - 7 Stockerston Road, Uppingham
TA181	SHELAA/UPP/04 - Leicester Road, Uppingham
TA182	SHELAA/UPP/05 - Land off Ayston Road, Uppingham
TA183	SHELAA/UPP/06a - Land off Leicester Road, Uppingham
TA184	SHELAA/UPP/06b - Land off Leicester Road, Uppingham
TA185	SHELAA/UPP/07 - Land at Gypsy Hollow Lane, Uppingham
TA186	SHELAA/UPP/08 - Land north of Leicester Road, Uppingham
TA187	SHELAA/UPP/09a - Land off the Quadrant, Uppingham
TA188	SHELAA/UPP/09b - Land off the Quadrant, Uppingham
TA189	SHELAA/UPP/10 - Welland Vale, Glaston Road, Uppingham
TA190	SHELAA/UPP/11 - Land off Goldcrest and North of Firs Avenue, Uppingham
TA191	SHELAA/UPP/12 - Land off the Beeches, Uppingham
TA192	SHELAA/WHI/01 - The Nook, Whissendine
TA193	SHELAA/WHI/02 - Ashwell Road, Whissendine
TA194	SHELAA/WHI/03 - Ashwell Road, Whissendine
TA195	SHELAA/WHI/04 - Grange Farm, Whissendine
TA196	SHELAA/WHI/05 - Pickwell Lane, Whissendine
TA197	SHELAA/WHI/06a - Melton Road, Whissendine (Plot 1)
TA198	SHELAA/WHI/06b - Land off Melton Road, Whissendine

TA199	SHELAA/WHI/07 - Melton Road, Whissendine (Plot 2)
TA200	SHELAA/WHI/08 - Stapleford Road, Whissendine
TA201	SHELAA/WHI/09a - South Lodge Farm, Whissendine
TA202	SHELAA/WHI/09b - South Lodge Farm, Whissendine
TA203	SHELAA/WHI/10 - Land Near Stapleford Road, Whissendine
TA204	SHELAA/WHI/11 - Pickwell Lane, Whissendine
TA205	SHELAA/WHI/12 - Land off Pickwell Road, Whissendine
TA206	SHELAA/WHT/01 - Land off Bull Brigg Lane, Whitwell
TA207	SHELAA/WIN/01 - Glaston Road, Wing

SHELAA/BAE/01

Site Address: Rutland County College, Barleythorpe

Site Area: 1.73ha

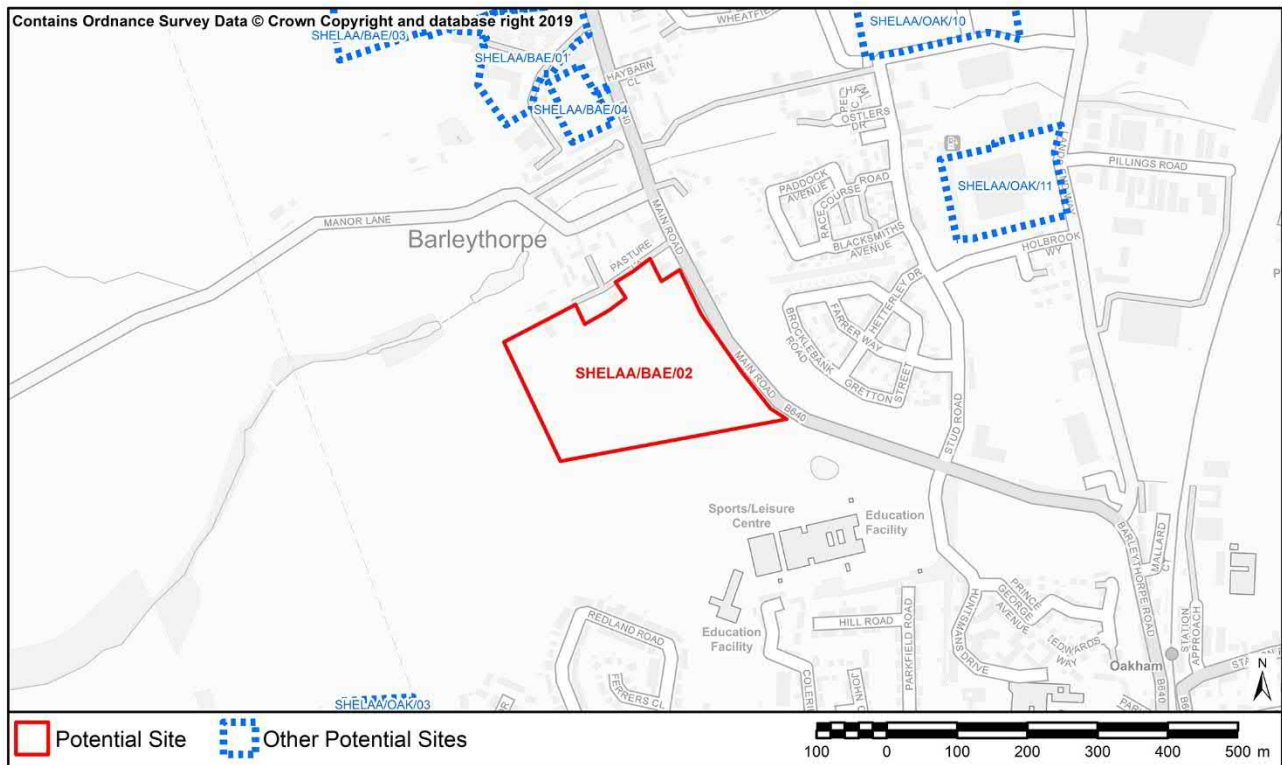


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1186m (Hedgerow Ash 2)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	870m (Langham)
Registered Park or Garden	2956m (Burley On The Hill)
Scheduled Monument	1515m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	92m (34, Main Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	1400m - 1500m (Name not provided)
Proximity to Doctor or Health Centre	1700m - 1800m (Name not provided)
Proximity to Railway Station	1700m - 1800m (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BAE/02

Site Address: Land off Barleythorpe Road, Oakham

Site Area: 6.24ha

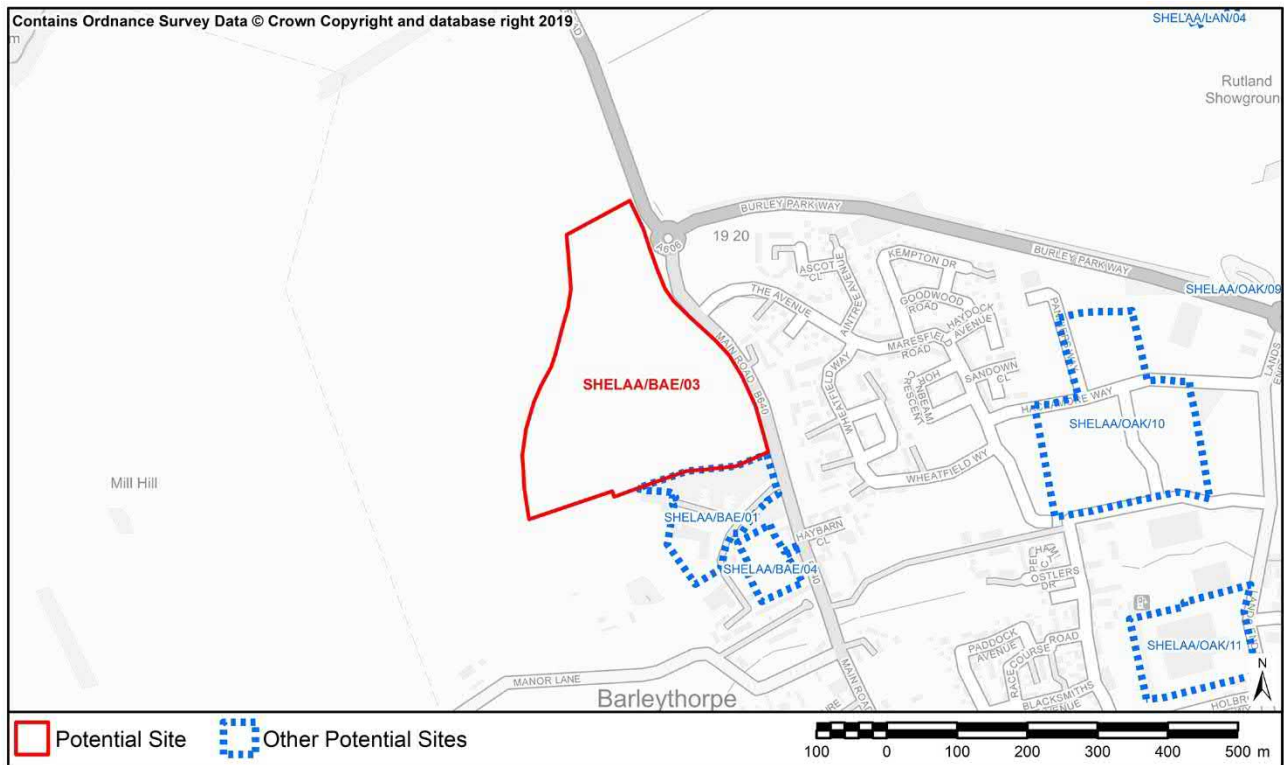


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1184m (Hedgerow Ash 2)
BAP Priority Habitat	80m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	538m (Oakham)
Registered Park or Garden	2725m (Burley On The Hill)
Scheduled Monument	1012m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	36m (Barn)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	700m - 800m (Name not provided)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided)
Proximity to Railway Station	1100m - 1200m (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BAE/03

Site Address: Land adjacent to Barleythorpe Hall, Main Road

Site Area: 8.88ha

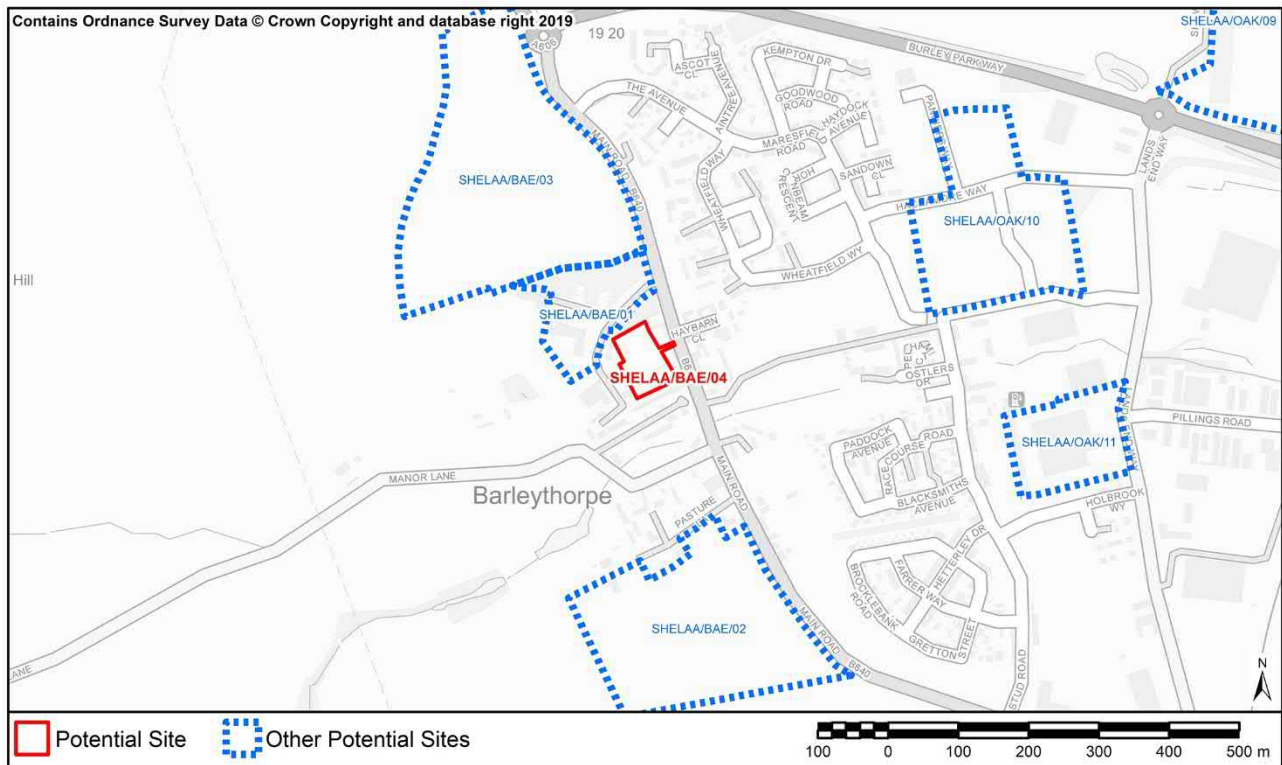


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1190m (Hedgerow Ash 2)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	480m (Langham)
Registered Park or Garden	2971m (Burley On The Hill)
Scheduled Monument	1561m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	161m (34, Main Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	500m - 600m
Proximity to Schools	1100m - 1200m (Langham C of E Primary, Langham C of E)
Proximity to Doctor or Health Centre	1700m - 1800m (Name not provided)
Proximity to Railway Station	1800m - 1900m (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BAE/04

Site Address: North of Barleythorpe

Site Area: 0.55ha

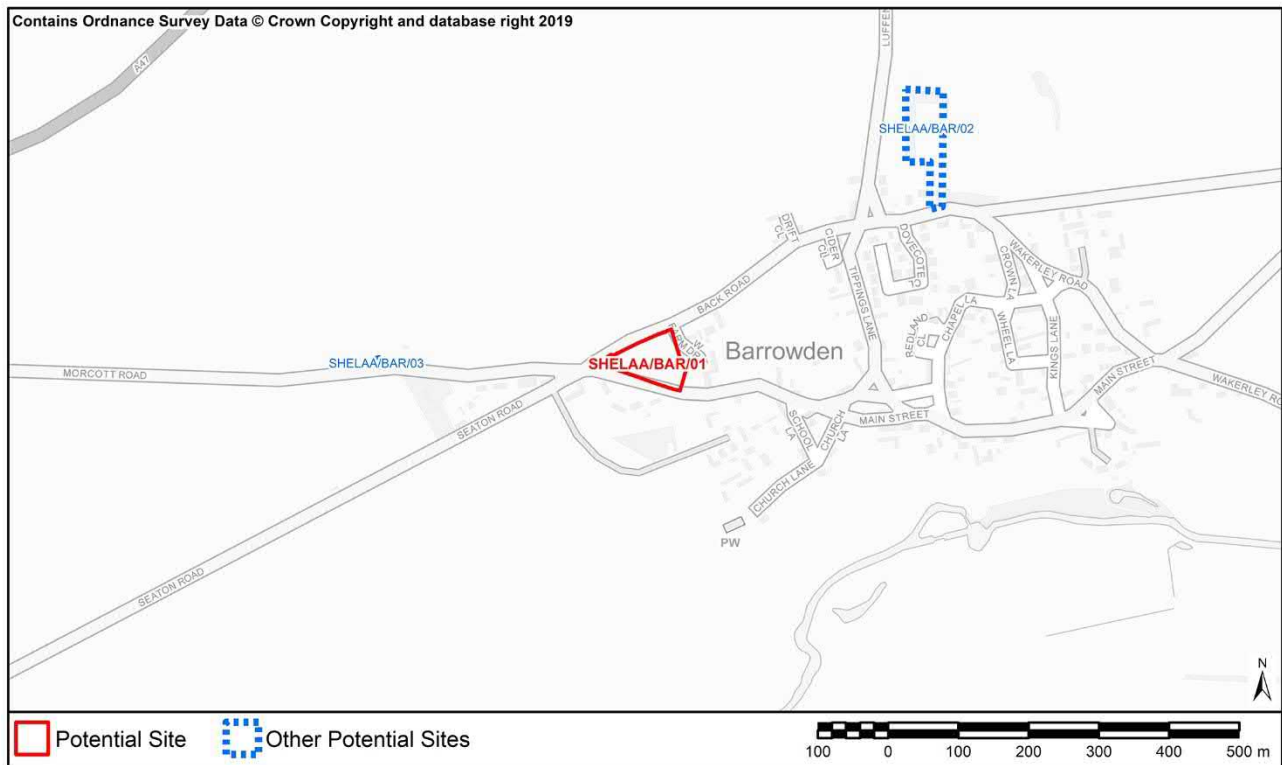


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1176m (Hedgerow Ash 2)
BAP Priority Habitat	30m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	982m (Langham)
Registered Park or Garden	2923m (Burley On The Hill)
Scheduled Monument	1417m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	11m (Clock House And Stables)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	1300m - 1400m (Name not provided)
Proximity to Doctor or Health Centre	1600m - 1700m (Name not provided)
Proximity to Railway Station	1600m - 1700m (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BAR/01

Site Address: Land at Back Road, Barrowden

Site Area: 0.56ha

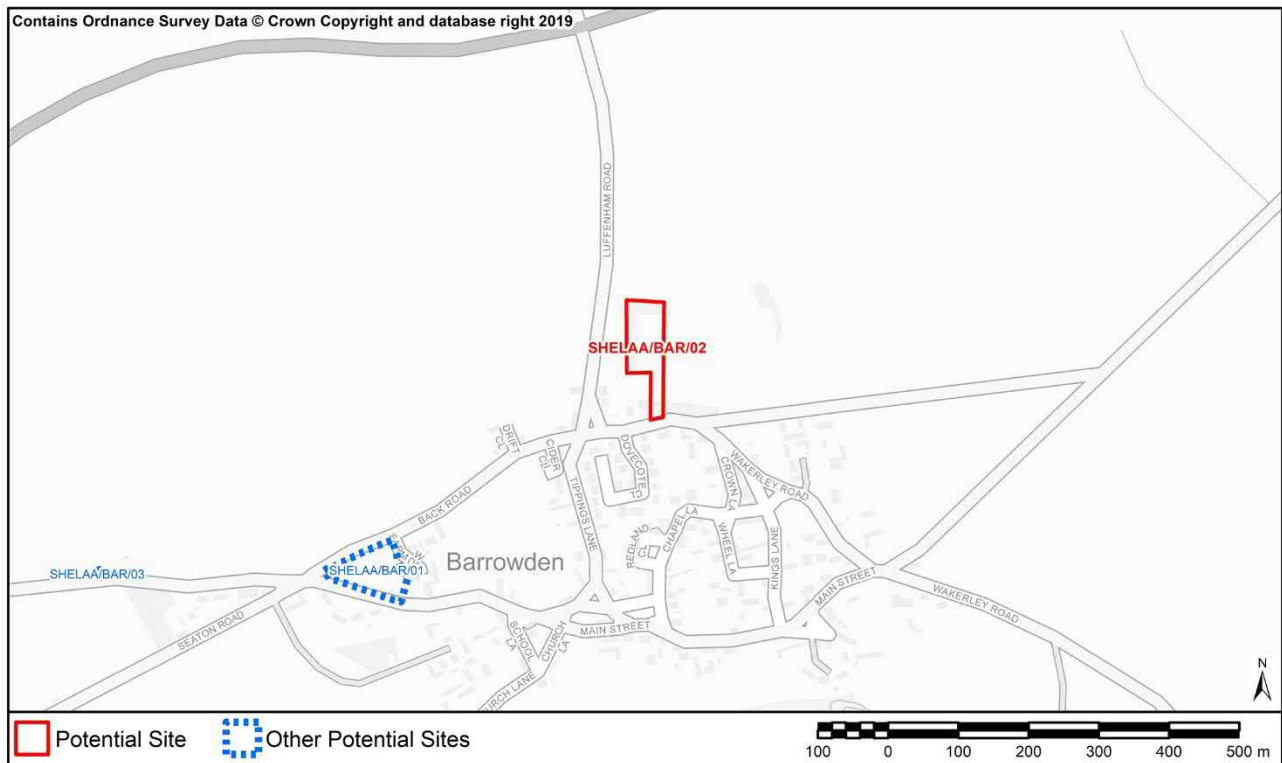


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	14m (Barrowden Roadside Verge Nature Reserve (2))
BAP Priority Habitat	202m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Barrowden)
Registered Park or Garden	7518m (Kirby Hall)
Scheduled Monument	1189m (Wakerley Bridge)
Listed Building	41m (West Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	4km - 5km (St Mary and St John C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	600m - 700m (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/BAR/02

Site Address: 7 Wakerley Road, Barrowden

Site Area: 0.66ha

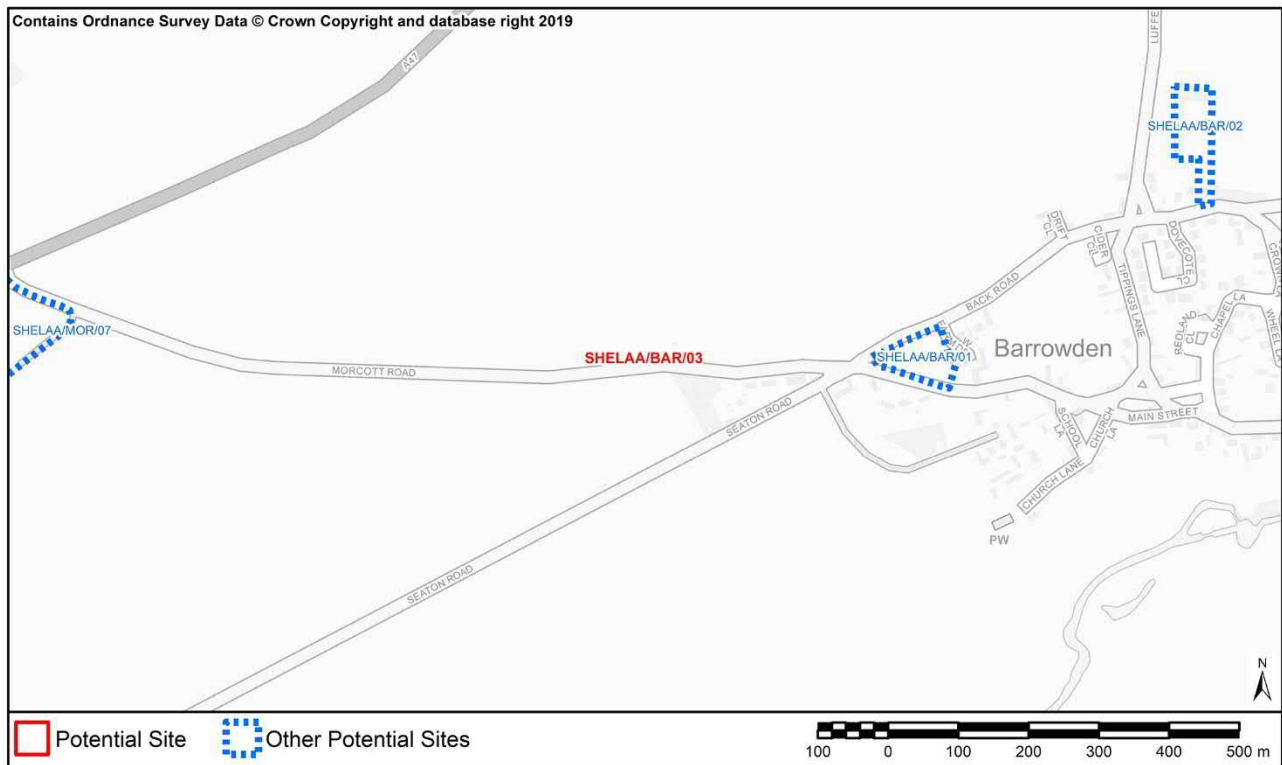


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	31m (Barrowden Roadside Verge Nature Reserve (1))
BAP Priority Habitat	322m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Barrowden)
Registered Park or Garden	7858m (Kirby Hall)
Scheduled Monument	969m (Wakerley Bridge)
Listed Building	80m (Barrowden House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	4km - 5km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	200m - 300m (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/BAR/03

Site Address: Morcott Road, Barrowden

Site Area: 0.01ha

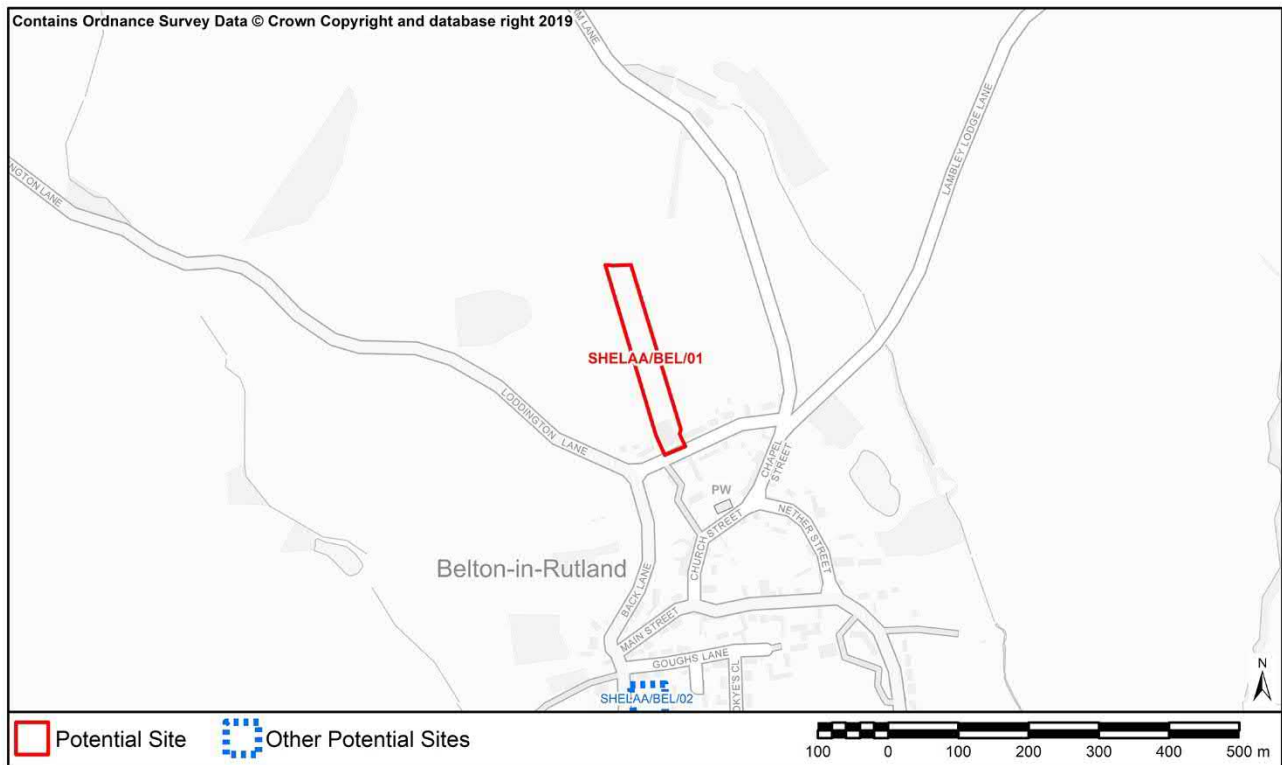


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	142m (Seaton Road RVNR)
BAP Priority Habitat	596m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	21m (Barrowden)
Registered Park or Garden	7456m (Kirby Hall)
Scheduled Monument	1612m (Wakerley Bridge)
Listed Building	473m (West Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	4km - 5km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	1100m - 1200m (Name not provided, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	700m - 800m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/BEL/01

Site Address: 18 Loddington Lane, Belton-in-Rutland

Site Area: 0.98ha

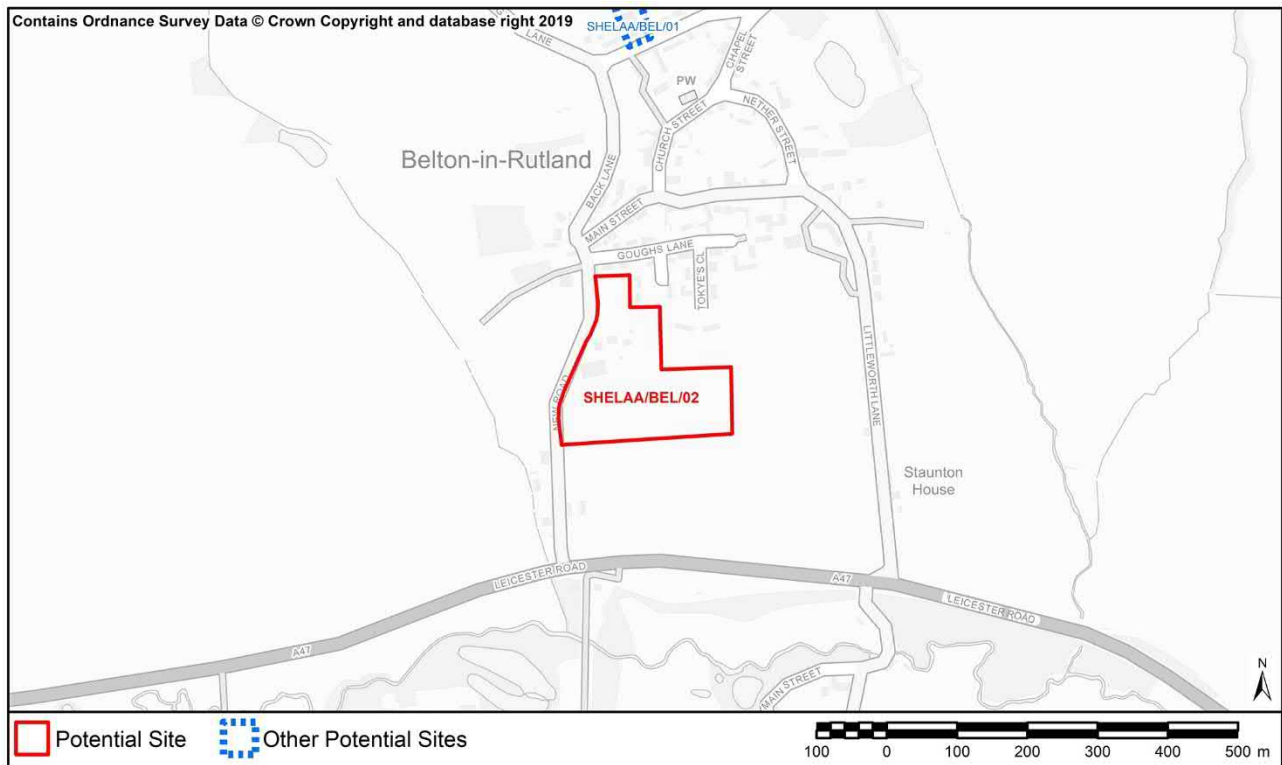


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	857m (Leighfield Grasslands (Bluestones Farm))
BAP Priority Habitat	120m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Belton)
Registered Park or Garden	6971m (Nevill Holt)
Scheduled Monument	849m (Moated Site At Allexton)
Listed Building	48m (Barn To Rear Of Old Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	6km - 7km
Proximity to Schools	3km - 4km (Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided, Uppingham Surgery)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/BEL/02

Site Address: Land off New Road, Belton-in-Rutland

Site Area: 3.54ha

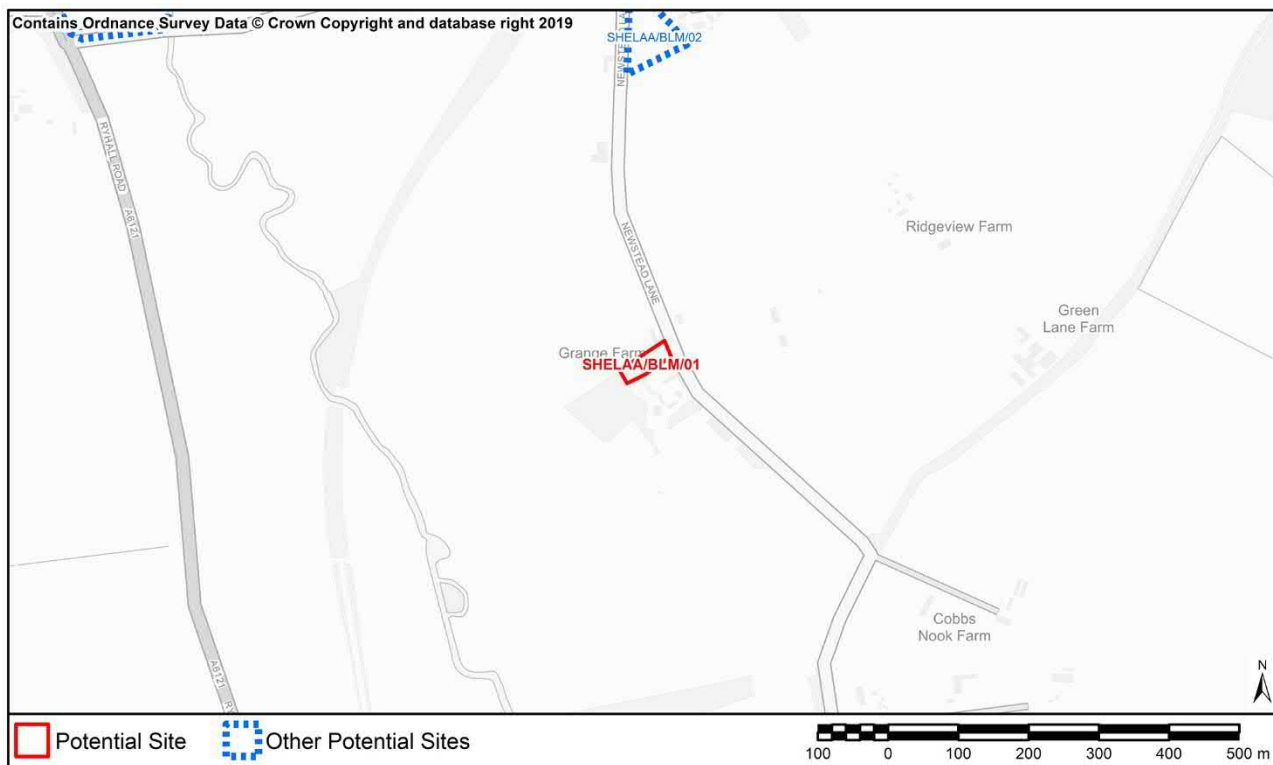


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1438m (Leighfield Grasslands (Bluestones Farm))
BAP Priority Habitat	189m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Belton)
Registered Park or Garden	6405m (Nevill Holt)
Scheduled Monument	289m (Moated Site At Allexton)
Listed Building	44m (2, New Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	6km - 7km
Proximity to Schools	3km - 4km (Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/BLM/01

Site Address: Land off Newstead Lane, Belmesthorpe

Site Area: 0.18ha

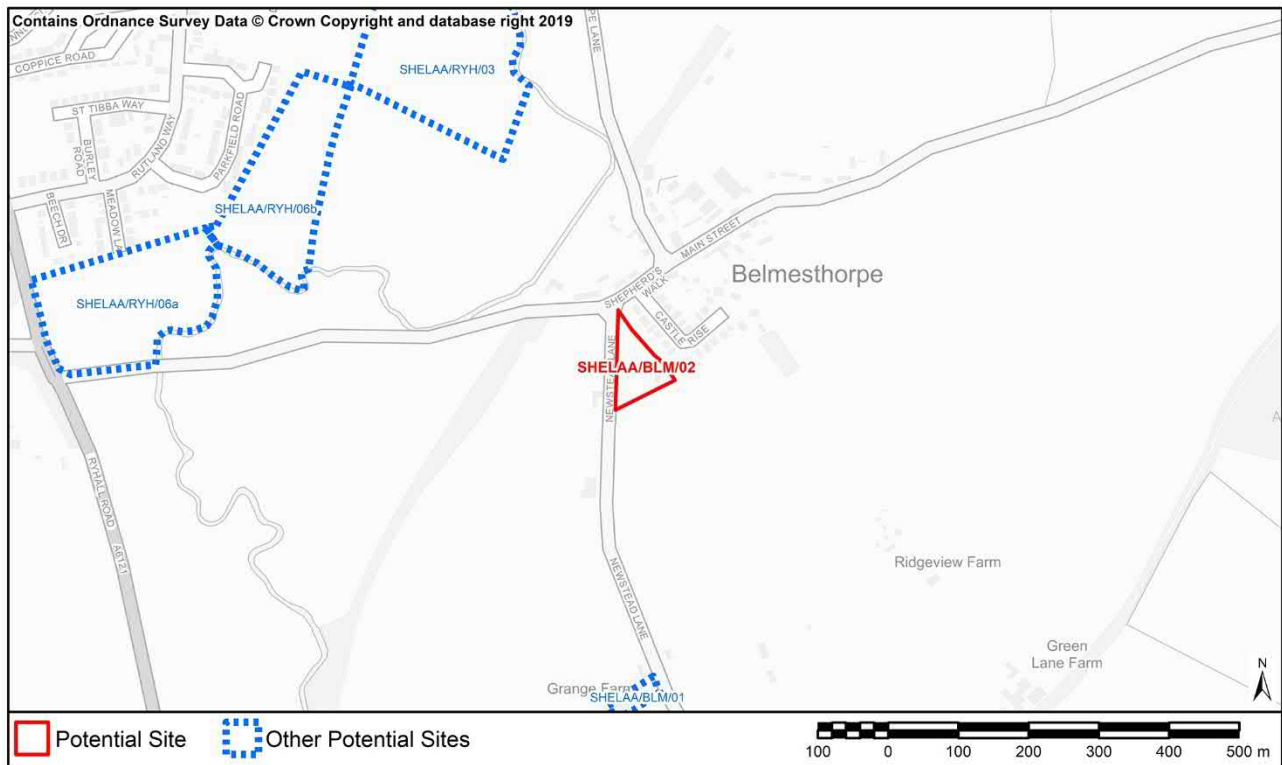


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1107m (Belmesthorpe Railway)
BAP Priority Habitat	374m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1143m (Ryhall)
Registered Park or Garden	2639m (Burghley House)
Scheduled Monument	1885m (Causewayed Camp)
Listed Building	58m (Belmesthorpe Grange)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1200m - 1300m
Proximity to Schools	1700m - 1800m (Ryhall C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	25km +

SHELAA/BLM/02

Site Address: Paddock House, Belmesthorpe

Site Area: 0.59ha

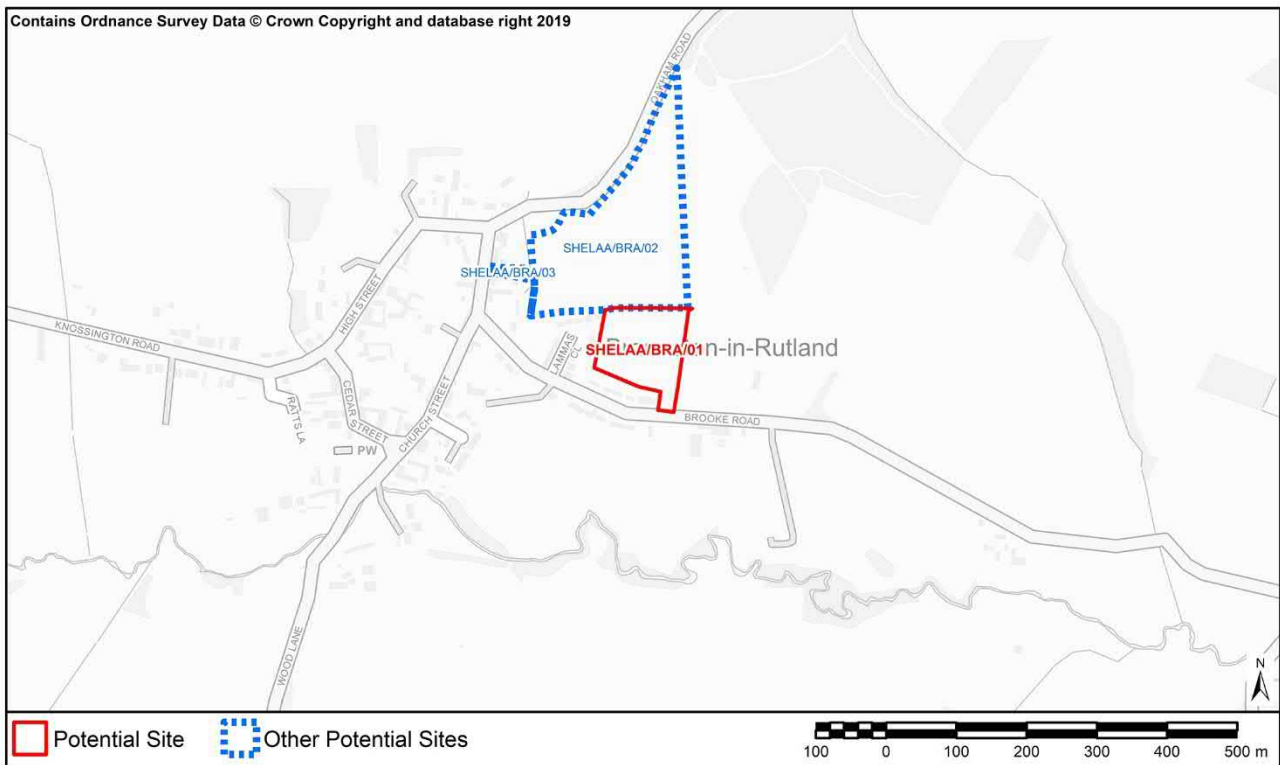


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	624m (Belmesthorpe Railway)
BAP Priority Habitat	90m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	703m (Ryhall)
Registered Park or Garden	3079m (Burghley House)
Scheduled Monument	2260m (Causewayed Camp)
Listed Building	93m (Christmas CottageGrange Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1100m - 1200m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/BRA/01

Site Address: Land off Brooke Road, Braunston in Rutland

Site Area: 1.36ha

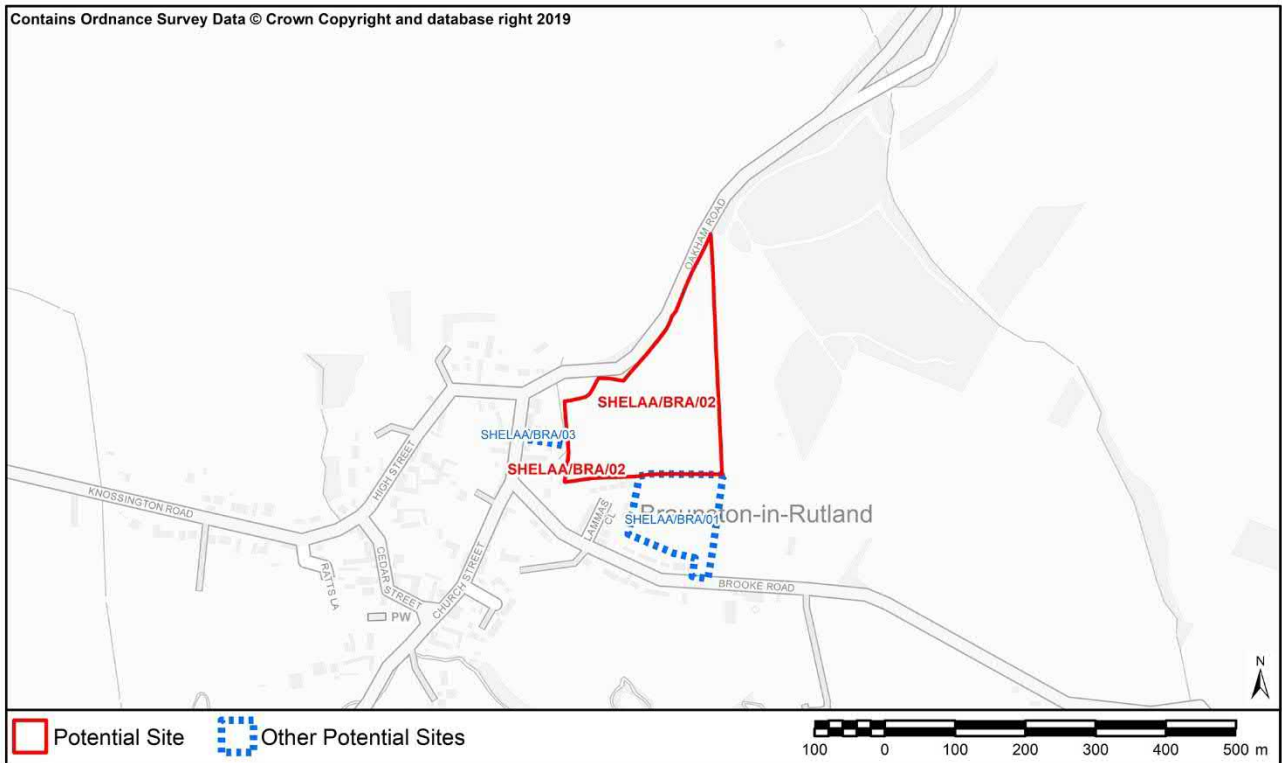


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	455m (Hedgerow, Brooke (5))
BAP Priority Habitat	226m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Braunston)
Registered Park or Garden	4917m (Burley On The Hill)
Scheduled Monument	1008m (Dovecot And Arch, Formerly Lodge Of Brooke House)
Listed Building	165m (Brook House Stables)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	3km - 4km (Name not provided, Brooke Hill Academy, Catmose Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BRA/02

Site Address: Land to the east of 10 Church Street, Braunston in Rutland

Site Area: 4.09ha

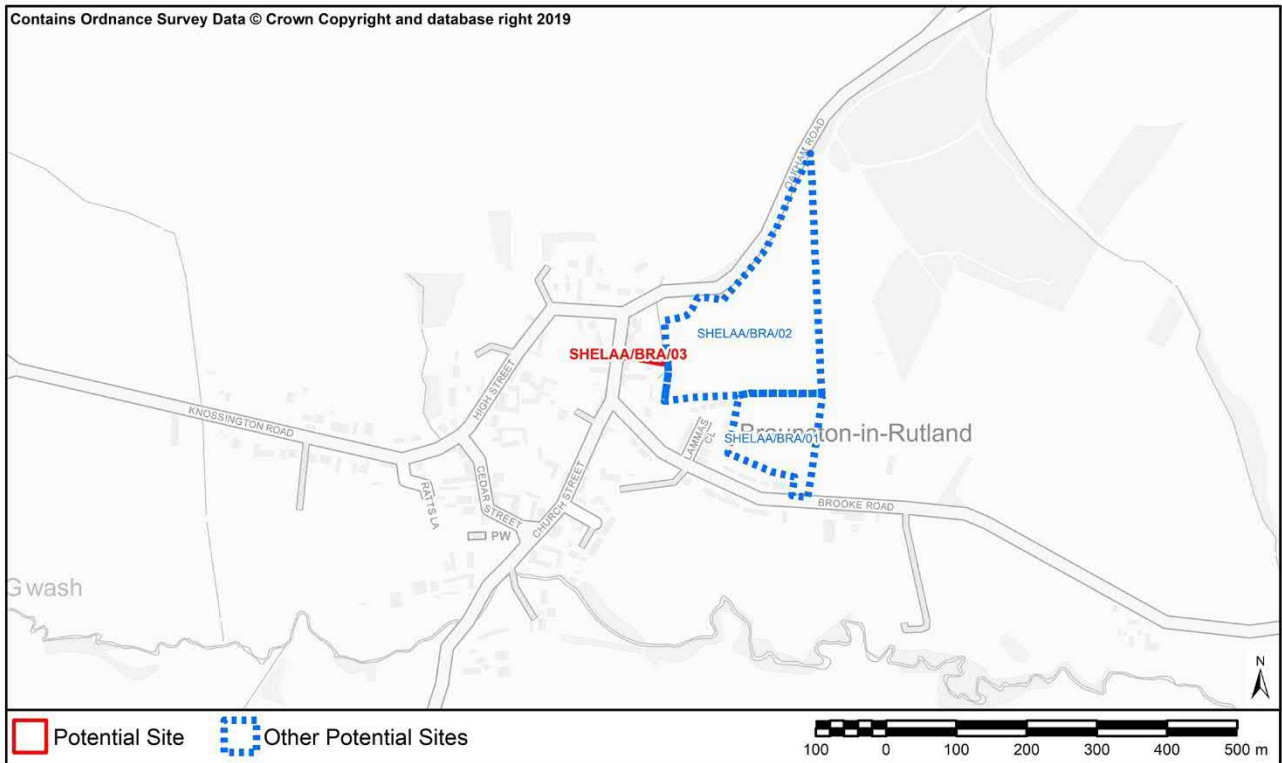


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	533m (Hedgerow, Brooke (5))
BAP Priority Habitat	247m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Braunston)
Registered Park or Garden	4829m (Burley On The Hill)
Scheduled Monument	1076m (Dovecot And Arch, Formerly Lodge Of Brooke House)
Listed Building	52m (2 And 4, Church Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	2km - 2.5km (Catmose Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BRA/03

Site Address: Land to the east of 10 Church Street, Braunston in Rutland

Site Area: 0.06ha

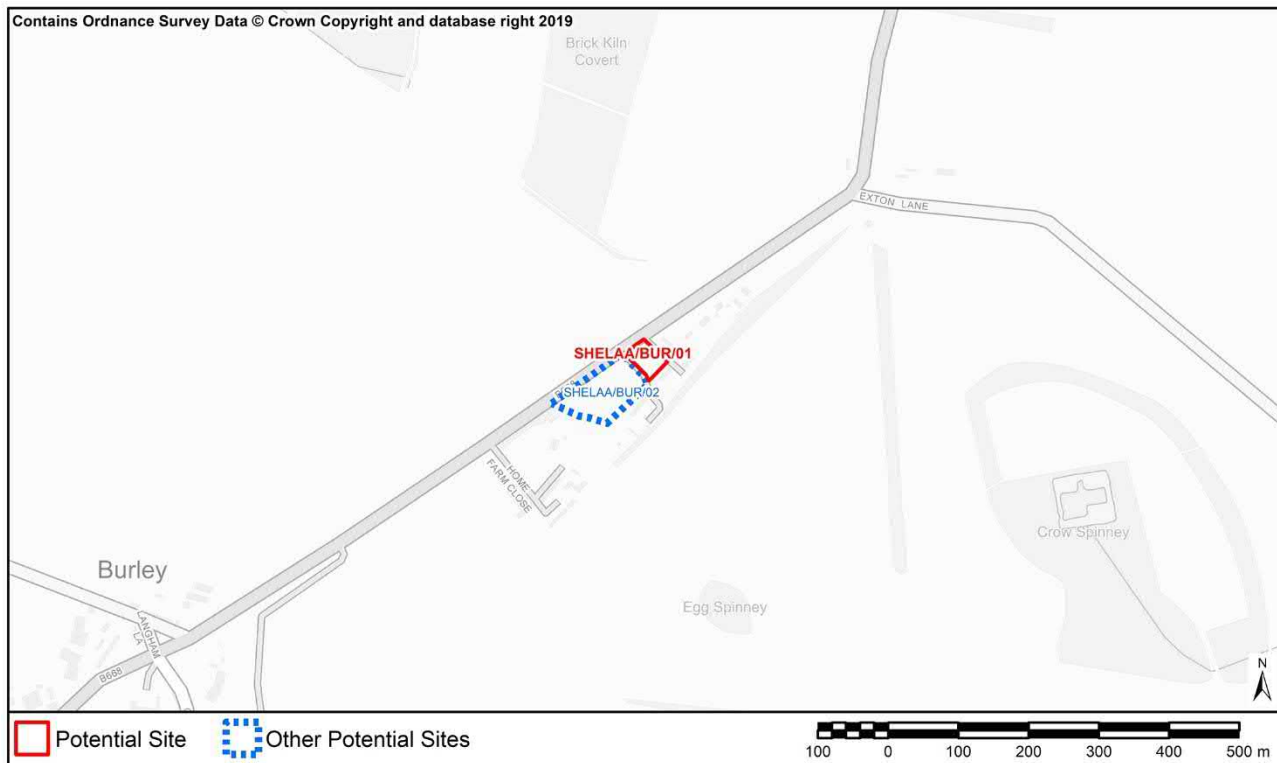


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	585m (Hedgerow, Brooke (5))
BAP Priority Habitat	237m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Braunston)
Registered Park or Garden	5119m (Burley On The Hill)
Scheduled Monument	1284m (Dovecot And Arch, Formerly Lodge Of Brooke House)
Listed Building	21m (2 And 4, Church Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	2.5km - 3km (Catmose Primary)
Proximity to Doctor or Health Centre	3km - 4km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BUR/01

Site Address: Cottesmore Road, Burley

Site Area: 0.18ha

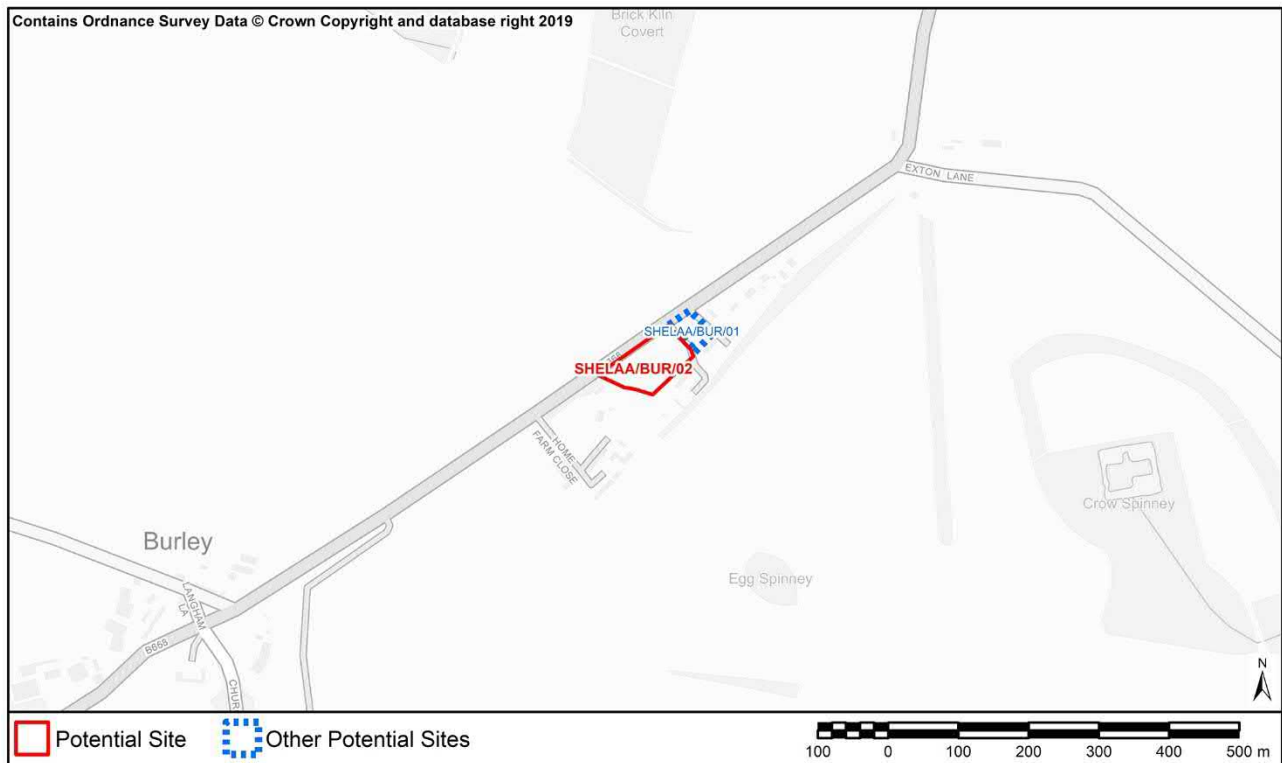


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	1242m (Exton Lane Hedgerow)
BAP Priority Habitat	110m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2439m (Cottesmore)
Registered Park or Garden	38m (Burley On The Hill)
Scheduled Monument	865m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	144m (Game Larder Immediately North East Of Home Farmhouse)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	3km - 4km (English Martyrs Catholic Primary, English Martyrs Catholic, Name not provided, Oakham C of E and The Parks School, Oakham C of E Primary, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	4km - 5km (Oakham Station)
Proximity to Bus Stop	700m - 800m
Proximity to Public Right of Way	1200m - 1300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BUR/02

Site Address: Cottesmore Road, Burley

Site Area: 0.67ha

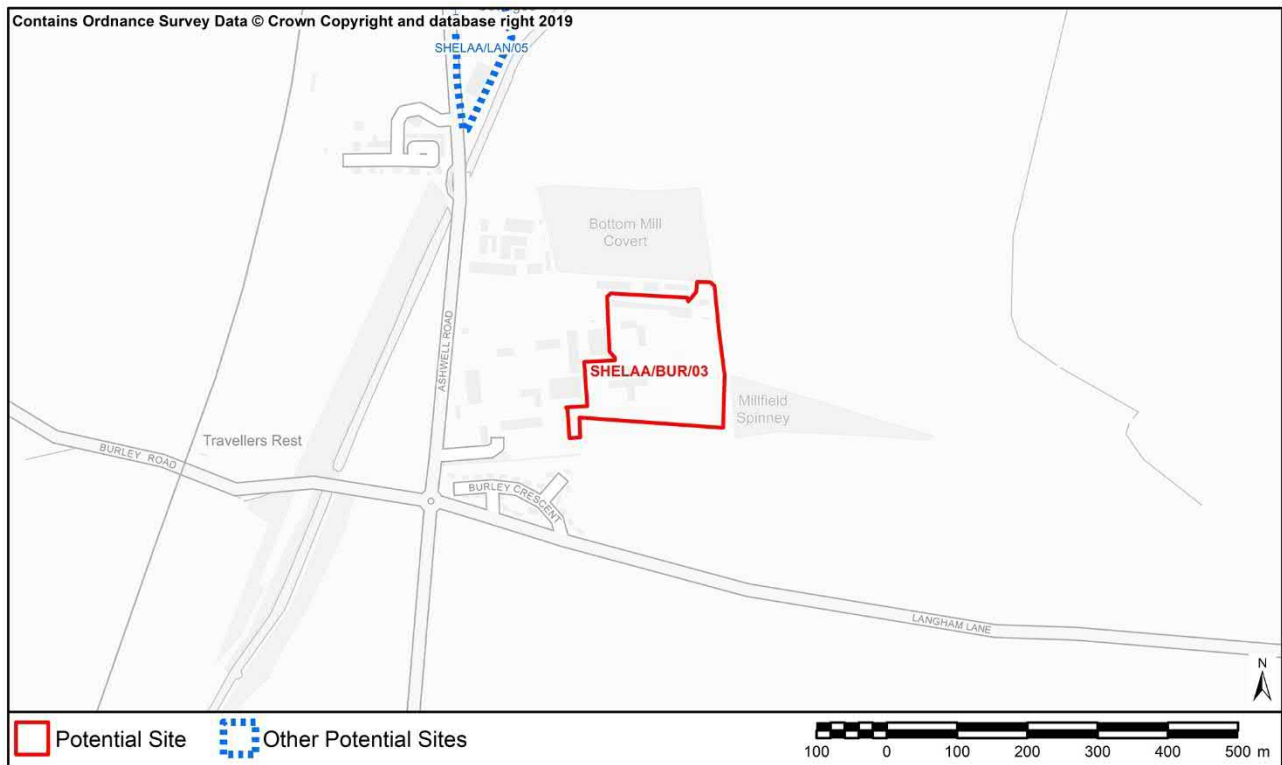


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	1260m (Exton Lane Hedgerow)
BAP Priority Habitat	134m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2471m (Cottesmore)
Registered Park or Garden	0m (Burley On The Hill)
Scheduled Monument	898m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	36m (Game Larder Immediately North East Of Home Farmhouse)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	3km - 4km (Name not provided, Oakham C of E and The Parks School, English Martyrs Catholic Primary, Oakham C of E Primary, English Martyrs Catholic, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	1000m - 1100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/BUR/03

Site Address: Oakham Enterprise Park

Site Area: 3.32ha

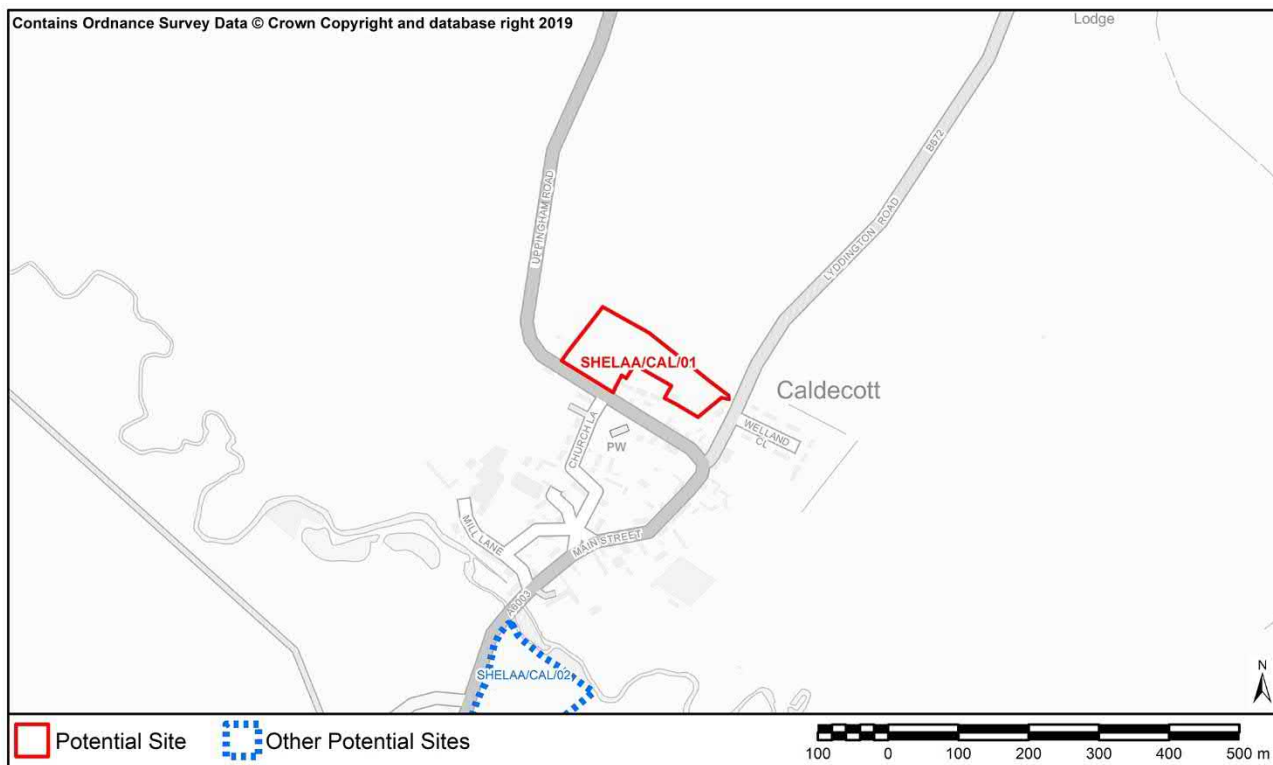


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	694m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1875m (Langham)
Registered Park or Garden	1244m (Burley On The Hill)
Scheduled Monument	2123m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	1147m (Hillside Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	2.5km - 3km (Oakham C of E and The Parks School, Oakham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/CAL/01

Site Address: Land to the north of Uppingham Road, Caldecott

Site Area: 1.45ha

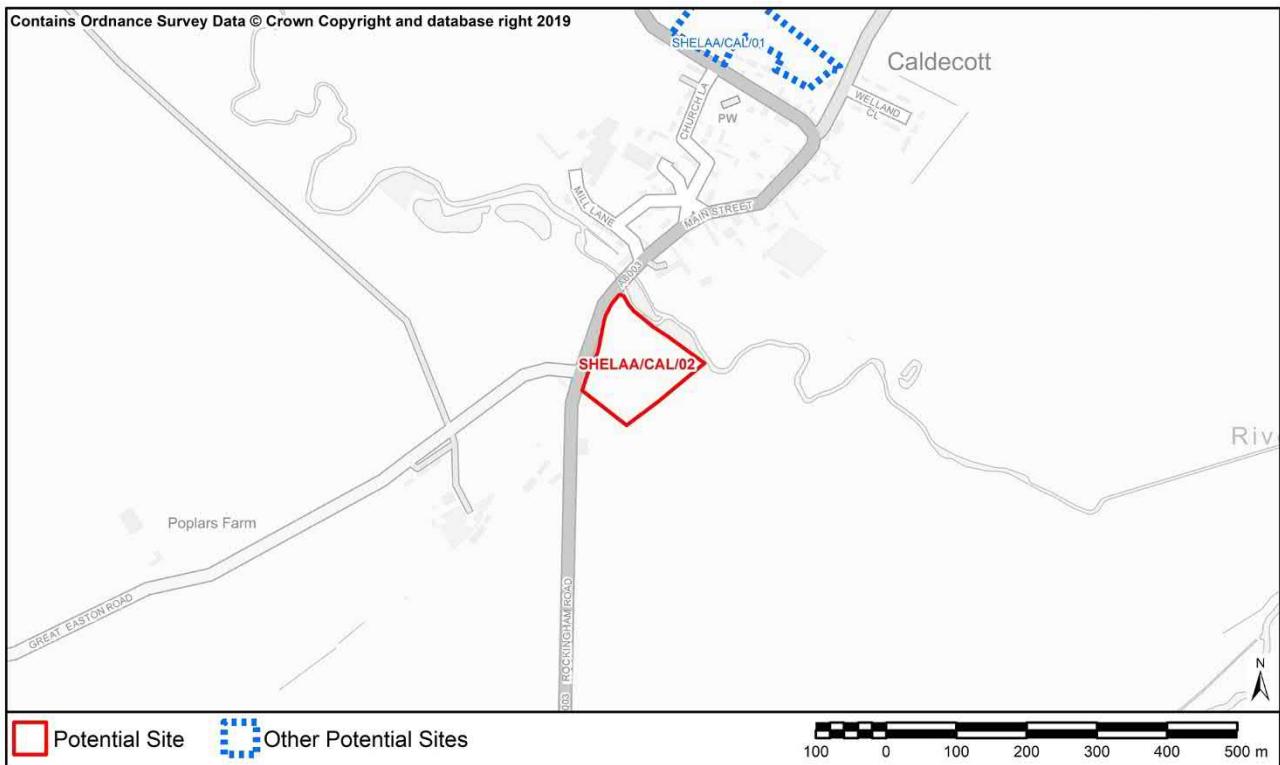


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	320m (Caldecott, The Eye Brook)
BAP Priority Habitat	790m (Good quality semi-improved grassland)
Landscape Sensitivity	No Overlap
Conservation Area	2776m (Lyddington)
Registered Park or Garden	2128m (Rockingham Castle)
Scheduled Monument	1096m (Deserted Medieval Village On A6003, Snelston)
Listed Building	31m (Weldon House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	6km - 7km
Proximity to Schools	6km - 7km (Leighfield Primary, Name not provided, Uppingham Community College, Leighfield Academy)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided, Uppingham Surgery)
Proximity to Railway Station	15km - 20km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	4km - 5km

SHELAA/CAL/02

Site Address: Land adjoining 49 Main Street, Caldecott

Site Area: 1.65ha

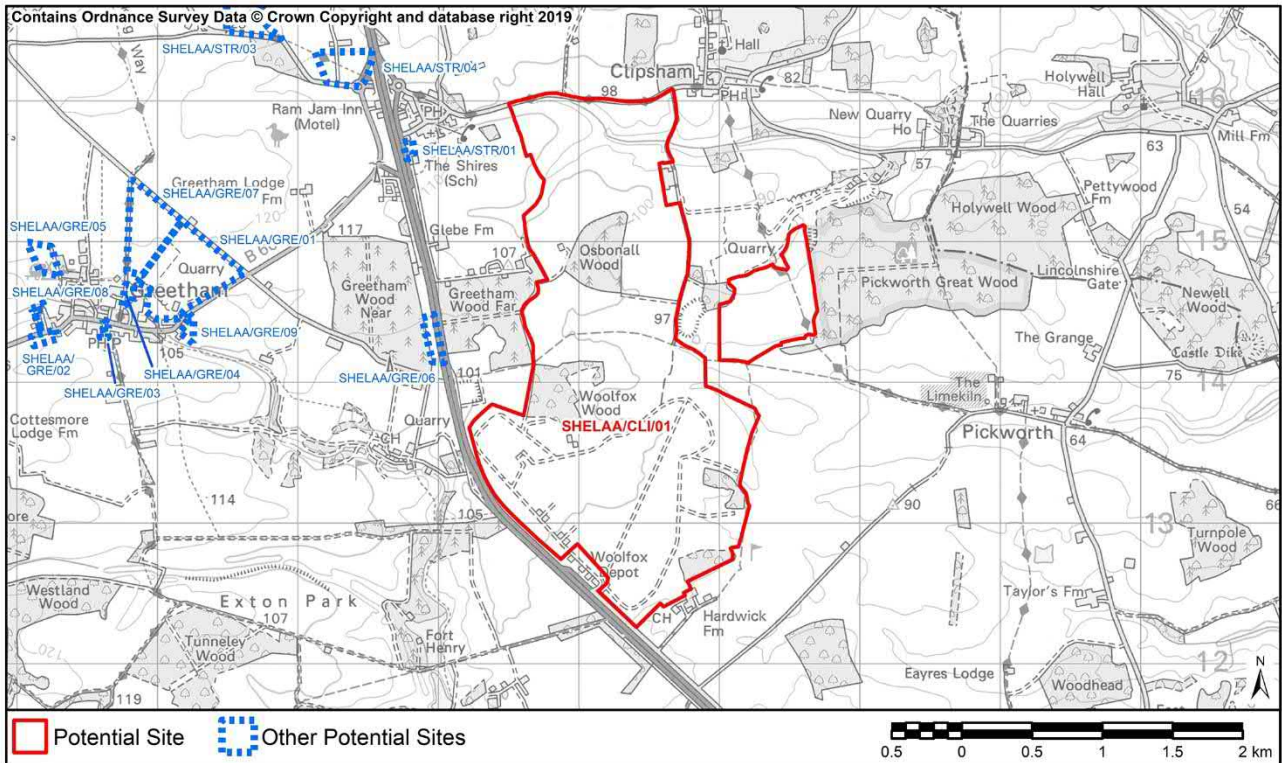


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	0m (Caldecott, The Eye Brook)
BAP Priority Habitat	887m (Coastal and floodplain grazing marsh)
Landscape Sensitivity	No Overlap
Conservation Area	3245m (Lyddington)
Registered Park or Garden	1616m (Rockingham Castle)
Scheduled Monument	1538m (Deserted Medieval Village On A6003, Snelston)
Listed Building	91m (Barn 40 Metres To South Of Number 45)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	6km - 7km
Proximity to Schools	6km - 7km (Uppingham Community College, Leighfield Academy, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided, Uppingham Surgery)
Proximity to Railway Station	15km - 20km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	4km - 5km

SHELAA/CLI/01

Site Address: Woolfox, south of Clipsham

Site Area: 494.84ha

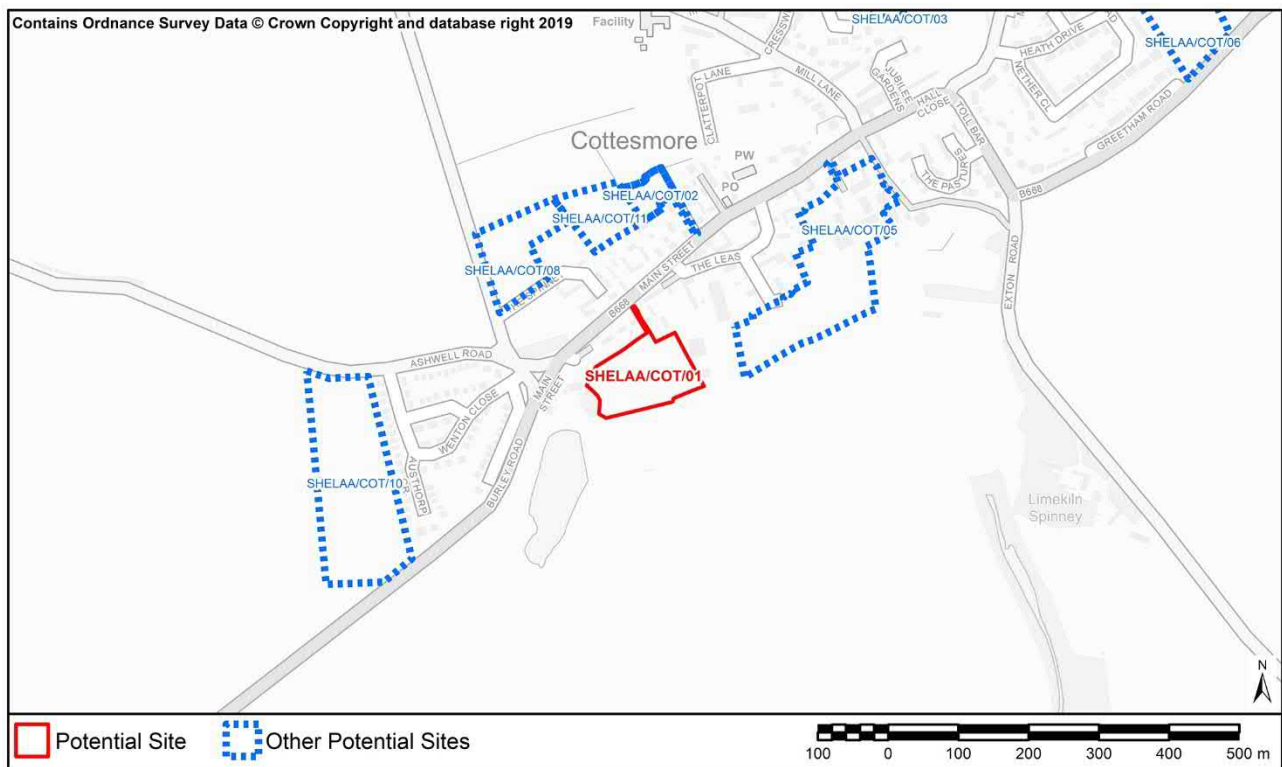


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	0m (Osbonall Wood)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Clipsham)
Registered Park or Garden	50m (Exton Park)
Scheduled Monument	1033m (Horn Deserted Medieval Village And Moated Site)
Listed Building	235m (Home Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	50m - 100m
Proximity to Schools	4km - 5km (Empingham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	9km - 10km (Stamford Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/01

Site Address: Land off Main Street, Cottesmore

Site Area: 1.26ha

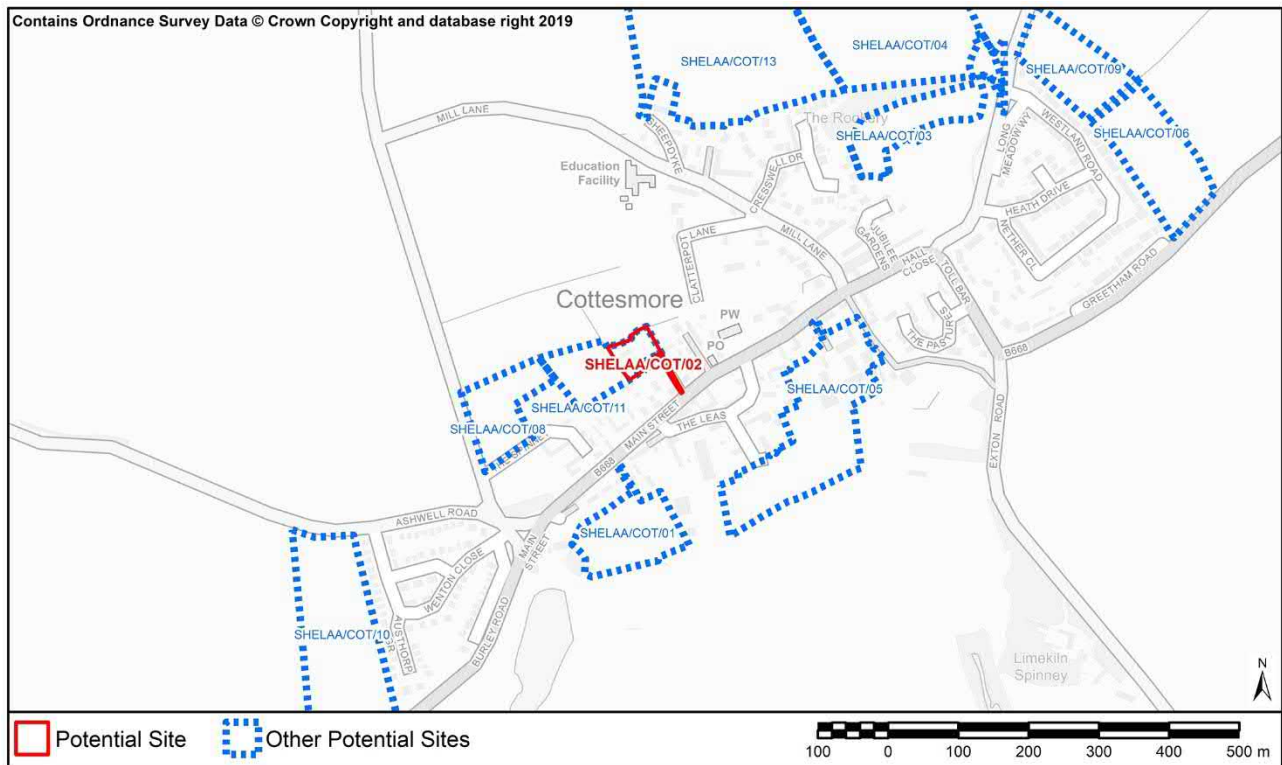


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1129m (Ash Plantation)
BAP Priority Habitat	399m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	1122m (Exton Park)
Scheduled Monument	1312m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	26m (The Limes)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	400m - 500m (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/02

Site Address: Land off Main Street, Cottesmore

Site Area: 0.32ha

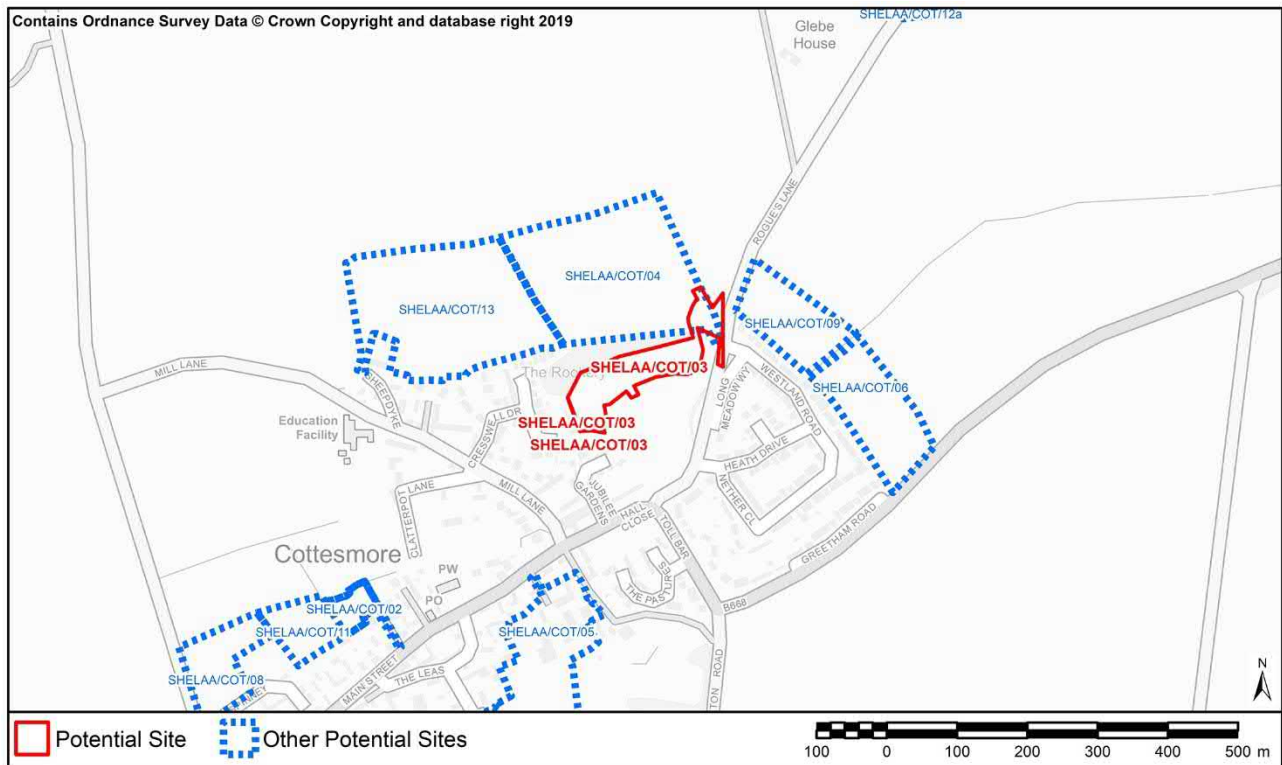


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1217m (Ash Plantation)
BAP Priority Habitat	372m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	1204m (Exton Park)
Scheduled Monument	1588m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	38m (27, Main Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	300m - 400m (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/03

Site Address: Land west of Rogues Lane, Cottesmore

Site Area: 1.34ha

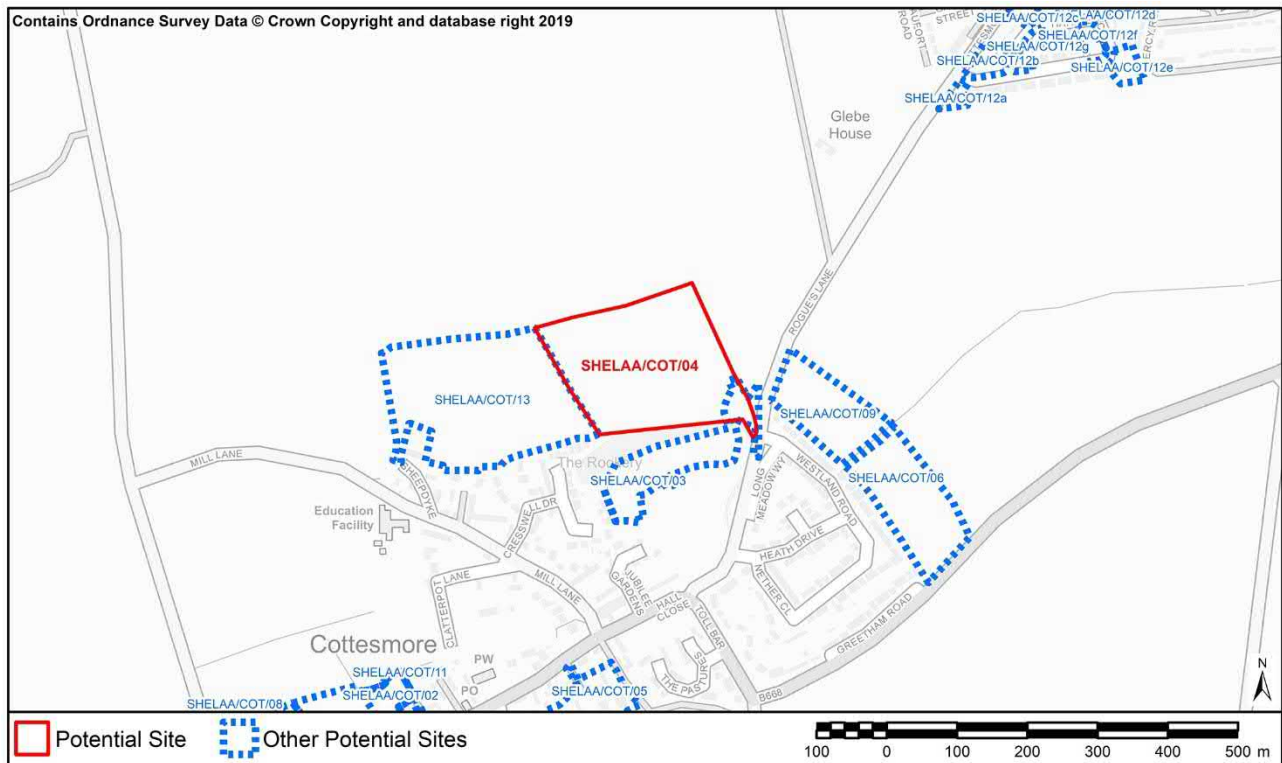


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1128m (Ash Plantation)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	1101m (Exton Park)
Scheduled Monument	1777m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	112m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	1300m - 1400m (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/04

Site Address: Land west of Rogues Lane, Cottesmore

Site Area: 4.23ha

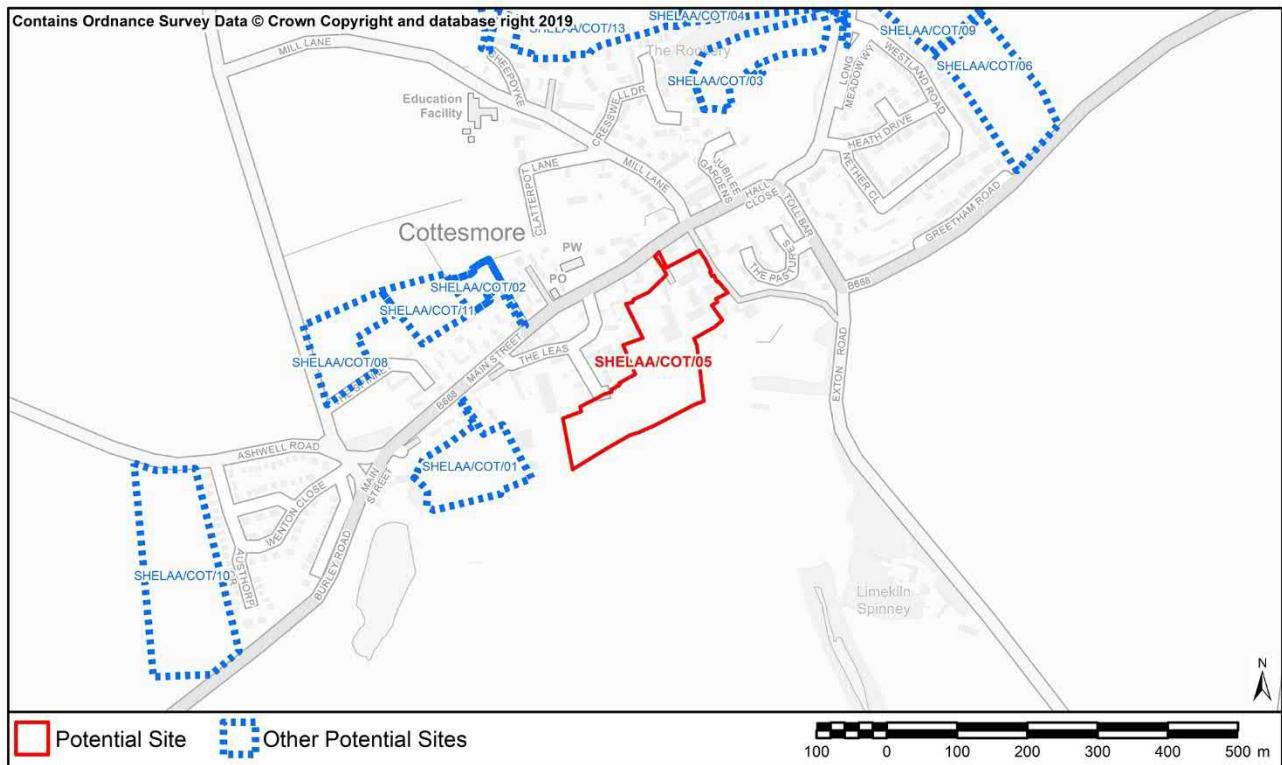


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1156m (Ash Plantation)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	1129m (Exton Park)
Scheduled Monument	1612m (Village Cross 50M South Of Middle Farm)
Listed Building	189m (Sunnyside)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	1300m - 1400m (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/05

Site Address: Manor Farmyard, Main Street, Cottesmore

Site Area: 2.98ha

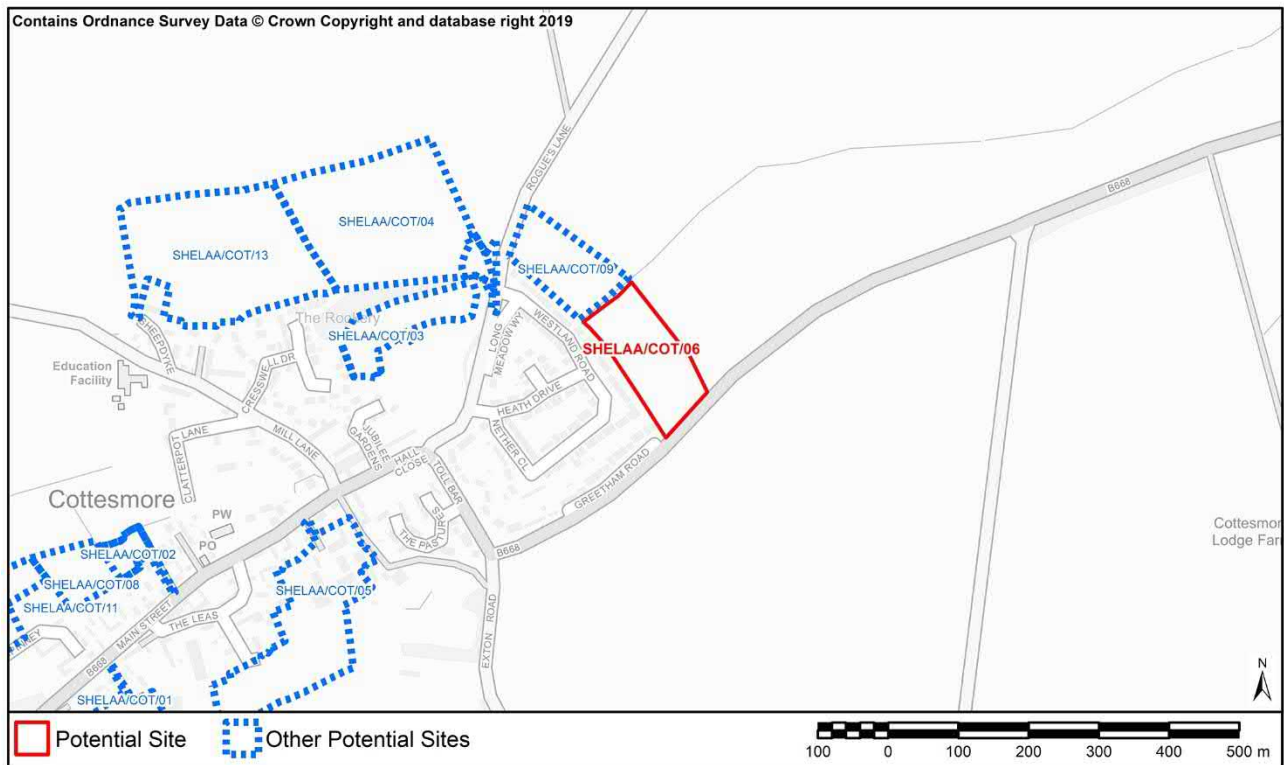


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	942m (Ash Plantation)
BAP Priority Habitat	195m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	928m (Exton Park)
Scheduled Monument	1463m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	14m (59, Main Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	500m - 600m (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/06

Site Address: Land north of Greetham Road, Cottesmore

Site Area: 1.71ha

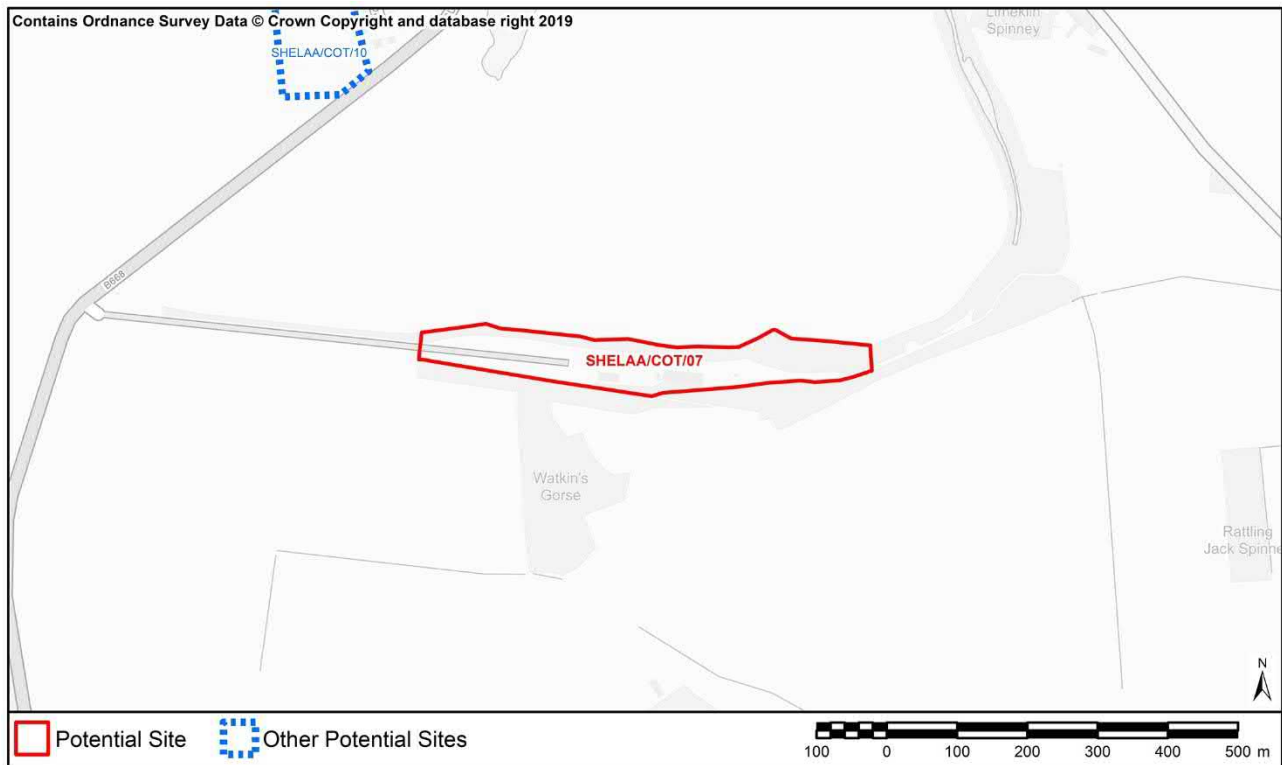


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	848m (Ash Plantation)
BAP Priority Habitat	133m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	133m (Cottesmore)
Registered Park or Garden	821m (Exton Park)
Scheduled Monument	1597m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	411m (Honeypot Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1200m - 1300m
Proximity to Schools	1500m - 1600m (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/07

Site Address: Land at Railway Sidings, Burley Road, Cottesmore

Site Area: 3.98ha

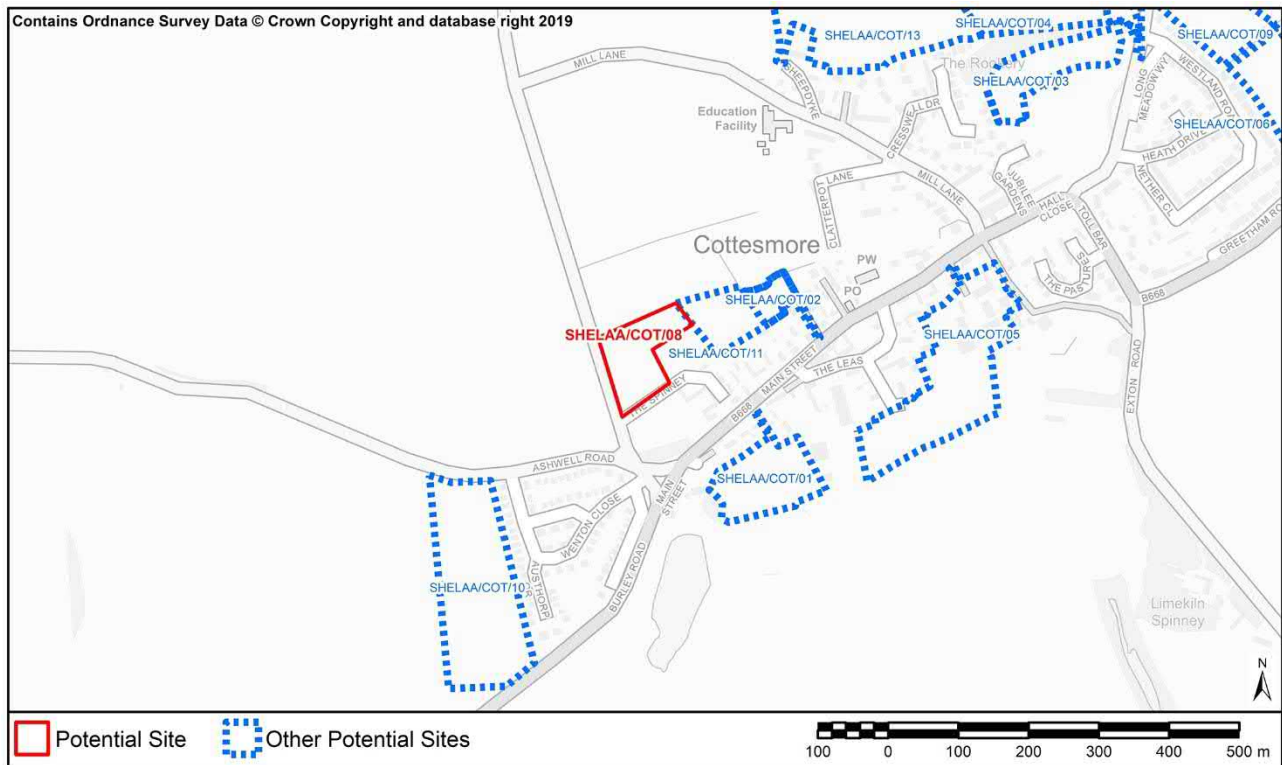


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	750m (Ash Plantation)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	554m (Cottesmore)
Registered Park or Garden	752m (Exton Park)
Scheduled Monument	683m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	679m (The Thatch)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	2km - 2.5km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	5km - 6km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	1500m - 1600m
Proximity to Public Right of Way	1200m - 1300m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/08

Site Address: Land East of Market Overton Road, Cottesmore

Site Area: 1.04ha

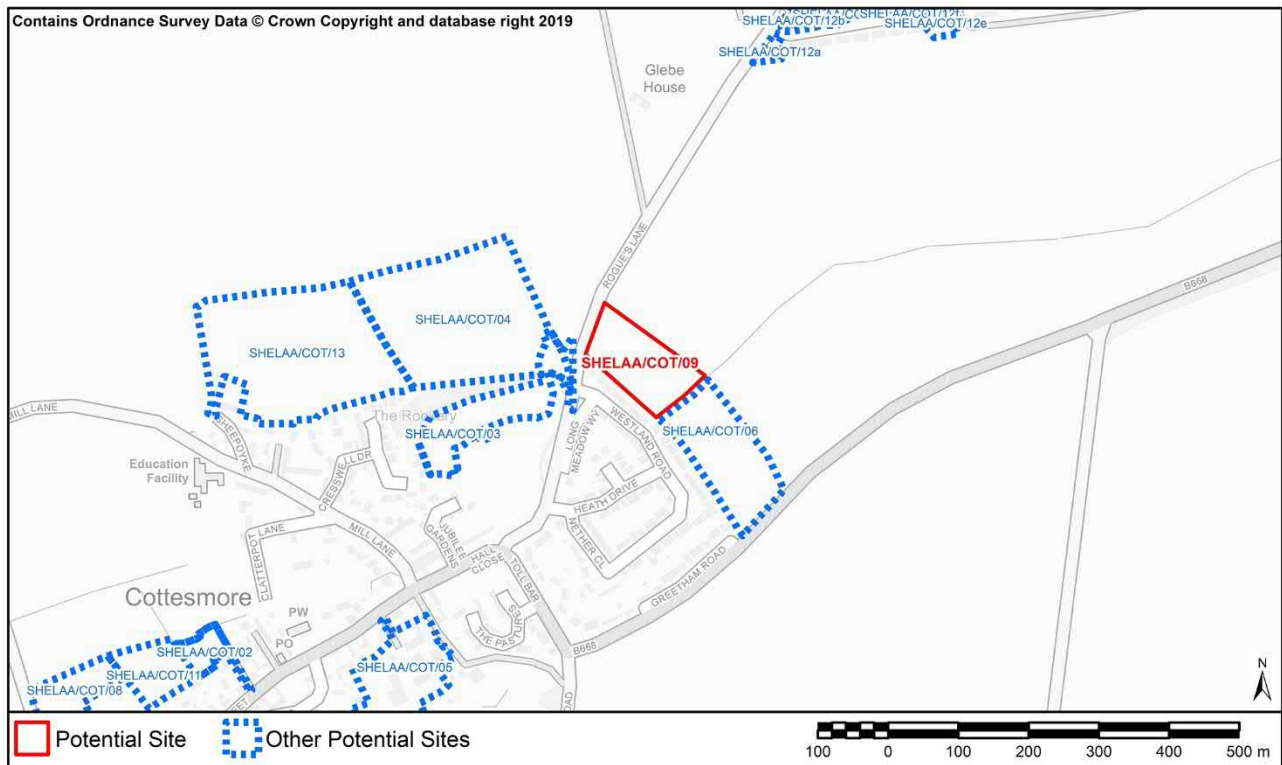


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1390m (Ash Plantation)
BAP Priority Habitat	517m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	8m (Cottesmore)
Registered Park or Garden	1378m (Exton Park)
Scheduled Monument	1390m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	78m (Holme Farmhouse)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	700m - 800m (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/09

Site Address: Land south of Rogues Lane, Cottesmore

Site Area: 1.29ha

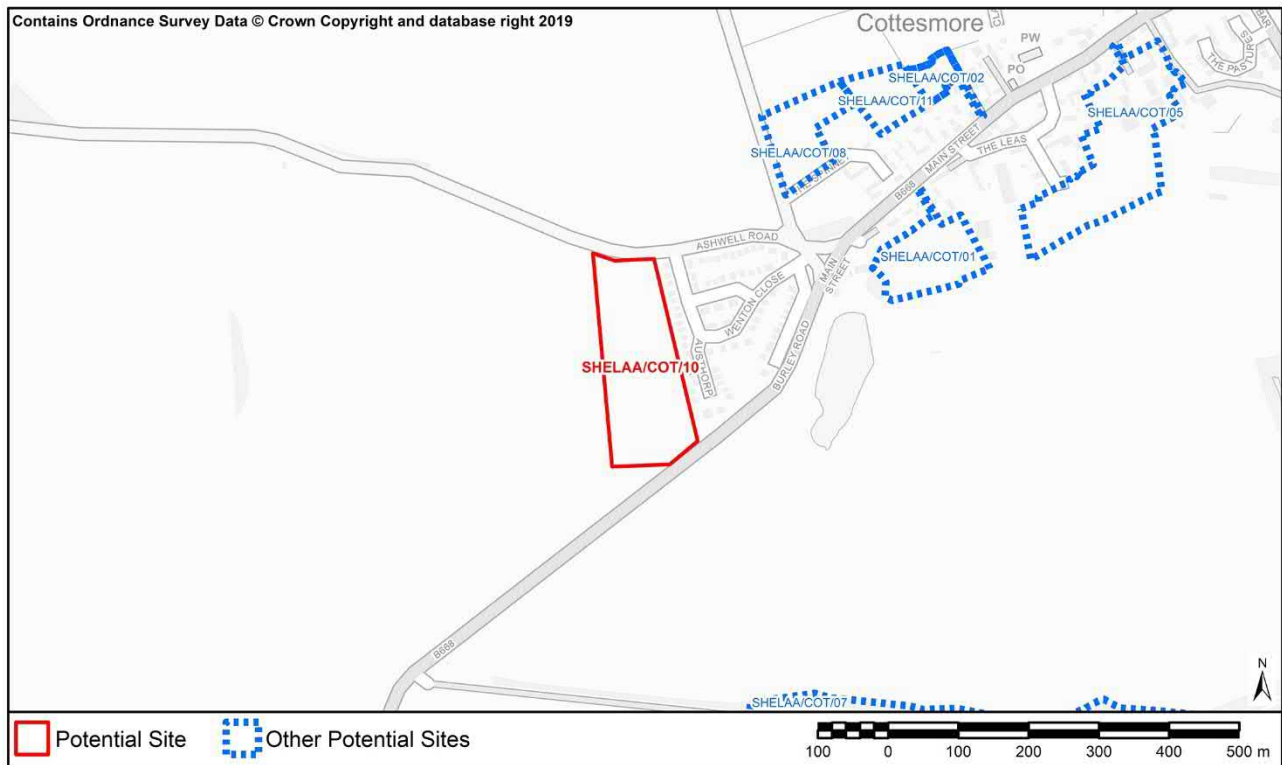


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1055m (Ash Plantation)
BAP Priority Habitat	49m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	49m (Cottesmore)
Registered Park or Garden	1028m (Exton Park)
Scheduled Monument	1624m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	389m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	1400m - 1500m (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/10

Site Address: Land off Ashwell Road, Cottesmore

Site Area: 3.11ha

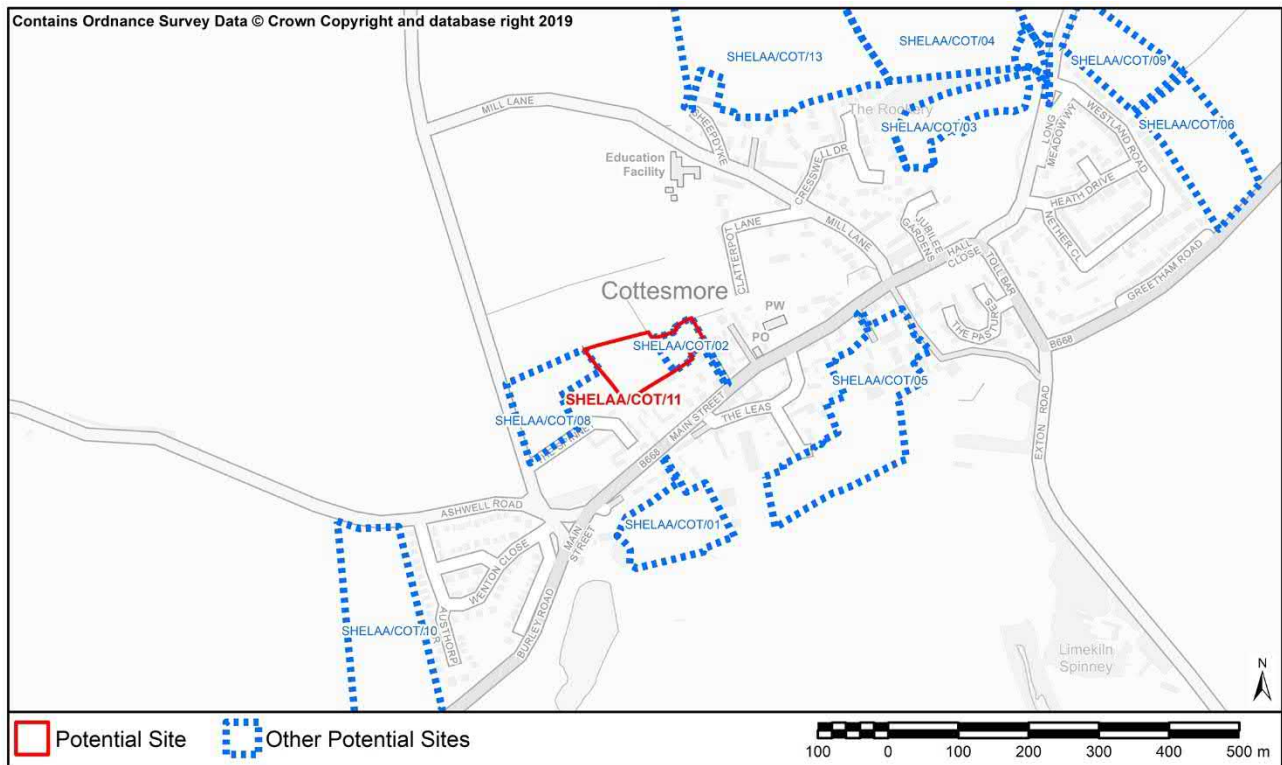


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1495m (Ash Plantation)
BAP Priority Habitat	321m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	190m (Cottesmore)
Registered Park or Garden	1495m (Exton Park)
Scheduled Monument	950m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	323m (Holme Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1000m - 1100m (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/11

Site Address: Field to the rear of 32 Main Street, Cottesmore

Site Area: 0.98ha

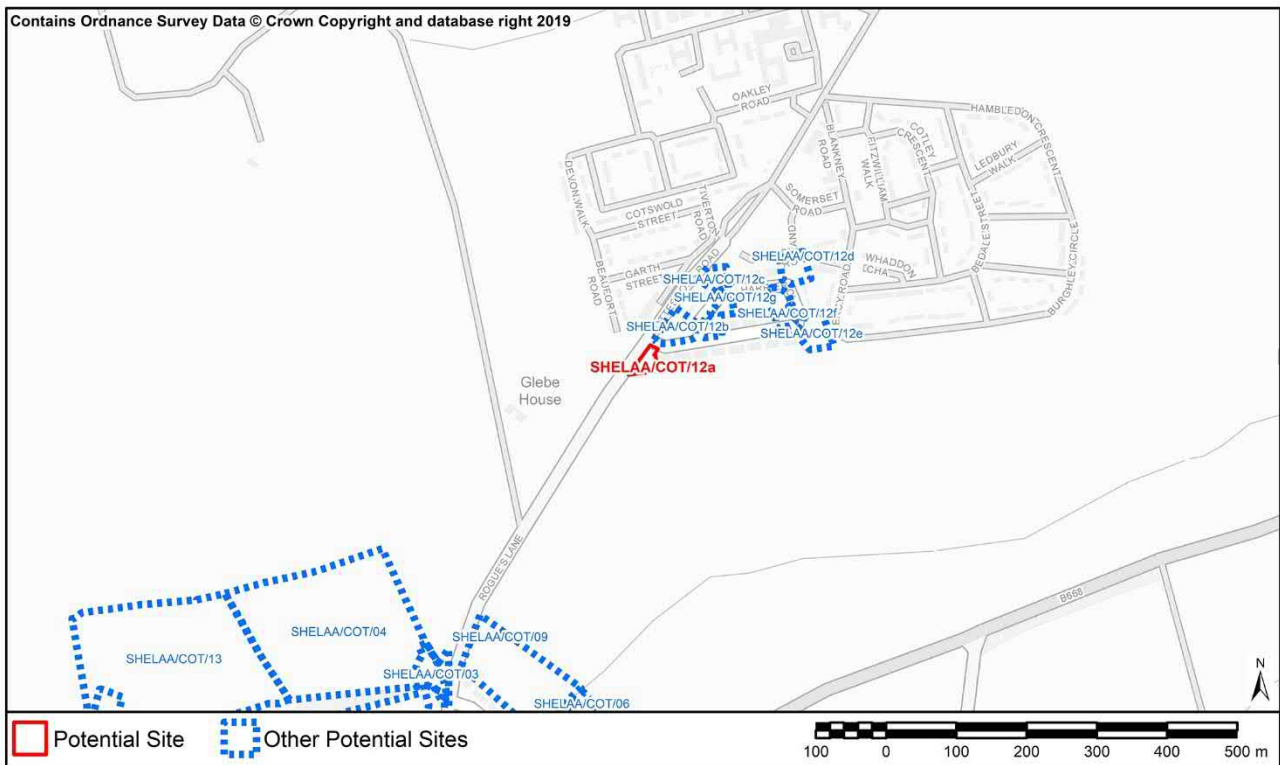


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1270m (Ash Plantation)
BAP Priority Habitat	372m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	1255m (Exton Park)
Scheduled Monument	1520m (Alstoe Moot And Part Of Alsthorpe Deserted Medieval Village)
Listed Building	47m (20, Main Street)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	300m - 400m (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12a

Site Address: Land at Harrier Close, Cottesmore (Site A)

Site Area: 0.09ha

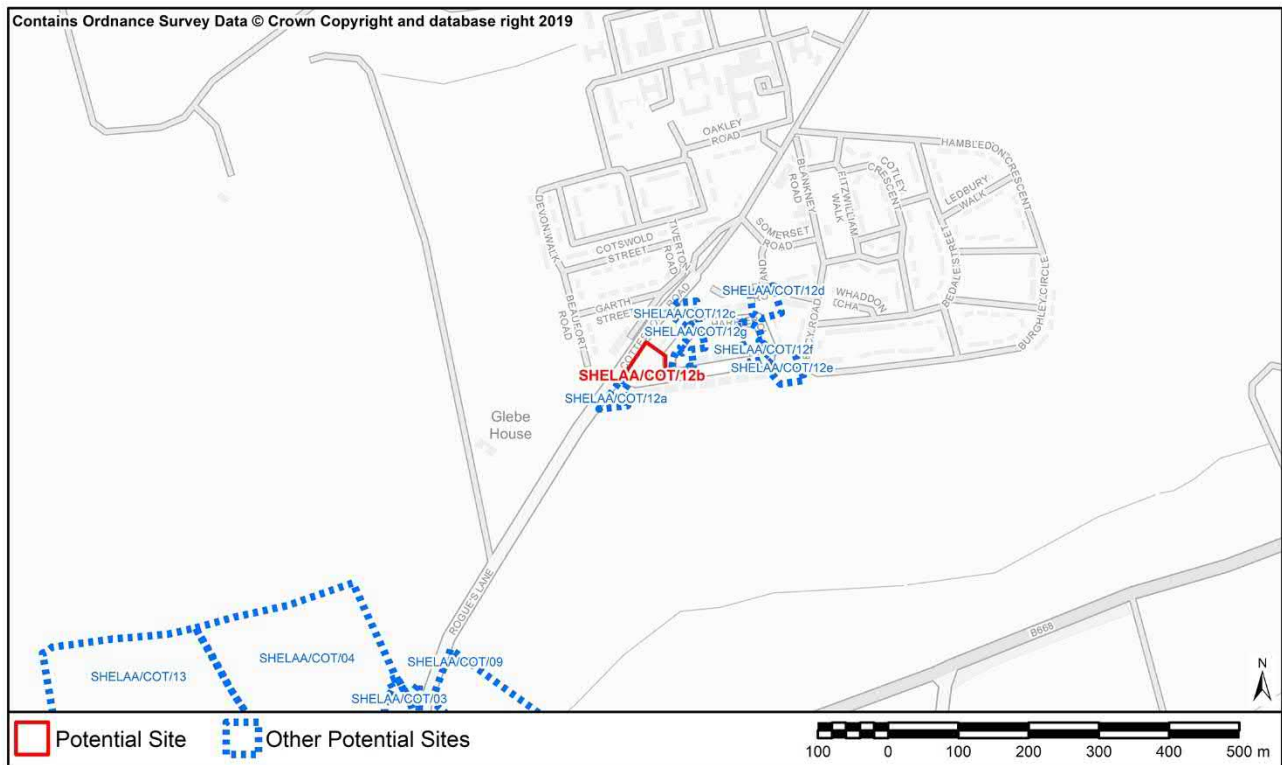


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1362m (Ash Plantation)
BAP Priority Habitat	172m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	524m (Cottesmore)
Registered Park or Garden	1362m (Exton Park)
Scheduled Monument	1381m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	857m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1100m - 1200m (Cottesmore Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	1200m - 1300m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12b

Site Address: Land at Harrier Close, Cottesmore (Site B)

Site Area: 0.18ha

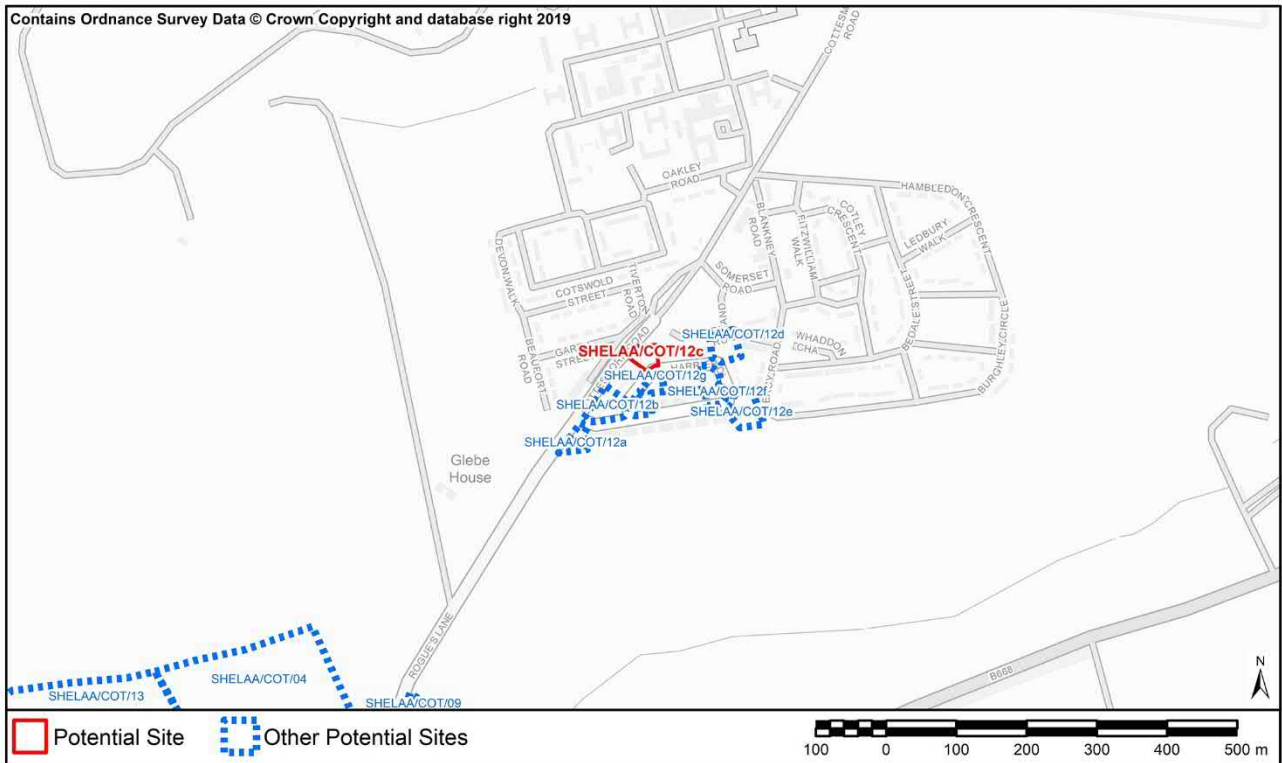


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1378m (Ash Plantation)
BAP Priority Habitat	230m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	585m (Cottesmore)
Registered Park or Garden	1378m (Exton Park)
Scheduled Monument	1323m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	919m (Sunnyside)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1100m - 1200m (Name not provided, Cottesmore Primary)
Proximity to Doctor or Health Centre	5km - 6km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	1100m - 1200m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12c

Site Address: Land at Harrier Close, Cottesmore (Site C)

Site Area: 0.11ha

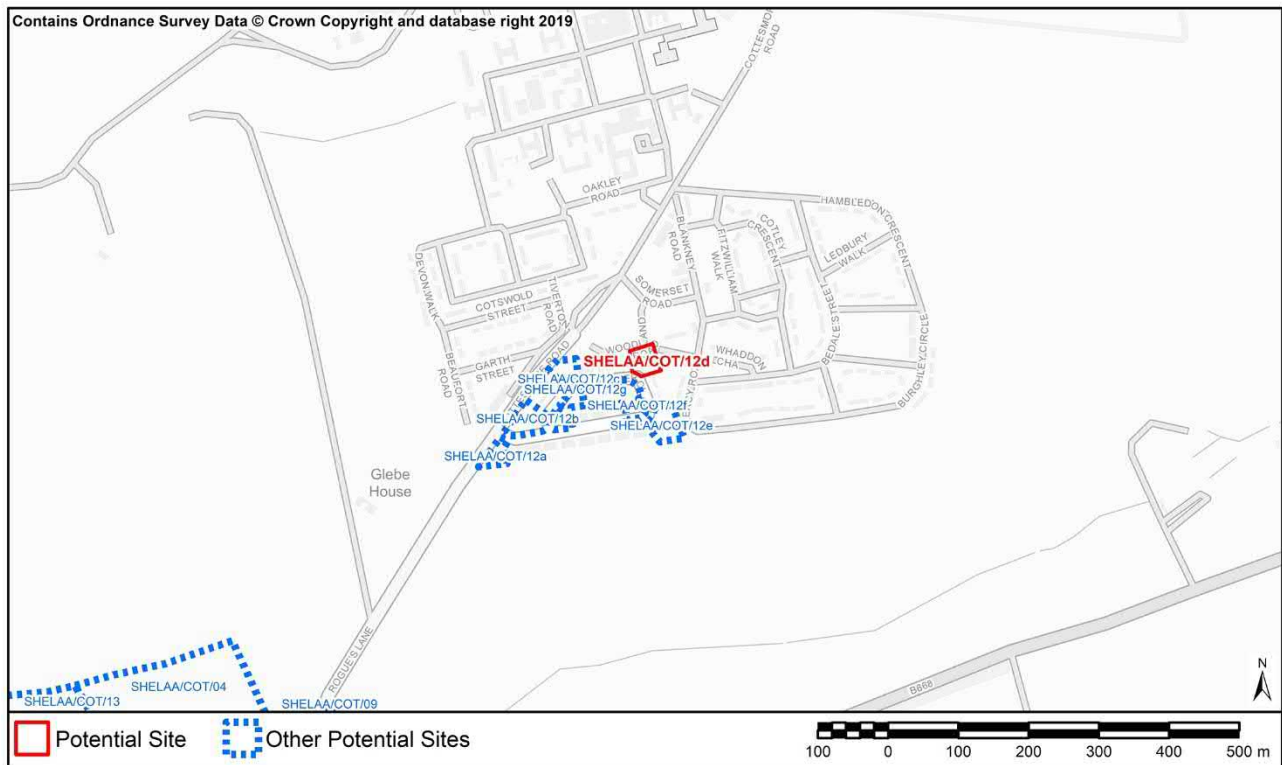


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1420m (Ash Plantation)
BAP Priority Habitat	333m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	691m (Cottesmore)
Registered Park or Garden	1419m (Exton Park)
Scheduled Monument	1271m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	1024m (Sunnyside)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1000m - 1100m (Cottesmore Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	1300m - 1400m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12d

Site Address: Land at Harrier Close, Cottesmore (Site D)

Site Area: 0.14ha

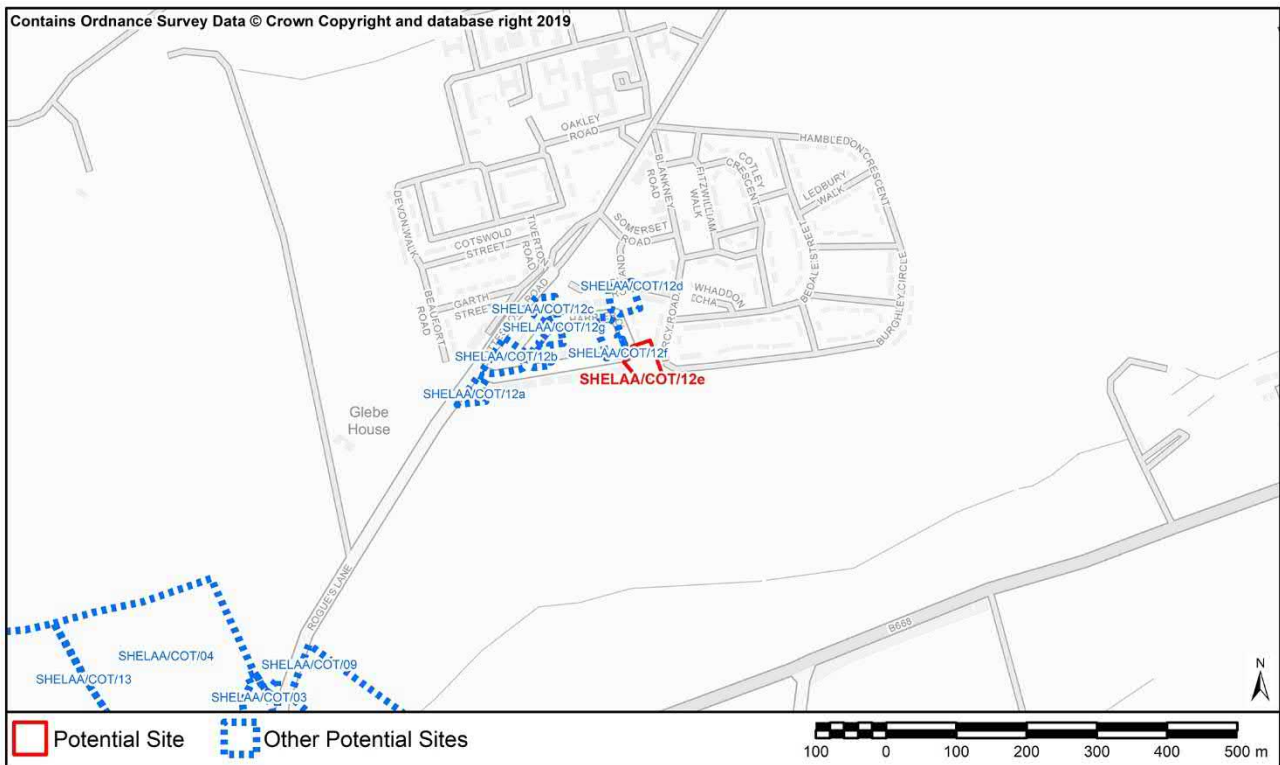


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1382m (Ash Plantation)
BAP Priority Habitat	429m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	763m (Cottesmore)
Registered Park or Garden	1382m (Exton Park)
Scheduled Monument	1153m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	1102m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1400m - 1500m (Name not provided, Cottesmore Primary)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	1400m - 1500m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12e

Site Address: Land at Harrier Close, Cottesmore (Site E)

Site Area: 0.19ha

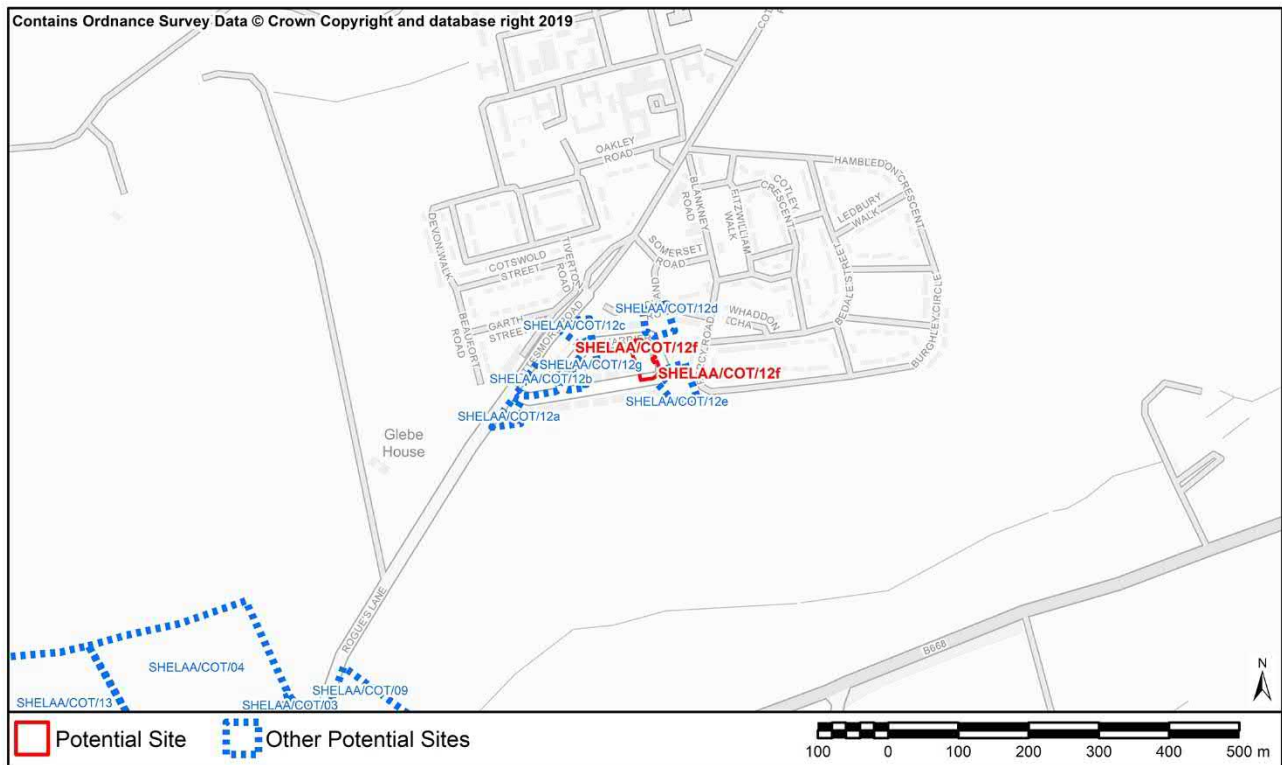


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1281m (Ash Plantation)
BAP Priority Habitat	413m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	720m (Cottesmore)
Registered Park or Garden	1281m (Exton Park)
Scheduled Monument	1132m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	1060m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1400m - 1500m (Name not provided, Cottesmore Primary)
Proximity to Doctor or Health Centre	5km - 6km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	1400m - 1500m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12f

Site Address: Land at Harrier Close, Cottesmore (Site F)

Site Area: 0.15ha

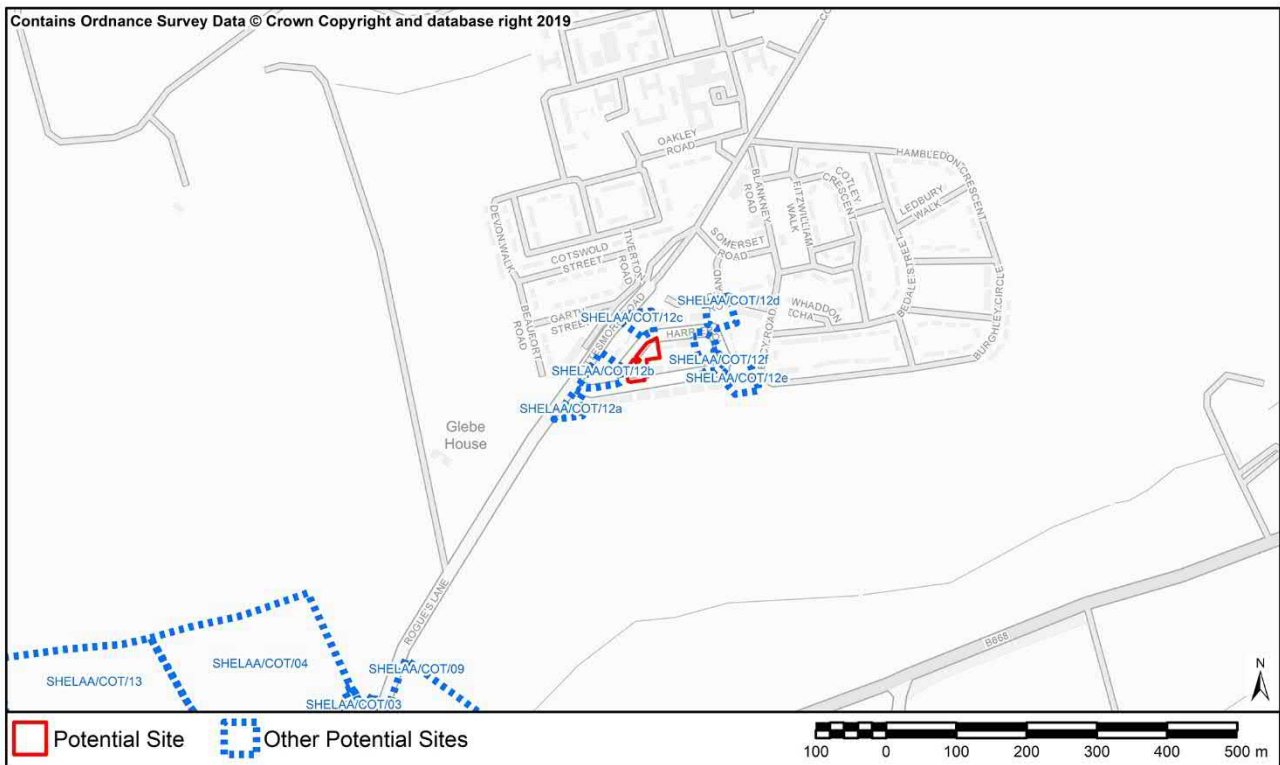


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1333m (Ash Plantation)
BAP Priority Habitat	392m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	708m (Cottesmore)
Registered Park or Garden	1332m (Exton Park)
Scheduled Monument	1180m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	1048m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1400m - 1500m (Cottesmore Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	1400m - 1500m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/12g

Site Address: Land at Harrier Close, Cottesmore (Site G)

Site Area: 0.14ha

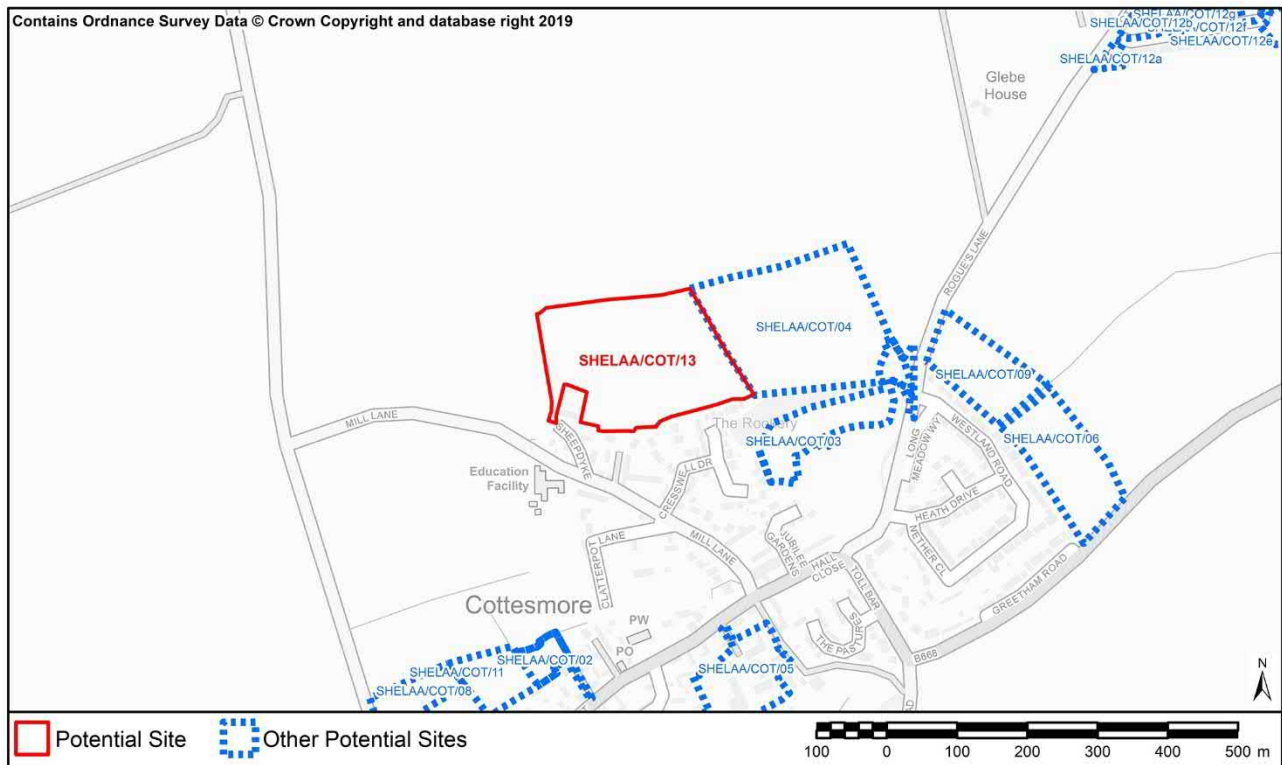


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1365m (Ash Plantation)
BAP Priority Habitat	291m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	629m (Cottesmore)
Registered Park or Garden	1365m (Exton Park)
Scheduled Monument	1266m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	966m (Outbuilding At Site Of Cottesmore Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1300m - 1400m (Cottesmore Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	1300m - 1400m
Proximity to Regional Cycle Route	25km +

SHELAA/COT/13

Site Address: Land north of Mill Lane, Cottesmore

Site Area: 4.27ha

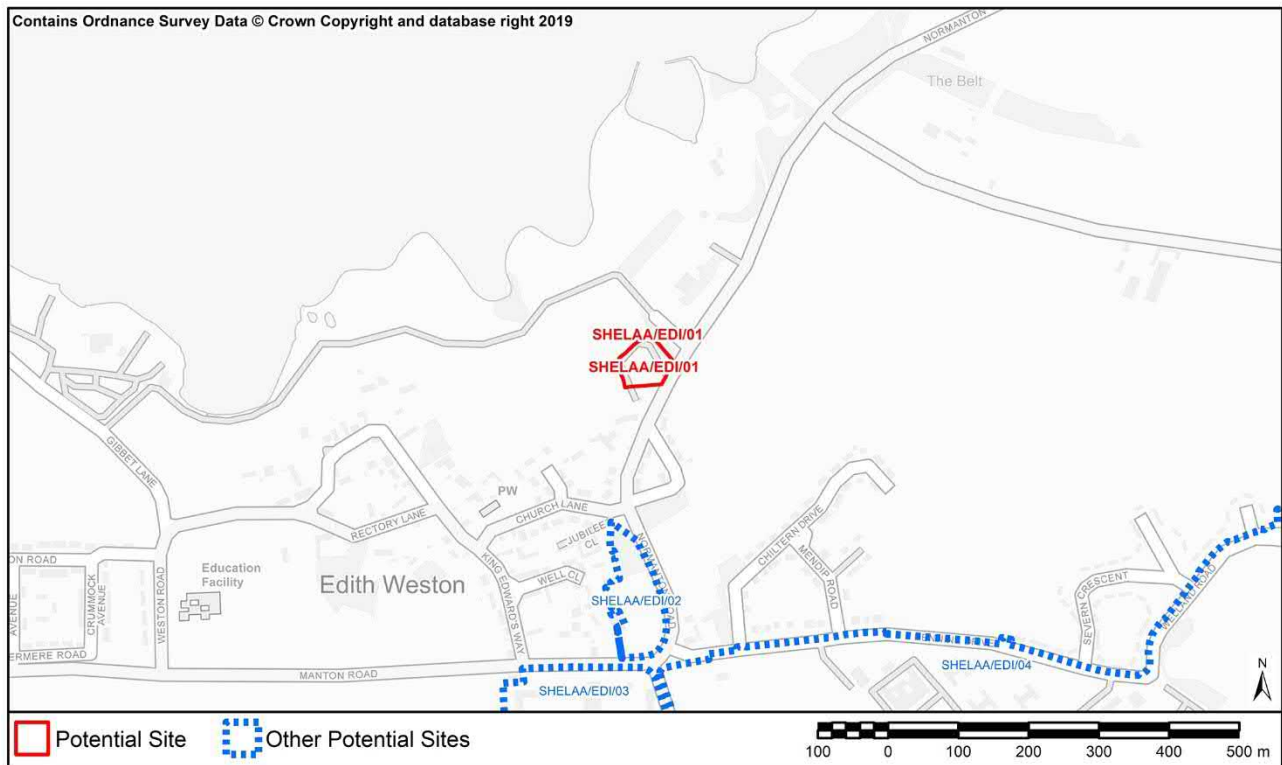


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1297m (Ash Plantation)
BAP Priority Habitat	15m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Cottesmore)
Registered Park or Garden	1271m (Exton Park)
Scheduled Monument	1476m (Village Cross 50M South Of Middle Farm)
Listed Building	39m (37-39, Mill Lane)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	900m - 1000m (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/EDI/01

Site Address: Land forming part of curtilage of Cheneywood, 26 Normanton Road, Edith Weston

Site Area: 0.4ha

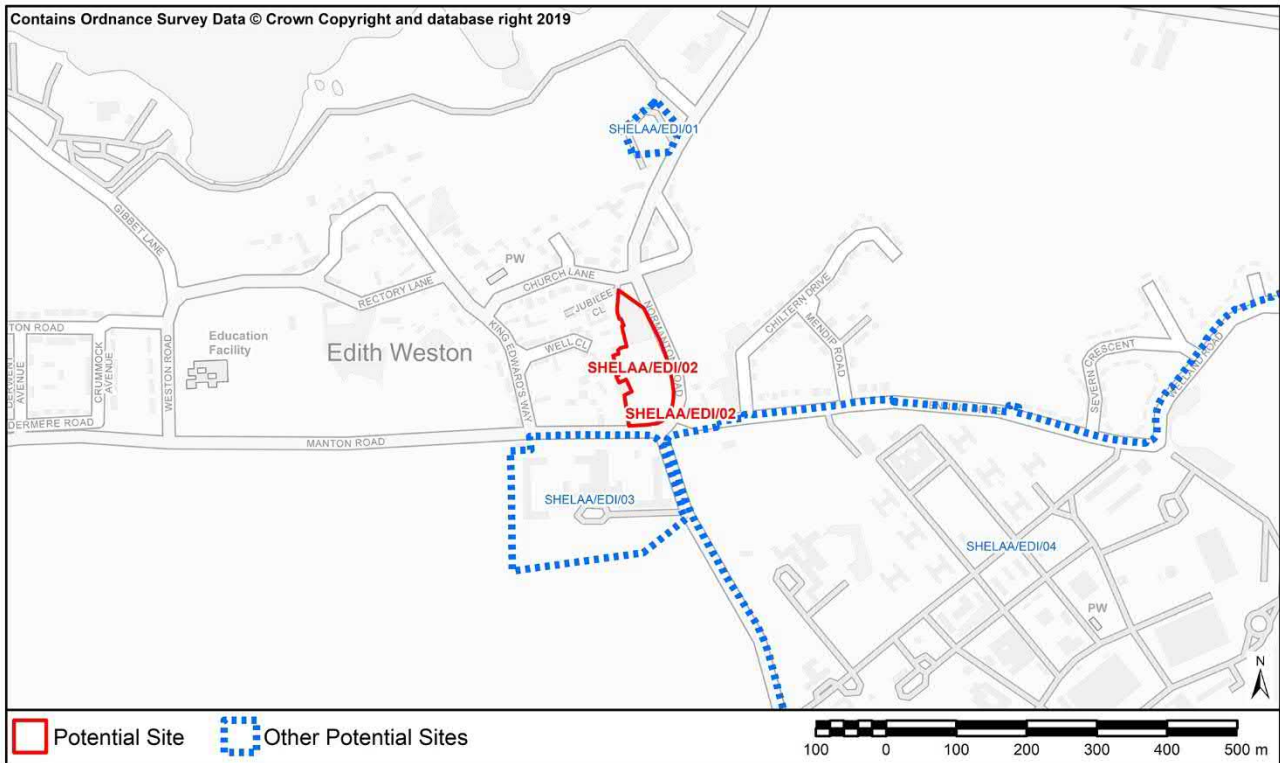


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	1036m (Hedgerow, Edith Weston)
BAP Priority Habitat	89m (Good quality semi-improved grassland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	131m (Edith Weston)
Registered Park or Garden	4367m (Exton Park)
Scheduled Monument	320m (Village Cross At Junction Of Well Cross And King Edward'S Way)
Listed Building	146m (Ice House About 200 Metres North Of Church Of St Mary)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1000m - 1100m (Edith Weston Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/EDI/02

Site Address: The Yews, Wells Cross, Edith Weston

Site Area: 1.03ha

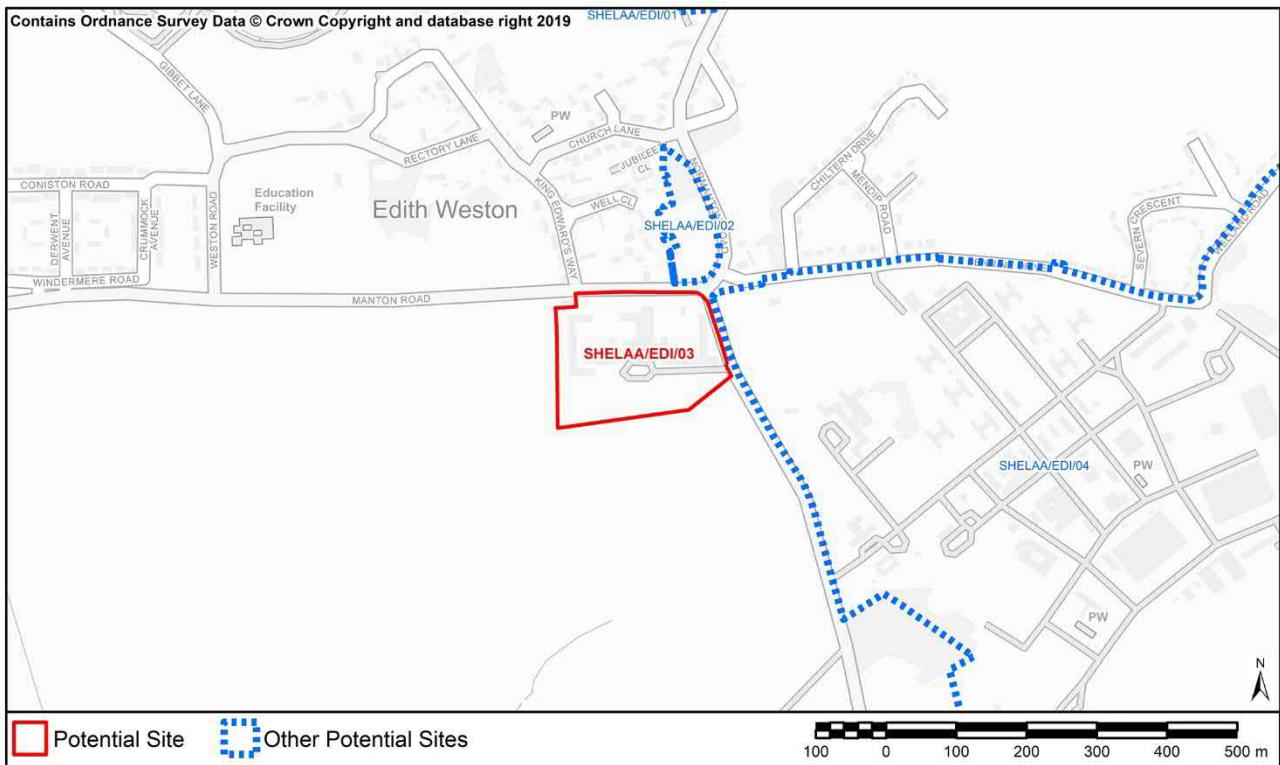


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	694m (Hedgerow, Edith Weston)
BAP Priority Habitat	280m (Good quality semi-improved grassland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Edith Weston)
Registered Park or Garden	4584m (Exton Park)
Scheduled Monument	128m (Village Cross At Junction Of Well Cross And King Edward'S Way)
Listed Building	3m (Barn At Number 22)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Name not provided, Edith Weston Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Empingham Medical Centre)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/EDI/03

Site Address: Officer's Mess, Manton Road, Edith Weston

Site Area: 3.97ha

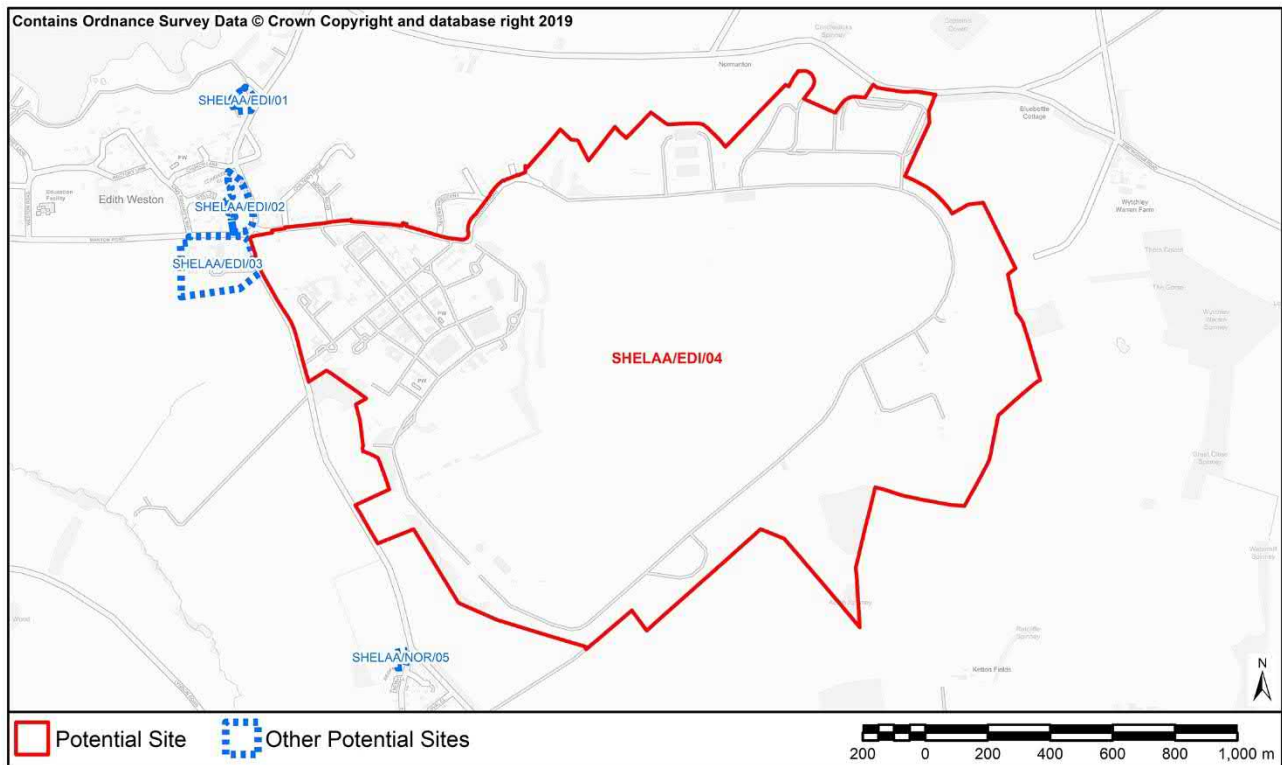


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	430m (Hedgerow, Edith Weston)
BAP Priority Habitat	204m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	8m (Edith Weston)
Registered Park or Garden	4723m (Exton Park)
Scheduled Monument	117m (Village Cross At Junction Of Well Cross And King Edward'S Way)
Listed Building	9m (School House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Name not provided, Edith Weston Primary)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Empingham Medical Centre, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/EDI/04

Site Address: St George's Barracks, Edith Weston

Site Area: 286.97ha

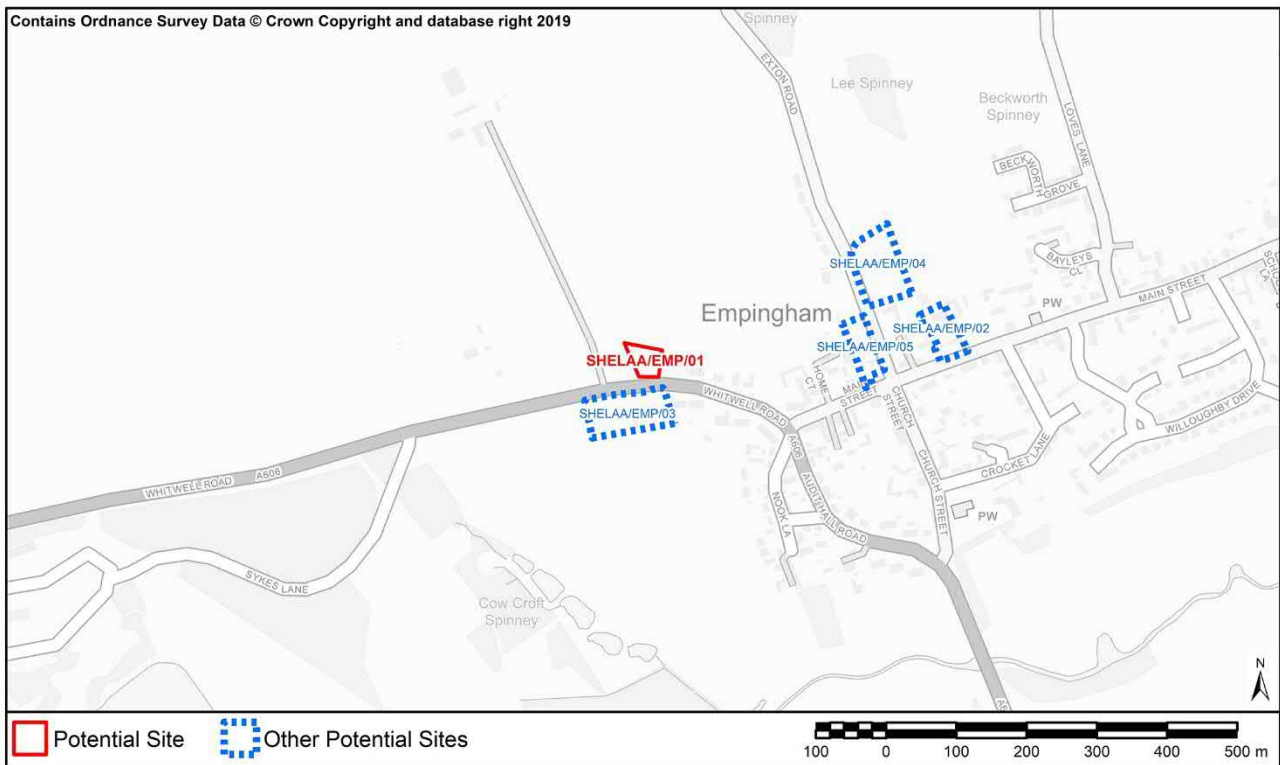


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	273m (Normanton/Edith Weston Verge N of Bluebottle Cottage (north side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	3m (Edith Weston)
Registered Park or Garden	4804m (Exton Park)
Scheduled Monument	238m (Village Cross At Junction Of Well Cross And King Edward'S Way)
Listed Building	0m (Thor Missile Site At Former Raf North Luffenham)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Edith Weston Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Empingham Medical Centre, Ketton Surgery)
Proximity to Railway Station	9km - 10km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/EMP/01

Site Address: West of 17 Whitwell Road, Empingham

Site Area: 0.17ha

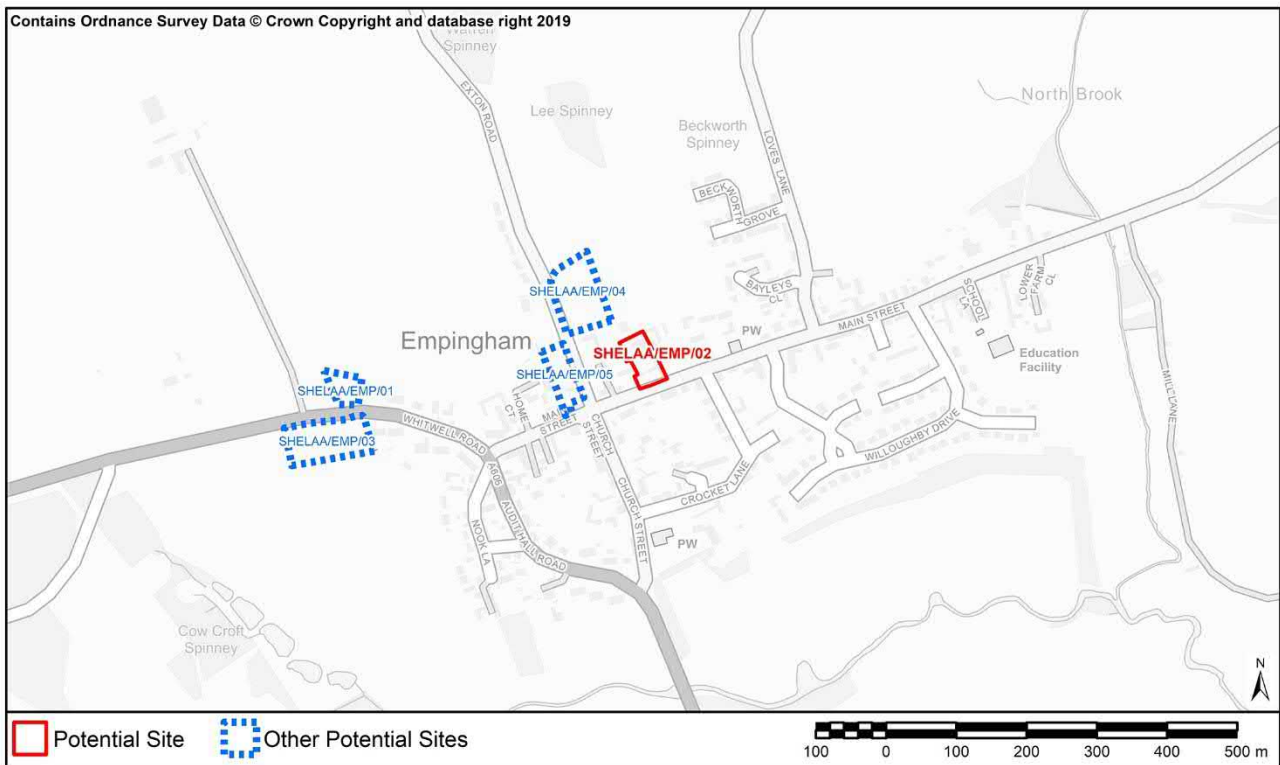


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	316m (Empingham to Exton road verges)
BAP Priority Habitat	302m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	163m (Empingham)
Registered Park or Garden	2476m (Exton Park)
Scheduled Monument	319m (Moated Site With Fishponds And Enclosures At Empingham)
Listed Building	20m (War Memorial At Empingham Cemetery)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1000m - 1100m (Empingham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	600m - 700m (Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station, Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/EMP/02

Site Address: Main Street, Empingham

Site Area: 0.29ha

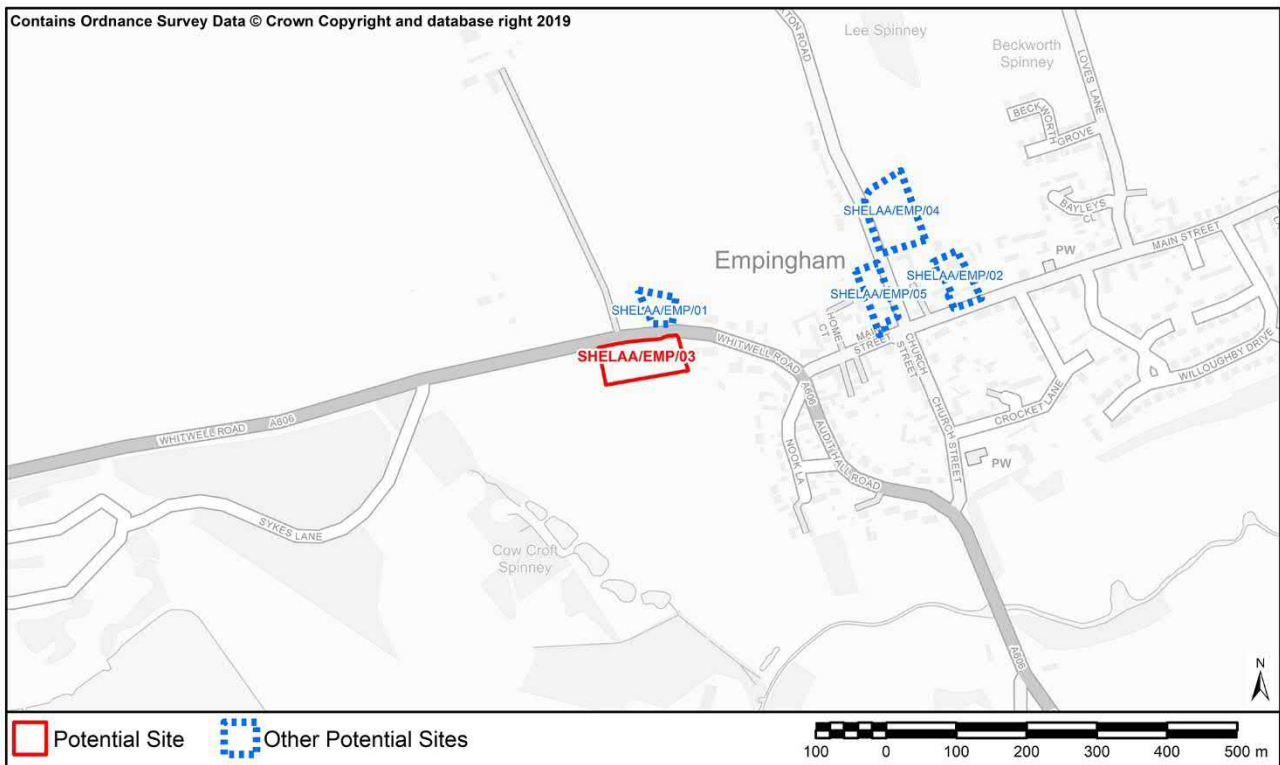


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	248m (Empingham to Exton road verges)
BAP Priority Habitat	238m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Empingham)
Registered Park or Garden	2526m (Exton Park)
Scheduled Monument	87m (Dovecote 170M North East Of The Junction Between Main Street And Exton Road)
Listed Building	0m (Outbuildings And Walls At Numbers 10, 12 And 14)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	500m - 600m (Name not provided, Empingham C of E Primary)
Proximity to Doctor or Health Centre	100m - 200m (Name not provided, Empingham Medical Centre)
Proximity to Railway Station	9km - 10km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/EMP/03

Site Address: Land off Whitwell Road, Empingham

Site Area: 0.62ha

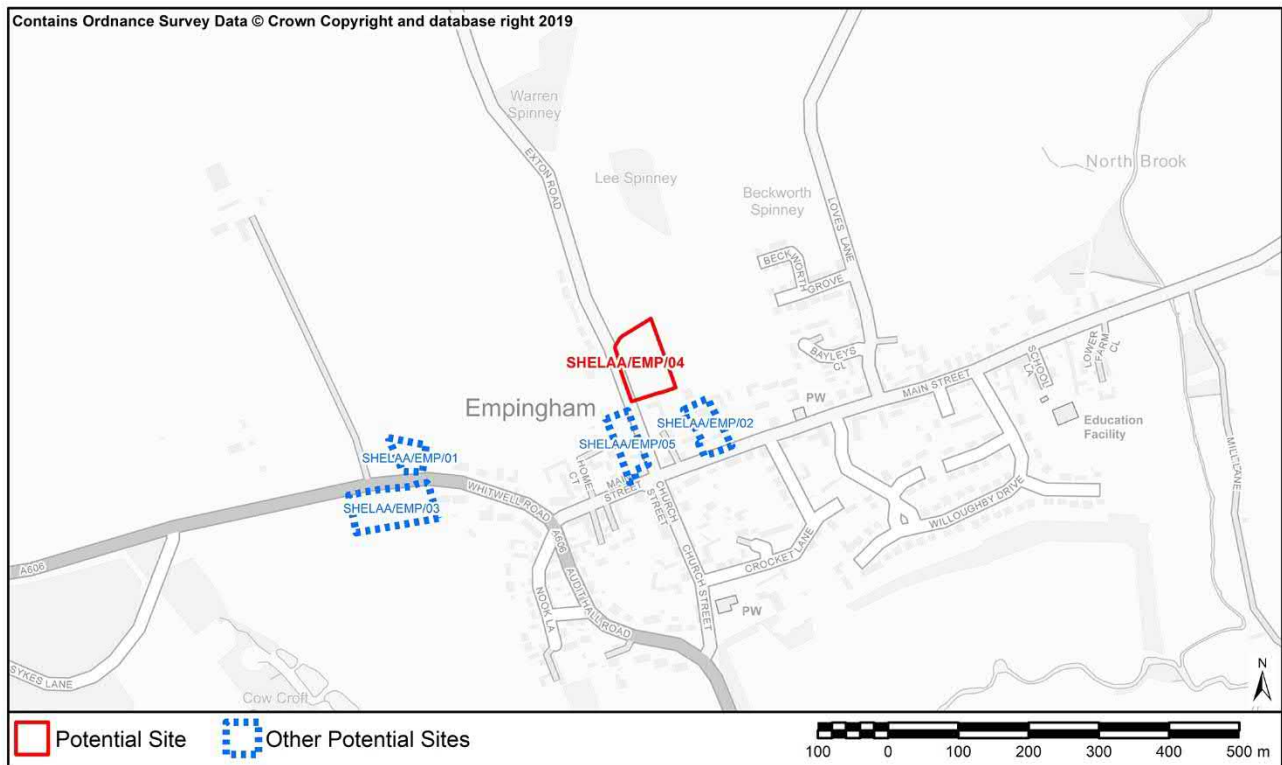


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	360m (Empingham to Exton road verges)
BAP Priority Habitat	193m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	138m (Empingham)
Registered Park or Garden	2547m (Exton Park)
Scheduled Monument	250m (Moated Site With Fishponds And Enclosures At Empingham)
Listed Building	53m (War Memorial At Empingham Cemetery)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	50m - 100m
Proximity to Schools	1100m - 1200m (Empingham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	700m - 800m (Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station, Stamford Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/EMP/04

Site Address: Land off Exton Road, Empingham

Site Area: 0.62ha

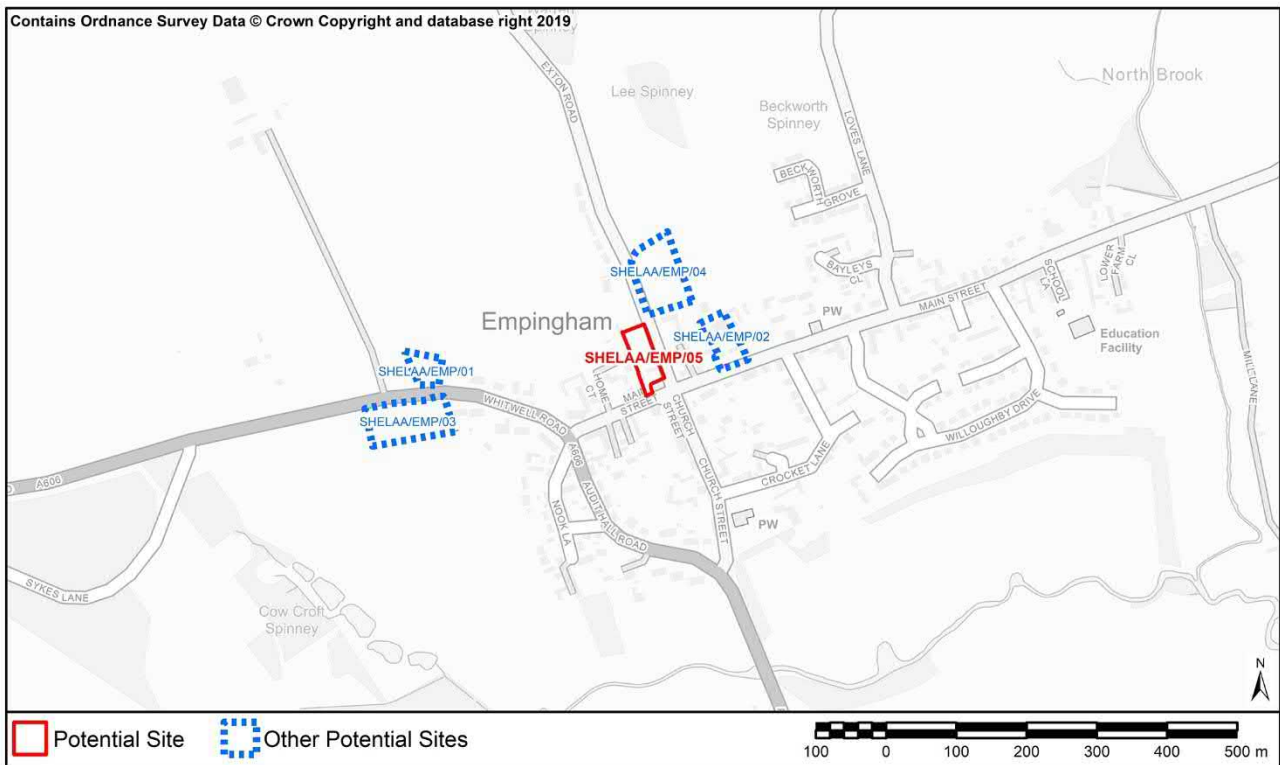


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	112m (Empingham to Exton road verges)
BAP Priority Habitat	120m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Empingham)
Registered Park or Garden	2393m (Exton Park)
Scheduled Monument	0m (Dovecote 170M North East Of The Junction Between Main Street And Exton Road)
Listed Building	0m (Dovecote)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Name not provided, Empingham C of E Primary)
Proximity to Doctor or Health Centre	300m - 400m (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	9km - 10km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/EMP/05

Site Address: Southview farm, Empingham

Site Area: 0.28ha

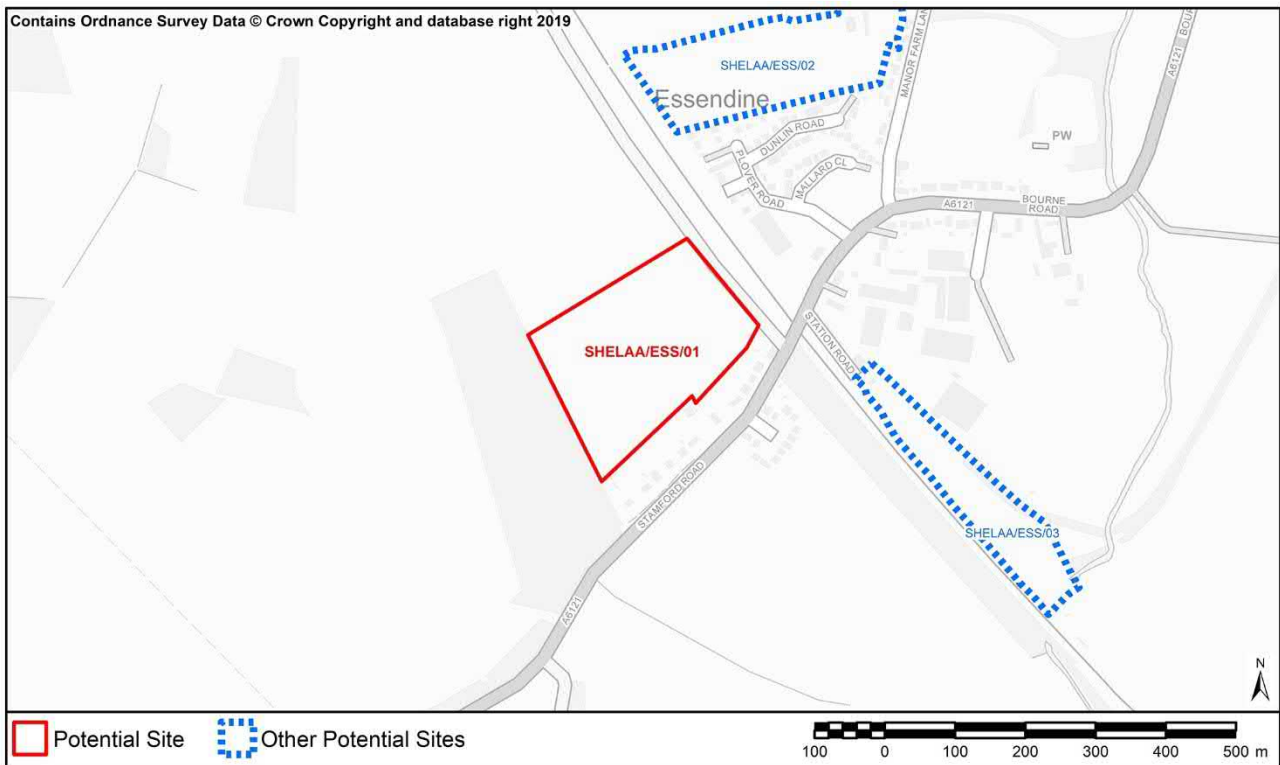


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	213m (Empingham to Exton road verges)
BAP Priority Habitat	255m (Deciduous woodland)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	0m (Empingham)
Registered Park or Garden	2509m (Exton Park)
Scheduled Monument	66m (Dovecote 170M North East Of The Junction Between Main Street And Exton Road)
Listed Building	28m (The Firs)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	600m - 700m (Empingham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	200m - 300m (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	9km - 10km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/ESS/01

Site Address: Rear of Stamford Road, Essendine

Site Area: 5.79ha

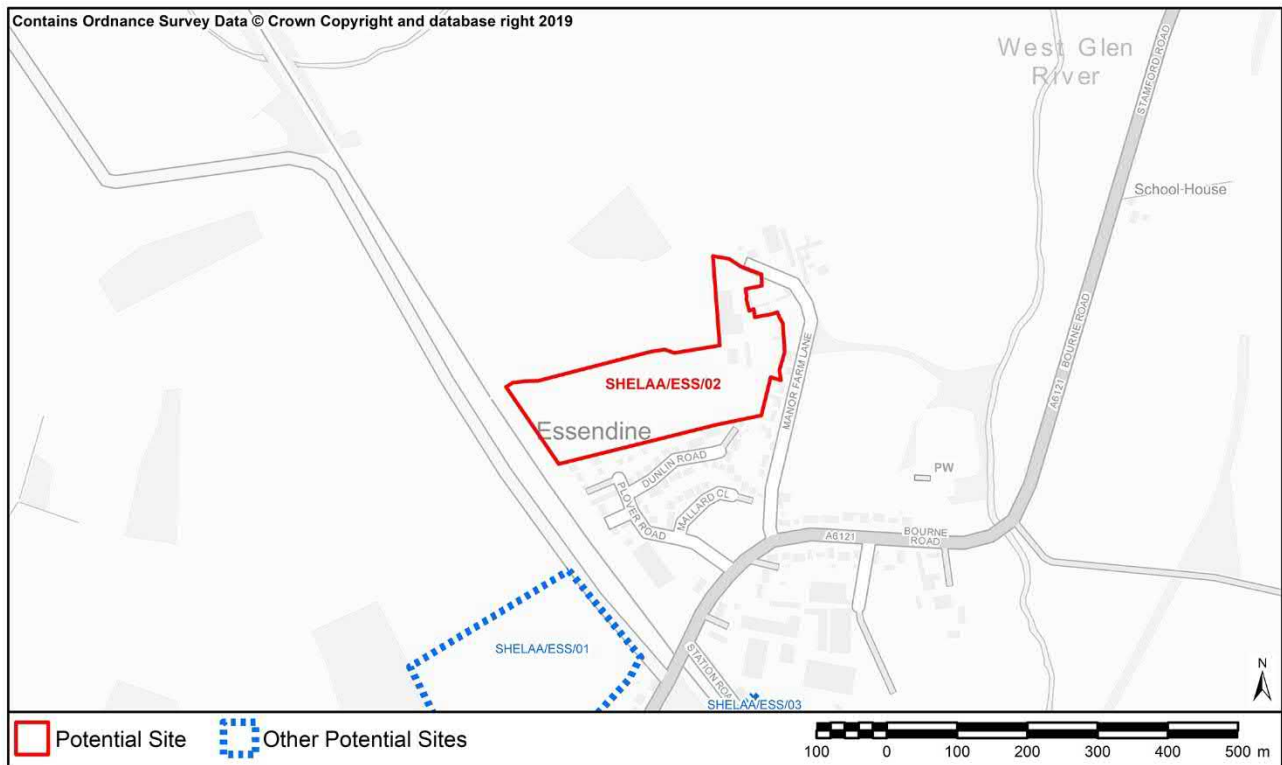


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	9m (Essendine Roadside Verge Nature Reserve)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1244m (Ryhall)
Registered Park or Garden	4935m (Holywell Hall Park)
Scheduled Monument	421m (Essendine Castle Moated Site)
Listed Building	475m (Church Of St Mary)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	2.5km - 3km (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided)
Proximity to Railway Station	6km - 7km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/ESS/02

Site Address: Manor Farm, Essendine

Site Area: 4.88ha

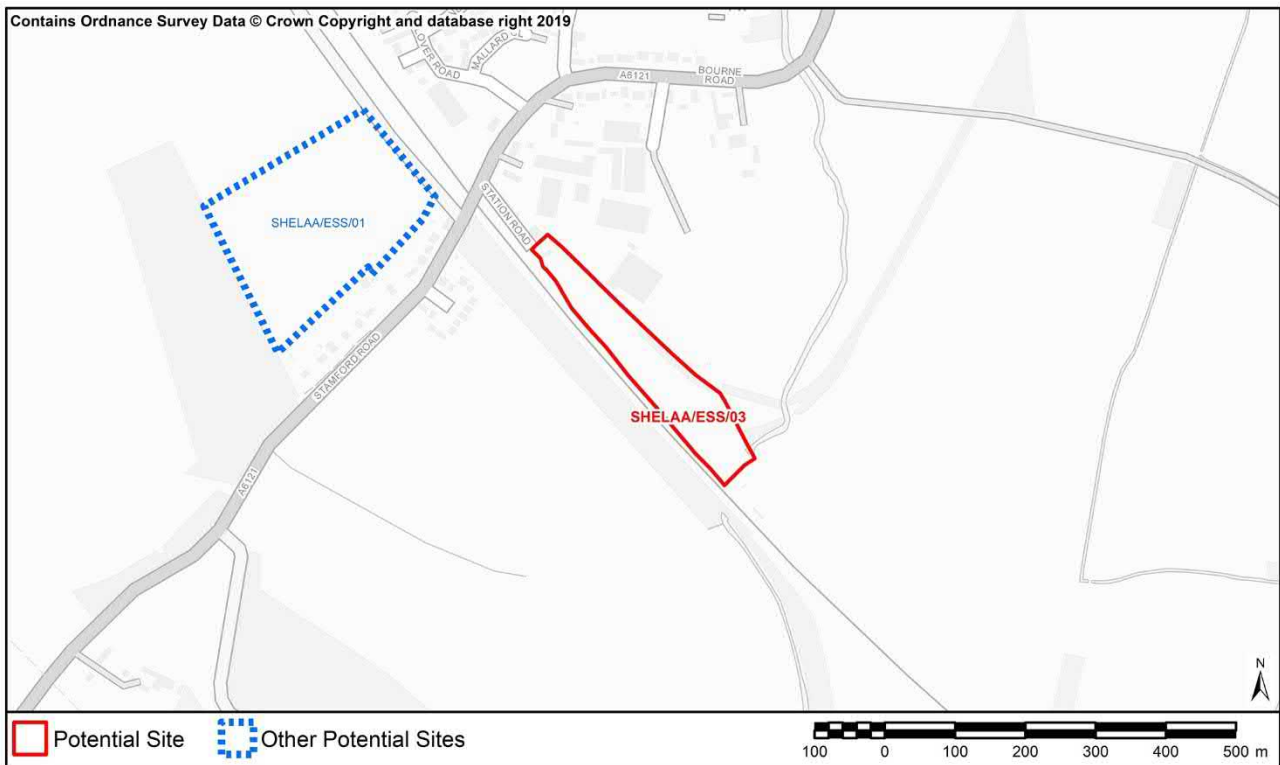


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Essendine Roadside Verge Nature Reserve)
BAP Priority Habitat	4m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1736m (Ryhall)
Registered Park or Garden	4776m (Holywell Hall Park)
Scheduled Monument	203m (Essendine Castle Moated Site)
Listed Building	32m (Manors Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1800m - 1900m
Proximity to Schools	3km - 4km (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided)
Proximity to Railway Station	7km - 8km (Stamford Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/ESS/03

Site Address: Old Station Yard, Bourne Road, Essendine

Site Area: 2.61ha

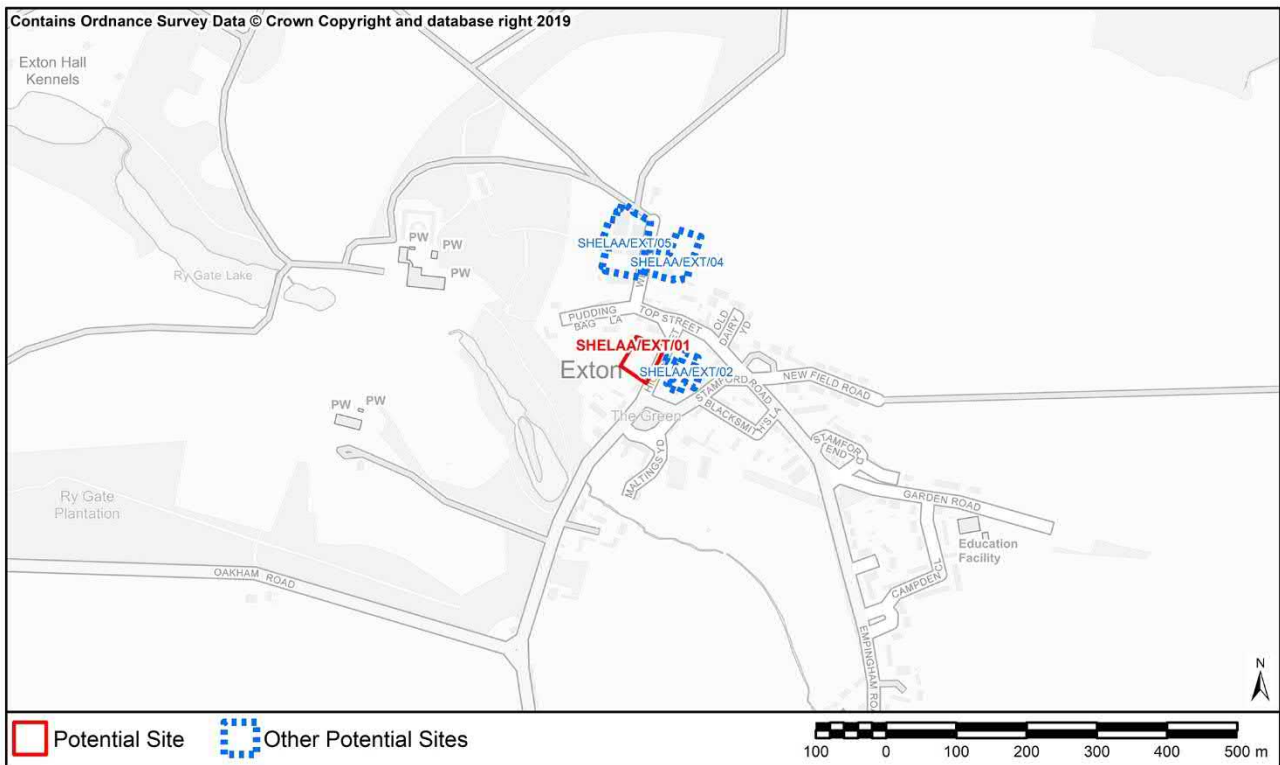


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	113m (Essendine Roadside Verge Nature Reserve)
BAP Priority Habitat	18m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	1447m (Ryhall)
Registered Park or Garden	5211m (Burghley House)
Scheduled Monument	335m (Essendine Castle Moated Site)
Listed Building	391m (Church Of St Mary)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1400m - 1500m
Proximity to Schools	2.5km - 3km (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided)
Proximity to Railway Station	7km - 8km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/EXT/01

Site Address: Land west of High Street, Exton

Site Area: 0.24ha

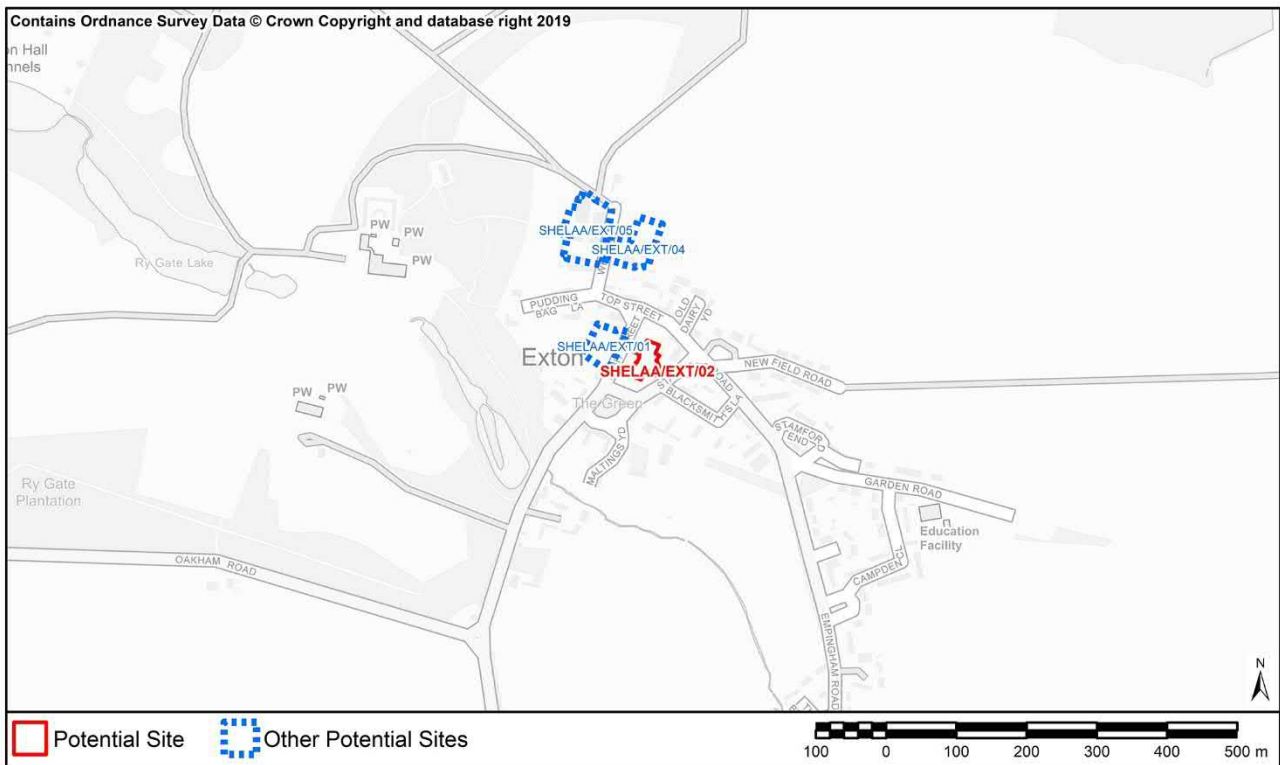


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	599m (Oakham Road Hedgerow)
BAP Priority Habitat	56m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Exton)
Registered Park or Garden	42m (Exton Park)
Scheduled Monument	270m (Exton Old Hall)
Listed Building	9m (9, The Green)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	500m - 600m (Exton and Greetham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Empingham Medical Centre)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/EXT/02

Site Address: Land north of The Green, Exton

Site Area: 0.15ha

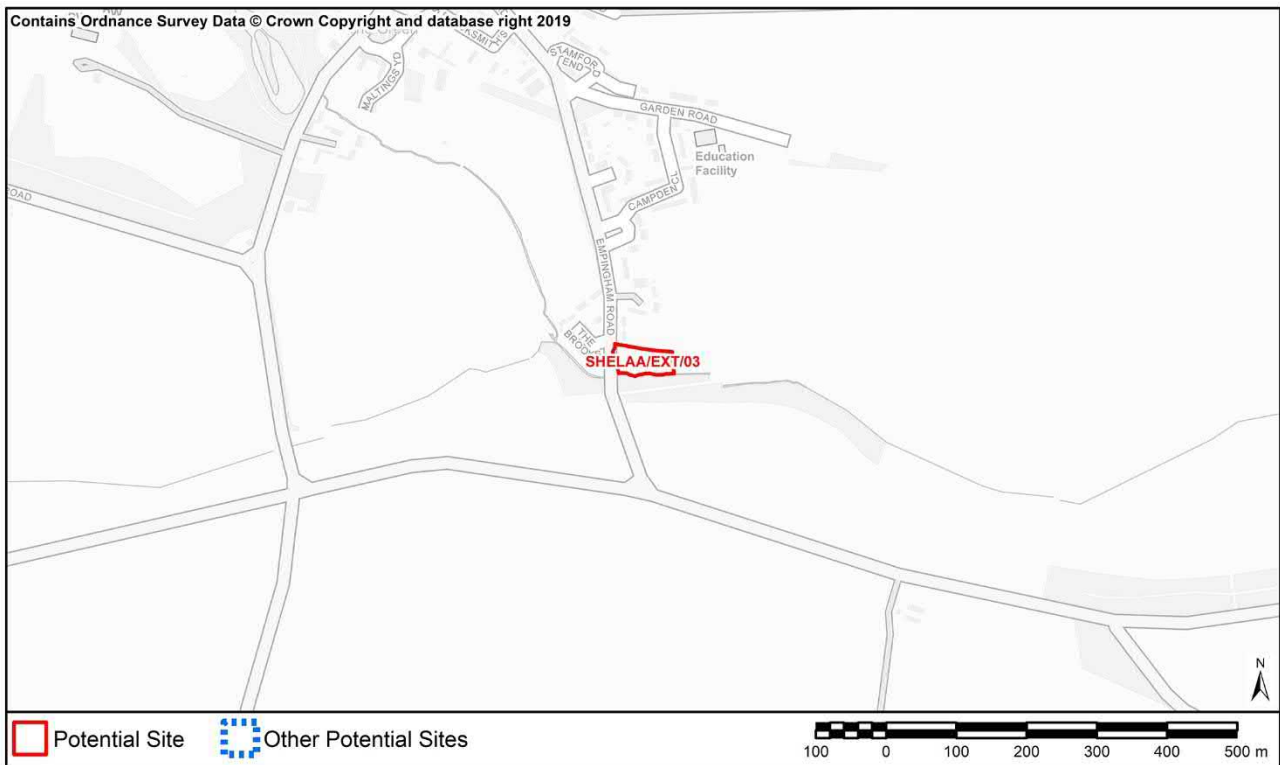


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	644m (Exton RVNR (crossrds S Exton to Loves Lane cross rds - both sides)
BAP Priority Habitat	118m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Exton)
Registered Park or Garden	73m (Exton Park)
Scheduled Monument	331m (Exton Old Hall)
Listed Building	3m (12, The Green)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	500m - 600m (Exton and Greetham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/EXT/03

Site Address: Land east of Stamford Road, Exton

Site Area: 0.3ha

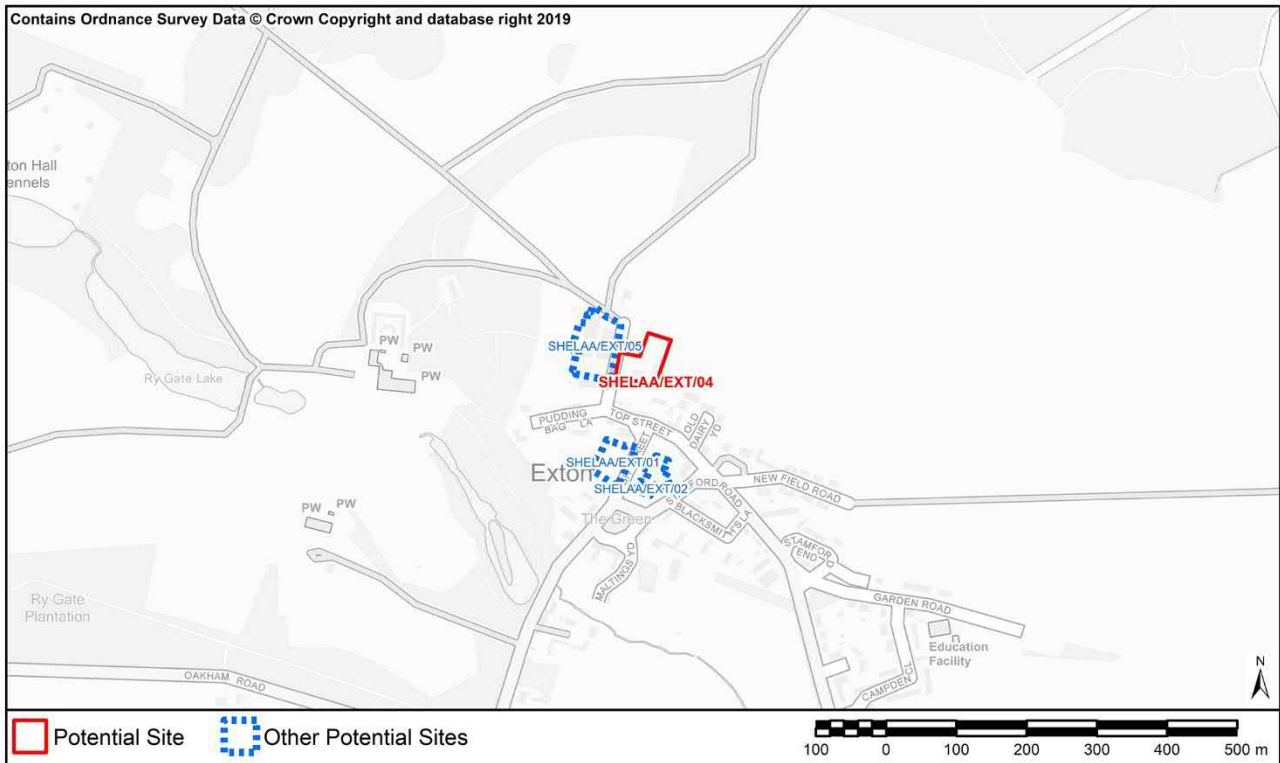


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	156m (Exton RVNR (crossrds S Exton to Loves Lane cross rds - both sides)
BAP Priority Habitat	485m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	378m (Exton)
Registered Park or Garden	531m (Exton Park)
Scheduled Monument	784m (Exton Old Hall)
Listed Building	375m (Dovecote In Grounds Of Barham Court)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	400m - 500m (Exton and Greetham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Empingham Medical Centre)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/EXT/04

Site Address: Land at the Workshops, Exton

Site Area: 0.33ha

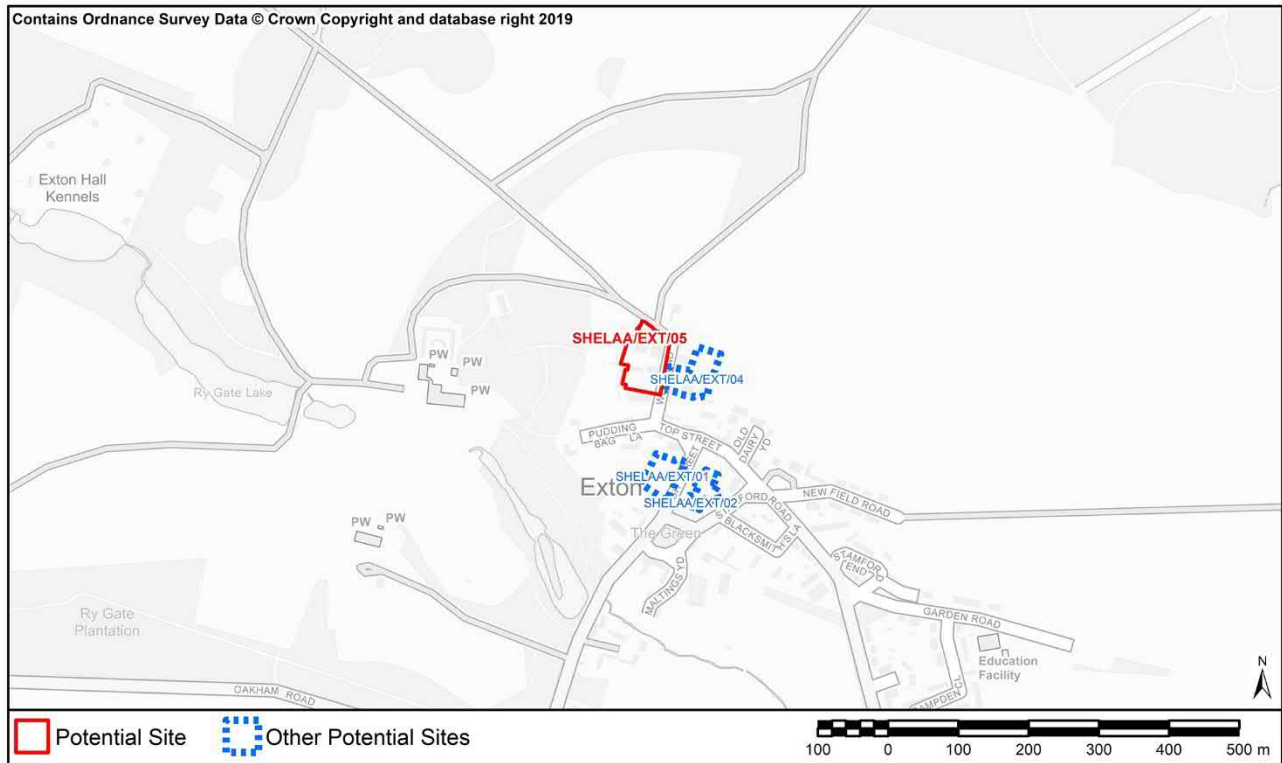


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	628m (Exton Park, Tunneley Wood)
BAP Priority Habitat	119m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Exton)
Registered Park or Garden	40m (Exton Park)
Scheduled Monument	354m (Exton Old Hall)
Listed Building	8m (3, West End)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	600m - 700m (Exton and Greetham C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/EXT/05

Site Address: Land at Home Farm, Exton

Site Area: 0.51ha

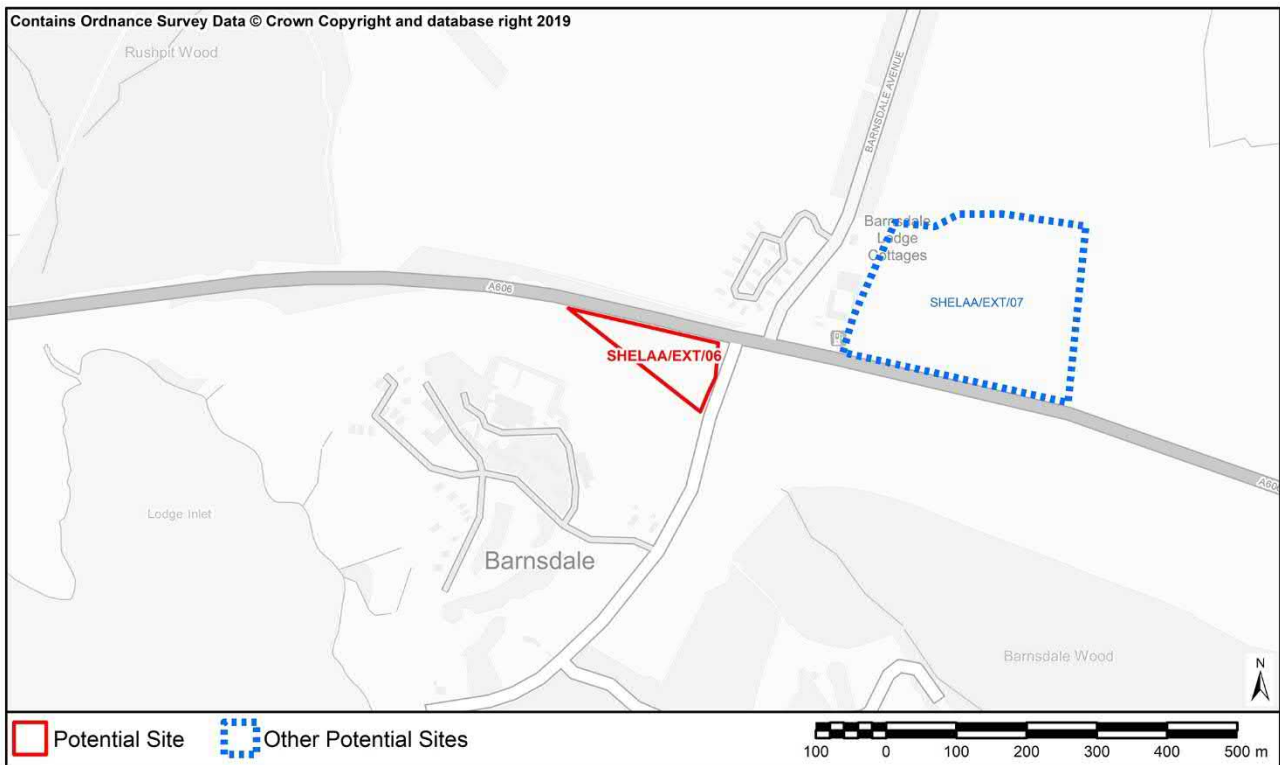


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	658m (Oakham Road Hedgerow)
BAP Priority Habitat	50m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Exton)
Registered Park or Garden	0m (Exton Park)
Scheduled Monument	309m (Exton Old Hall)
Listed Building	0m (Barn In Home Farmyard)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	700m - 800m (Name not provided, Exton and Greetham C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/EXT/06

Site Address: Barnsdale Lodge Hotel, The Avenue, Exton

Site Area: 1.15ha

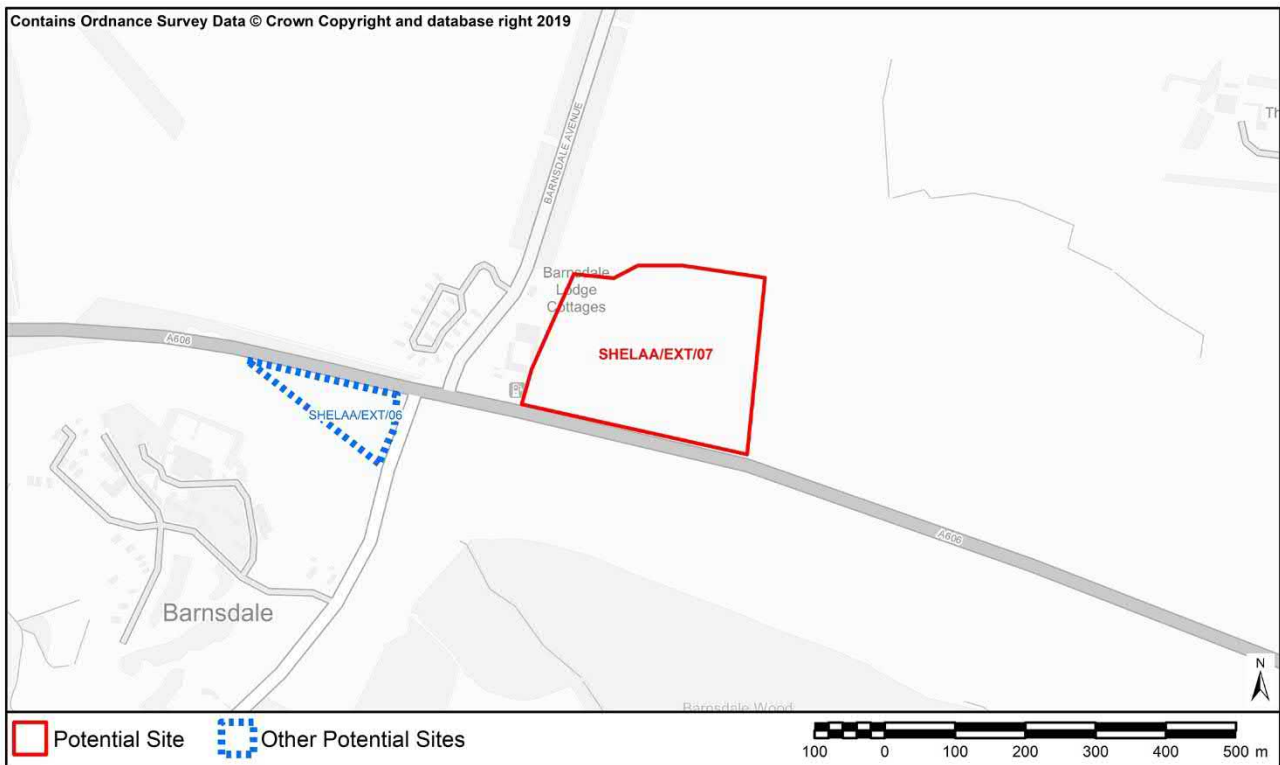


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	42m (Exton, Field to the West of Barnsdale Lodge Hotel)
BAP Priority Habitat	91m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1564m (Whitwell)
Registered Park or Garden	262m (Exton Park)
Scheduled Monument	2401m (Exton Old Hall)
Listed Building	259m (Barnsdale)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	3km - 4km (Name not provided, Exton and Greetham C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Empingham Medical Centre)
Proximity to Railway Station	5km - 6km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	1800m - 1900m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/EXT/07

Site Address: Land to the east of Barnsdale Lodge Hotel, The Avenue, Exton

Site Area: 6.9ha

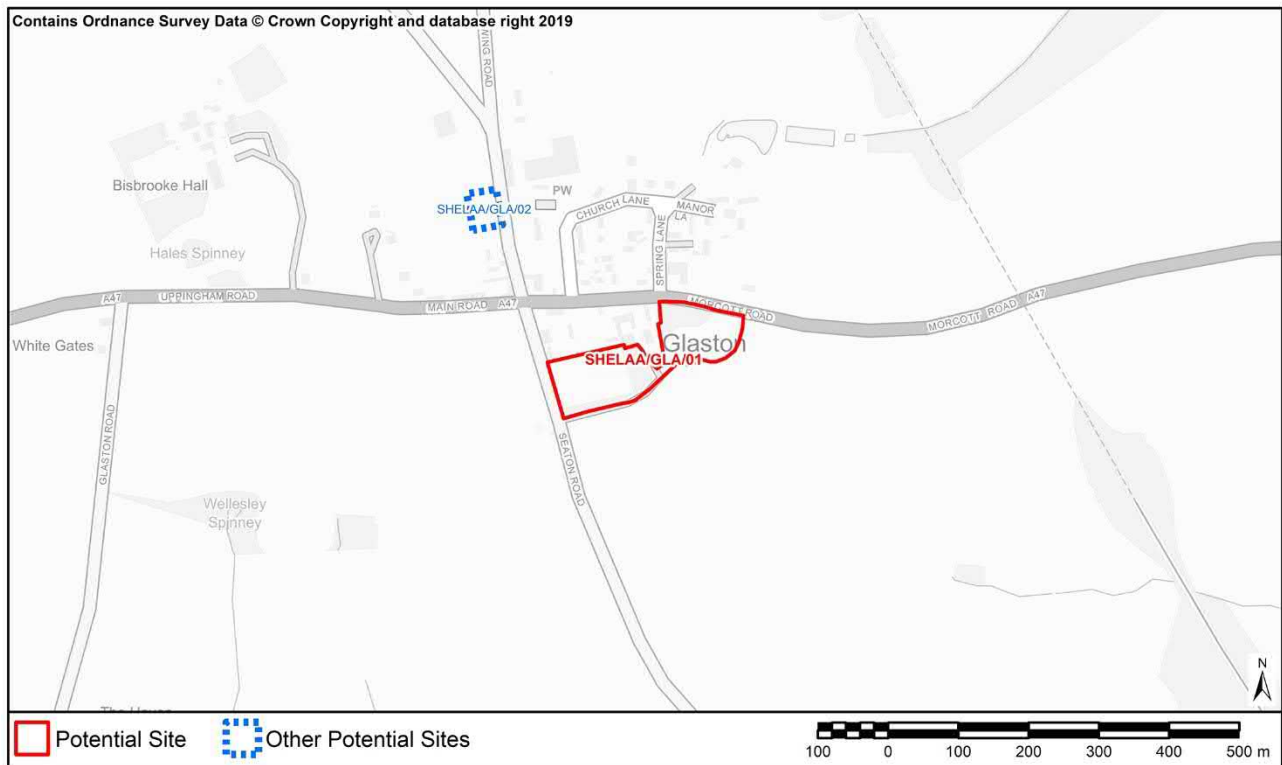


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	71m (Exton, Field to the West of Barnsdale Lodge Hotel)
BAP Priority Habitat	31m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1071m (Whitwell)
Registered Park or Garden	30m (Exton Park)
Scheduled Monument	1976m (Exton Old Hall)
Listed Building	530m (Milestone)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	3km - 4km (Name not provided, Exton and Greetham C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	5km - 6km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	1300m - 1400m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/GLA/01

Site Address: Land off Seaton Road, Glaston

Site Area: 2ha

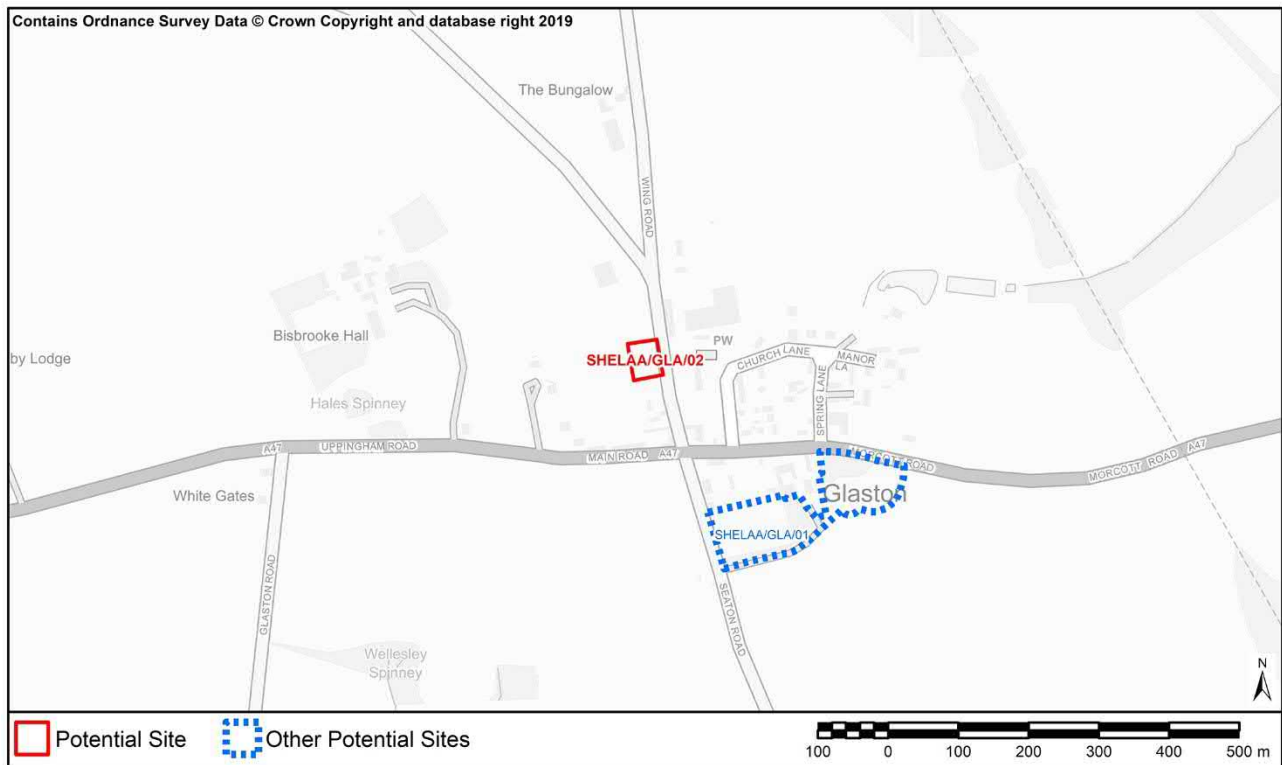


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1739m (Ragged Robin Grassland, Wing)
BAP Priority Habitat	292m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1775m (Seaton)
Registered Park or Garden	7962m (Kirby Hall)
Scheduled Monument	2423m (Maze 220M South East Of St Peter And St Paul'S Church)
Listed Building	66m (Lonsdale Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	3km - 4km (Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/GLA/02

Site Address: Land adjacent to Denfield Close, Glaston

Site Area: 0.22ha

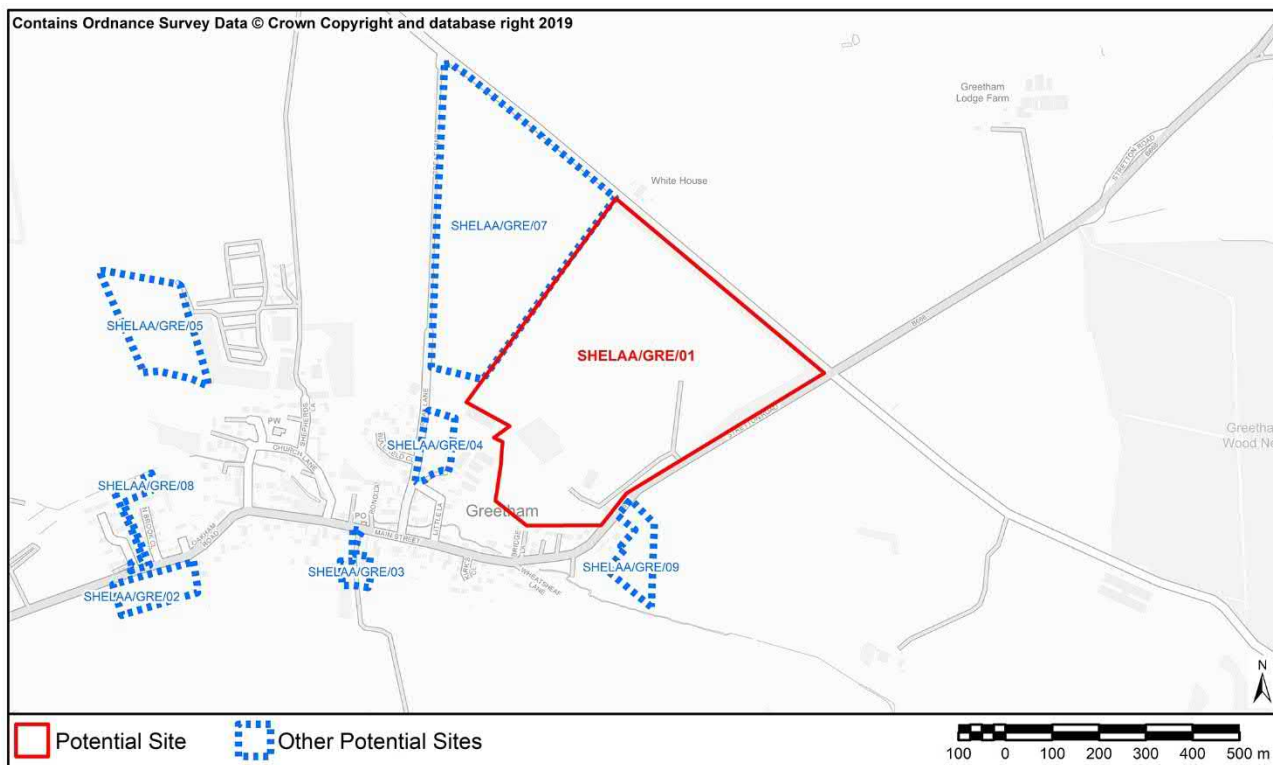


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1665m (Ragged Robin Grassland, Wing)
BAP Priority Habitat	173m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2058m (Seaton)
Registered Park or Garden	8034m (Burley On The Hill)
Scheduled Monument	2250m (Maze 220M South East Of St Peter And St Paul'S Church)
Listed Building	11m (Wall Along South Side Of Churchyard, With Return To South Along Wing Road)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	3km - 4km (Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/GRE/01

Site Address: Greetham Quarry, Stretton Road, Greetham

Site Area: 27.69ha

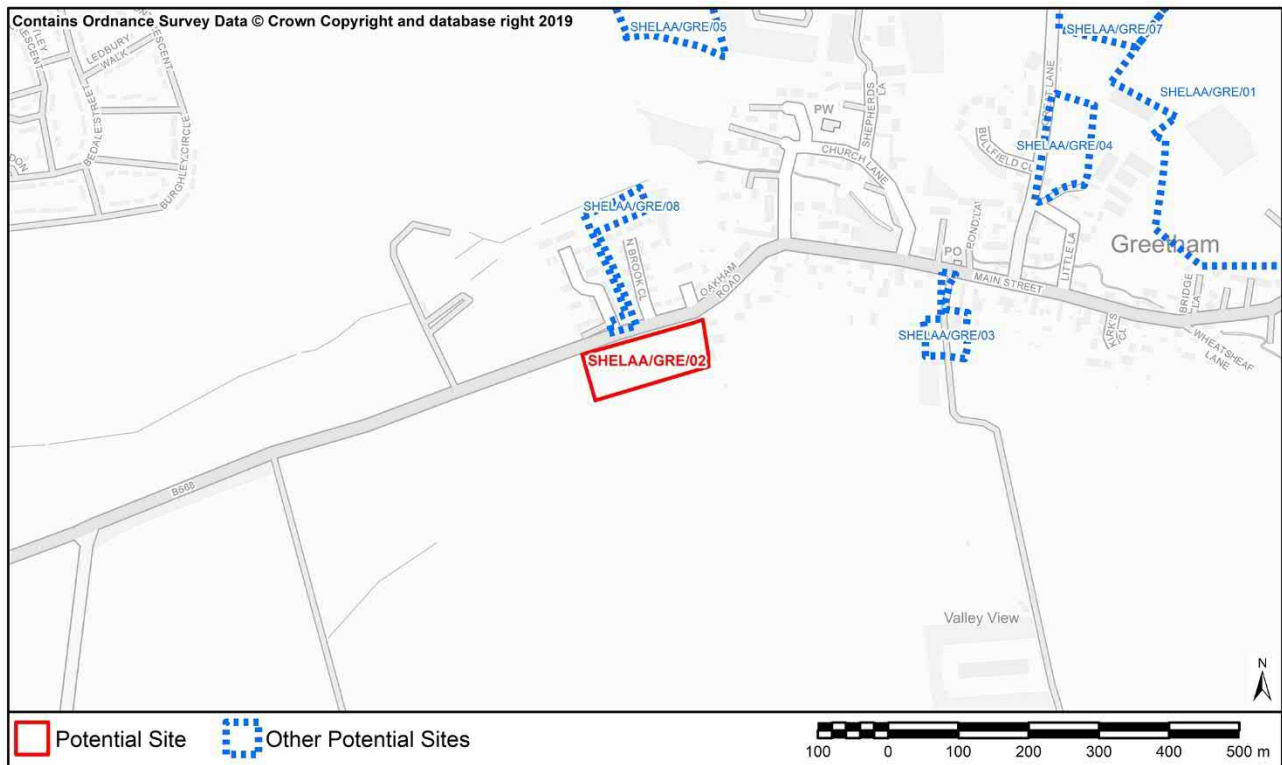


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	37m (Verge NE of Greetham Wood (N side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Greetham)
Registered Park or Garden	1437m (Exton Park)
Scheduled Monument	476m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	41m (3, Bridge Lane)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/02

Site Address: Land south of Oakham Road, Greetham

Site Area: 1.17ha

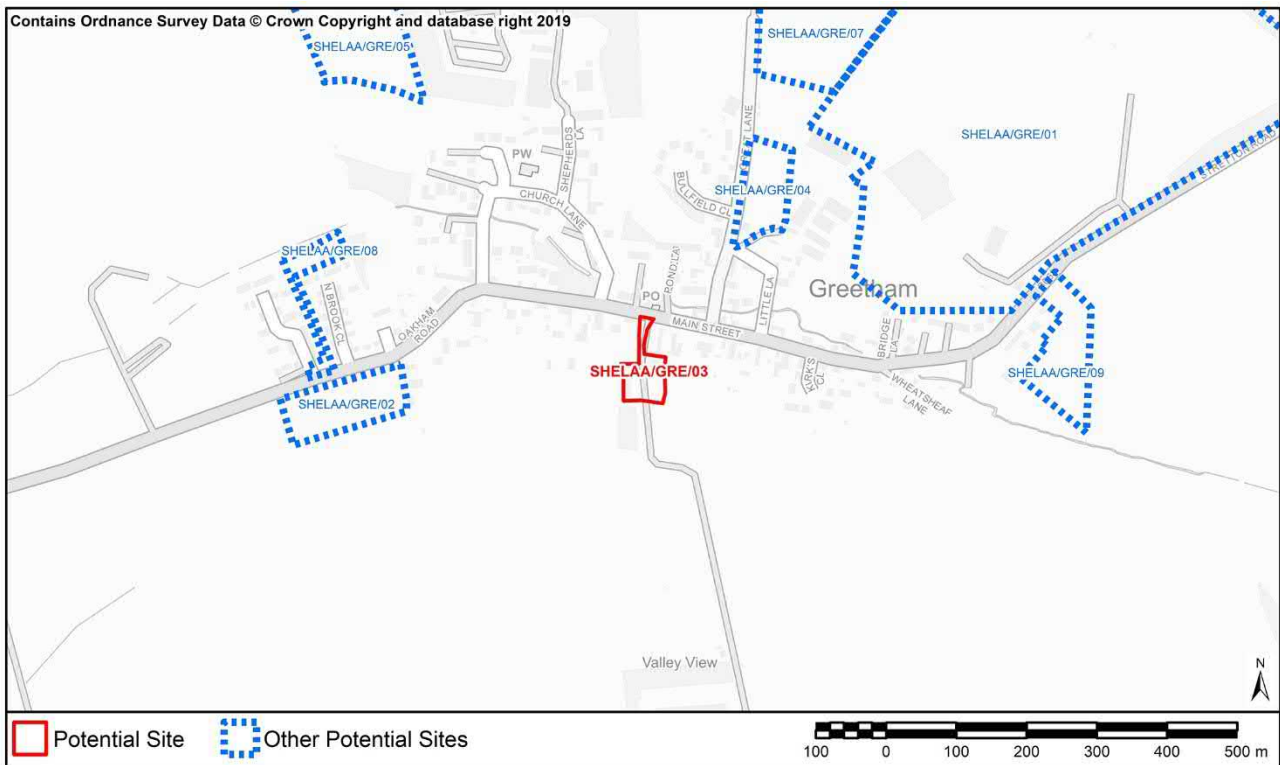


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	603m (Great Lane Hedgerow)
BAP Priority Habitat	717m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	98m (Greetham)
Registered Park or Garden	940m (Exton Park)
Scheduled Monument	304m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	286m (19, Main Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	2.5km - 3km (St Nicholas C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/03

Site Address: Hill Farm Yard, Main Road, Greetham

Site Area: 0.42ha

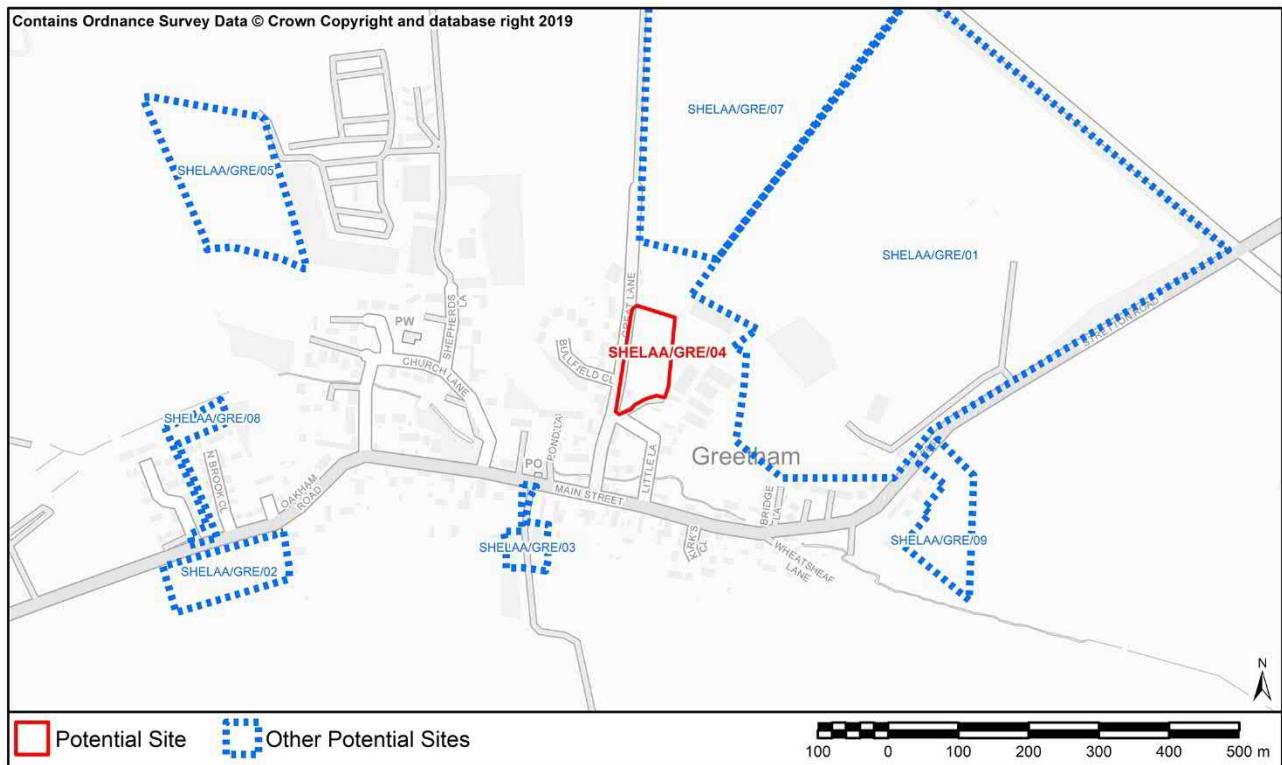


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	318m (Great Lane Hedgerow)
BAP Priority Habitat	343m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Greetham)
Registered Park or Garden	1183m (Exton Park)
Scheduled Monument	333m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	22m (Barn At Number 37 (Hill Farmhouse))
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (Name not provided, St Nicholas C of E Primary, Exton and Greetham C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/04

Site Address: Great Lane, Greetham

Site Area: 0.87ha

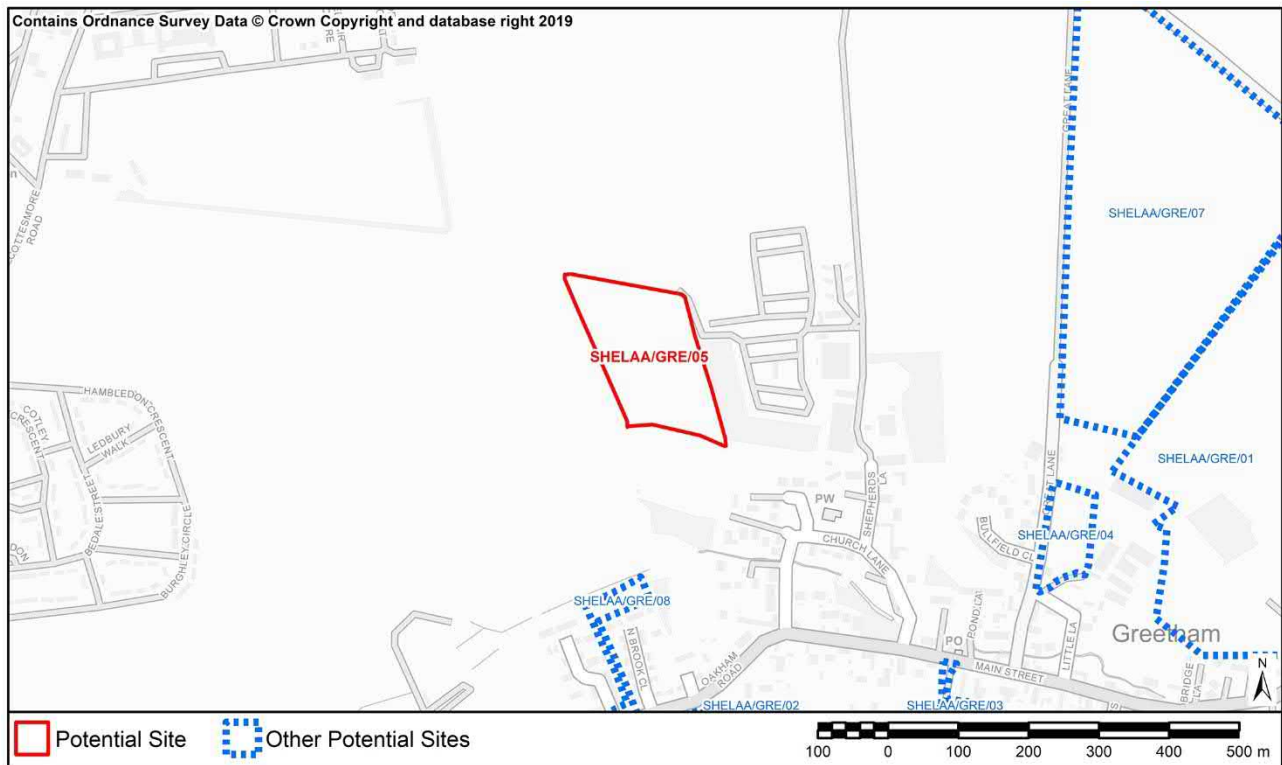


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	38m (Great Lane Hedgerow)
BAP Priority Habitat	131m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Greetham)
Registered Park or Garden	1455m (Exton Park)
Scheduled Monument	385m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	13m (Holly Cottage Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/05

Site Address: Rutland Caravan and Camping, Greatham

Site Area: 3.09ha

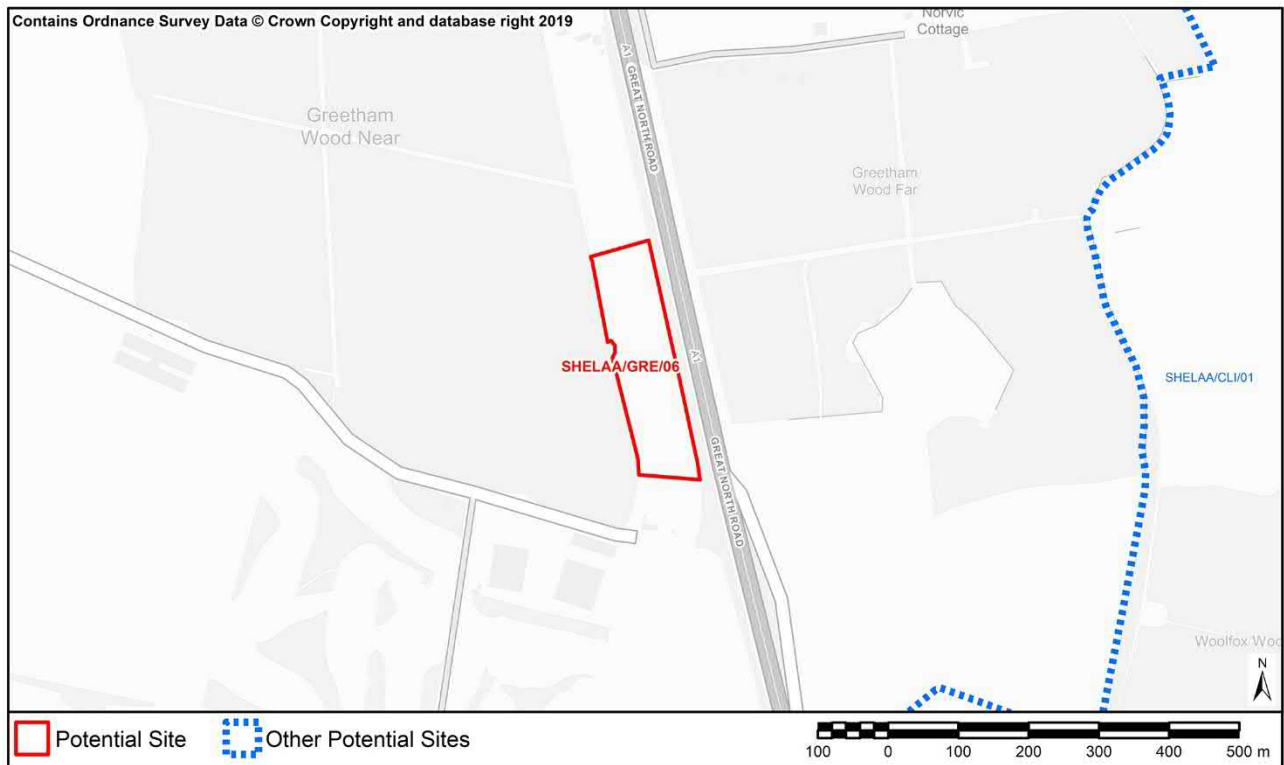


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	455m (Great Lane Hedgerow)
BAP Priority Habitat	663m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	147m (Greatham)
Registered Park or Garden	1457m (Exton Park)
Scheduled Monument	22m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	180m (Church Of St Mary)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	50m - 100m
Proximity to Schools	3km - 4km (St Nicholas C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/06

Site Address: Wood Lane, Greetham

Site Area: 2.84ha

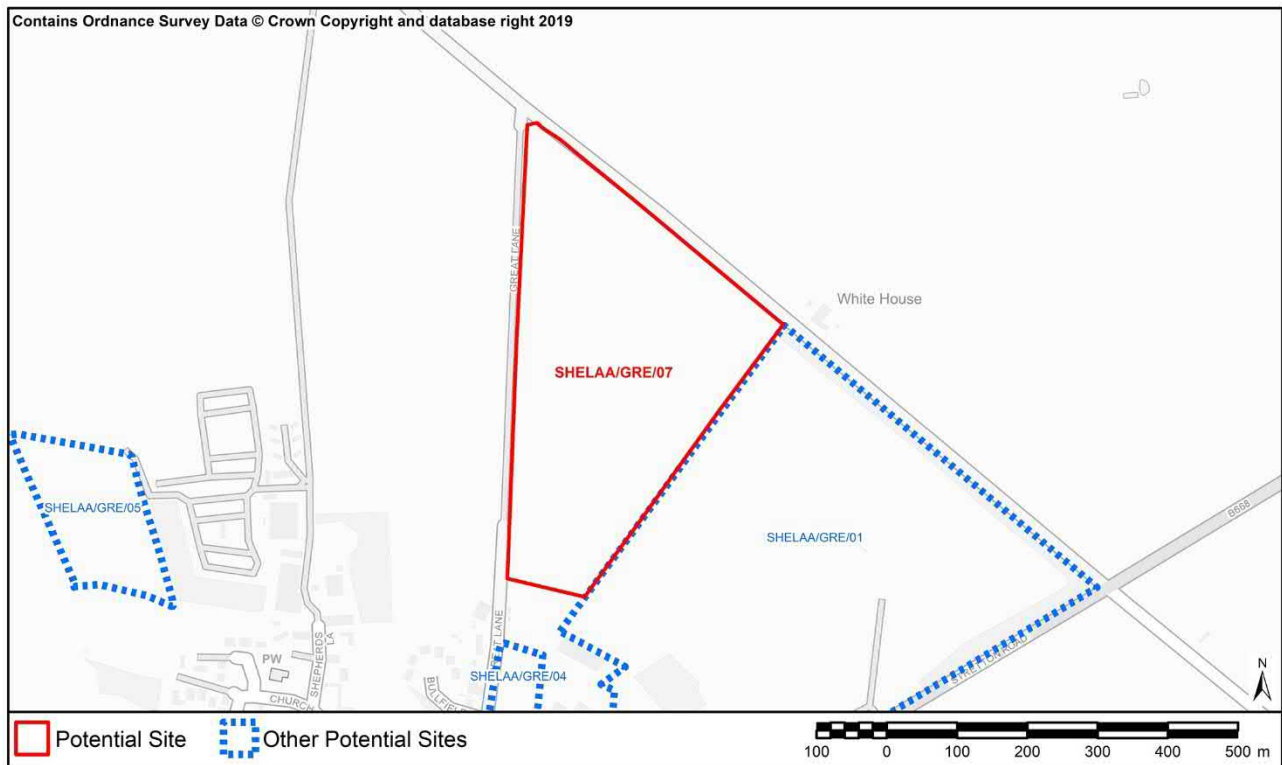


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Greetham Wood and adj habitats)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1143m (Stretton)
Registered Park or Garden	1140m (Exton Park)
Scheduled Monument	2298m (Horn Deserted Medieval Village And Moated Site)
Listed Building	358m (The Old Forge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	5km - 6km (Exton and Greetham C of E Primary, Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	2km - 2.5km
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/07

Site Address: Greetham Quarry, Land to the east of Great Lane, Greetham

Site Area: 15.01ha

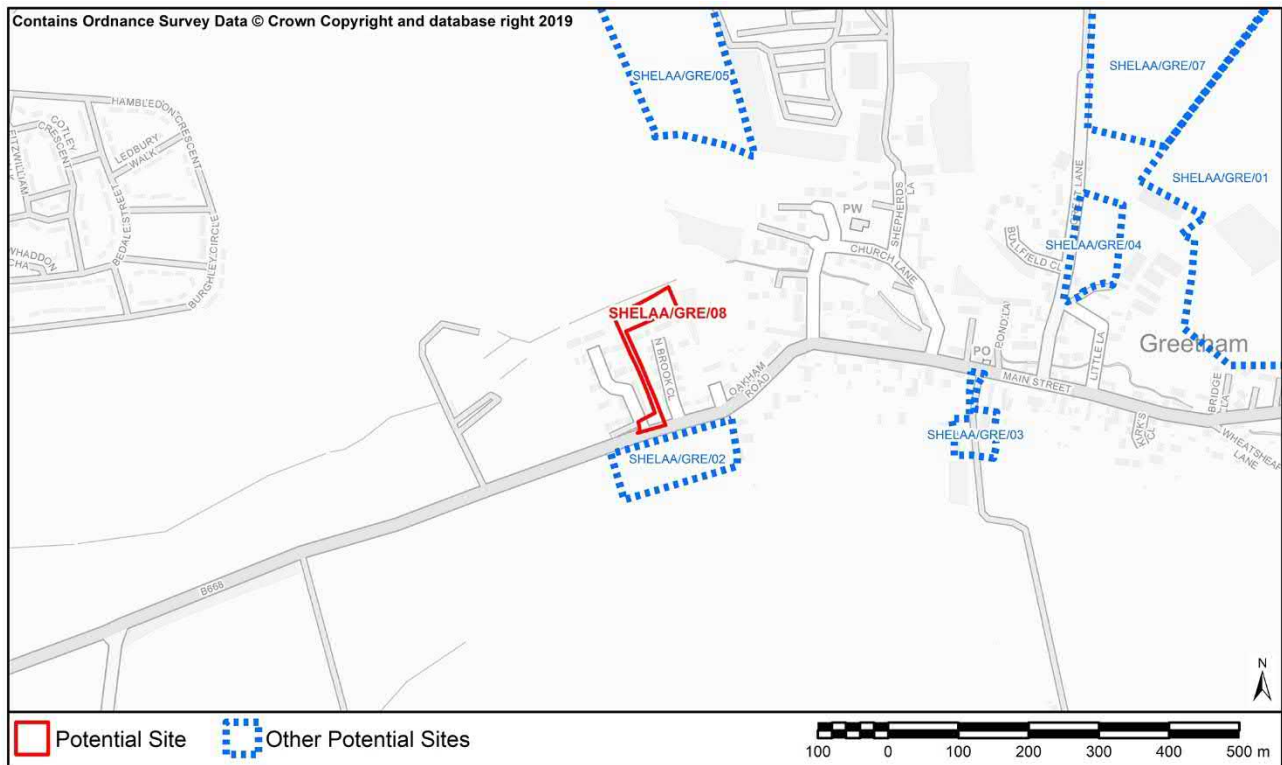


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	14m (Great Lane Hedgerow)
BAP Priority Habitat	133m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	115m (Greetham)
Registered Park or Garden	1679m (Exton Park)
Scheduled Monument	406m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	251m (Holly Cottage Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	50m - 100m
Proximity to Schools	3km - 4km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/08

Site Address: North Brook Close, Greetham

Site Area: 0.42ha

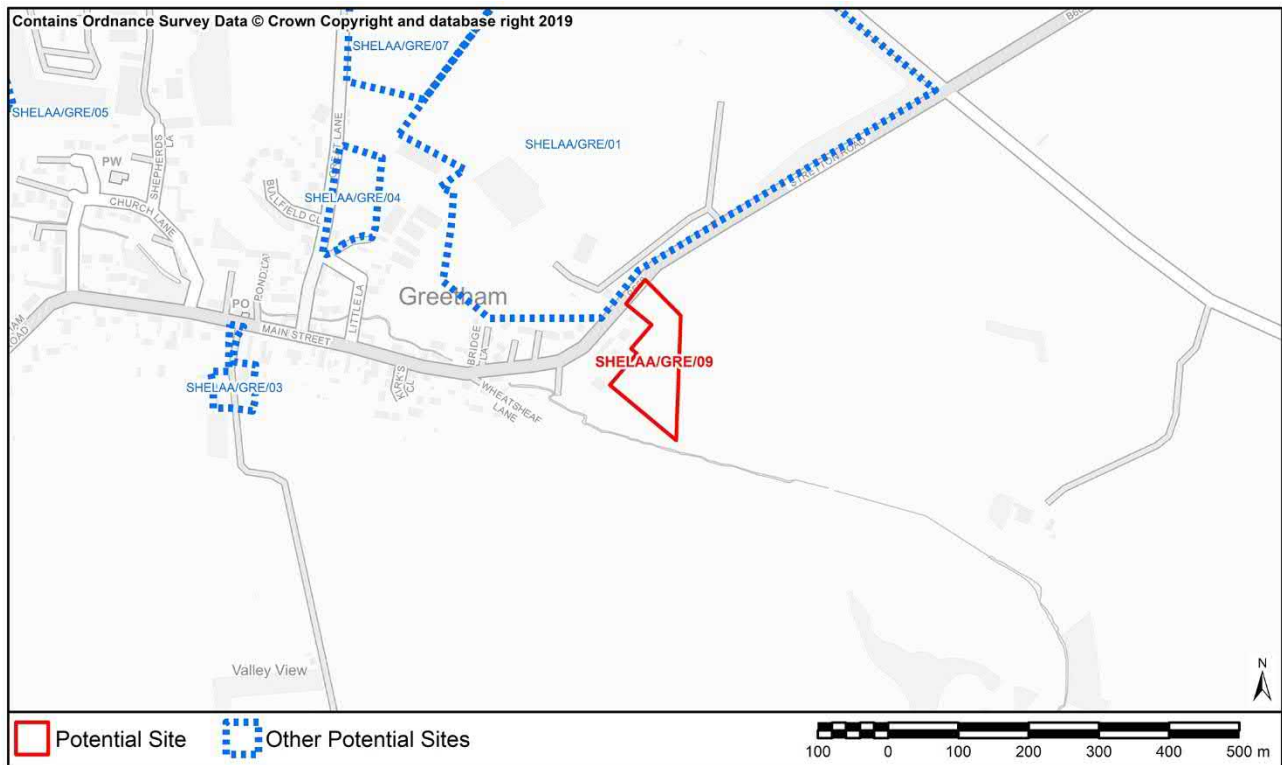


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	598m (Great Lane Hedgerow)
BAP Priority Habitat	773m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	140m (Greetham)
Registered Park or Garden	1037m (Exton Park)
Scheduled Monument	170m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	287m (Church Of St Mary)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	2.5km - 3km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	25km +

SHELAA/GRE/09

Site Address: Stretton Road, Greetham

Site Area: 1.24ha

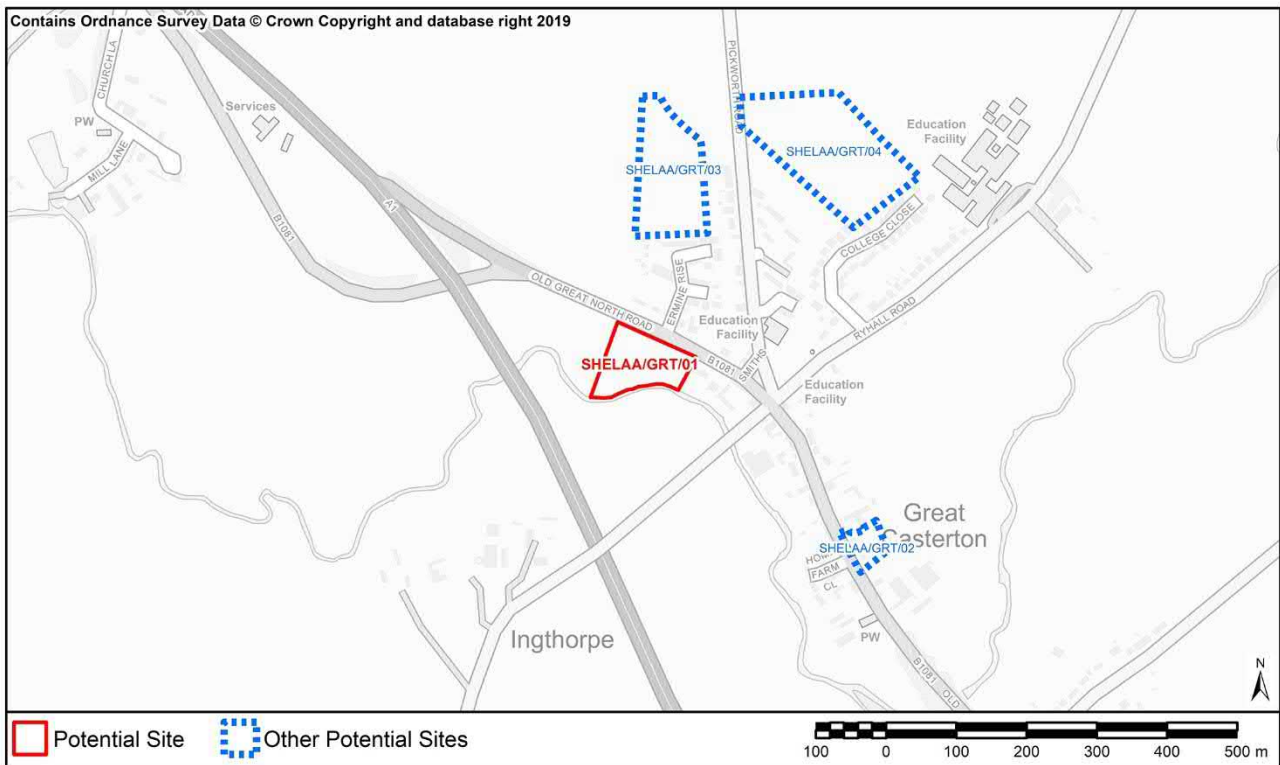


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	425m (Greetham, Brook Farm trees)
BAP Priority Habitat	20m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Greetham)
Registered Park or Garden	1263m (Exton Park)
Scheduled Monument	827m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	166m (3, Bridge Lane)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	25km +

SHELAA/GRT/01

Site Address: South of Old Great North Road, Great Casterton

Site Area: 0.92ha

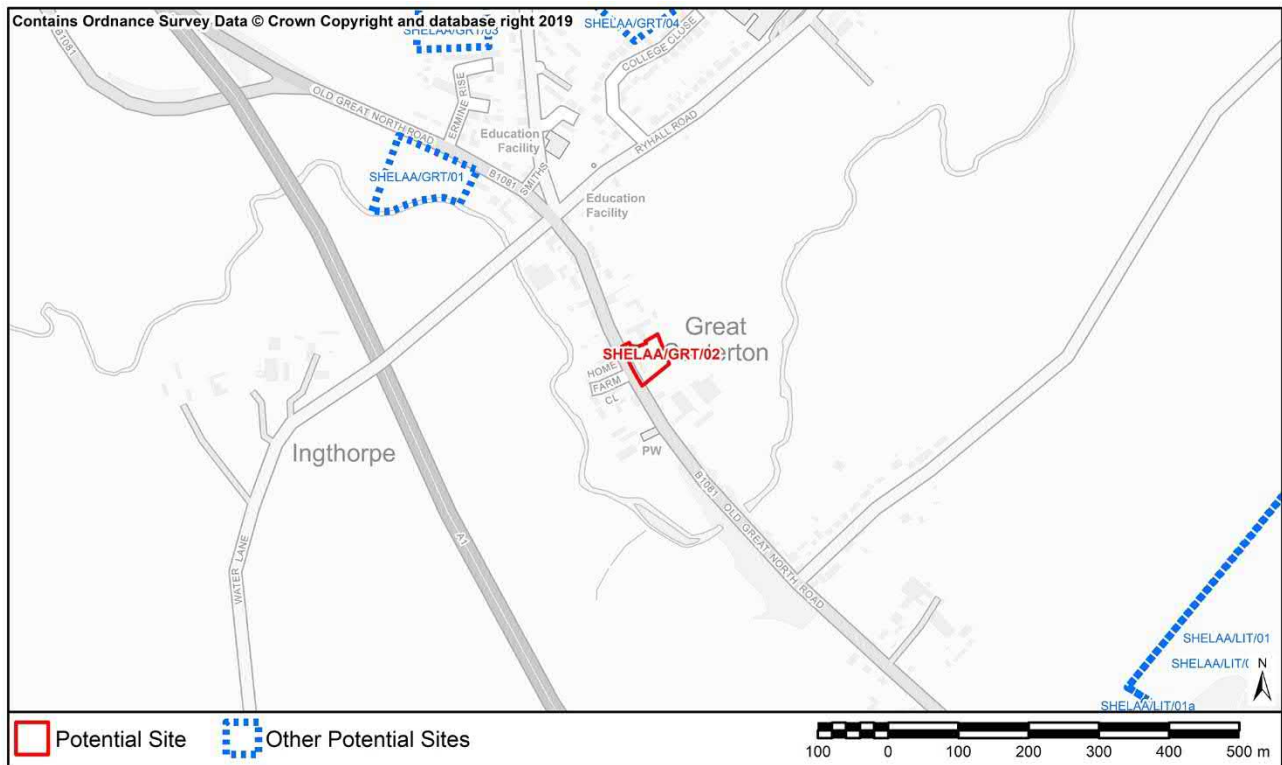


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	114m (A1 Old Gt N Rd sliproad, Great Casterton)
BAP Priority Habitat	114m (Good quality semi-improved grassland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Great Casterton)
Registered Park or Garden	4112m (Burghley House)
Scheduled Monument	186m (Air Photography Site Ne Of Village And Site Of Roman Town)
Listed Building	143m (Bridge Farmhouse And Outbuilding Adjoining To North East)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	300m - 400m (Great Casterton C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	25km +

SHELAA/GRT/02

Site Address: Land off Main Street, Great Casterton

Site Area: 0.26ha

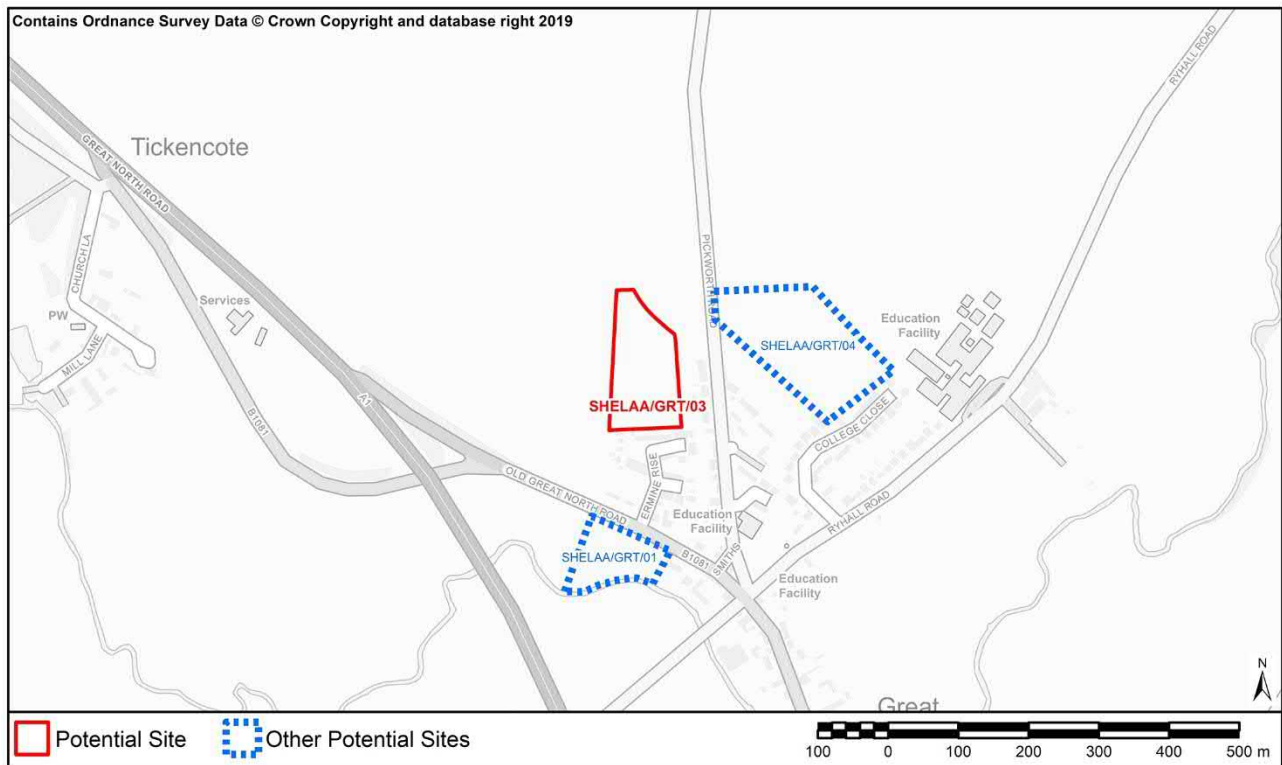


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	501m (Ryhall Rd Hedgerow S of Ingthorpe (west side) Tinwell)
BAP Priority Habitat	110m (Traditional orchard)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Great Casterton)
Registered Park or Garden	3736m (Burghley House)
Scheduled Monument	0m (Air Photography Site Ne Of Village And Site Of Roman Town)
Listed Building	18m (Strawsons Farmhouse)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	500m - 600m (Great Casterton C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	25km +

SHELAA/GRT/03

Site Address: Land off Pickworth Road, Great Casterton

Site Area: 1.6ha

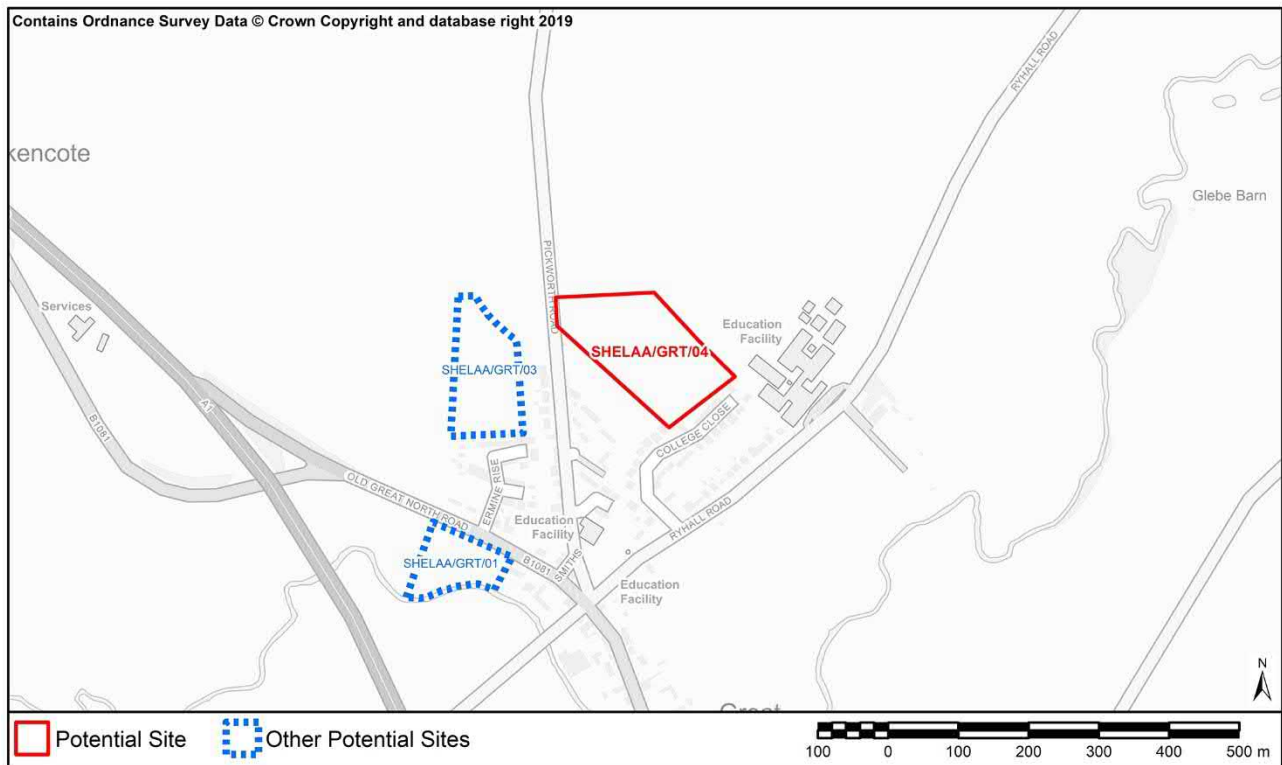


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	43m (Pickworth Road RVNR (west) S of Mounts Lodge)
BAP Priority Habitat	53m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	176m (Great Casterton)
Registered Park or Garden	4213m (Burghley House)
Scheduled Monument	255m (Air Photography Site Ne Of Village And Site Of Roman Town)
Listed Building	271m (Bridge Farmhouse And Outbuilding Adjoining To North East)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	500m - 600m (Great Casterton C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	25km +

SHELAA/GRT/04

Site Address: Rear of College Close, Great Casterton

Site Area: 2.63ha

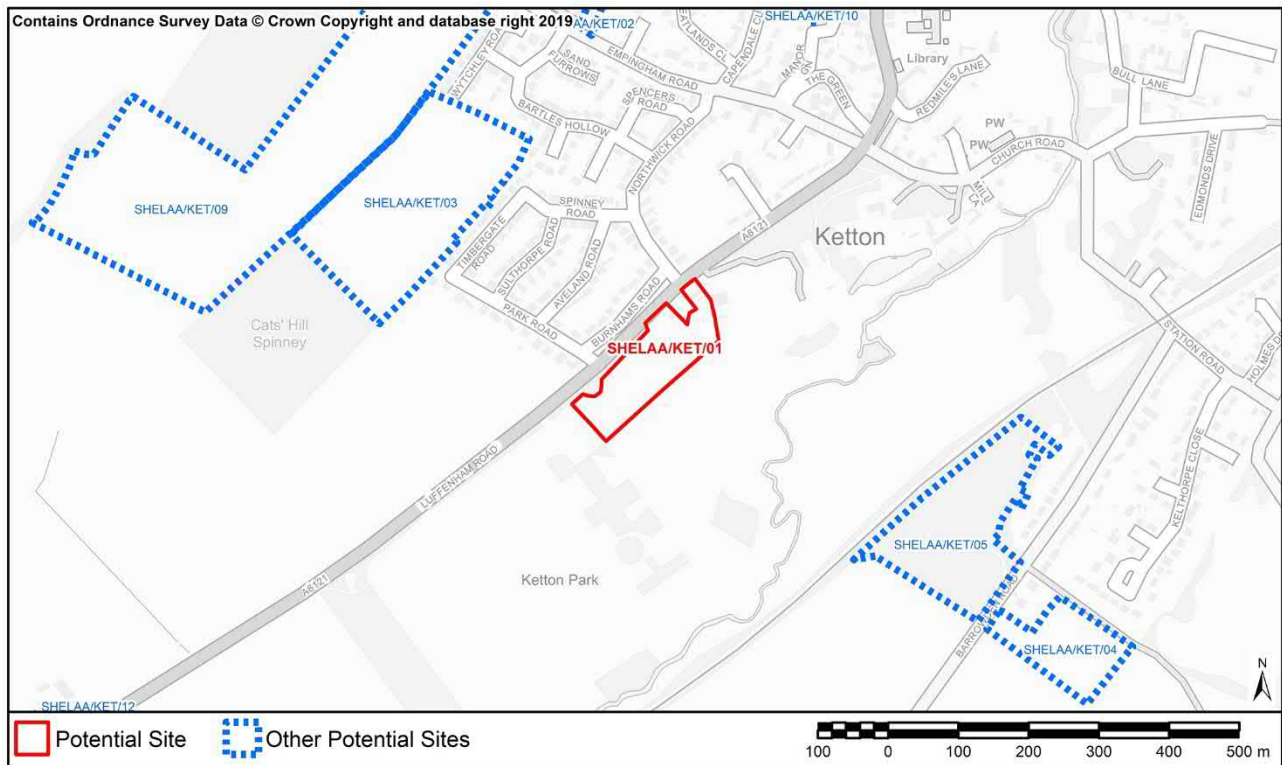


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Pickworth Road RVNR (East) S of Mounts Lodge)
BAP Priority Habitat	0m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	217m (Great Casterton)
Registered Park or Garden	4033m (Burghley House)
Scheduled Monument	137m (Air Photography Site Ne Of Village And Site Of Roman Town)
Listed Building	276m (Bridge Farmhouse And Outbuilding Adjoining To North East)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	50m - 100m
Proximity to Schools	600m - 700m (Great Casterton C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	25km +

SHELAA/KET/01

Site Address: Park Farm, Luffenham Road, Ketton

Site Area: 1.75ha

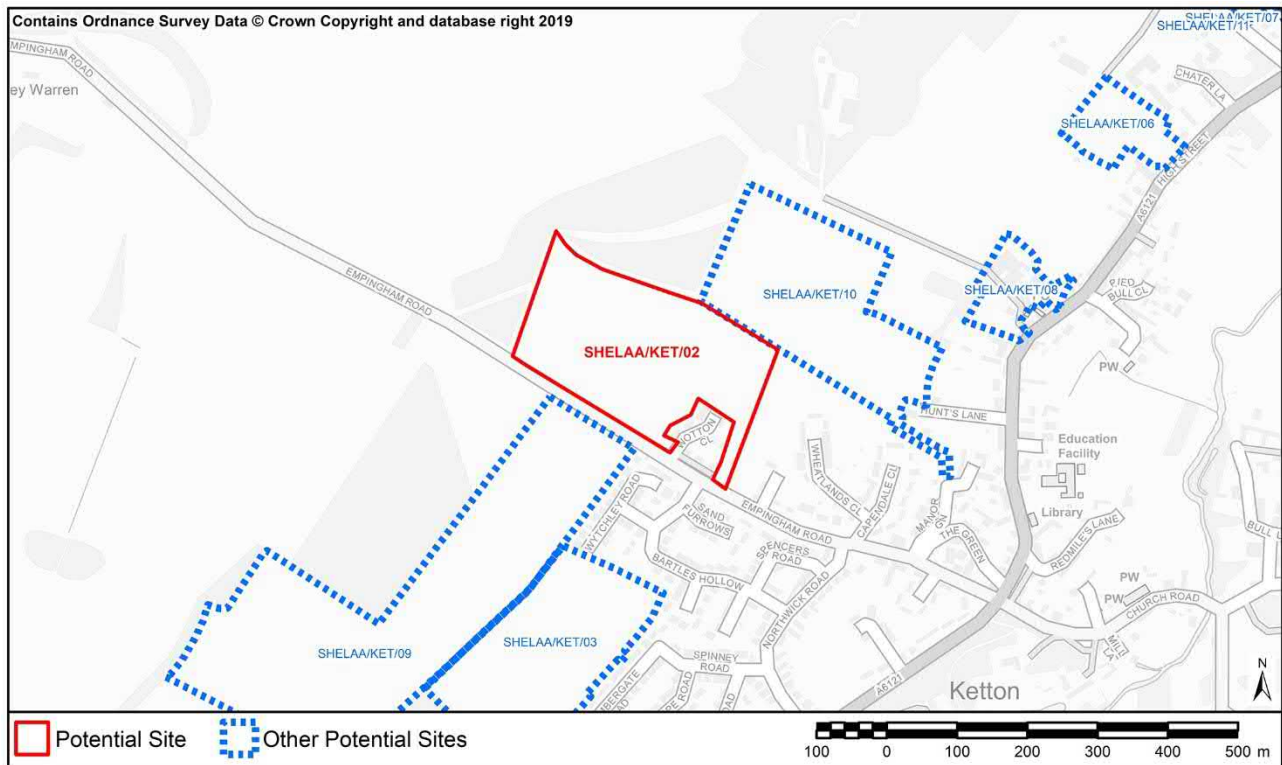


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	362m (Geeston Quarry)
BAP Priority Habitat	21m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	83m (Ketton)
Registered Park or Garden	5862m (Burghley House)
Scheduled Monument	1611m (Site Of Manor House And Gardens)
Listed Building	310m (Wall To Rear Of Number 4)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	500m - 600m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	400m - 500m (Ketton Surgery)
Proximity to Railway Station	6km - 7km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/02

Site Address: Land adjacent Empingham Road, Ketton

Site Area: 6.25ha

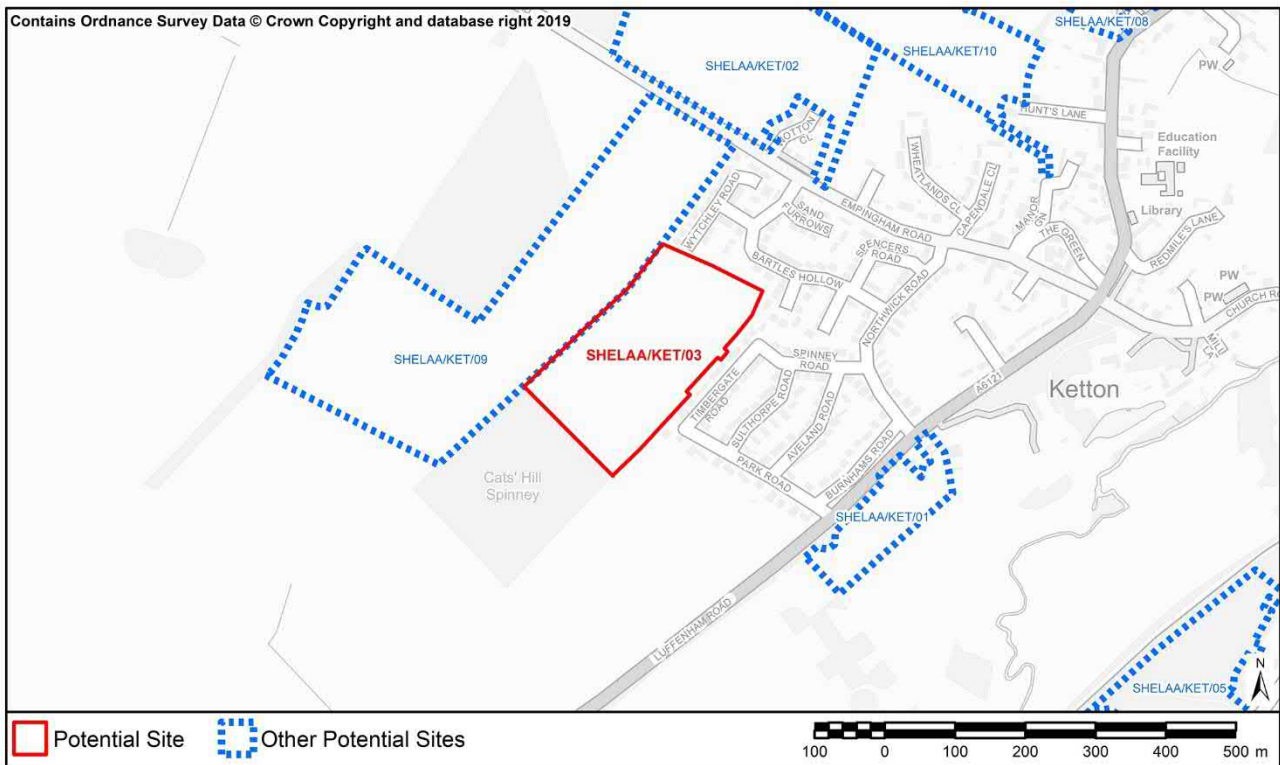


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	811m (Geeston Quarry)
BAP Priority Habitat	225m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	249m (Ketton)
Registered Park or Garden	5793m (Burghley House)
Scheduled Monument	2033m (Site Of Manor House And Gardens)
Listed Building	106m (Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	500m - 600m (Ketton Surgery)
Proximity to Railway Station	6km - 7km (Stamford Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/03

Site Address: Land at Bartles Hollow, Ketton

Site Area: 5.29ha

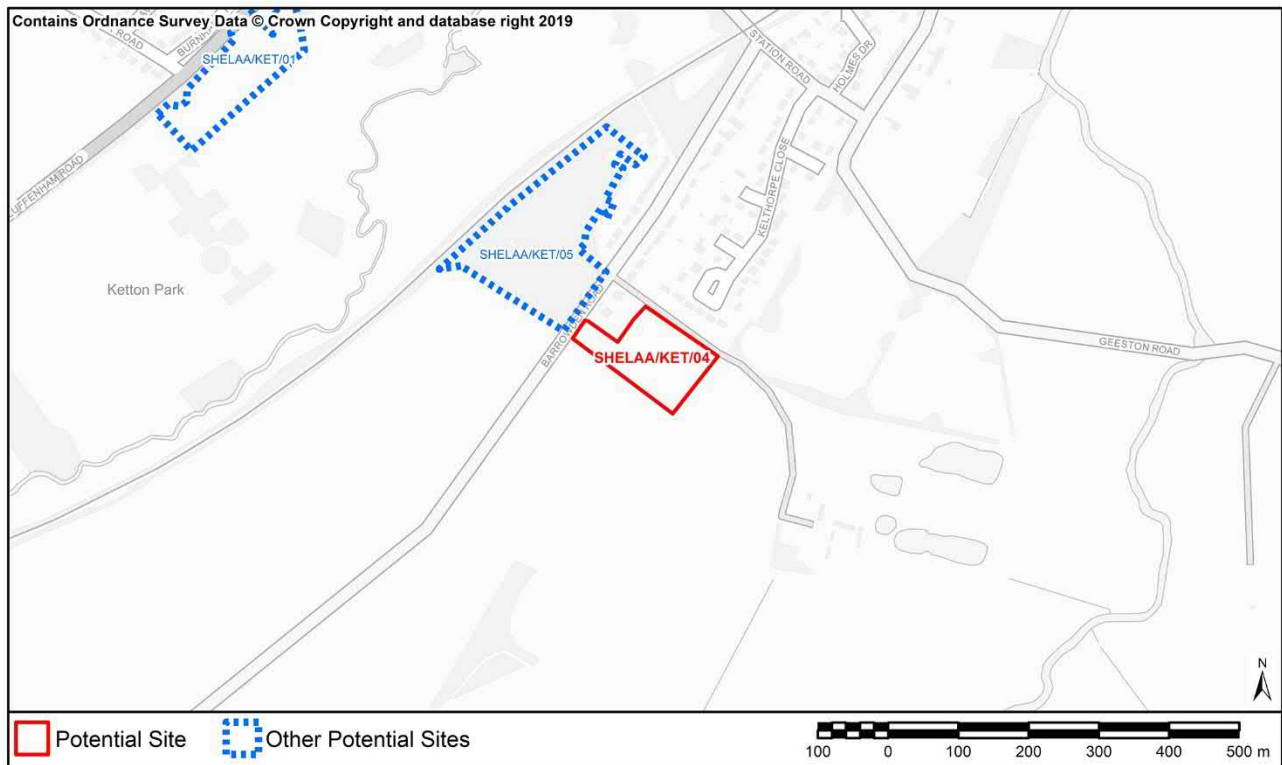


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	727m (Geeston Quarry)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	342m (Ketton)
Registered Park or Garden	6046m (Burghley House)
Scheduled Monument	1988m (Site Of Manor House And Gardens)
Listed Building	324m (Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	800m - 900m (Ketton Surgery)
Proximity to Railway Station	7km - 8km (Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/04

Site Address: Land South of Barrowden Road, Ketton

Site Area: 1.46ha

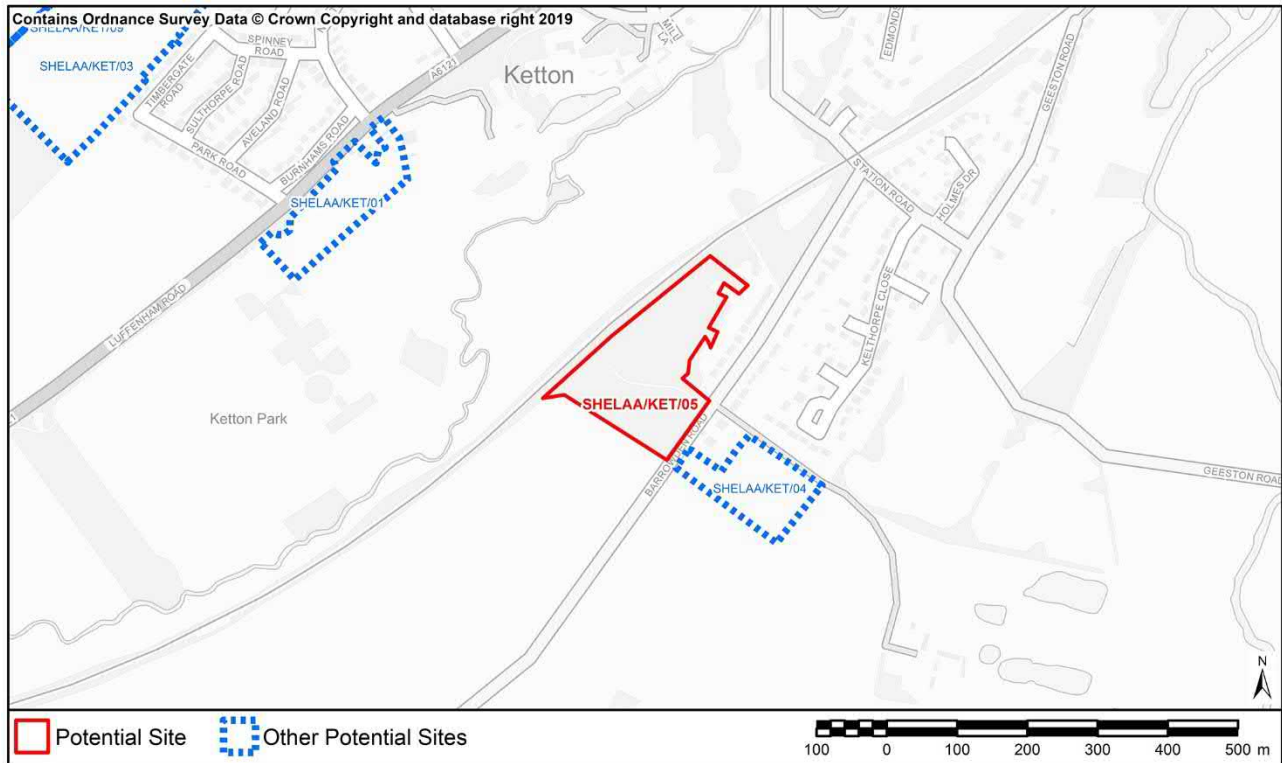


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Ketton Roadside Verge Nature Reserve)
BAP Priority Habitat	0m (Good quality semi-improved grassland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	309m (Ketton)
Registered Park or Garden	5411m (Burghley House)
Scheduled Monument	878m (Site Of Manor House And Gardens)
Listed Building	252m (Kilthorpe Grange)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1100m - 1200m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	400m - 500m (Name not provided)
Proximity to Railway Station	6km - 7km (Stamford Station)
Proximity to Bus Stop	700m - 800m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/05

Site Address: Land at Barrowden Road, Ketton

Site Area: 3.36ha

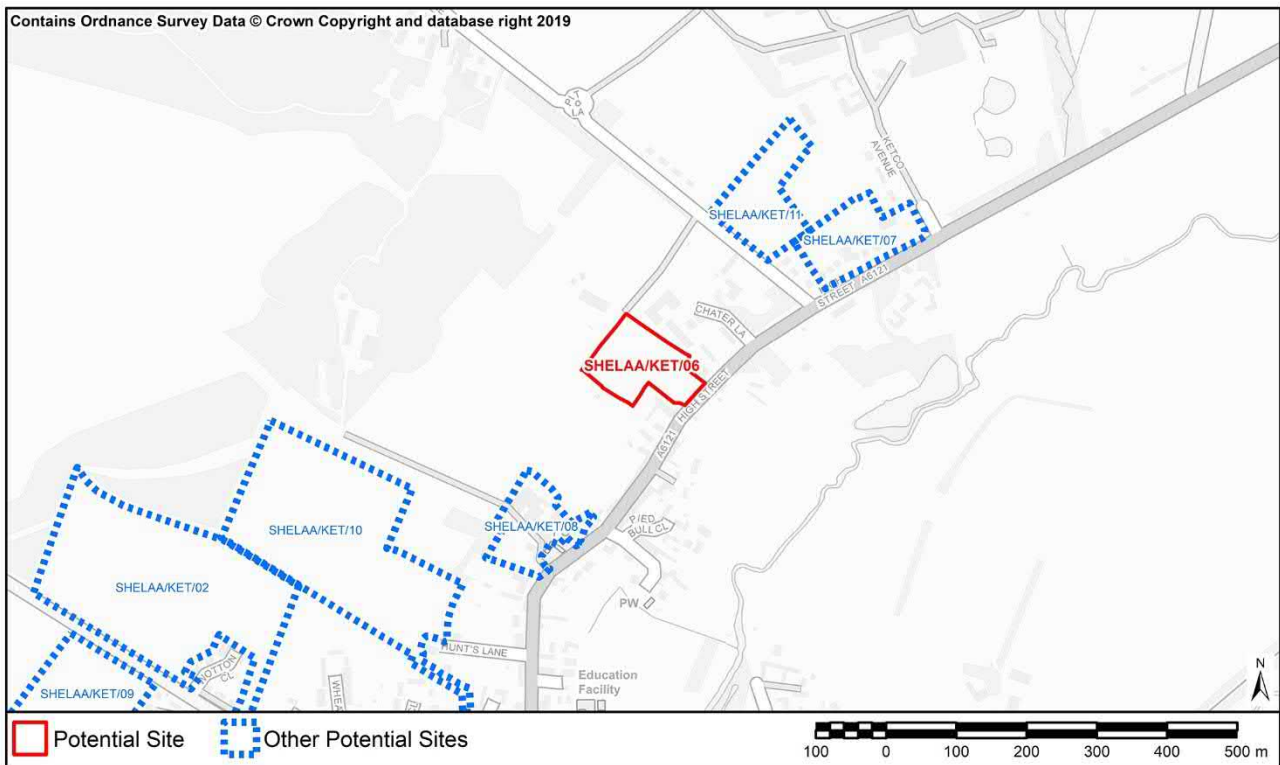


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Geeston Quarry)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	66m (Ketton)
Registered Park or Garden	5447m (Burghley House)
Scheduled Monument	1077m (Site Of Manor House And Gardens)
Listed Building	284m (Wall To Rear Of Number 4)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1000m - 1100m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	500m - 600m (Name not provided)
Proximity to Railway Station	7km - 8km (Stamford Station)
Proximity to Bus Stop	700m - 800m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/06

Site Address: Chater House, High Street, Ketton

Site Area: 1.24ha

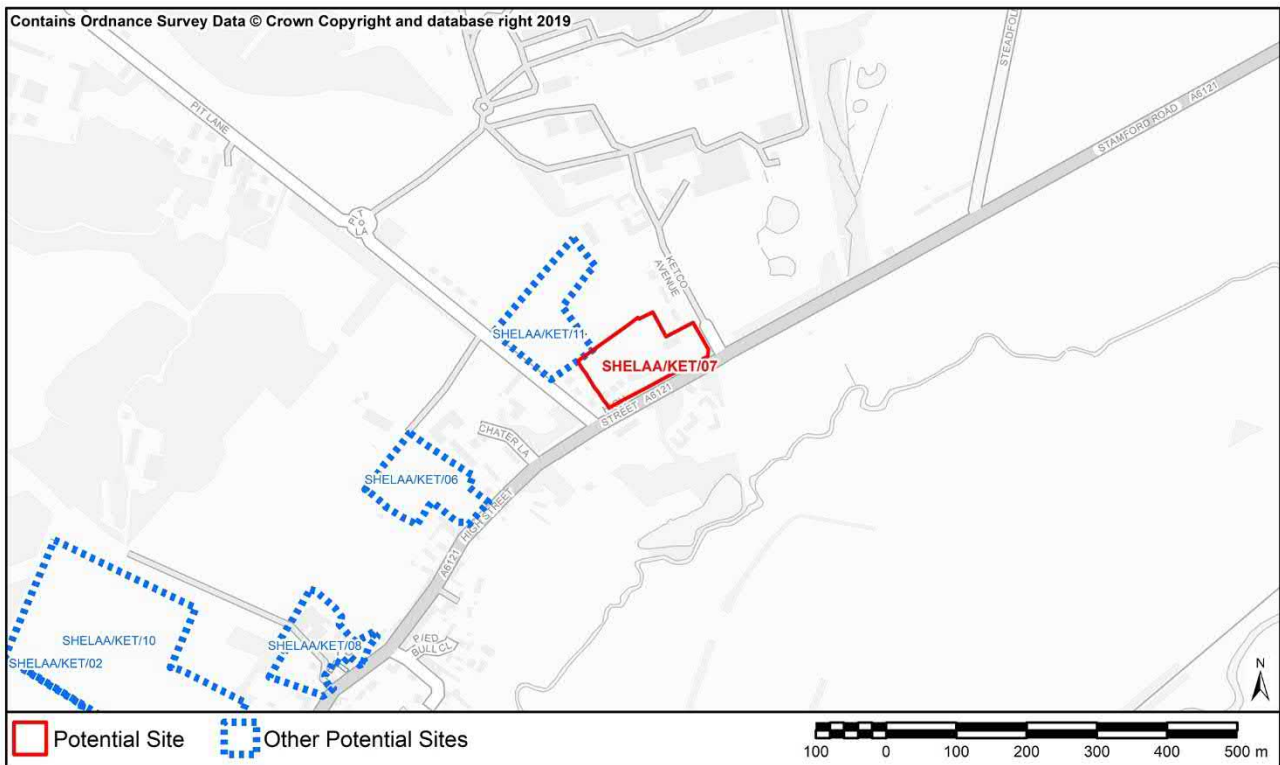


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	966m (Geeston Quarry)
BAP Priority Habitat	0m (Traditional orchard)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Ketton)
Registered Park or Garden	5155m (Burghley House)
Scheduled Monument	2045m (Site Of Manor House And Gardens)
Listed Building	18m (Orchard House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	500m - 600m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	500m - 600m (Ketton Surgery)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/07

Site Address: The Crescent, High Street, Ketton, Rutland

Site Area: 1.31ha

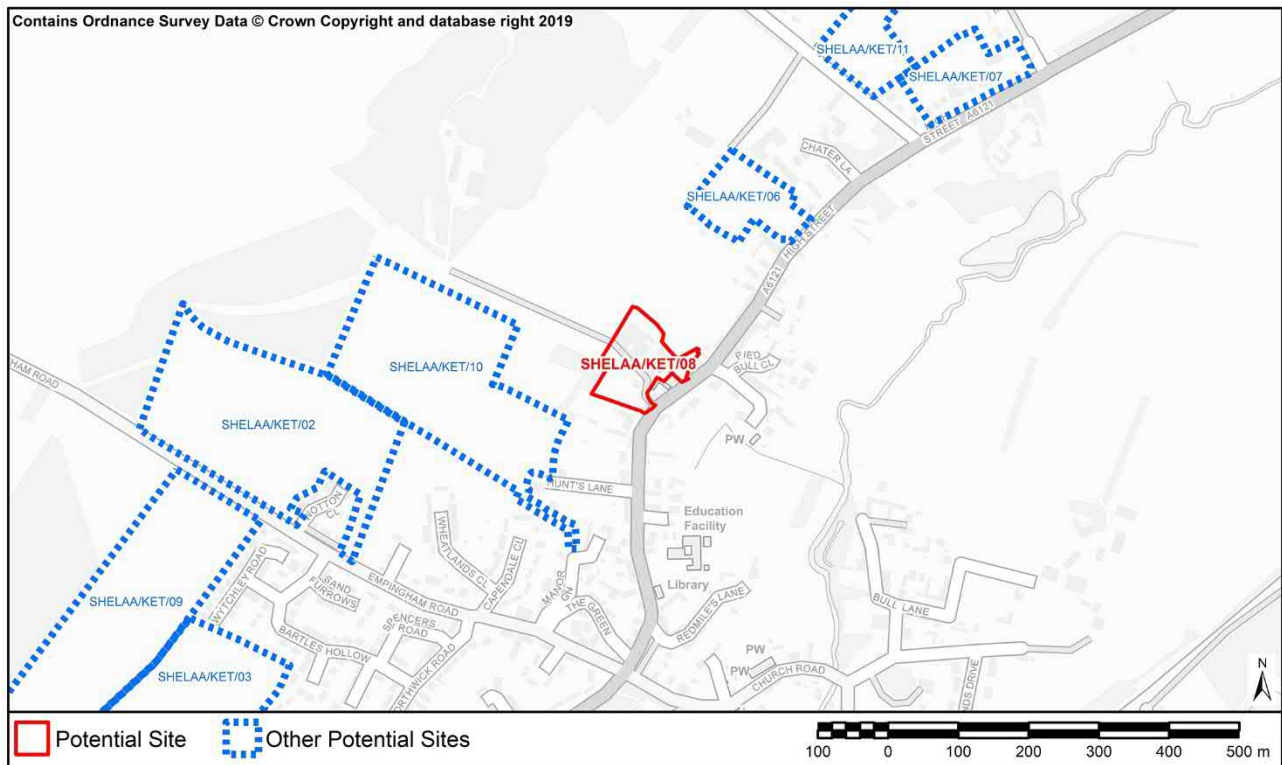


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1144m (Geeston Quarry)
BAP Priority Habitat	16m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Unknown Landscape Sensitivity
Conservation Area	16m (Ketton)
Registered Park or Garden	4796m (Burghley House)
Scheduled Monument	2129m (Site Of Manor House And Gardens)
Listed Building	4m (K6 Telephone Kiosk)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	800m - 900m (Ketton Surgery)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/08

Site Address: Home Farm, Ketton

Site Area: 1.11ha

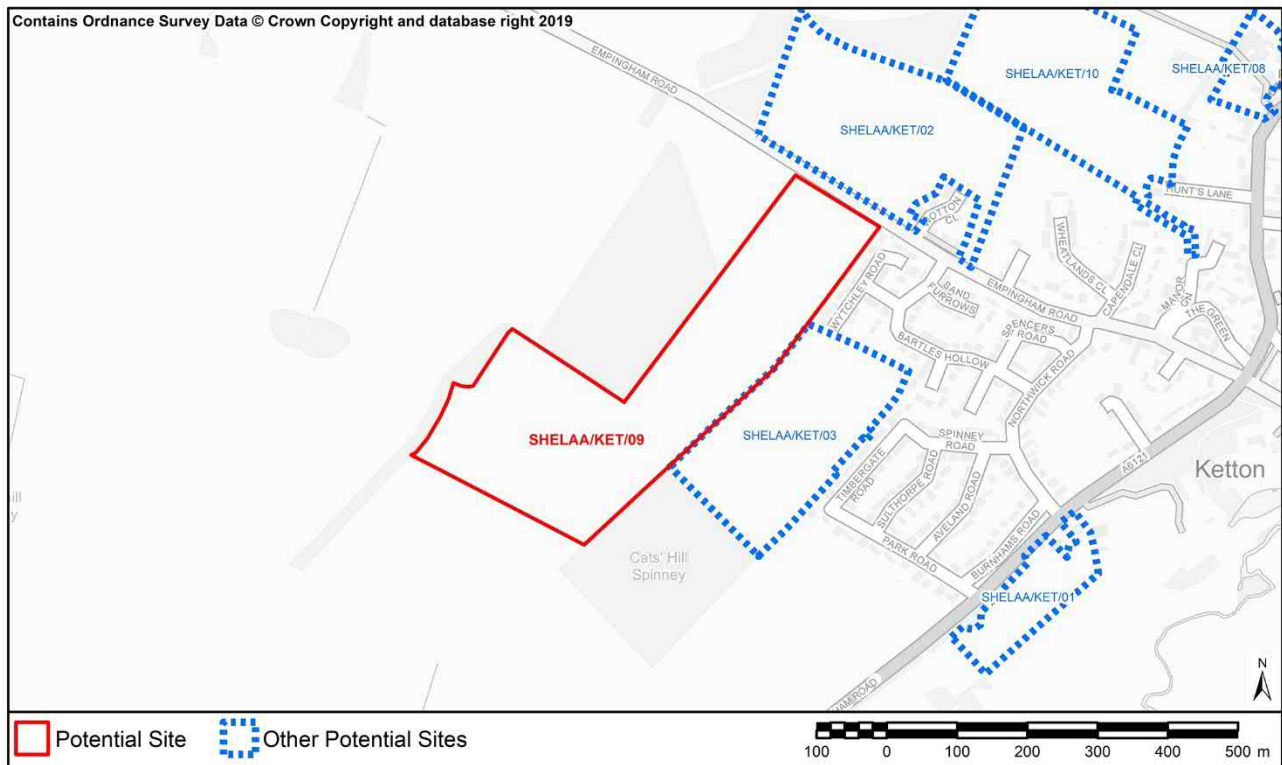


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	761m (Geeston Quarry)
BAP Priority Habitat	156m (Traditional orchard)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Ketton)
Registered Park or Garden	5361m (Burghley House)
Scheduled Monument	1930m (Site Of Manor House And Gardens)
Listed Building	8m (The Mount)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	300m - 400m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	200m - 300m (Ketton Surgery)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/09

Site Address: Field to the west of Empingham Road between the Windmill Field and Wytchley Road, Ketton

Site Area: 11.71ha

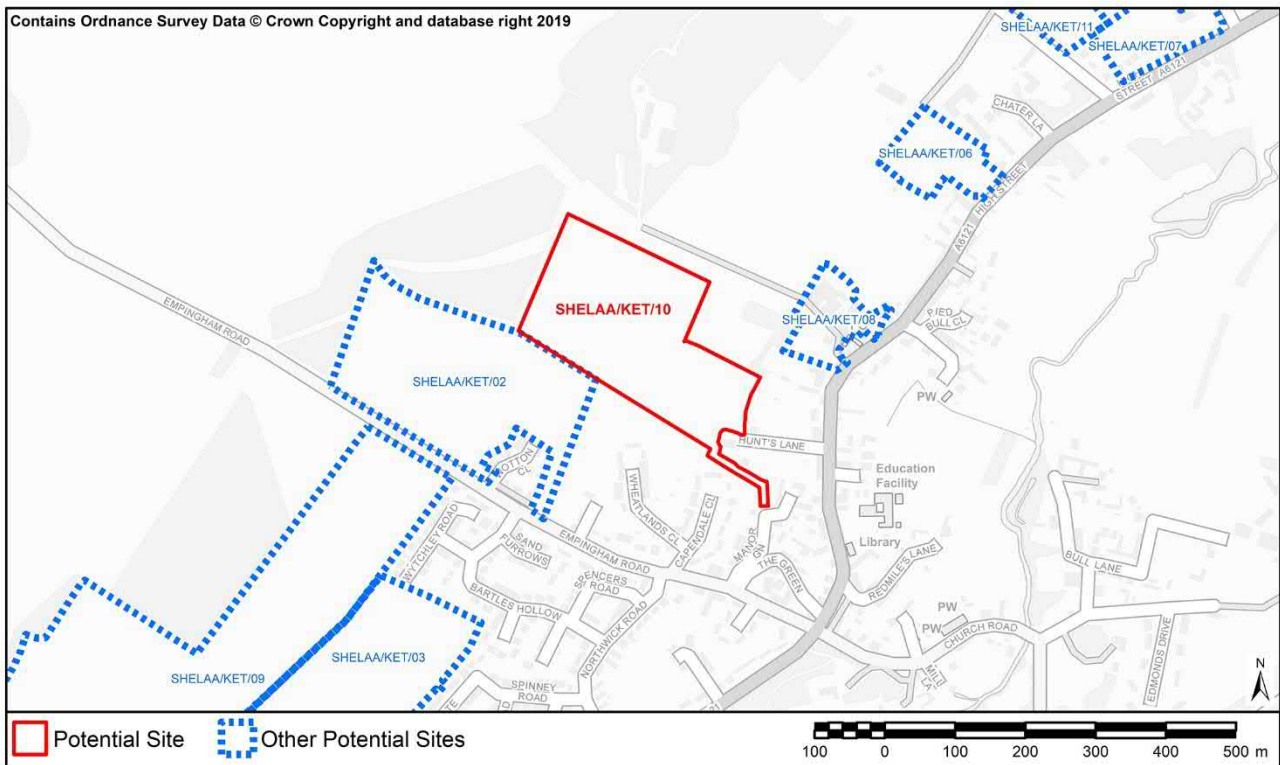


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	893m (Geeston Quarry)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	432m (Ketton)
Registered Park or Garden	6030m (Burghley House)
Scheduled Monument	2155m (Site Of Manor House And Gardens)
Listed Building	163m (Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	600m - 700m (Ketton Surgery)
Proximity to Railway Station	6km - 7km (Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/10

Site Address: Field at the top of Hunts Lane Ketton

Site Area: 5.81ha

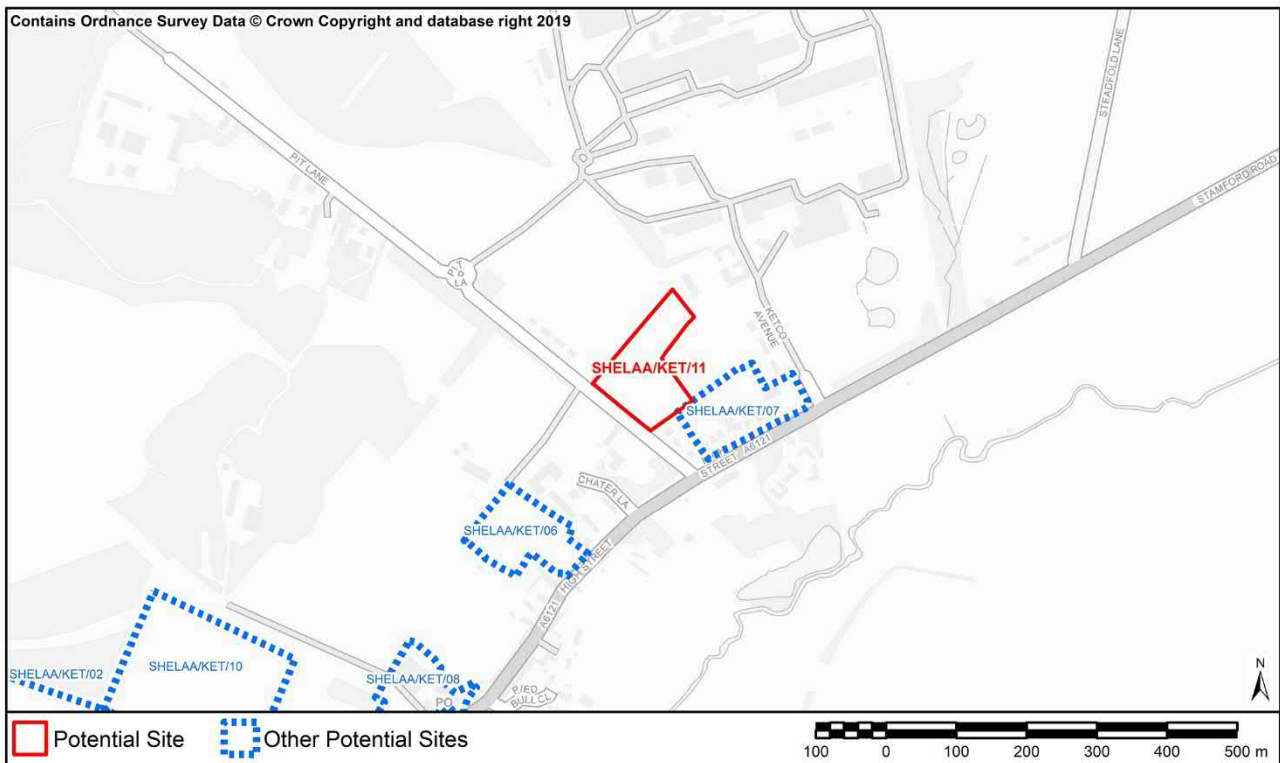


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	628m (Geeston Quarry)
BAP Priority Habitat	37m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Ketton)
Registered Park or Garden	5568m (Burghley House)
Scheduled Monument	1830m (Site Of Manor House And Gardens)
Listed Building	69m (92, High Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	200m - 300m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	200m - 300m (Ketton Surgery)
Proximity to Railway Station	6km - 7km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/11

Site Address: Land northeast of Pit Lane, Ketton

Site Area: 1.39ha

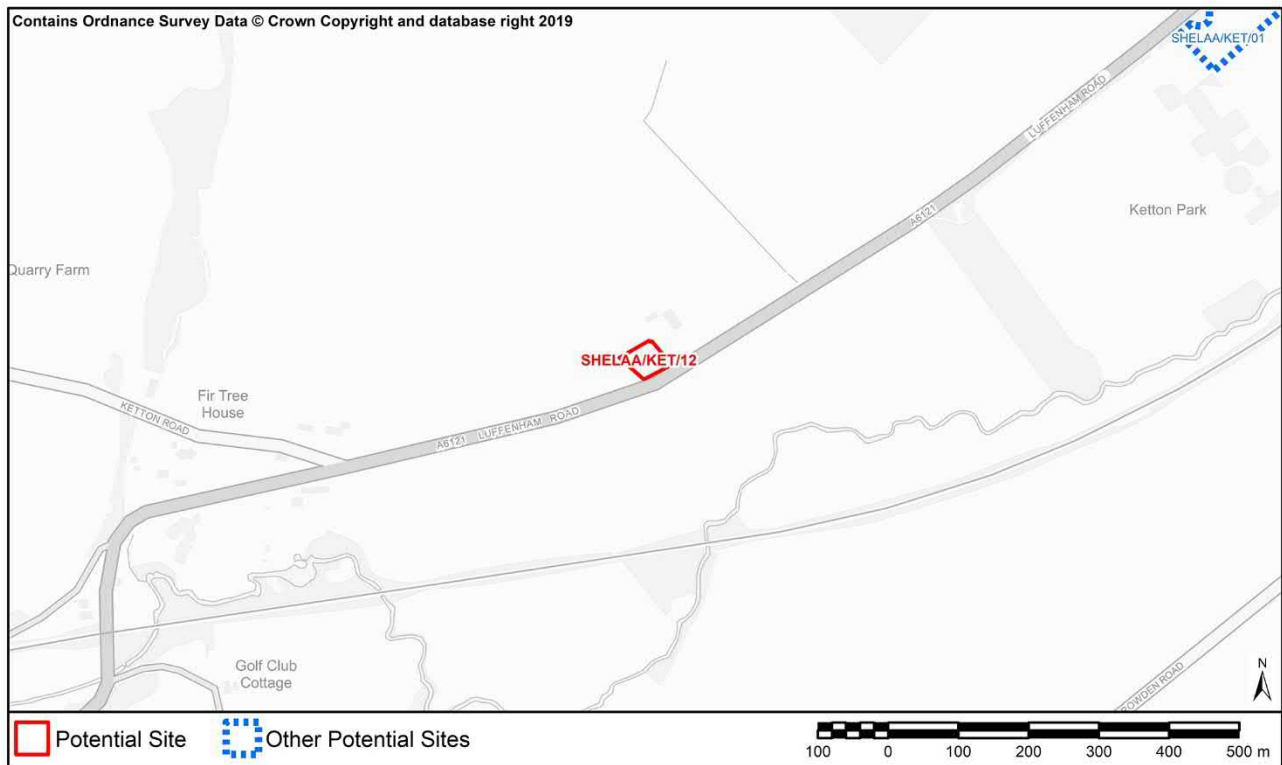


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1175m (Geeston Quarry)
BAP Priority Habitat	109m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	13m (Ketton)
Registered Park or Garden	4925m (Burghley House)
Scheduled Monument	2194m (Site Of Manor House And Gardens)
Listed Building	86m (K6 Telephone Kiosk)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	800m - 900m (Ketton Surgery)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/KET/12

Site Address: Brethrens meeting hall, Luffenham Road, Ketton

Site Area: 0.21ha

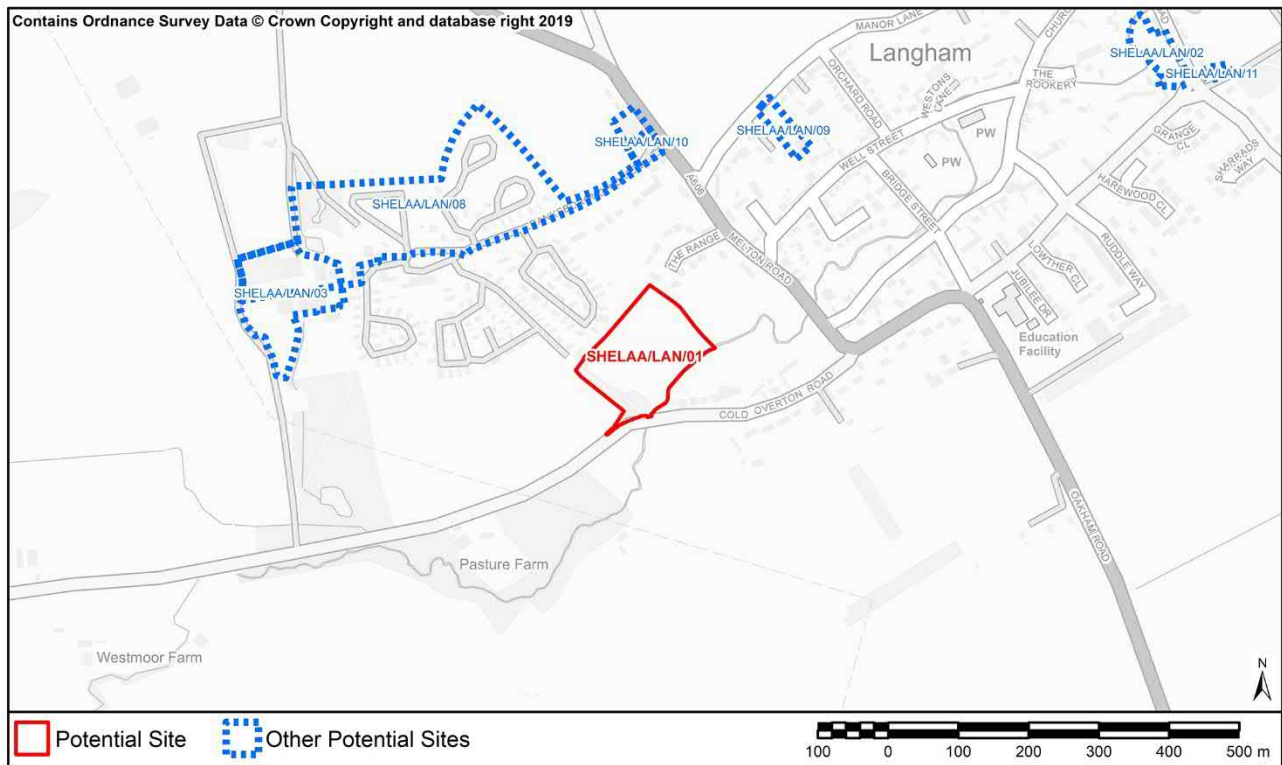


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	785m (Ketton Roadside Verge Nature Reserve)
BAP Priority Habitat	417m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1193m (Ketton)
Registered Park or Garden	6922m (Burghley House)
Scheduled Monument	2244m (Site Of Manor House And Gardens)
Listed Building	1211m (Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	1700m - 1800m (Ketton C of E Primary)
Proximity to Doctor or Health Centre	1500m - 1600m (Ketton Surgery)
Proximity to Railway Station	7km - 8km (Stamford Station)
Proximity to Bus Stop	1200m - 1300m
Proximity to Public Right of Way	1200m - 1300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/LAN/01

Site Address: Land north of Cold Overton Road, Langham

Site Area: 1.97ha

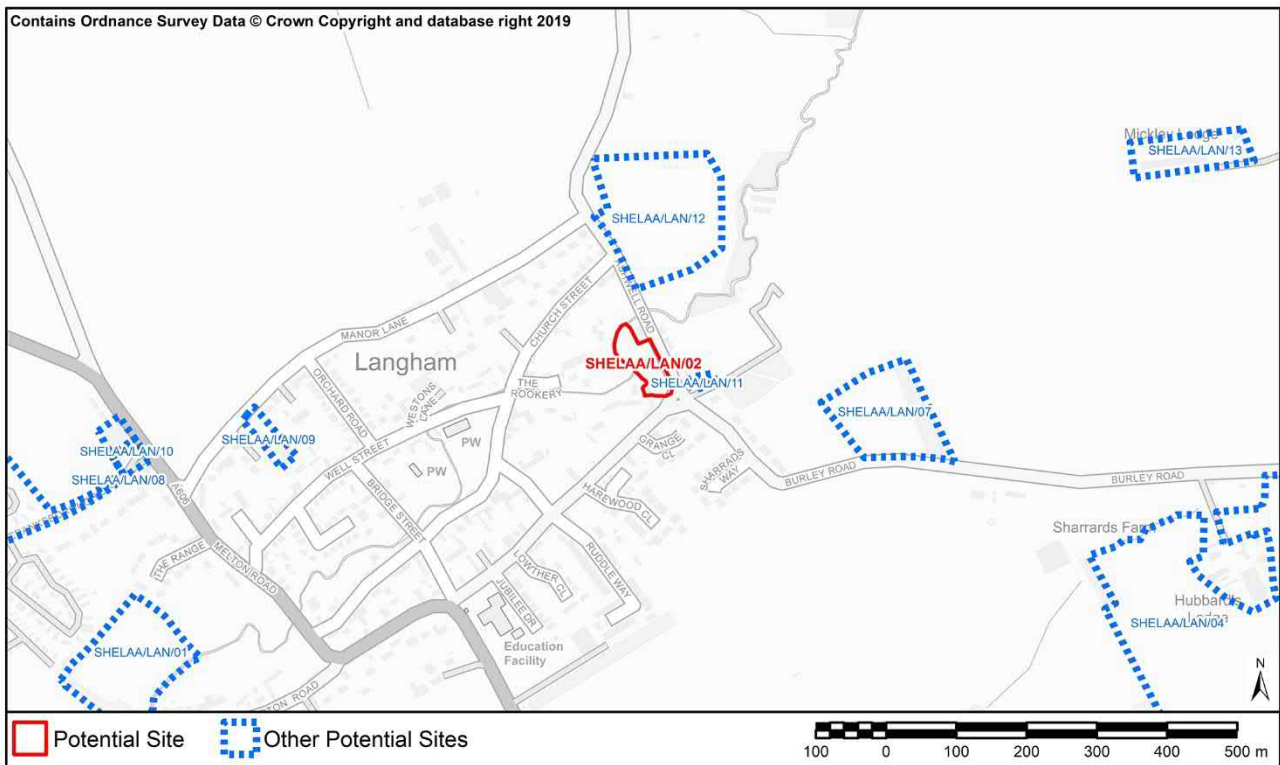


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1020m (Langham grassland and pond)
BAP Priority Habitat	252m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Langham)
Registered Park or Garden	3922m (Burley On The Hill)
Scheduled Monument	2768m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	185m (Cotton Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/02

Site Address: 52 Burley Road, Langham

Site Area: 0.41ha

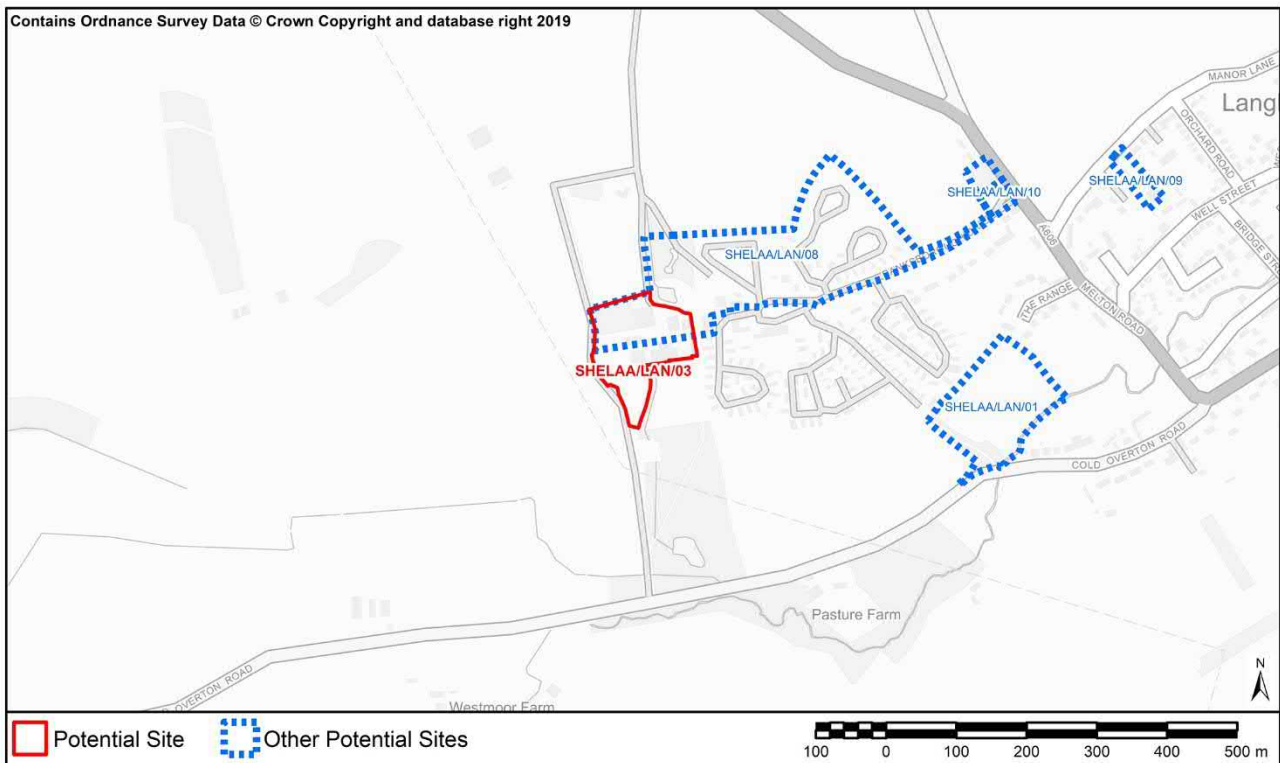


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1016m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Langham)
Registered Park or Garden	3408m (Burley On The Hill)
Scheduled Monument	2610m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	12m (Brookside Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/03

Site Address: Land at Ranksborough Farm, Langham

Site Area: 1.6ha

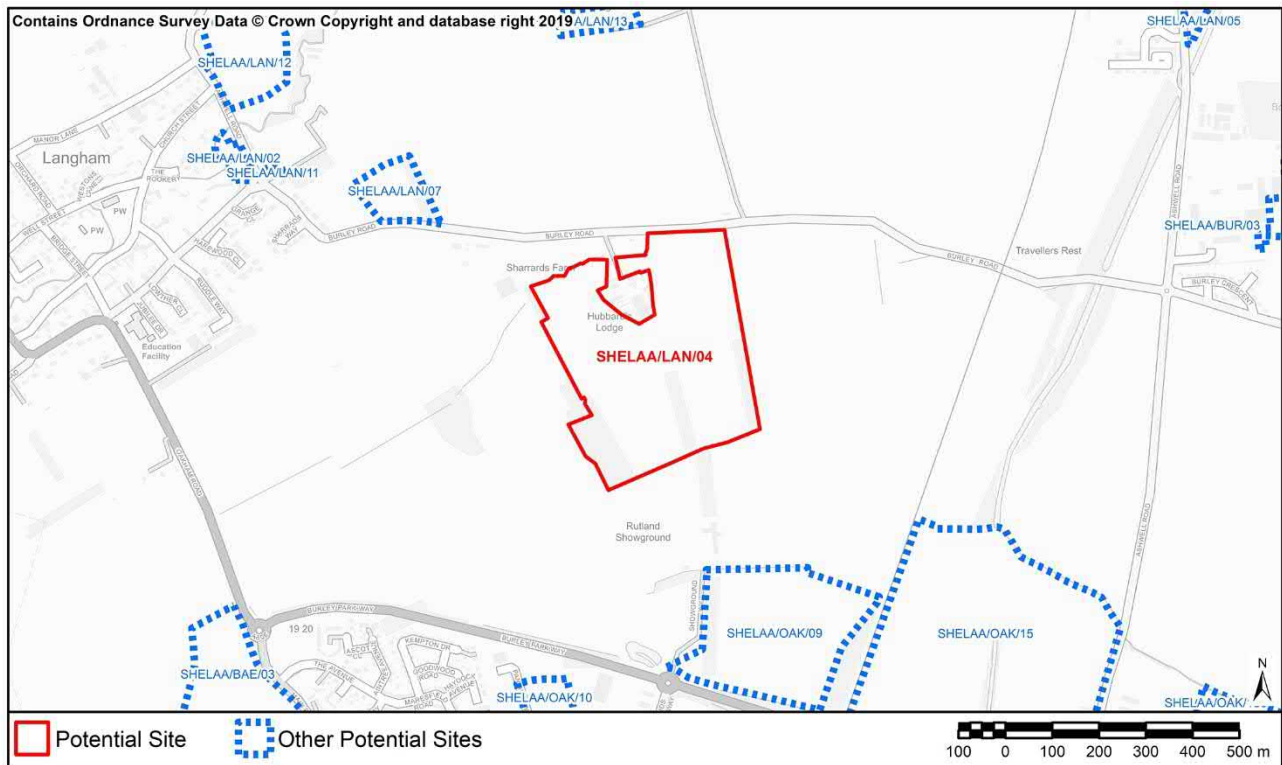


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	732m (Langham A606 hedgerow N side)
BAP Priority Habitat	253m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	283m (Langham)
Registered Park or Garden	4449m (Burley On The Hill)
Scheduled Monument	3220m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	667m (22-30, Well Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	1700m - 1800m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	4km - 5km (Oakham Station)
Proximity to Bus Stop	1000m - 1100m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/LAN/04

Site Address: Hubbards Lodge Stud, Langham

Site Area: 17ha

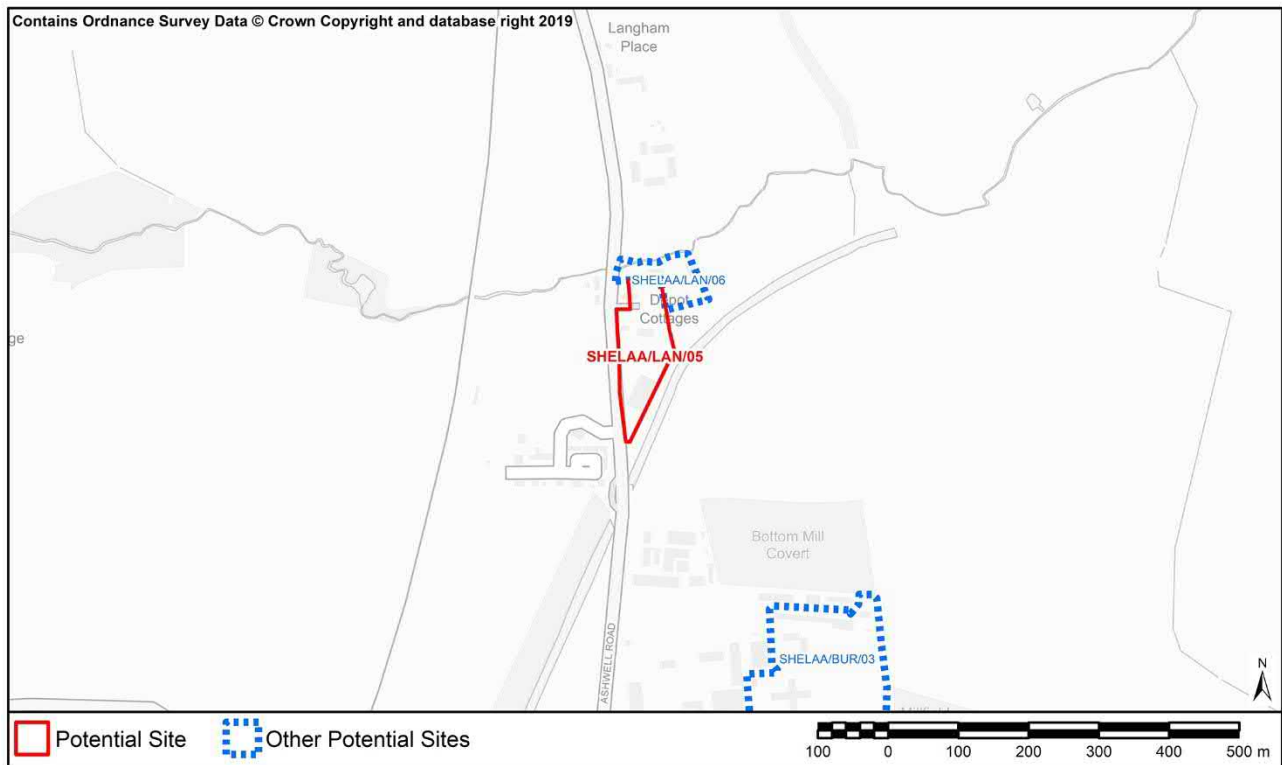


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	3m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	341m (Langham)
Registered Park or Garden	2196m (Burley On The Hill)
Scheduled Monument	1659m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	567m (Langham Lodge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	500m - 600m
Proximity to Schools	1500m - 1600m (Langham C of E Primary, Langham C of E)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	1000m - 1100m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/05

Site Address: Highways Depot, Ashwell Road, Langham

Site Area: 1.22ha

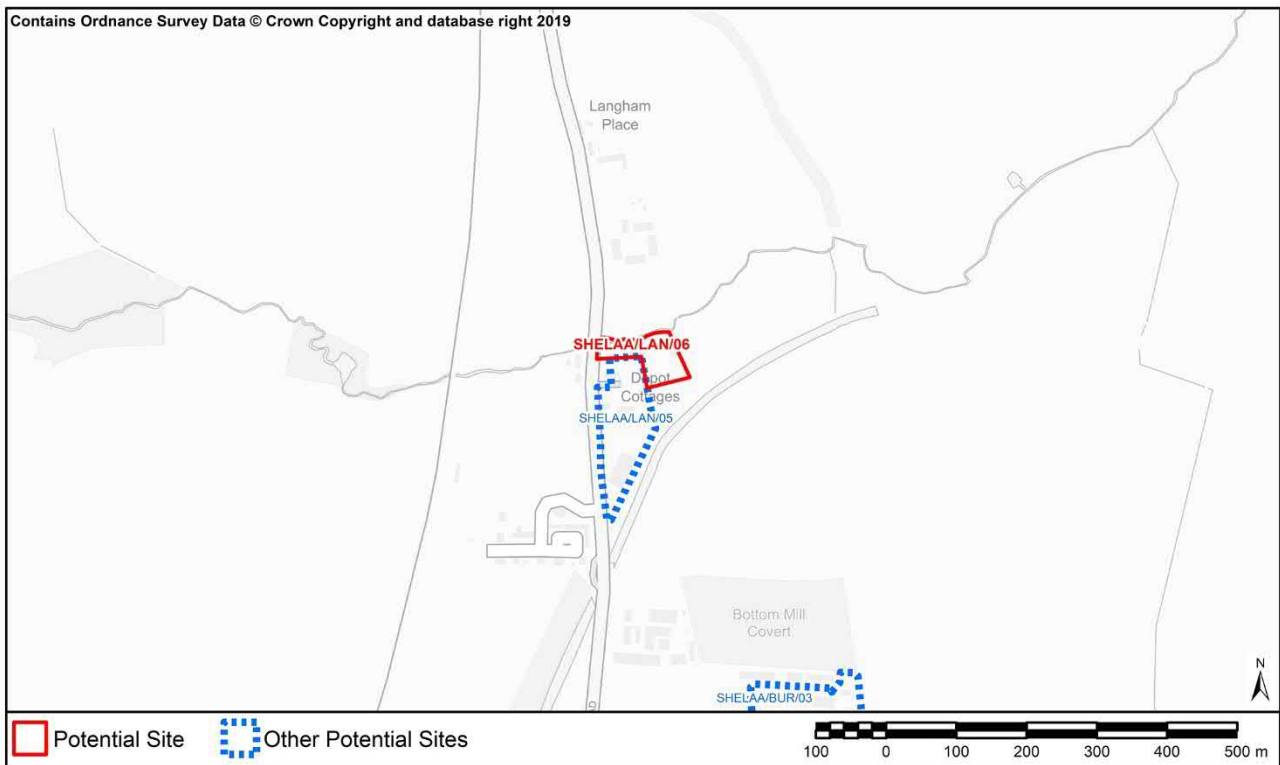


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	708m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	85m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1642m (Ashwell)
Registered Park or Garden	1764m (Burley On The Hill)
Scheduled Monument	1968m (Ashwell Medieval Settlement Remains, Watermill And Gardens At Old Hall)
Listed Building	1029m (Langham Lodge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	2.5km - 3km (Name not provided, Oakham C of E and The Parks School, Oakham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/06

Site Address: Business Units, Ashwell Road, Langham

Site Area: 0.54ha

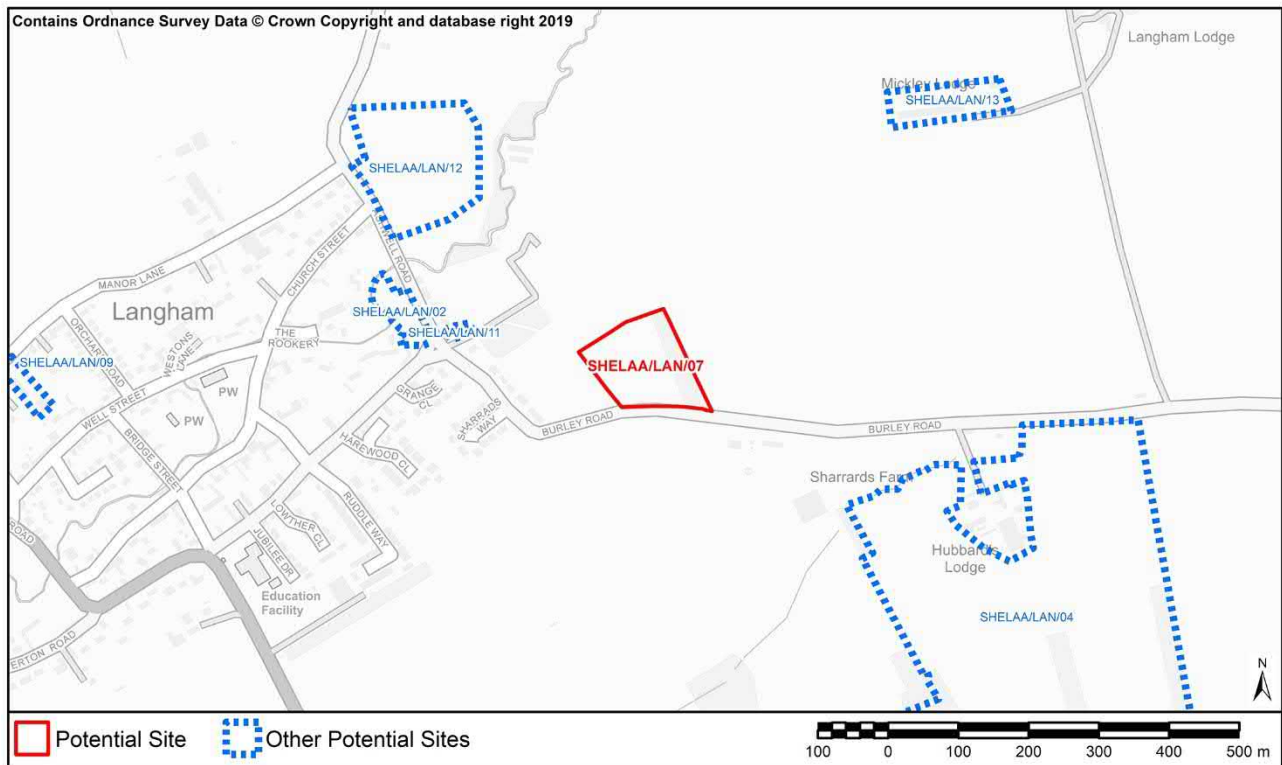


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	863m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	273m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1610m (Ashwell)
Registered Park or Garden	1789m (Burley On The Hill)
Scheduled Monument	1934m (Ashwell Medieval Settlement Remains, Watermill And Gardens At Old Hall)
Listed Building	1029m (Langham Lodge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	2.5km - 3km (Oakham C of E and The Parks School, Oakham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/07

Site Address: The Field, Burley Road, Langham

Site Area: 1.6ha

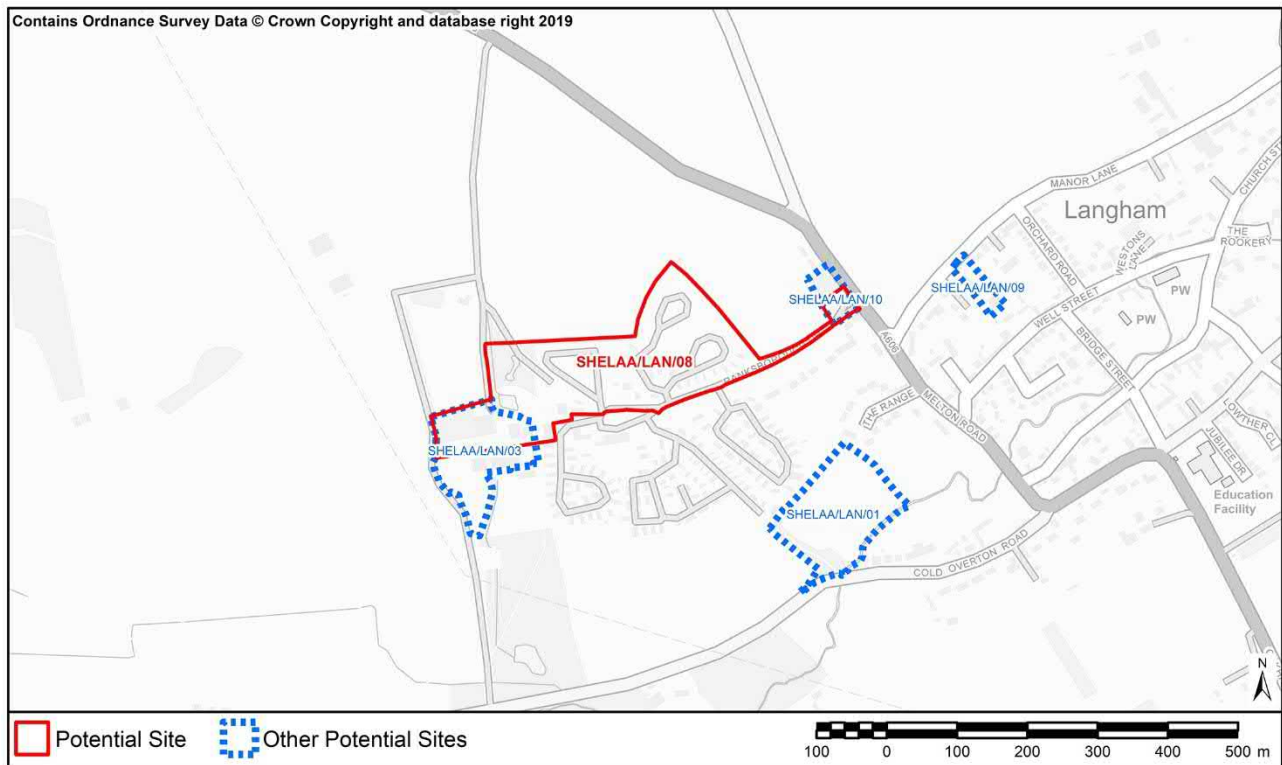


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	607m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	239m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Langham)
Registered Park or Garden	2999m (Burley On The Hill)
Scheduled Monument	2327m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	267m (Brookside Cottage)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	100m - 200m
Proximity to Schools	1000m - 1100m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	700m - 800m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	25km +

SHELAA/LAN/08

Site Address: Ranksborough Farm, Langham

Site Area: 5.74ha

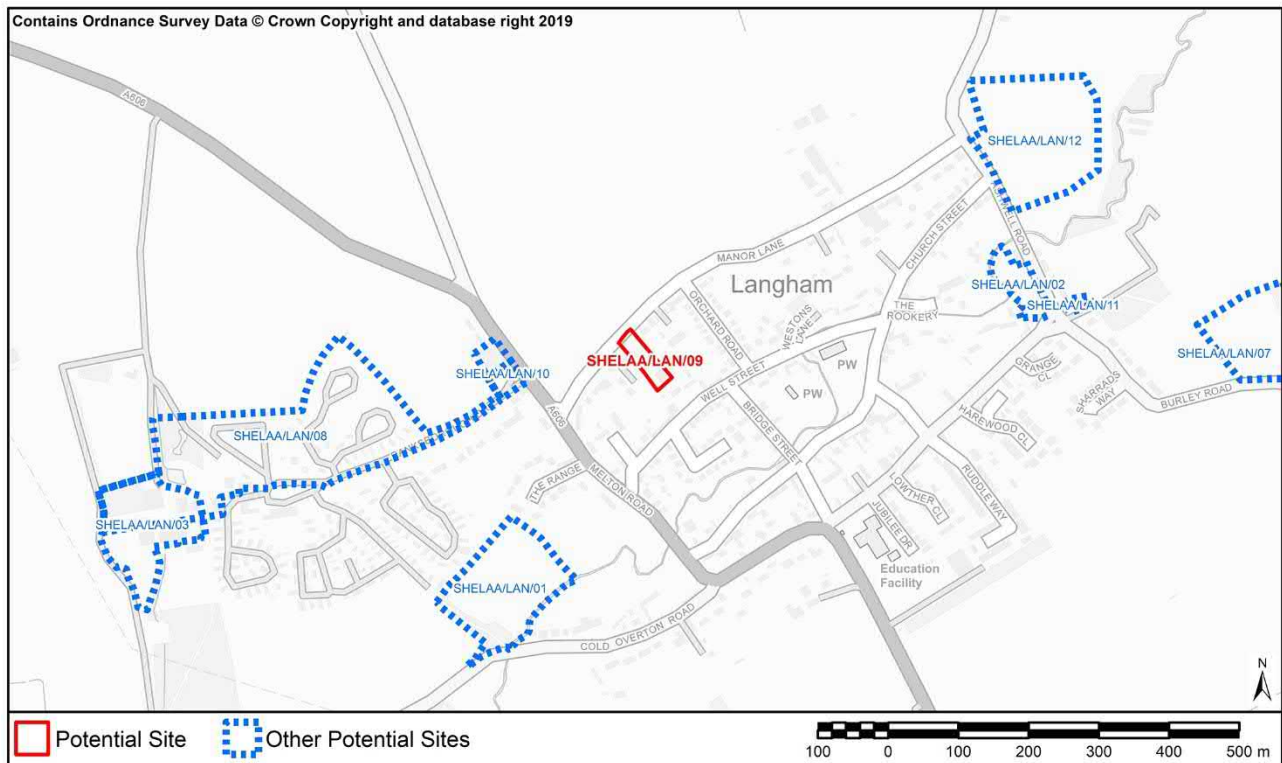


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	672m (Langham A606 hedgerow N side)
BAP Priority Habitat	367m (Deciduous woodland)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	0m (Langham)
Registered Park or Garden	4068m (Burley On The Hill)
Scheduled Monument	3009m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	203m (22-30, Well Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1000m - 1100m (Langham C of E Primary, Langham C of E)
Proximity to Doctor or Health Centre	3km - 4km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/09

Site Address: Hayes Farm, Manor Lane, Langham

Site Area: 0.23ha

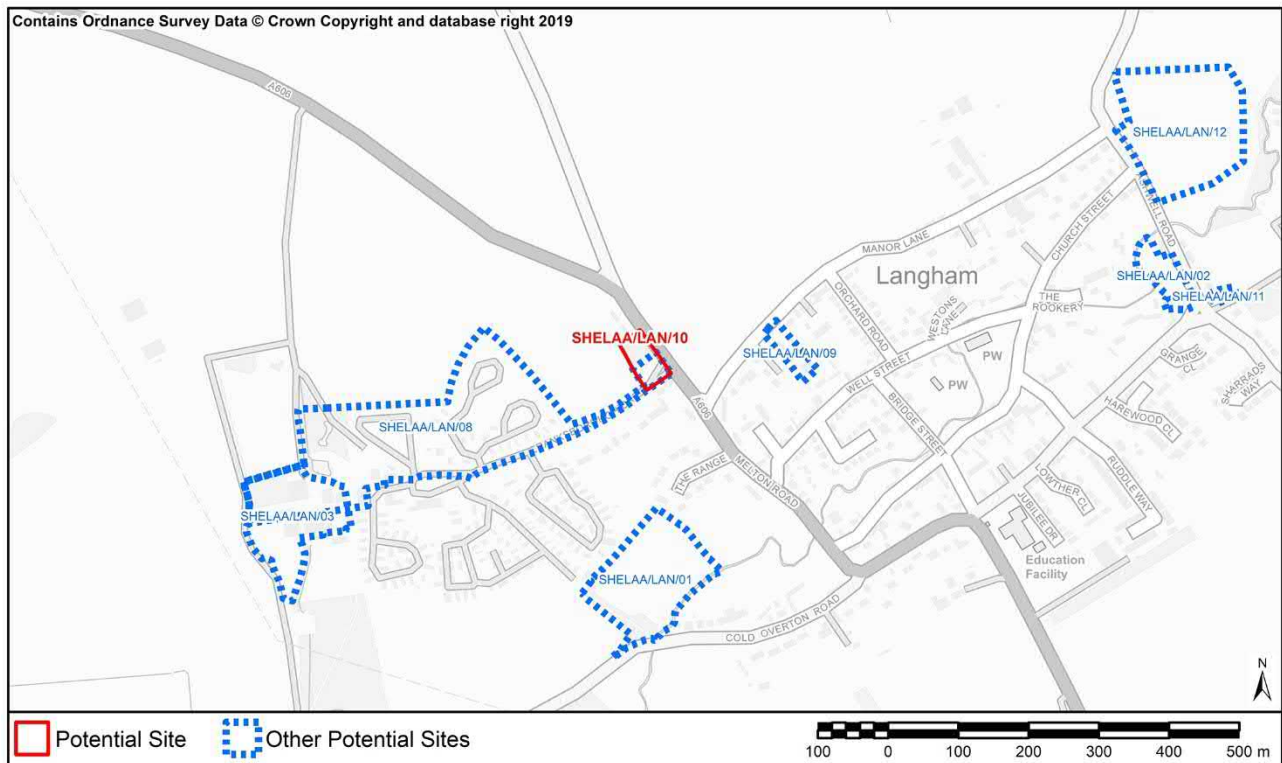


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1114m (Langham A606 hedgerow N side)
BAP Priority Habitat	321m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Langham)
Registered Park or Garden	3875m (Burley On The Hill)
Scheduled Monument	2870m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	27m (34, Well Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Langham C of E Primary, Langham C of E)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/10

Site Address: Melton Road, Langham

Site Area: 0.3ha

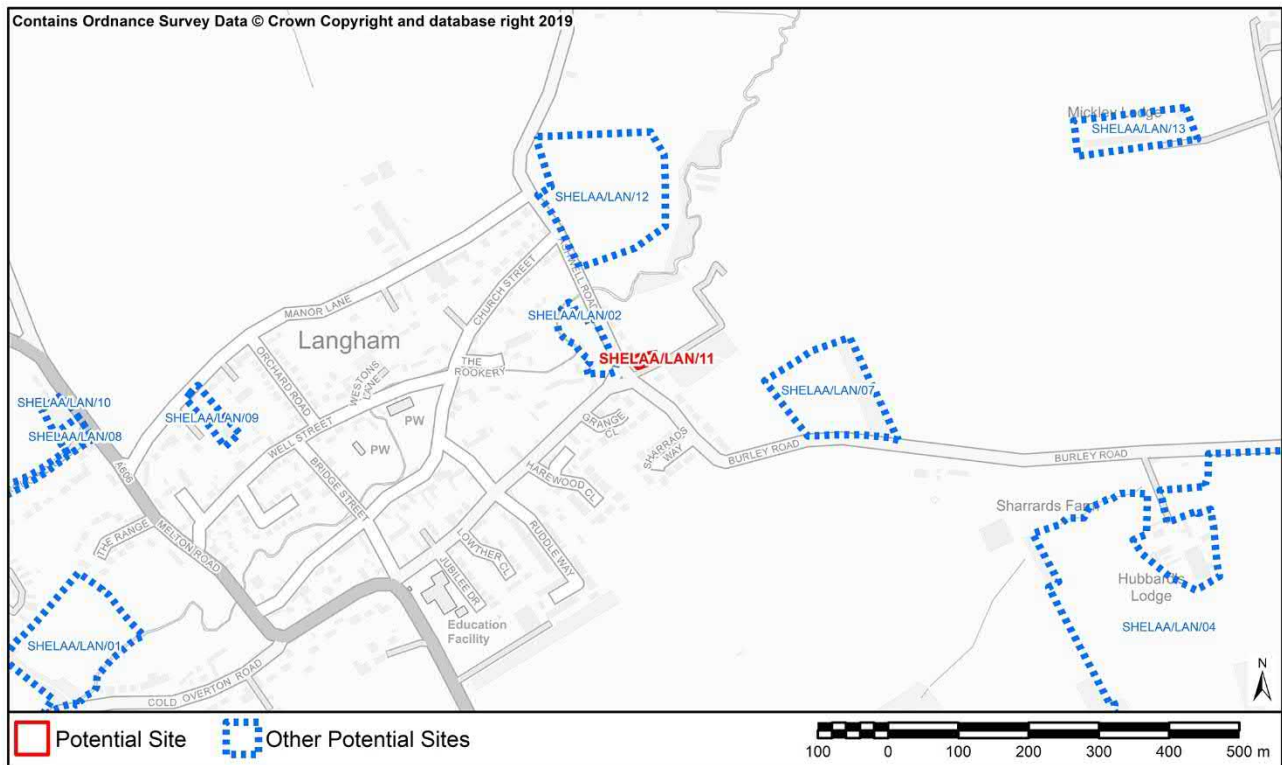


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	939m (Langham A606 hedgerow N side)
BAP Priority Habitat	526m (Deciduous woodland)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	0m (Langham)
Registered Park or Garden	4070m (Burley On The Hill)
Scheduled Monument	3011m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	205m (22-30, Well Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/11

Site Address: Land north of Burley Road, Langham

Site Area: 0.05ha

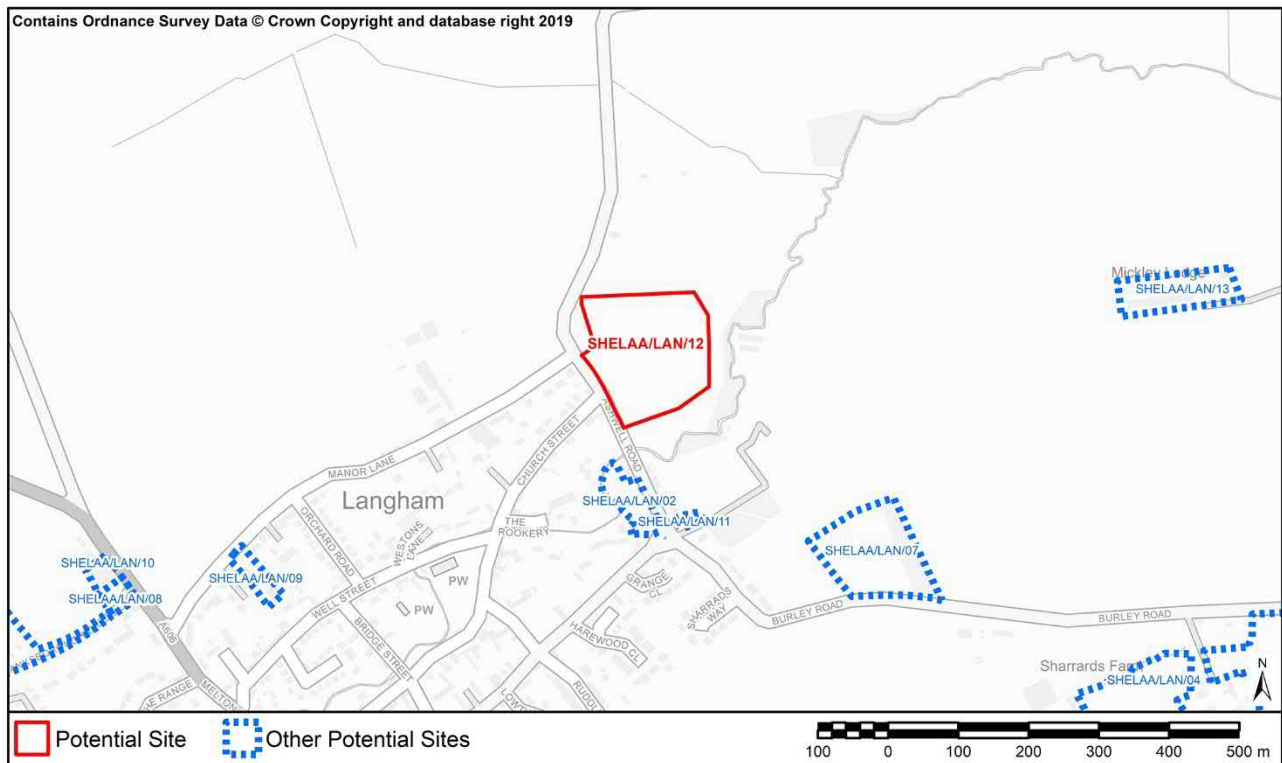


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	956m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	53m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Langham)
Registered Park or Garden	3357m (Burley On The Hill)
Scheduled Monument	2591m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	78m (Brookside Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/12

Site Address: Land east of Ashwell Road, Langham

Site Area: 2.71ha

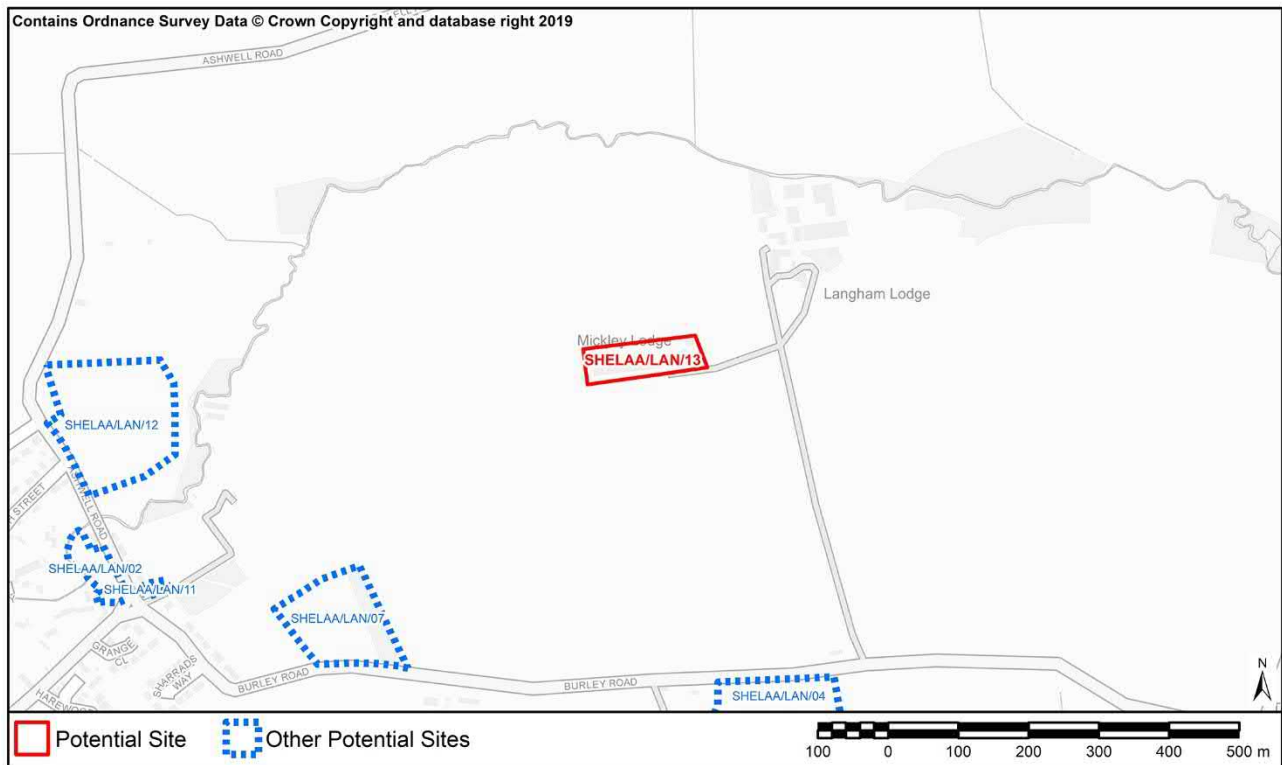


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	989m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	151m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Langham)
Registered Park or Garden	3431m (Burley On The Hill)
Scheduled Monument	2745m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	110m (Old Vicarage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Langham C of E, Langham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	3km - 4km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/LAN/13

Site Address: Land adjacent Mickley Lodge, Burley Road, Langham

Site Area: 0.82ha

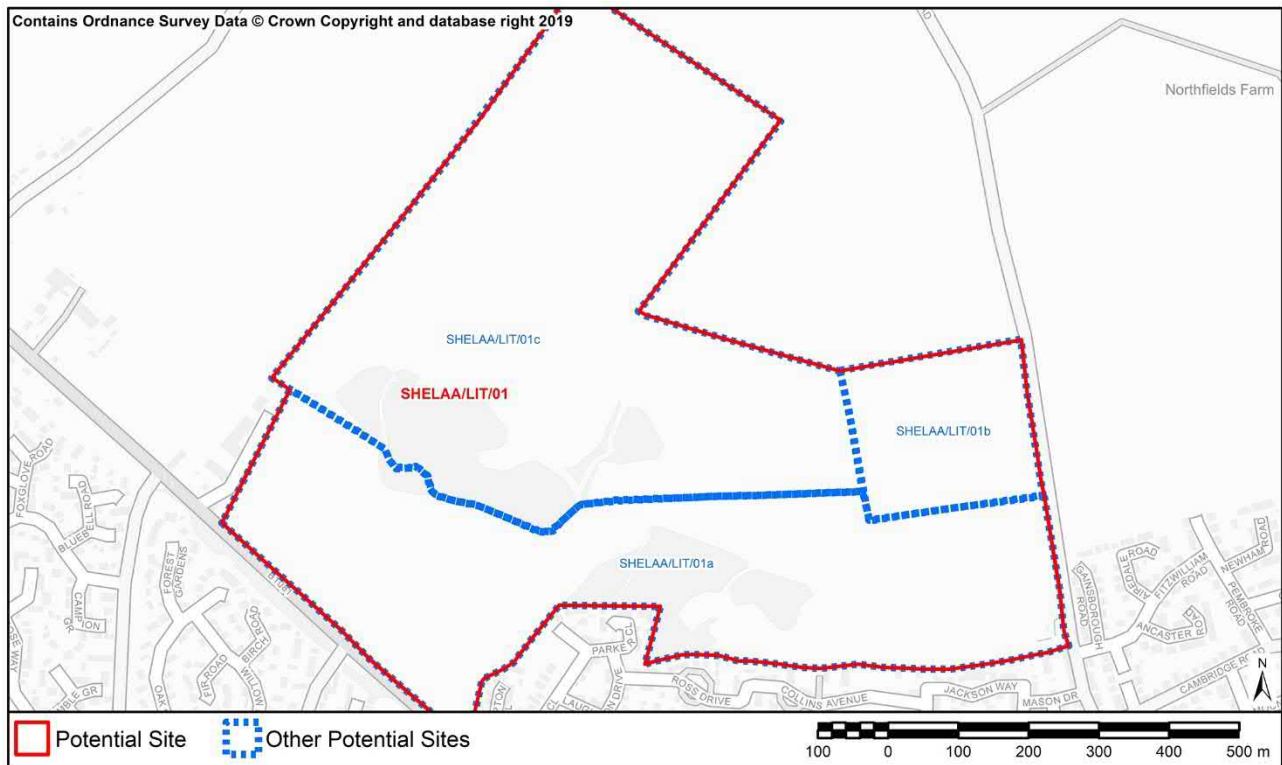


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	470m (Burley Rd Hedgerow, Langham)
BAP Priority Habitat	303m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	479m (Langham)
Registered Park or Garden	2848m (Burley On The Hill)
Scheduled Monument	2355m (Ashwell Medieval Settlement Remains, Watermill And Gardens At Old Hall)
Listed Building	171m (Langham Lodge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1400m - 1500m (Langham C of E Primary, Langham C of E)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	4km - 5km (Oakham Station)
Proximity to Bus Stop	1100m - 1200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/LIT/01

Site Address: Quarry Farm, Little Casterton, Stamford

Site Area: 67ha

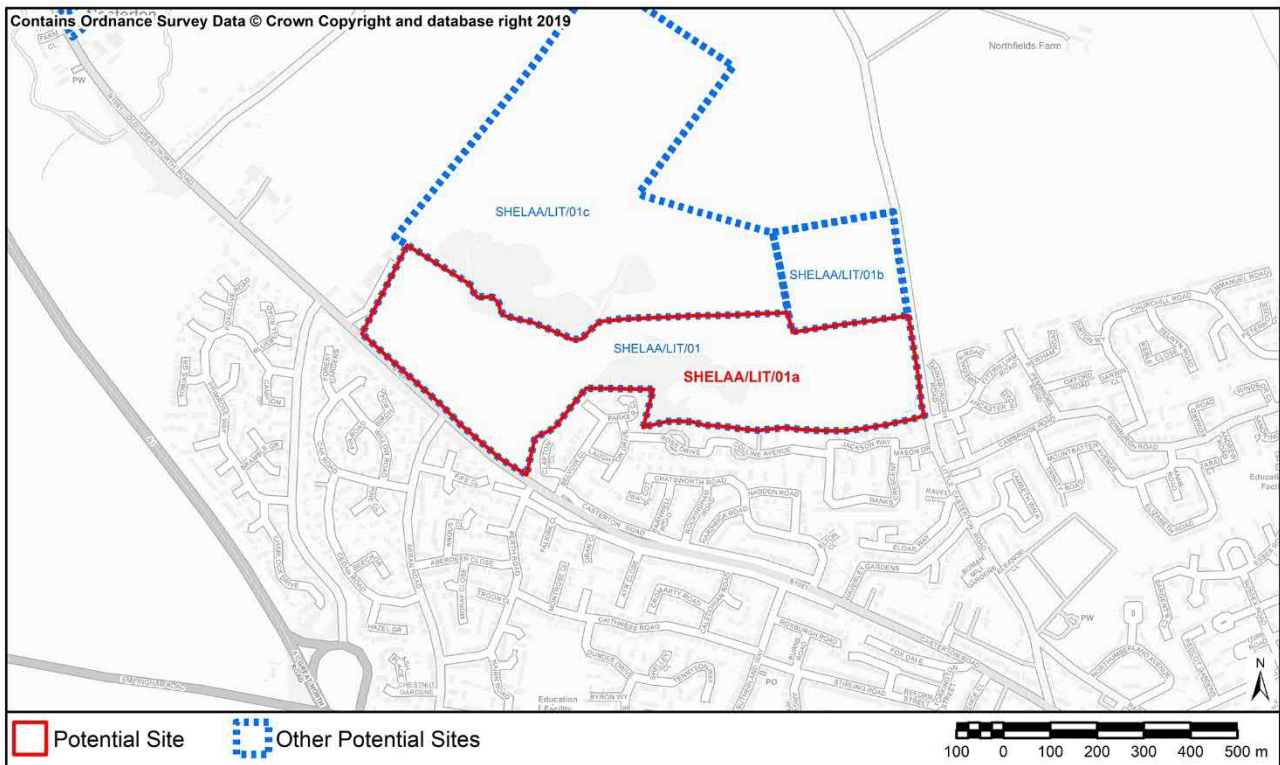


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Little Casterton Verge (west))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Unknown Landscape Sensitivity
Conservation Area	595m (Great Casterton)
Registered Park or Garden	1821m (Burghley House)
Scheduled Monument	15m (Ermine Street, Section S Of Quarry Farm)
Listed Building	740m (Gatepiers To The Old Rectory)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	900m - 1000m (Name not provided, Uppingham C of E Primary, Uppingham C Of E Primary School)
Proximity to Doctor or Health Centre	900m - 1000m (Name not provided, Uppingham Surgery)
Proximity to Railway Station	2km - 2.5km (Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/LIT/01a

Site Address: Quarry Farm, Little Casterton, Stamford

Site Area: 26.9ha

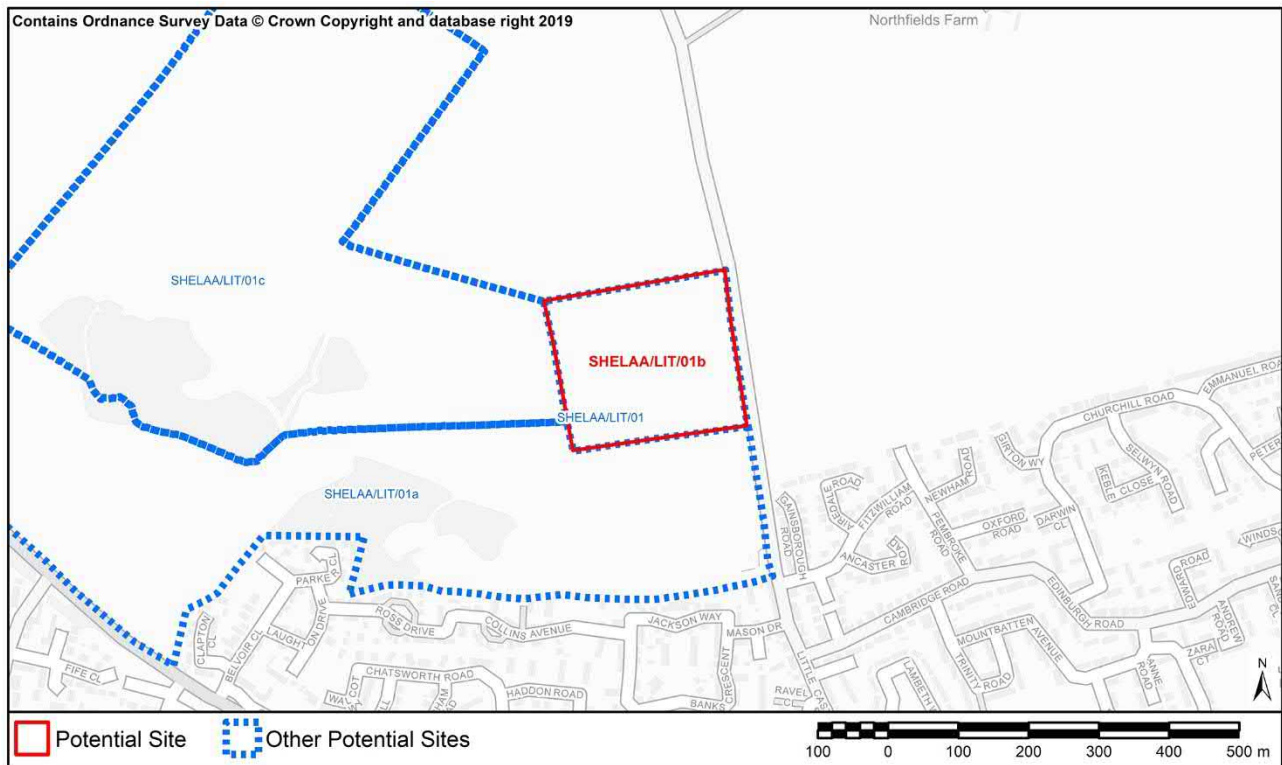


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Former limestone quarry, Stamford)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Unknown Landscape Sensitivity
Conservation Area	625m (Great Casterton)
Registered Park or Garden	1821m (Burghley House)
Scheduled Monument	15m (Ermine Street, Section S Of Quarry Farm)
Listed Building	770m (Gatepiers To The Old Rectory)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	900m - 1000m (Name not provided)
Proximity to Doctor or Health Centre	1700m - 1800m (Name not provided)
Proximity to Railway Station	2km - 2.5km (Stamford Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	25km +

SHELAA/LIT/01b

Site Address: Little Casterton Road, Little Casterton

Site Area: 5.61ha

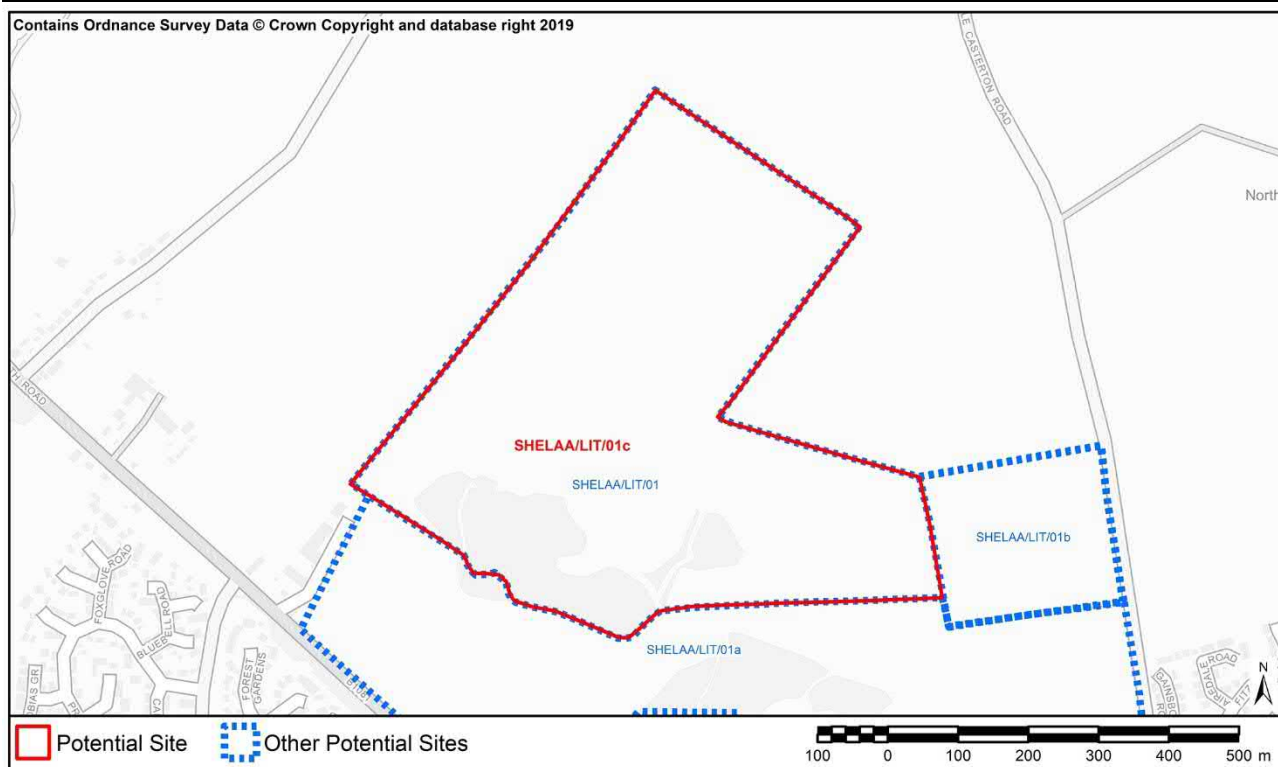


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Little Casterton Verge (west))
BAP Priority Habitat	182m (Deciduous woodland)
Landscape Sensitivity	Overlap with Unknown Landscape Sensitivity
Conservation Area	1112m (Little Casterton)
Registered Park or Garden	2005m (Burghley House)
Scheduled Monument	700m (Ermine Street, Section S Of Quarry Farm)
Listed Building	1143m (Rock House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1300m - 1400m (Name not provided)
Proximity to Doctor or Health Centre	1900m - 2000m (Name not provided)
Proximity to Railway Station	2km - 2.5km (Stamford Station)
Proximity to Bus Stop	1400m - 1500m
Proximity to Public Right of Way	1500m - 1600m
Proximity to Regional Cycle Route	25km +

SHELAA/LIT/01c

Site Address: Quarry Farm, Little Casterton, Stamford

Site Area: 34.43ha

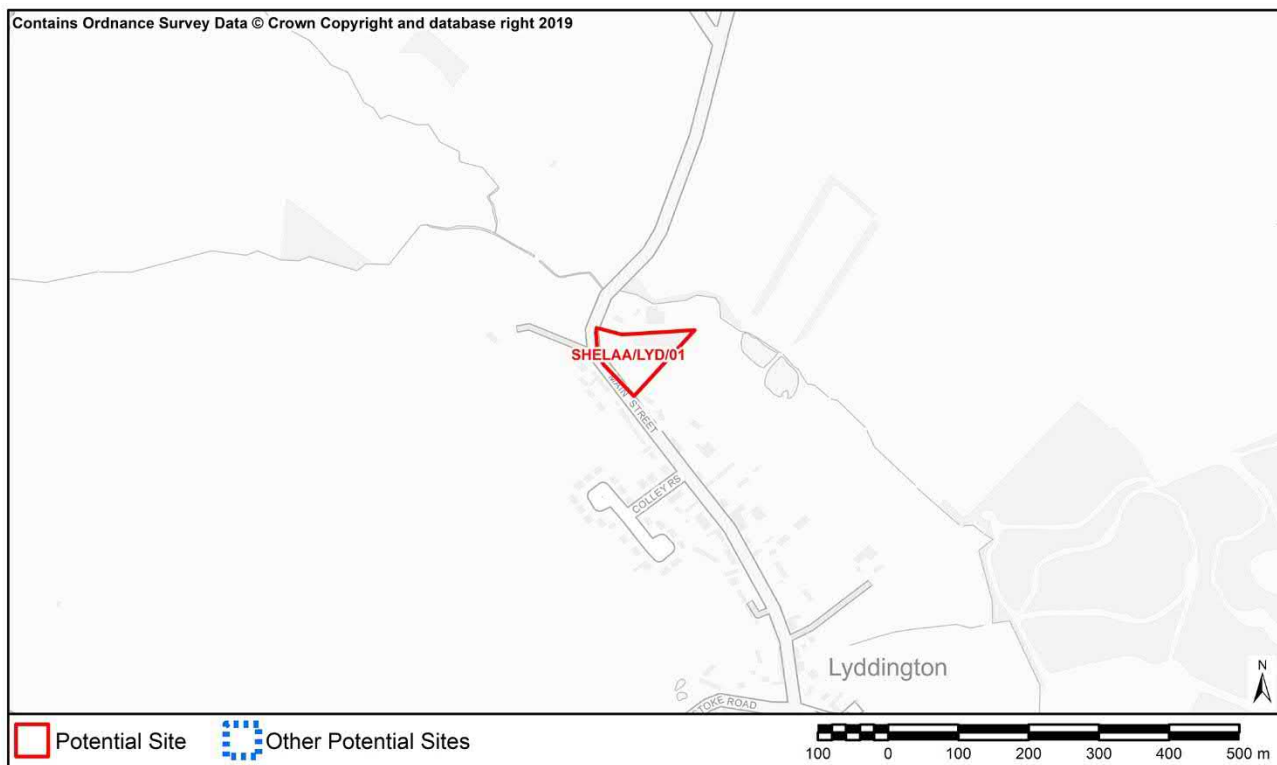


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Former limestone quarry, Stamford)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Unknown Landscape Sensitivity
Conservation Area	595m (Great Casterton)
Registered Park or Garden	2184m (Burghley House)
Scheduled Monument	266m (Ermine Street, Section S Of Quarry Farm)
Listed Building	739m (Gatepiers To The Old Rectory)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	1700m - 1800m (Name not provided)
Proximity to Doctor or Health Centre	2km - 2.5km (Name not provided)
Proximity to Railway Station	2.5km - 3km (Stamford Station)
Proximity to Bus Stop	2.5km - 3km
Proximity to Public Right of Way	1900m - 2000m
Proximity to Regional Cycle Route	25km +

SHELAA/LYD/01

Site Address: Main Street, Lyddington

Site Area: 0.72ha

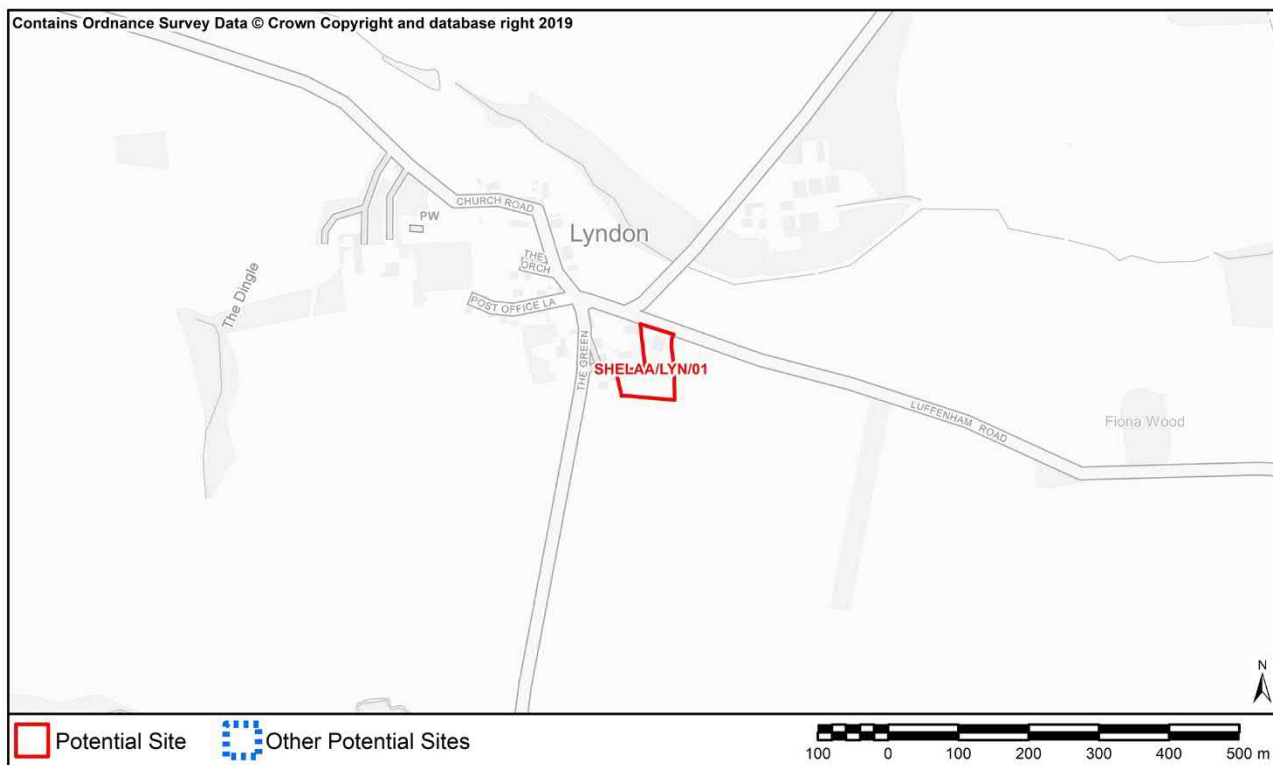


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	588m (Mature Willow)
BAP Priority Habitat	26m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Lyddington)
Registered Park or Garden	5982m (Rockingham Castle)
Scheduled Monument	471m (Lyddington Bedehouse: A Medieval Bishop'S Palace And Post-Medieval Almshouse With Moat, Gardens, Fishponds And Cultivation Remains)
Listed Building	21m (Lapwing House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	2km - 2.5km (Name not provided, Uppingham Community College)
Proximity to Doctor or Health Centre	2km - 2.5km (Name not provided, Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	9km - 10km

SHELAA/LYN/01

Site Address: Land off Lyndon Road, Lyndon

Site Area: 0.56ha

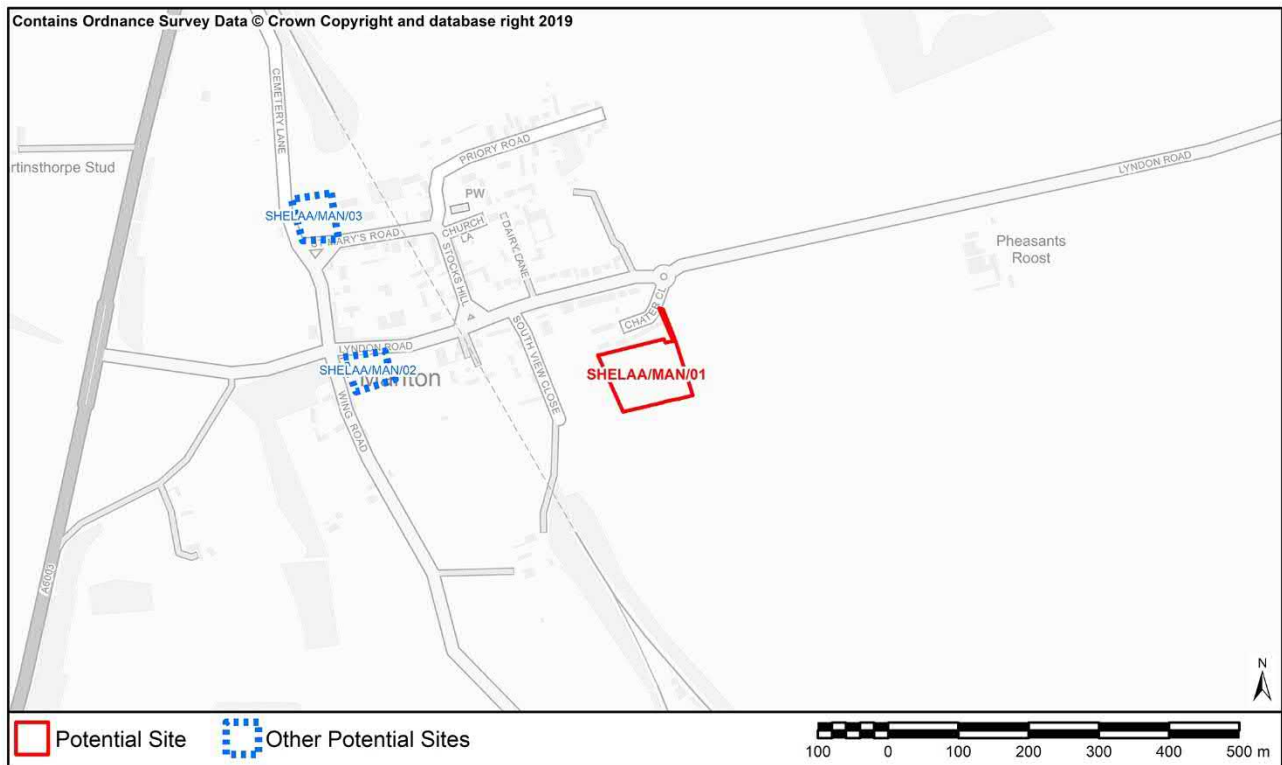


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	1414m (Hedgerow, Edith Weston)
BAP Priority Habitat	96m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1670m (Edith Weston)
Registered Park or Garden	4828m (Burley On The Hill)
Scheduled Monument	1916m (Village Cross At Junction Of Well Cross And King Edward'S Way)
Listed Building	71m (14 15, The Green)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	1500m - 1600m
Proximity to Schools	1900m - 2000m (Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/MAN/01

Site Address: Land to the rear of Charter Close, Manton

Site Area: 0.94ha

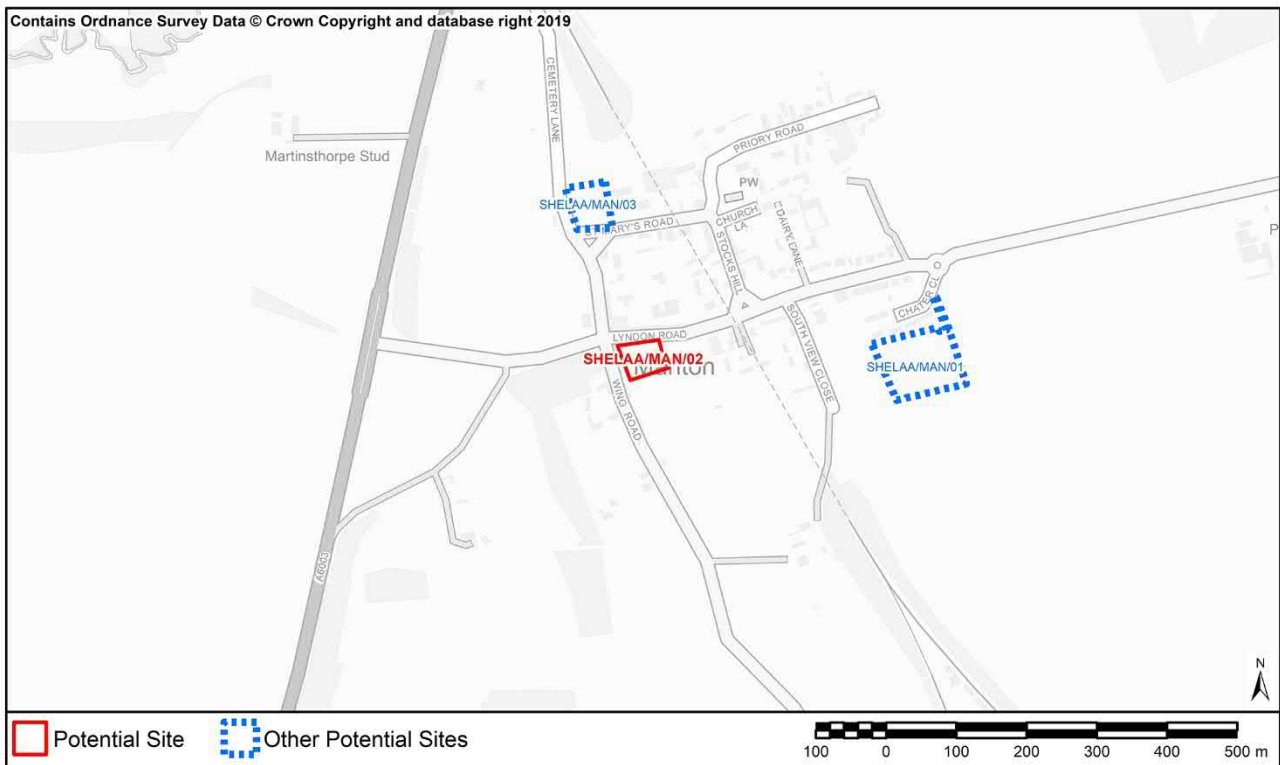


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	420m (Manton, Wing Rd hedgerow)
BAP Priority Habitat	132m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1327m (Wing)
Registered Park or Garden	3987m (Burley On The Hill)
Scheduled Monument	1383m (Martinsthorpe Deserted Medieval Village)
Listed Building	204m (Three Wells)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	4km - 5km (Edith Weston Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided)
Proximity to Railway Station	5km - 6km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/MAN/02

Site Address: Land at Lynton Road, Manton

Site Area: 0.27ha

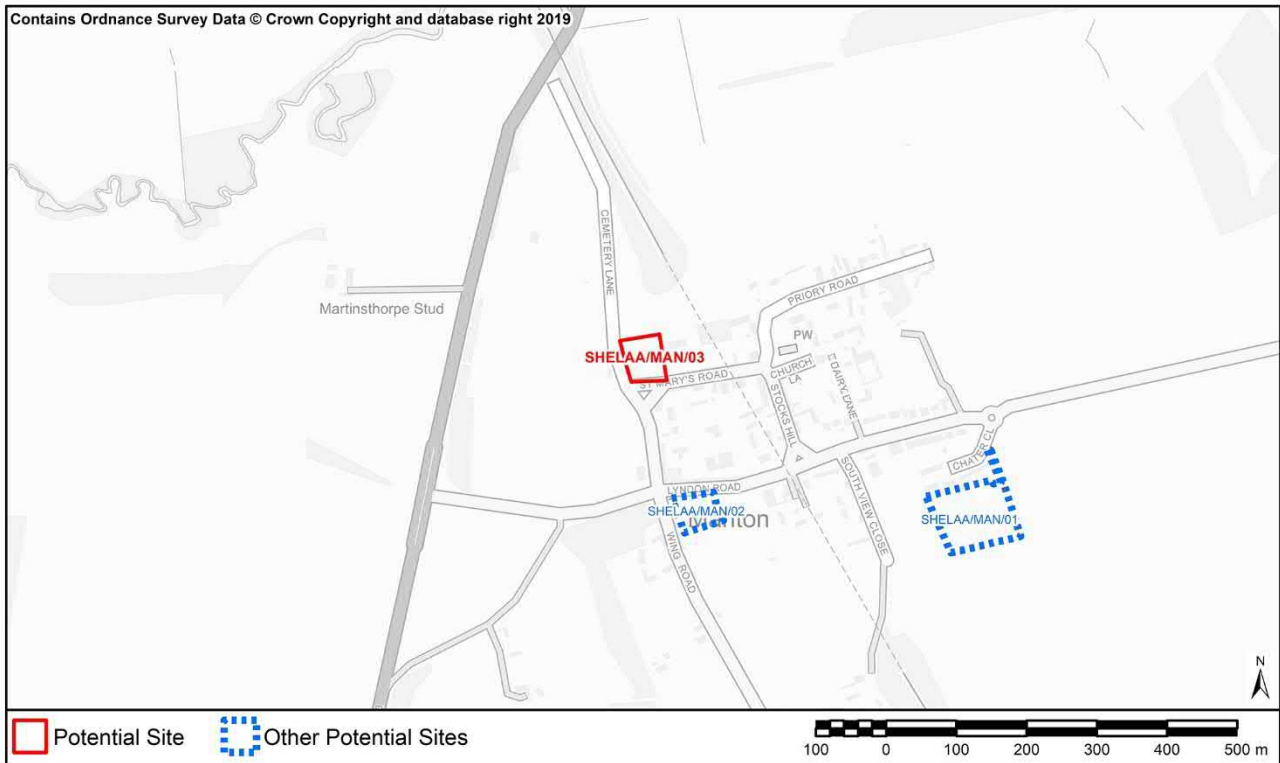


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	372m (Cemetery Lane, Manton)
BAP Priority Habitat	287m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1571m (Wing)
Registered Park or Garden	4067m (Burley On The Hill)
Scheduled Monument	1025m (Martinthorpe Deserted Medieval Village)
Listed Building	94m (Barn To Rear Of Garden Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	4km - 5km (Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Oakham Medical Practice, Uppingham Surgery)
Proximity to Railway Station	5km - 6km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/MAN/03

Site Address: St Mary's Road, Manton

Site Area: 0.34ha

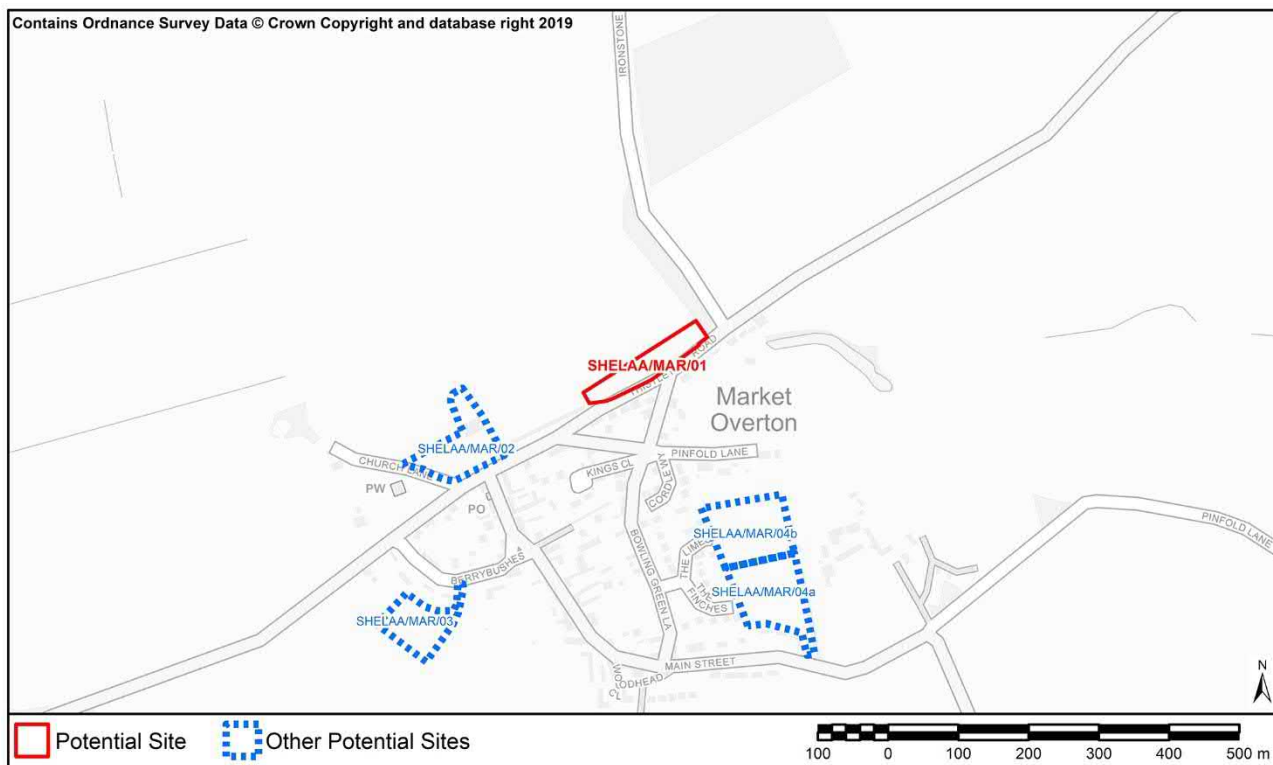


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	137m (Cemetery Lane, Manton)
BAP Priority Habitat	56m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1778m (Wing)
Registered Park or Garden	3852m (Burley On The Hill)
Scheduled Monument	926m (Martinthorpe Deserted Medieval Village)
Listed Building	16m (Ivy House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	4km - 5km (Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Uppingham Surgery, Name not provided, Oakham Medical Practice)
Proximity to Railway Station	5km - 6km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/MAR/01

Site Address: Land off Thistleton Road, Market Overton

Site Area: 0.62ha

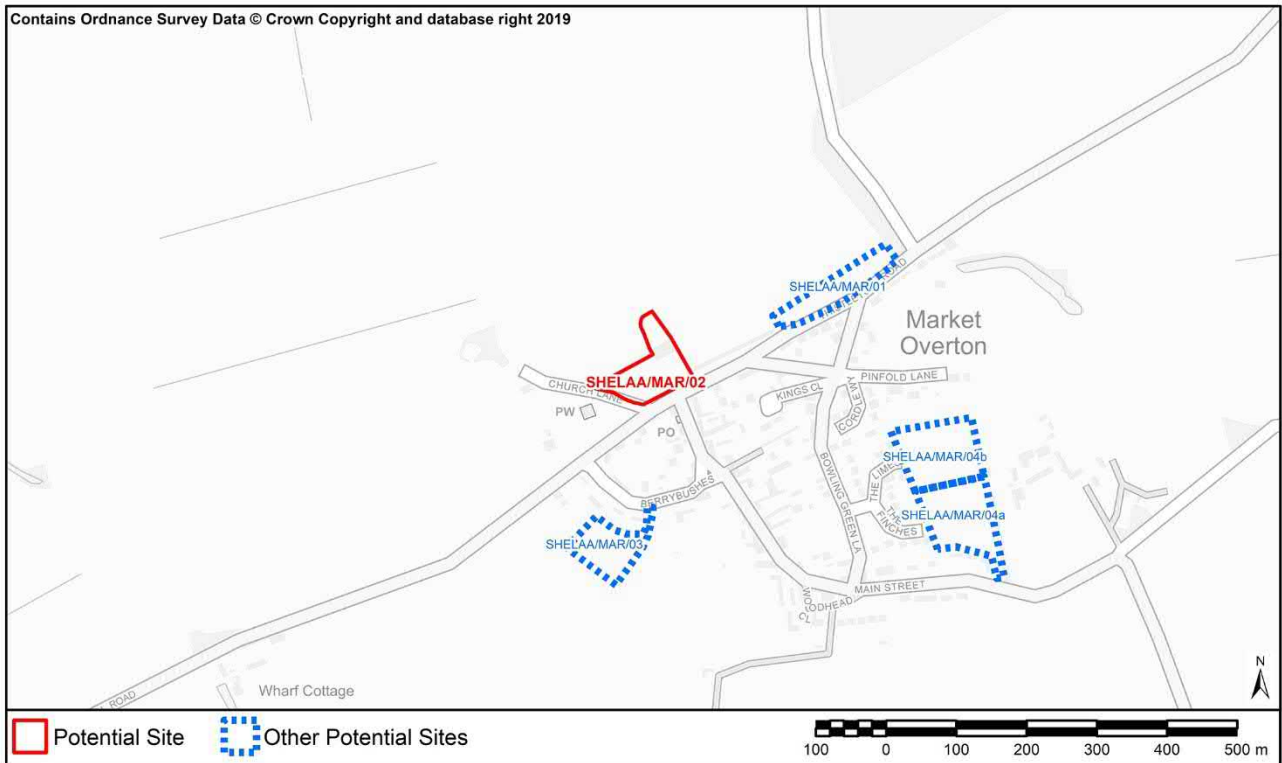


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1035m (Woodwell Head Meadow)
BAP Priority Habitat	760m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	33m (Market Overton)
Registered Park or Garden	4251m (Exton Park)
Scheduled Monument	1427m (Village Cross 50M South Of Middle Farm)
Listed Building	182m (10, Main Street)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	4km - 5km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	0m - 50m (Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/MAR/02

Site Address: Land off Thistleton Road, Market Overton

Site Area: 0.76ha

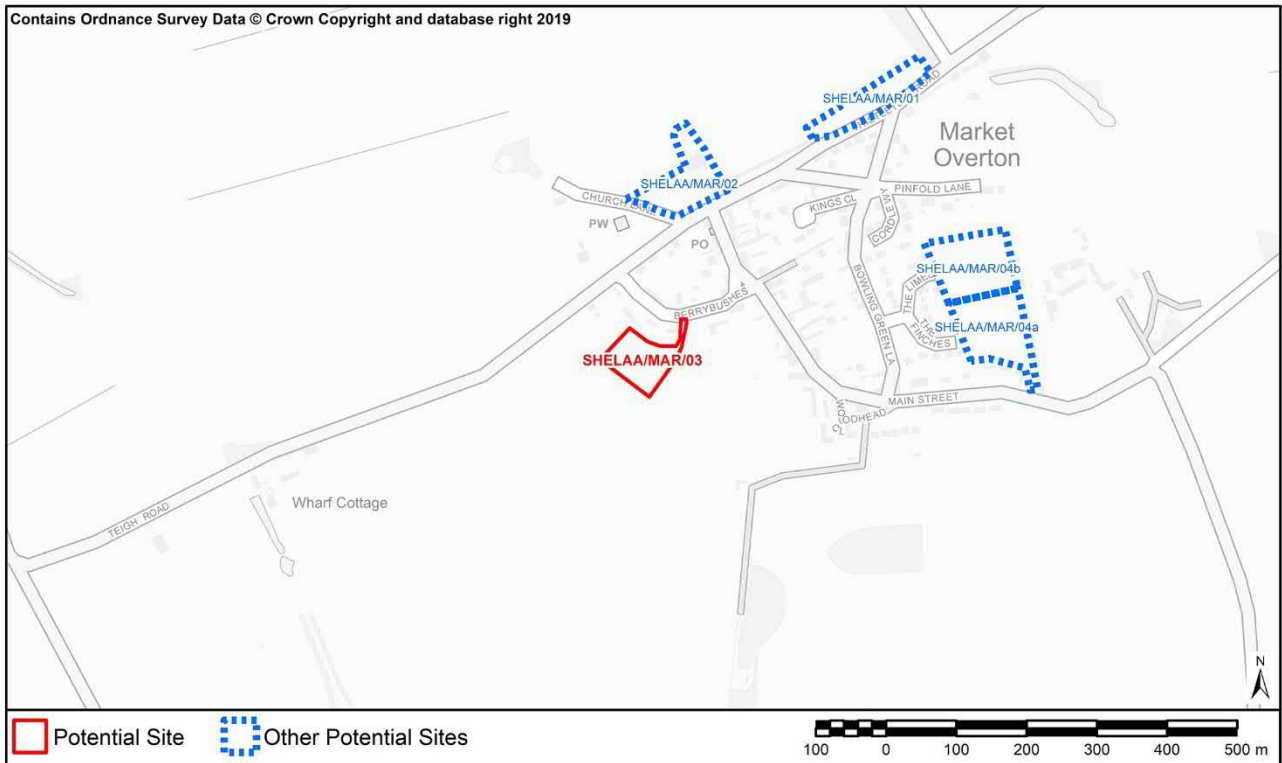


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	875m (Woodwell Head Meadow)
BAP Priority Habitat	744m (Lowland fens)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Market Overton)
Registered Park or Garden	4283m (Exton Park)
Scheduled Monument	1362m (Village Cross 50M South Of Middle Farm)
Listed Building	9m (War Memorial Lychgate At, And Wall Surrounding, Churchyard Of St Peter And St Paul)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	300m - 400m (Market Overton Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/MAR/03

Site Address: South of Berrybushes, Market Overton

Site Area: 0.59ha

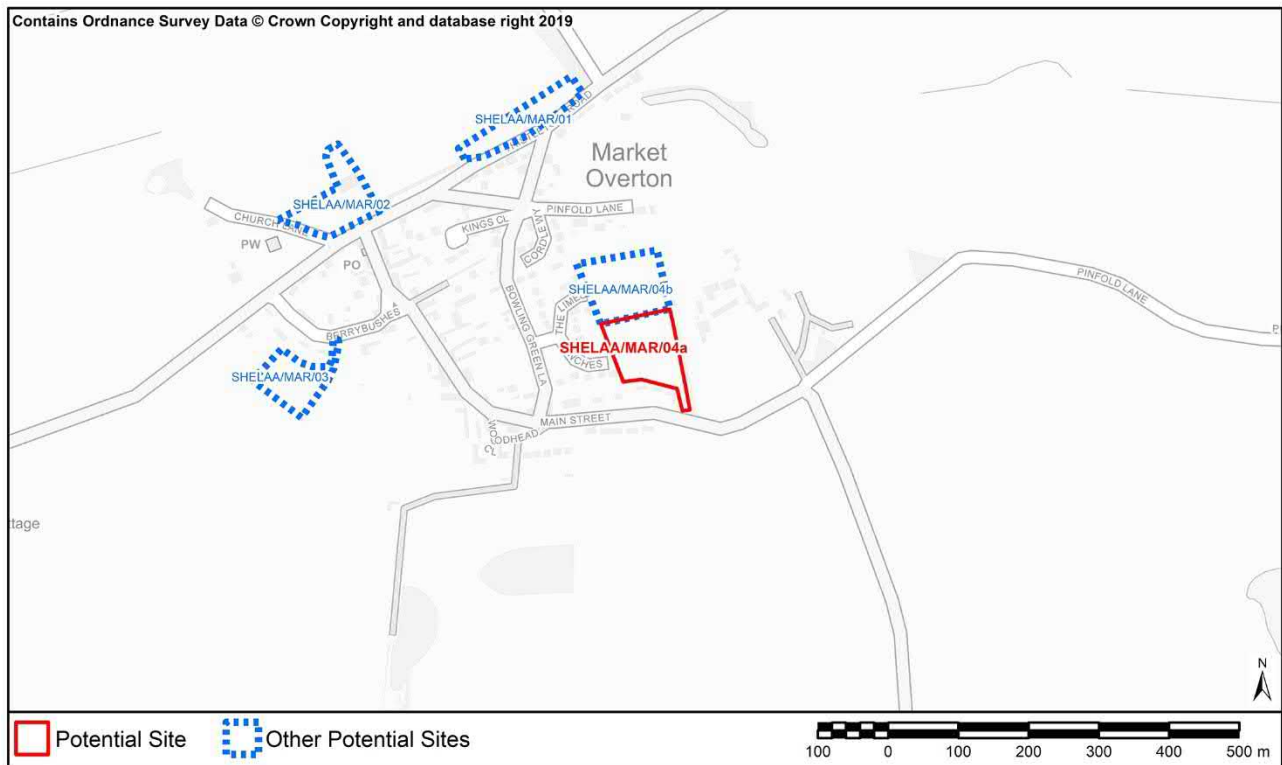


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	895m (Hedgerow, Teigh Rd W of Netherfields (west side))
BAP Priority Habitat	551m (Lowland fens)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Market Overton)
Registered Park or Garden	4121m (Exton Park)
Scheduled Monument	1134m (Village Cross 50M South Of Middle Farm)
Listed Building	9m (8 10, Berrybushes)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	600m - 700m (Market Overton Surgery, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/MAR/04a

Site Address: Main Street, Market Overton

Site Area: 0.95ha

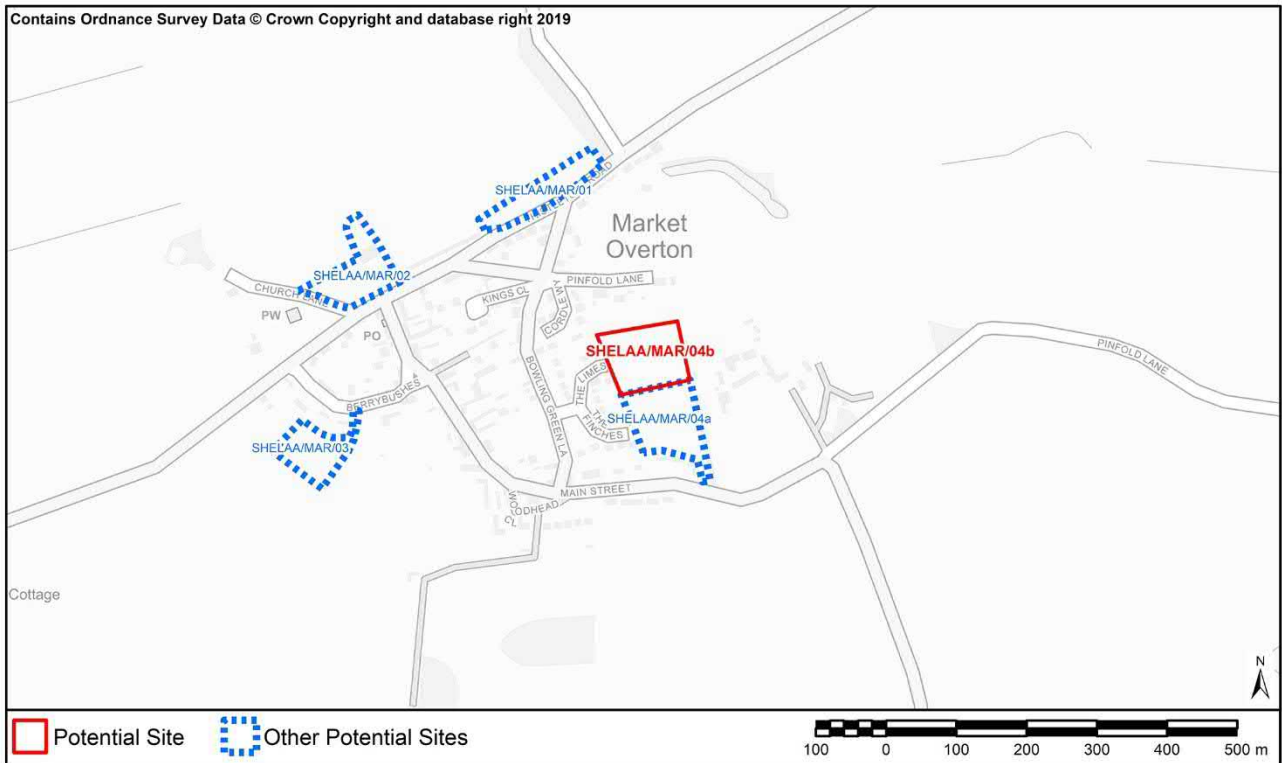


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1336m (Woodwell Head Meadow)
BAP Priority Habitat	1011m (Lowland fens)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	61m (Market Overton)
Registered Park or Garden	3797m (Exton Park)
Scheduled Monument	1057m (Village Cross 50M South Of Middle Farm)
Listed Building	207m (Market Overton House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	700m - 800m (Market Overton Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/MAR/04b

Site Address: Main Street, Market Overton

Site Area: 0.95ha

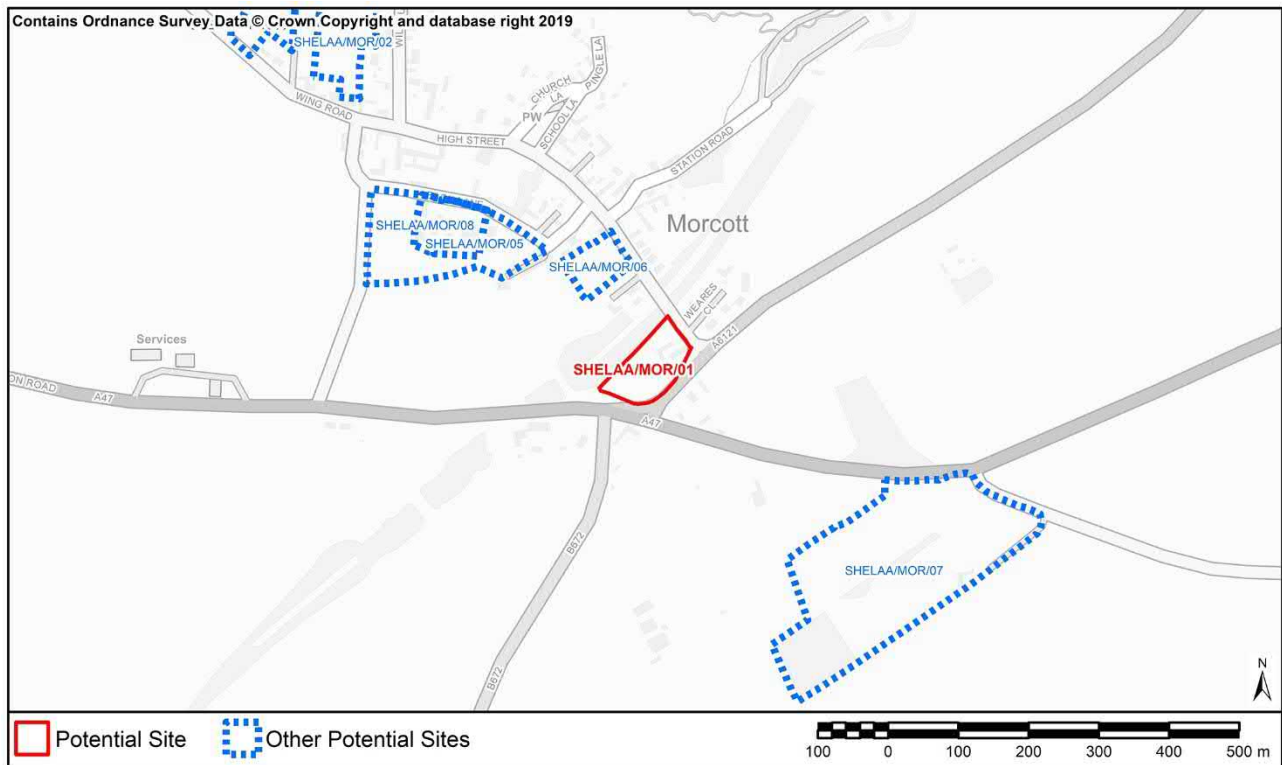


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1262m (Woodwell Head Meadow)
BAP Priority Habitat	993m (Deciduous woodland)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	34m (Market Overton)
Registered Park or Garden	3933m (Exton Park)
Scheduled Monument	1176m (Village Cross 50M South Of Middle Farm)
Listed Building	205m (Stables At Market Overton House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	3km - 4km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	500m - 600m (Market Overton Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	25km +

SHELAA/MOR/01

Site Address: Land adjacent The White Horse Inn, Morcott

Site Area: 0.81ha

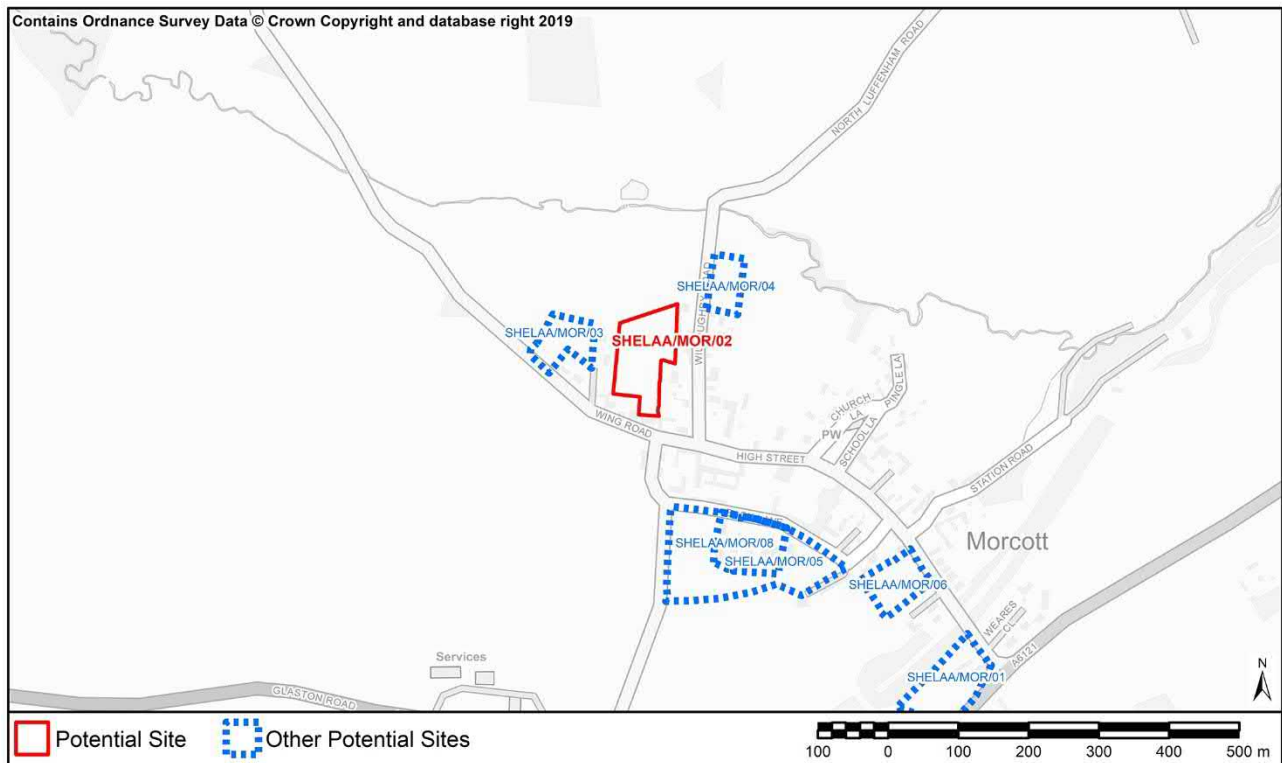


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	334m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	7551m (Kirby Hall)
Scheduled Monument	1826m (Earthwork In Morcott Spinney)
Listed Building	81m (Morcott War Memorial)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/02

Site Address: Land north of Wing Road, Morcott

Site Area: 0.95ha

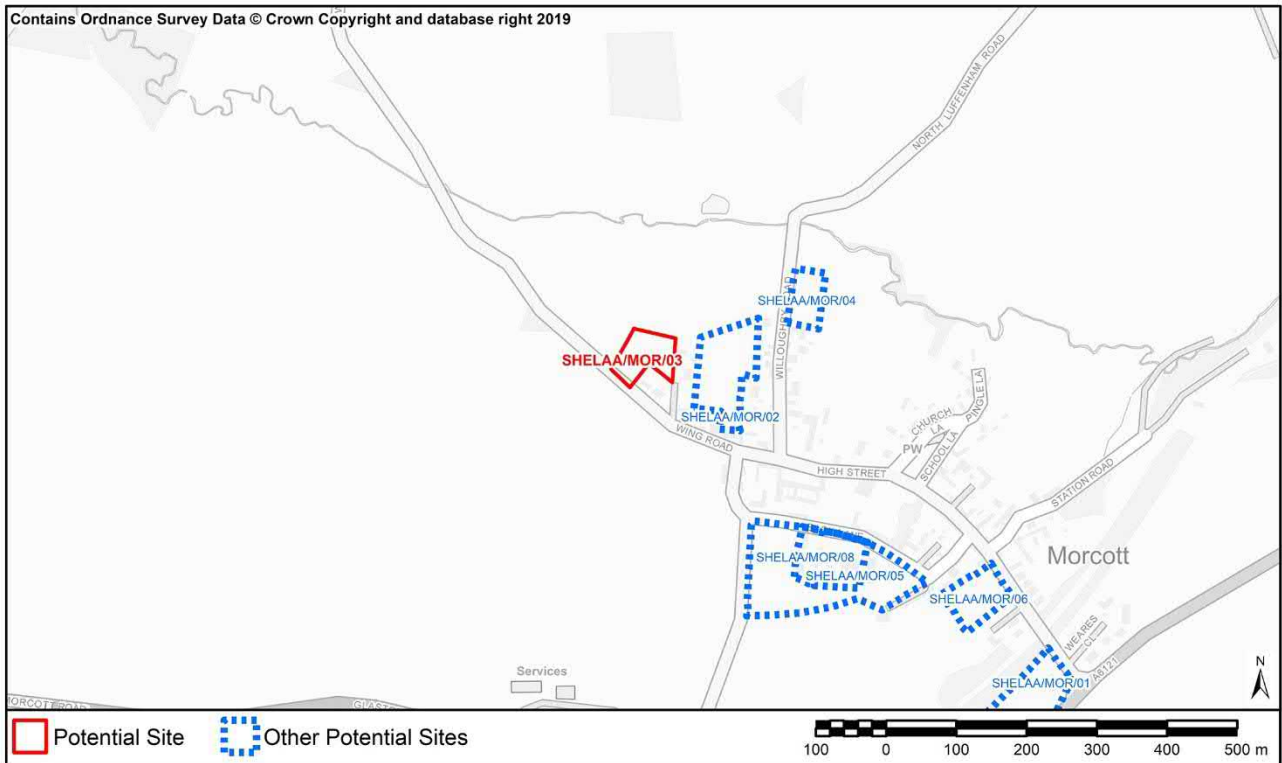


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	924m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	339m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	7994m (Kirby Hall)
Scheduled Monument	1462m (Earthwork In Morcott Spinney)
Listed Building	20m (Farmbuildings Behind Firdale House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/03

Site Address: Land to the east of 20 Wing Road, Morcott

Site Area: 0.47ha

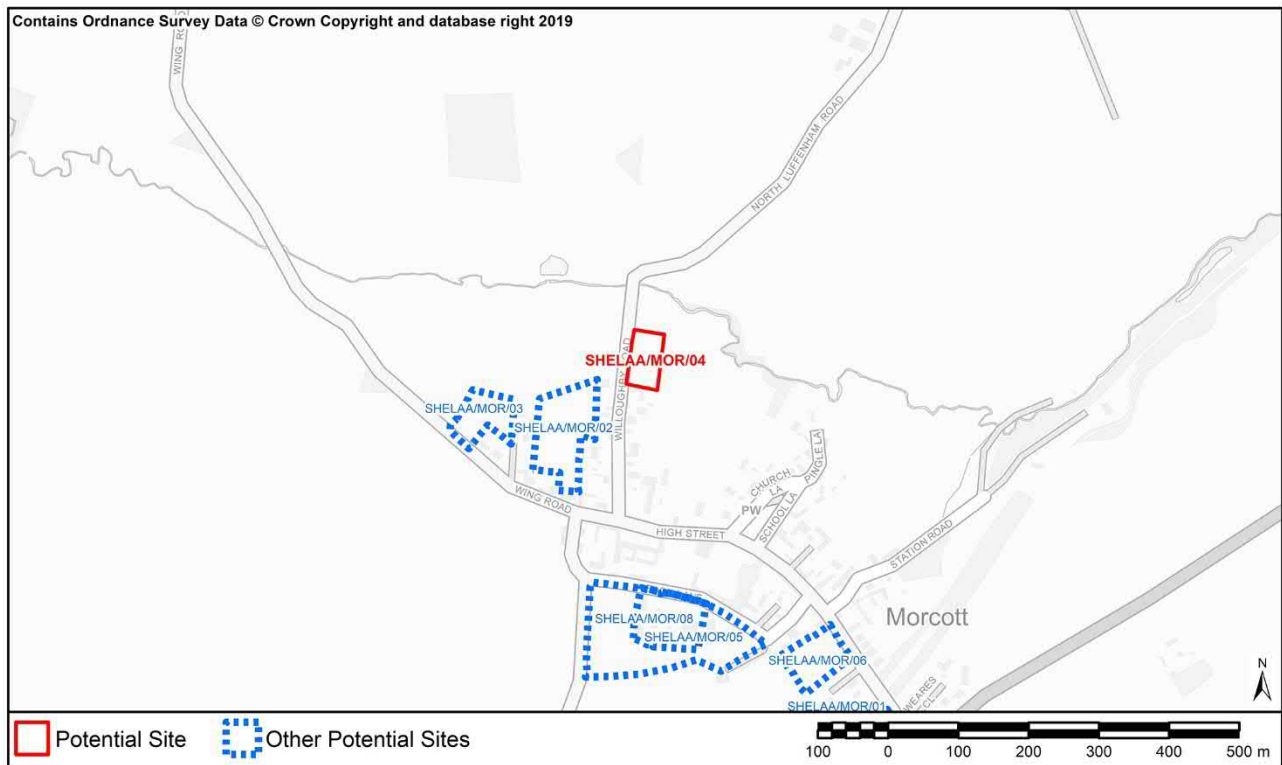


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1042m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	457m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	8064m (Kirby Hall)
Scheduled Monument	1536m (Earthwork In Morcott Spinney)
Listed Building	57m (Sycamore House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/04

Site Address: Land east of Willoughby Road, Morcott

Site Area: 0.35ha

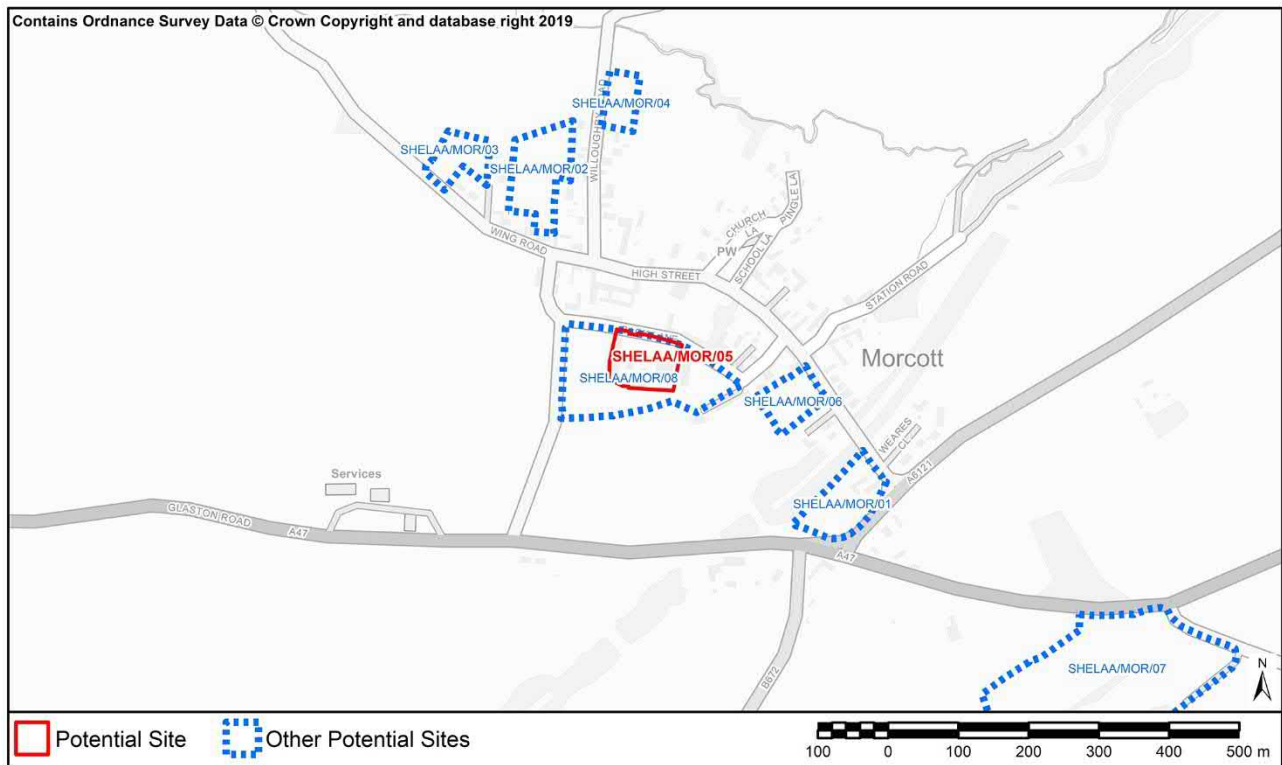


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	930m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	270m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	8134m (Kirby Hall)
Scheduled Monument	1367m (Earthwork In Morcott Spinney)
Listed Building	160m (Barns To Rear Of Numbers 1 And 5)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/05

Site Address: Barns and Land off Back Lane, Morcott

Site Area: 0.71ha

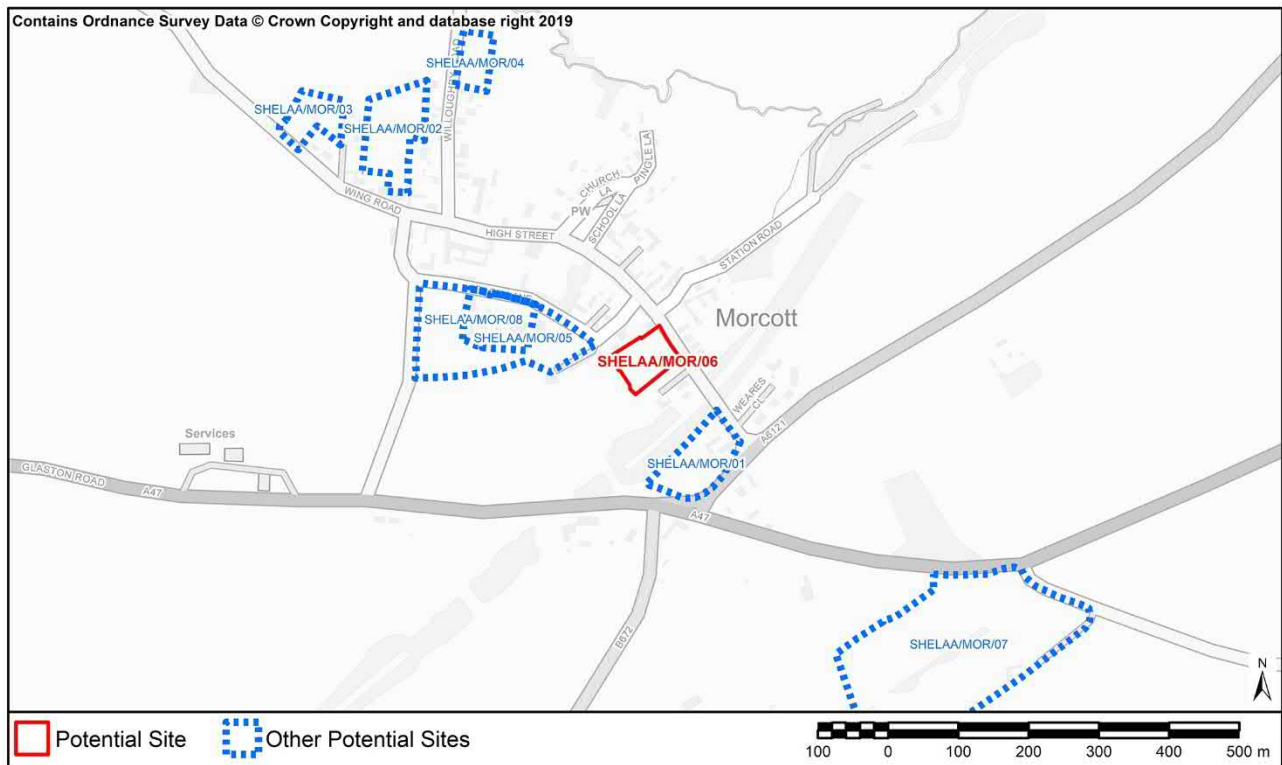


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	664m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	178m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	7764m (Kirby Hall)
Scheduled Monument	1716m (Earthwork In Morcott Spinney)
Listed Building	69m (The Manor House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/06

Site Address: Land off High Street, Morcott

Site Area: 0.49ha

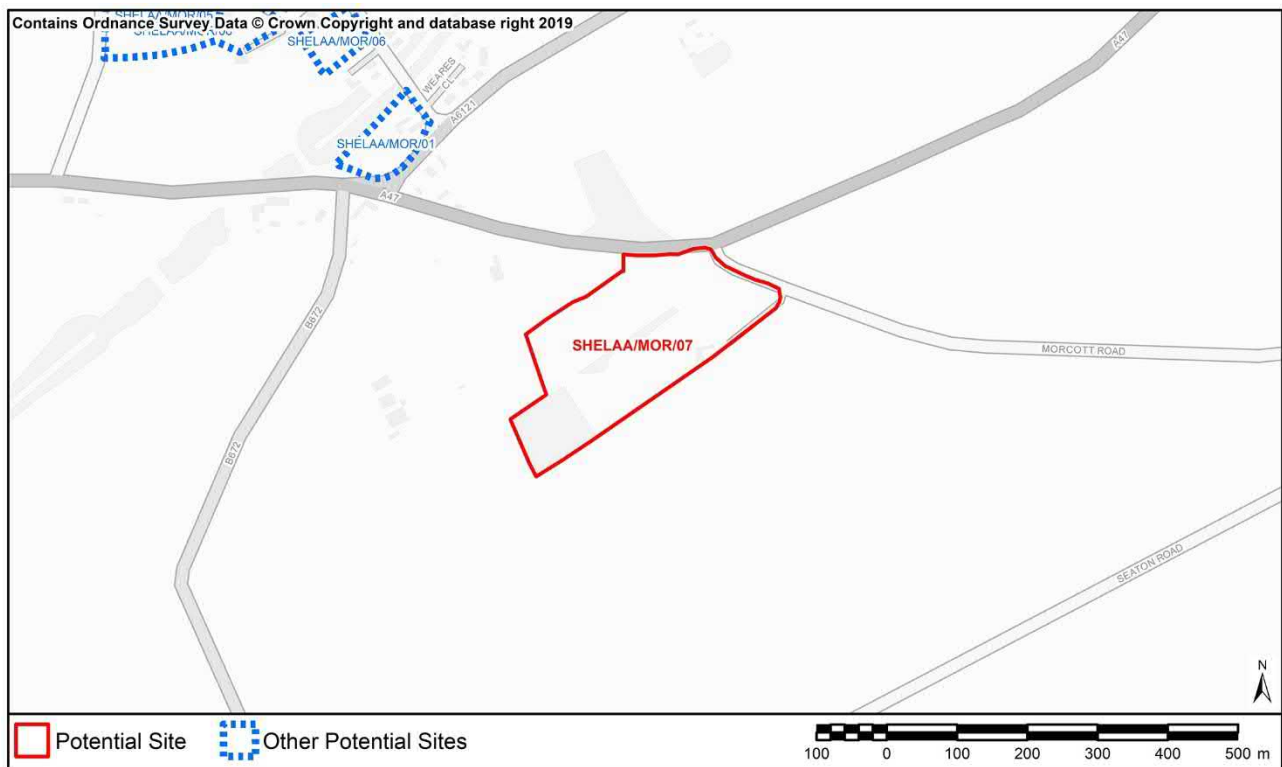


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	471m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	38m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	7699m (Kirby Hall)
Scheduled Monument	1715m (Earthwork In Morcott Spinney)
Listed Building	9m (Morcott War Memorial)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/07

Site Address: The Windmill, Morcott

Site Area: 6.05ha

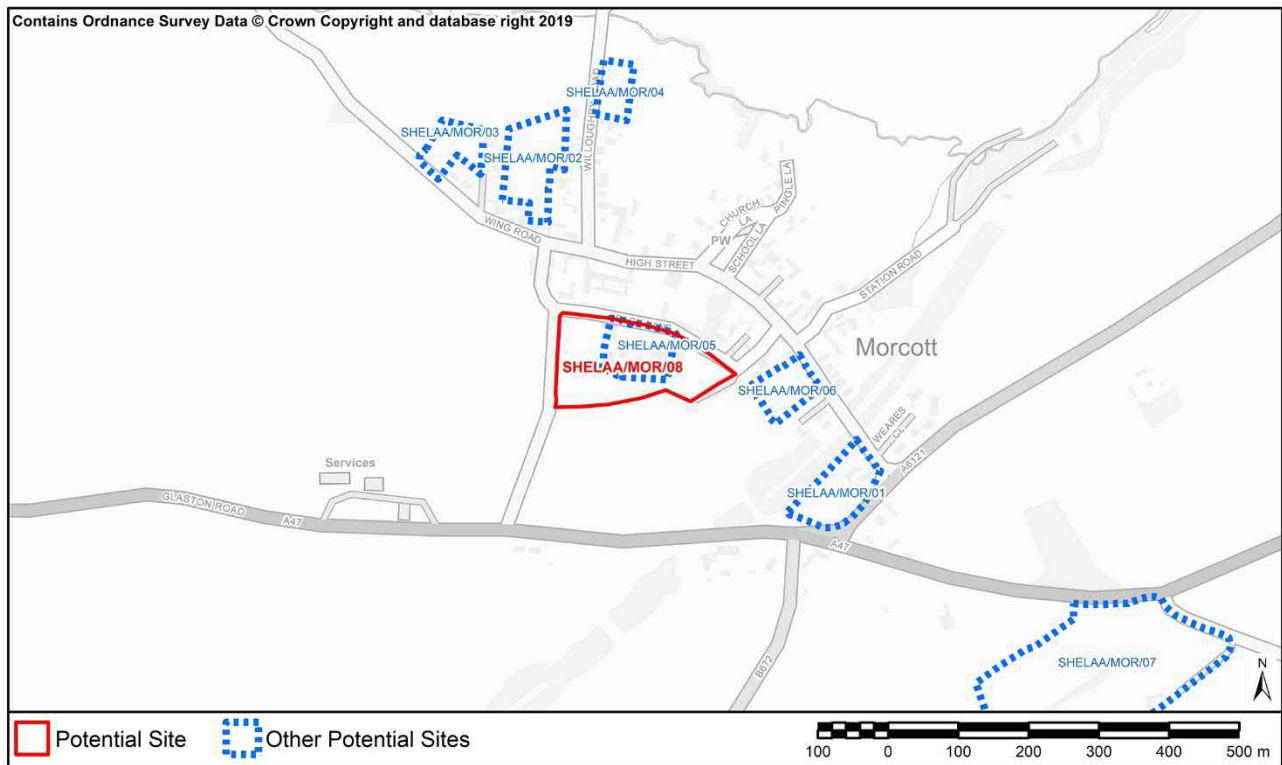


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	13m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	18m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	304m (Morcott)
Registered Park or Garden	7132m (Kirby Hall)
Scheduled Monument	2054m (Earthwork In Morcott Spinney)
Listed Building	0m (Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	5km - 6km
Proximity to Schools	4km - 5km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	1900m - 2000m (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/MOR/08

Site Address: Vine Farm, Back Lane, Morcott

Site Area: 2.39ha

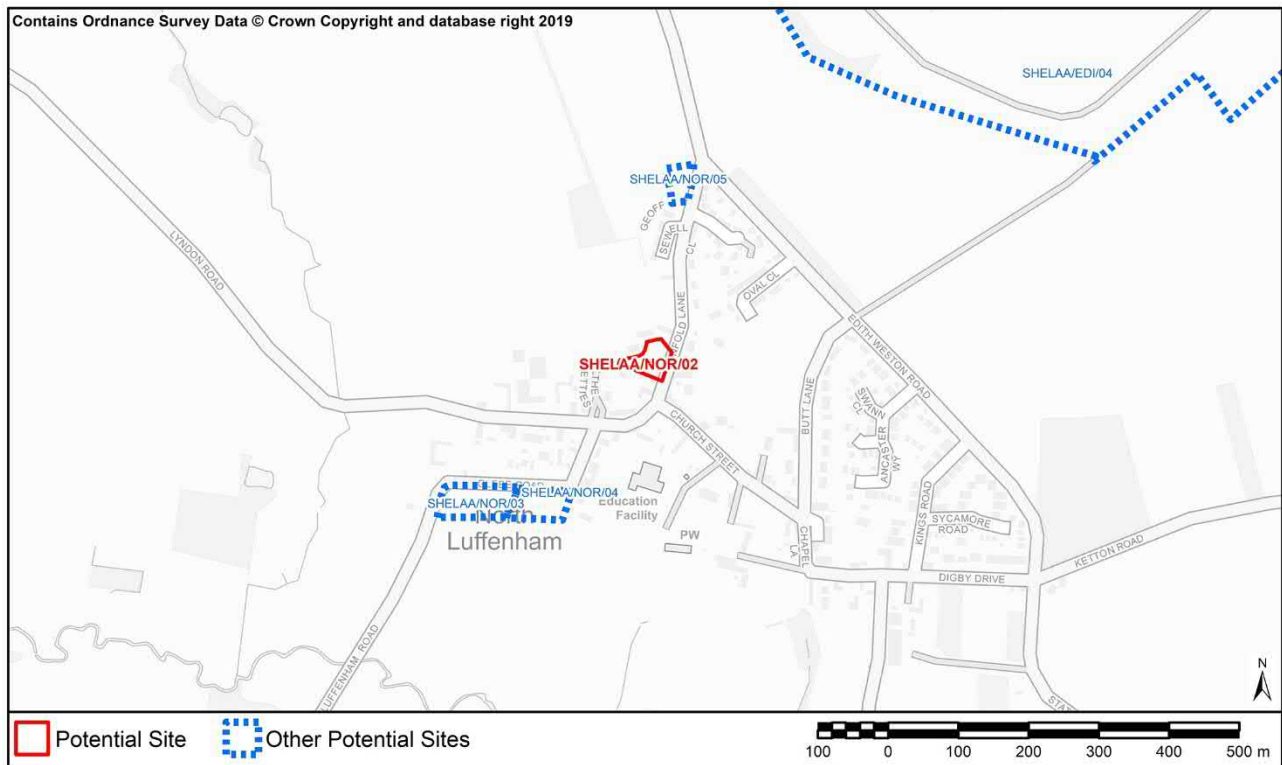


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	582m (Barrowden/S Luffenham: A47 roadside verge)
BAP Priority Habitat	129m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Morcott)
Registered Park or Garden	7729m (Kirby Hall)
Scheduled Monument	1716m (Earthwork In Morcott Spinney)
Listed Building	70m (The Manor House)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	3km - 4km (St Mary and St John C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/NOR/02

Site Address: Pinfold Lane, North Luffenham

Site Area: 0.23ha

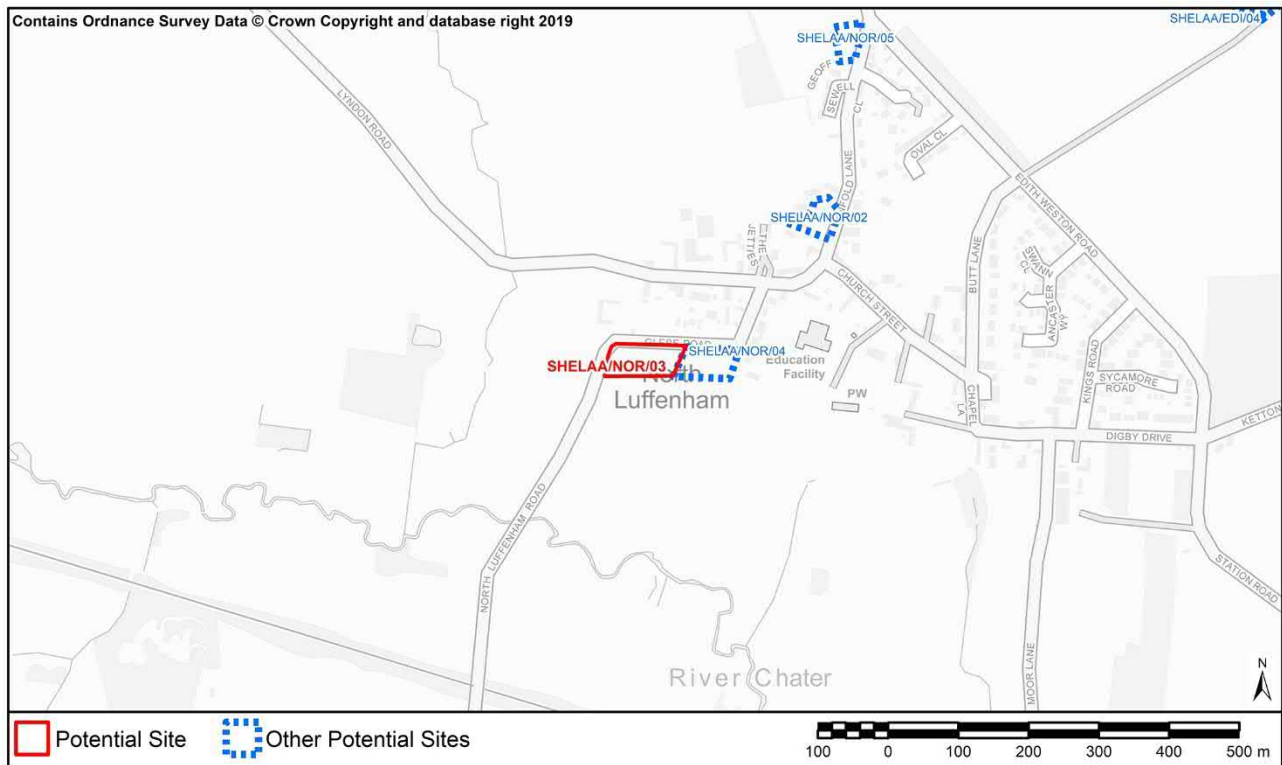


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	185m (North Luffenham Church Limes)
BAP Priority Habitat	521m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (North Luffenham)
Registered Park or Garden	6421m (Exton Park)
Scheduled Monument	488m (Moated Site At North Luffenham)
Listed Building	20m (The Fox And Hounds Public House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1500m - 1600m
Proximity to Schools	900m - 1000m (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/NOR/03

Site Address: Land south of Glebe Road, North Luffenham

Site Area: 0.46ha

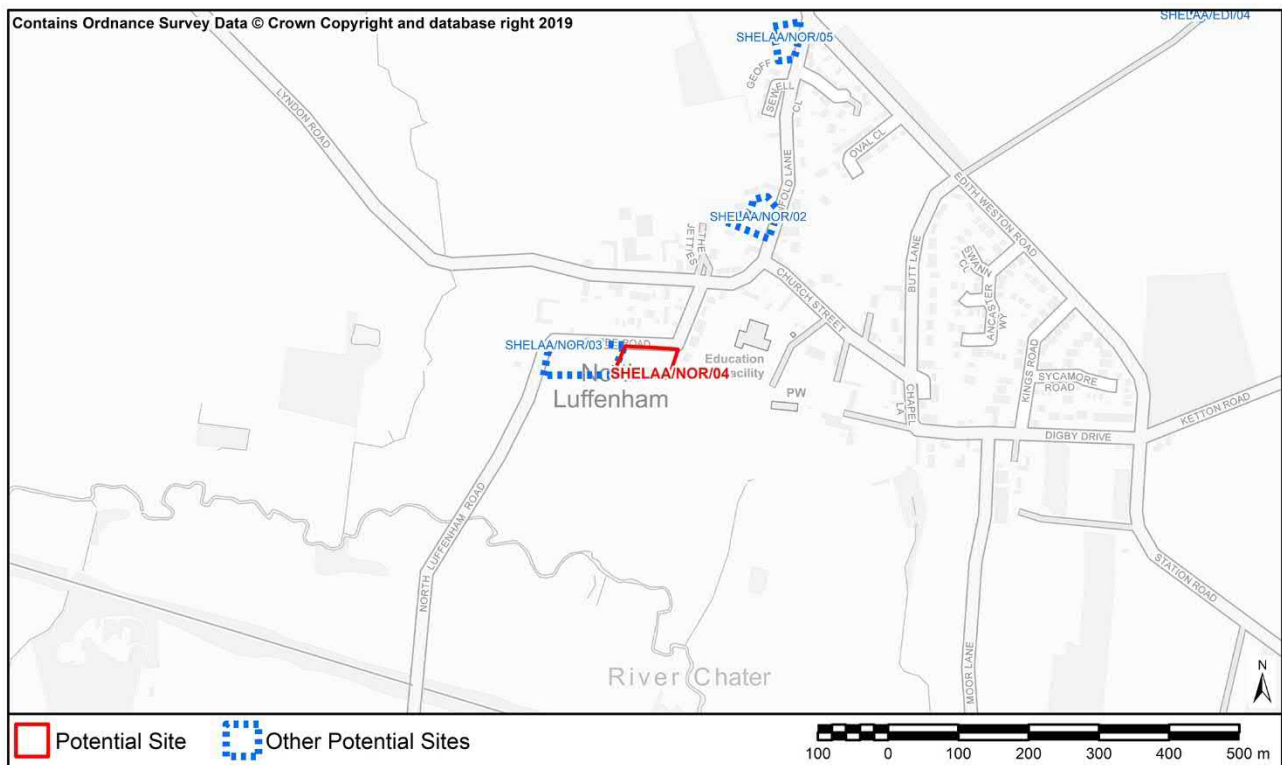


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	25m (Embankment Hedgerow)
BAP Priority Habitat	232m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	5m (North Luffenham)
Registered Park or Garden	6509m (Exton Park)
Scheduled Monument	174m (Moated Site At North Luffenham)
Listed Building	33m (Garden Walls, Steps And Gate Piers At Nos 10 And 10A (The Pastures))
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1900m - 2000m
Proximity to Schools	800m - 900m (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/NOR/04

Site Address: Land south of Glebe Road, North Luffenham

Site Area: 0.33ha

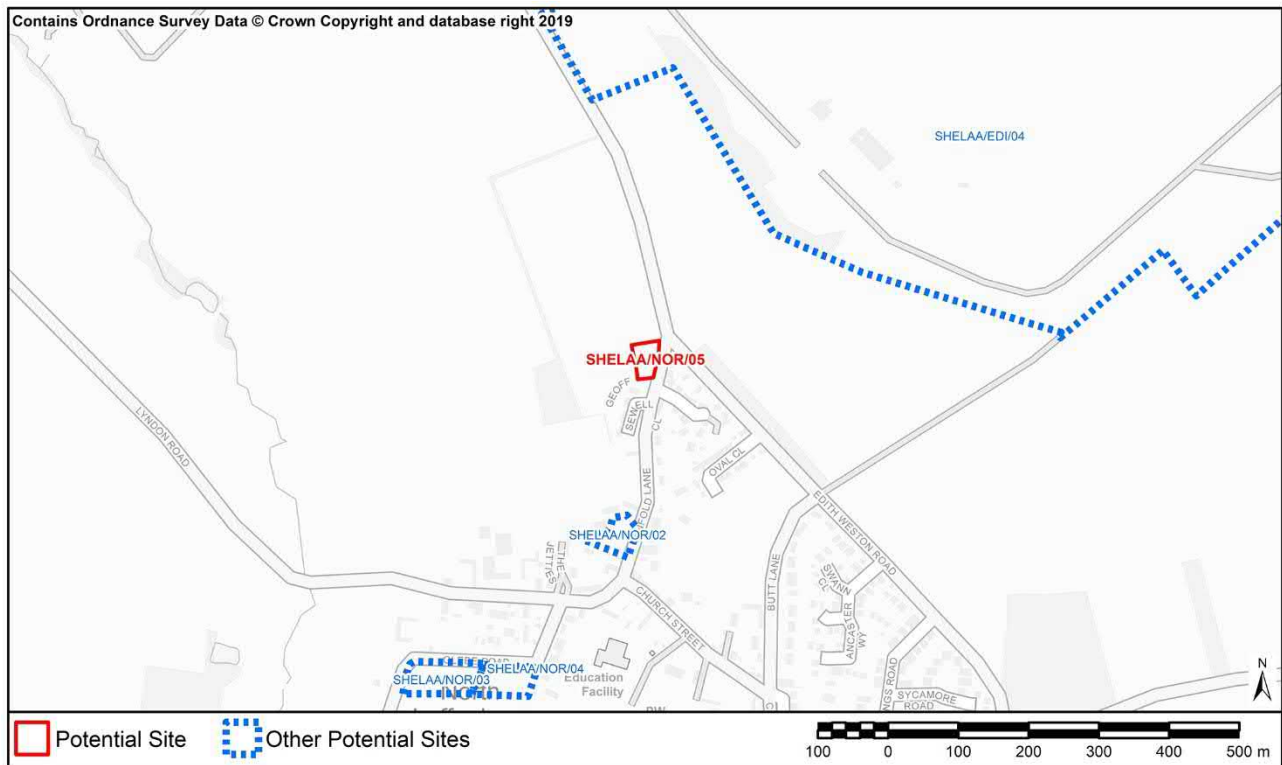


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	120m (Embankment Hedgerow)
BAP Priority Habitat	330m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (North Luffenham)
Registered Park or Garden	6548m (Exton Park)
Scheduled Monument	272m (Moated Site At North Luffenham)
Listed Building	82m (Bede House Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1800m - 1900m
Proximity to Schools	800m - 900m (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/NOR/05

Site Address: Land off Pinfold Lane, North Luffenham

Site Area: 0.16ha

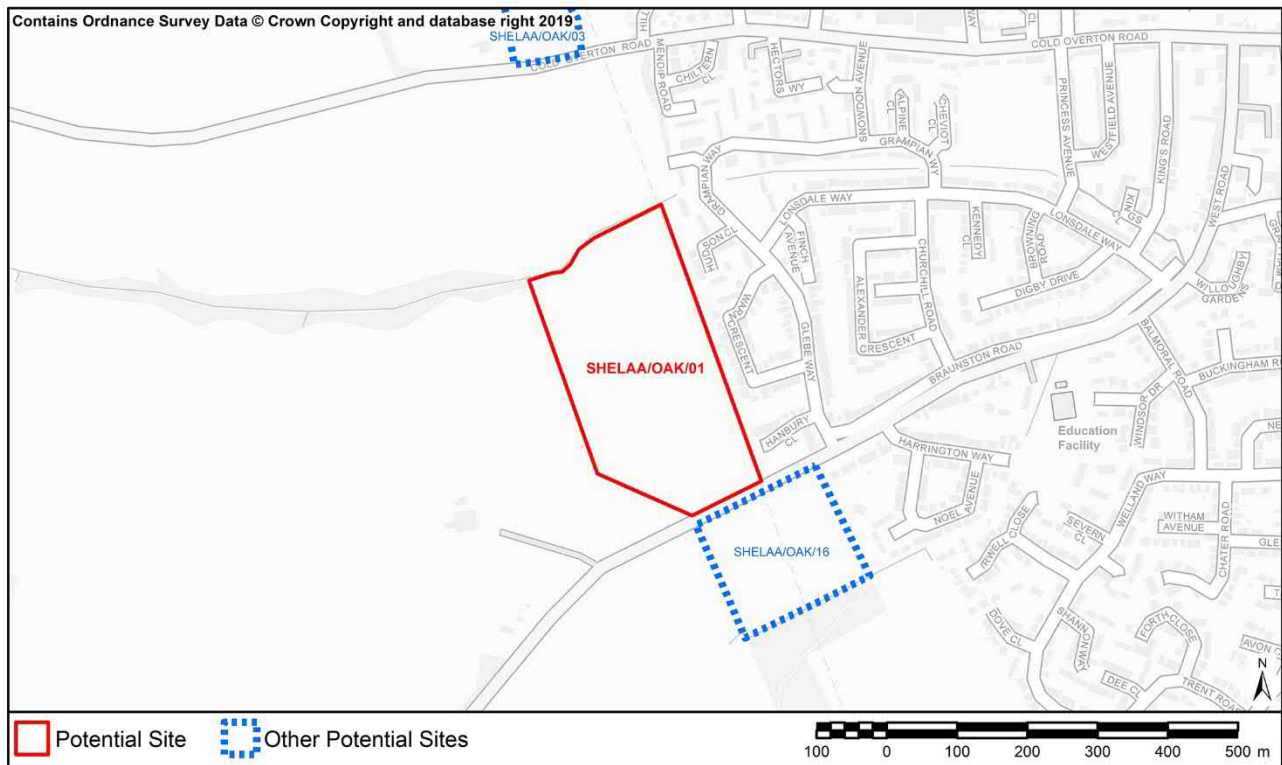


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	437m (North Luffenham Church Limes)
BAP Priority Habitat	508m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	176m (North Luffenham)
Registered Park or Garden	6205m (Exton Park)
Scheduled Monument	680m (Moated Site At North Luffenham)
Listed Building	272m (The Fox And Hounds Public House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	1100m - 1200m (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/OAK/01

Site Address: Field to the north of Braunston Road, Oakham

Site Area: 8.25ha

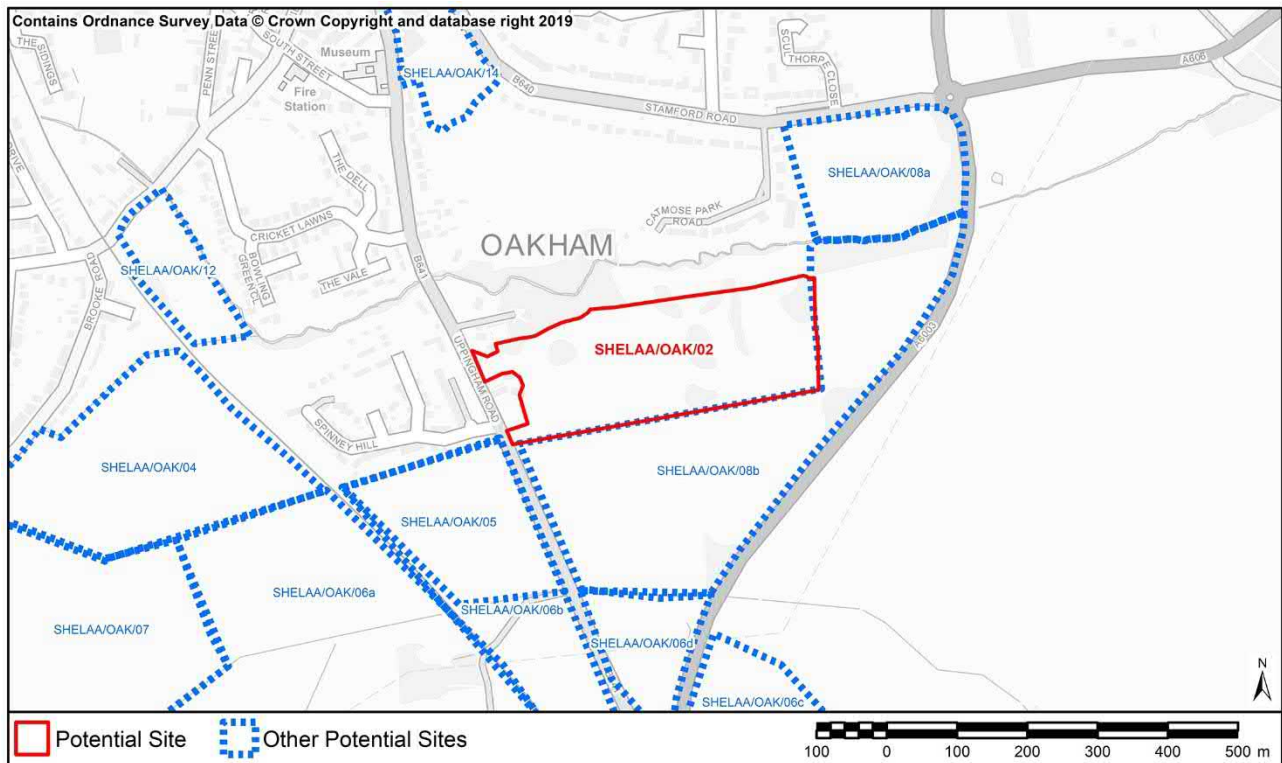


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	553m (Gorse Field Wood Meadow)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	927m (Oakham)
Registered Park or Garden	3322m (Burley On The Hill)
Scheduled Monument	1350m (Butter Cross And Stocks)
Listed Building	874m (32, Cold Overton Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1100m - 1200m
Proximity to Schools	700m - 800m (Catmose Primary)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided)
Proximity to Railway Station	1500m - 1600m (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/02

Site Address: Field to the east of Uppingham Road, Oakham

Site Area: 7.17ha

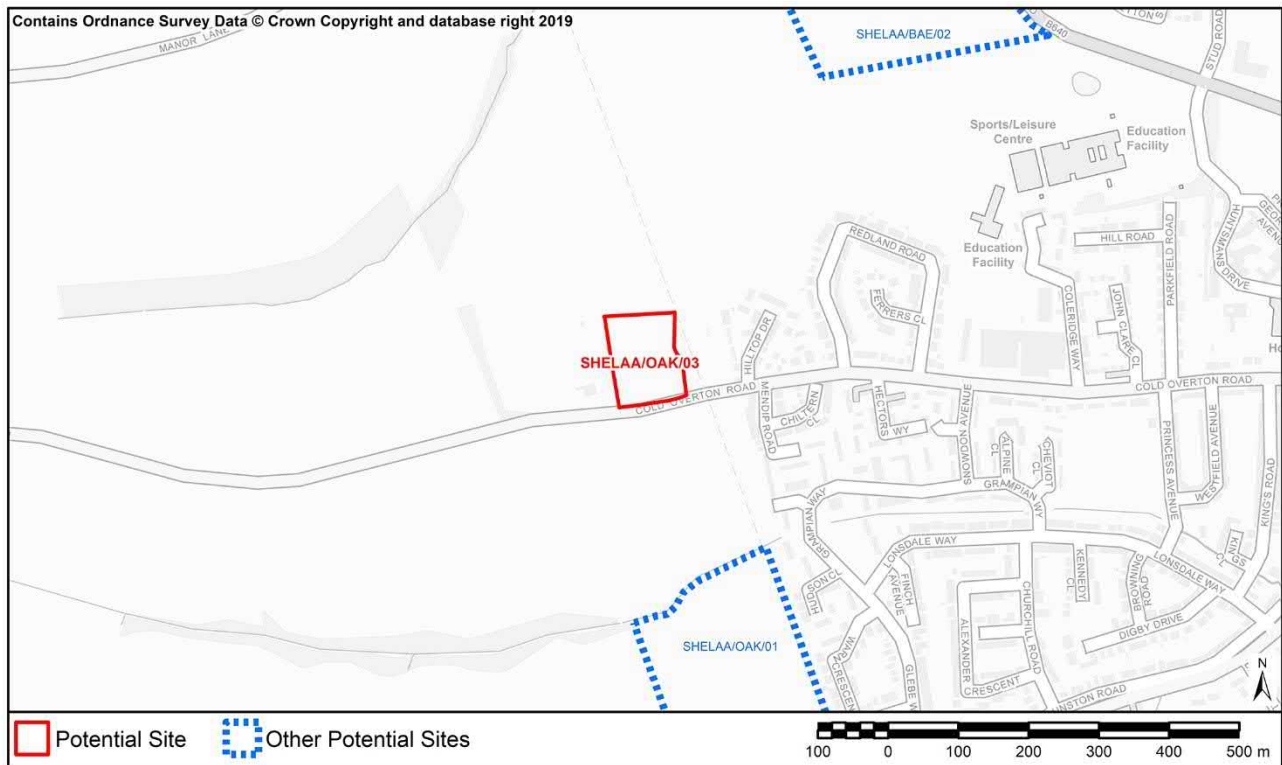


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	321m (Catmose Car Park Oak)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Oakham)
Registered Park or Garden	1481m (Burley On The Hill)
Scheduled Monument	692m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	119m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	500m - 600m
Proximity to Schools	800m - 900m (Name not provided)
Proximity to Doctor or Health Centre	1400m - 1500m (Name not provided)
Proximity to Railway Station	1400m - 1500m (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/03

Site Address: Cold Overton Road, Oakham

Site Area: 1.23ha

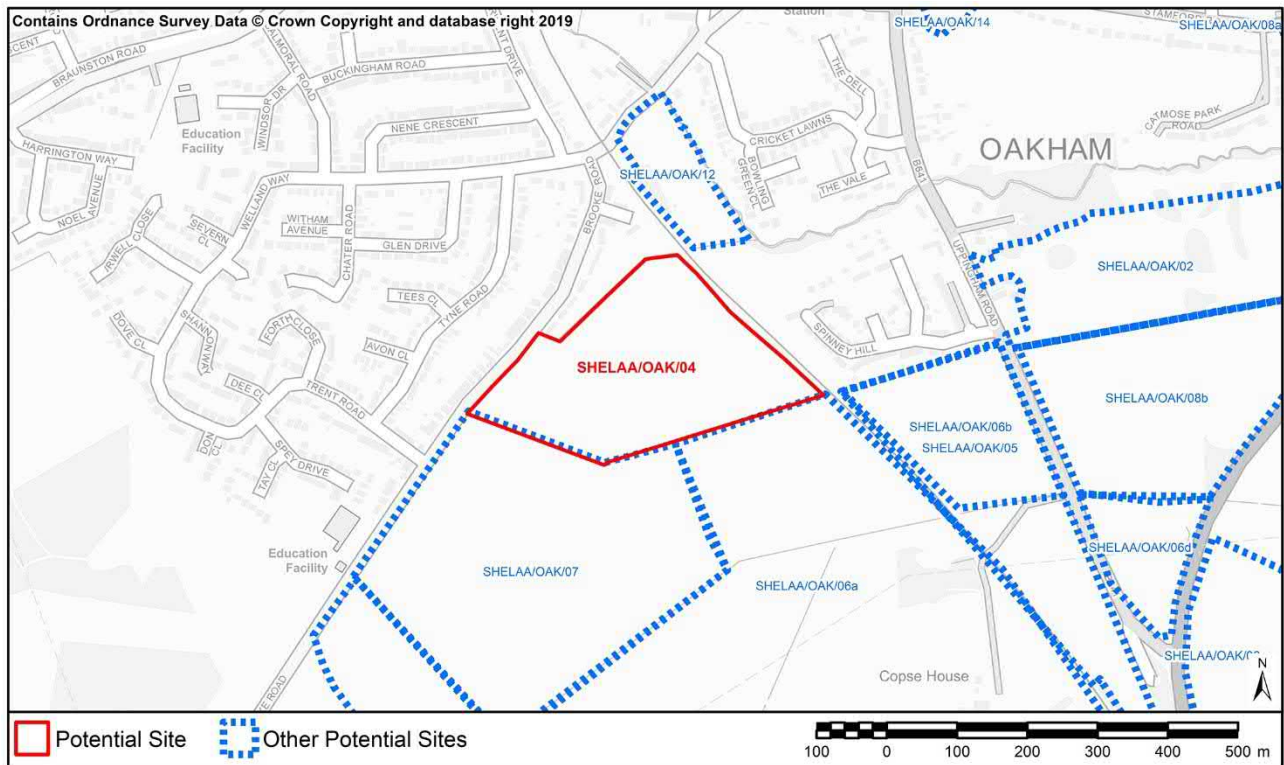


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1225m (Gorse Field Wood Meadow)
BAP Priority Habitat	298m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	1013m (Oakham)
Registered Park or Garden	3336m (Burley On The Hill)
Scheduled Monument	1466m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	665m (Barleythorpe House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	1200m - 1300m (Name not provided)
Proximity to Doctor or Health Centre	700m - 800m (Name not provided)
Proximity to Railway Station	1400m - 1500m (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	900m - 1000m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/04

Site Address: Land south of Brooke Road, Oakham

Site Area: 7.82ha

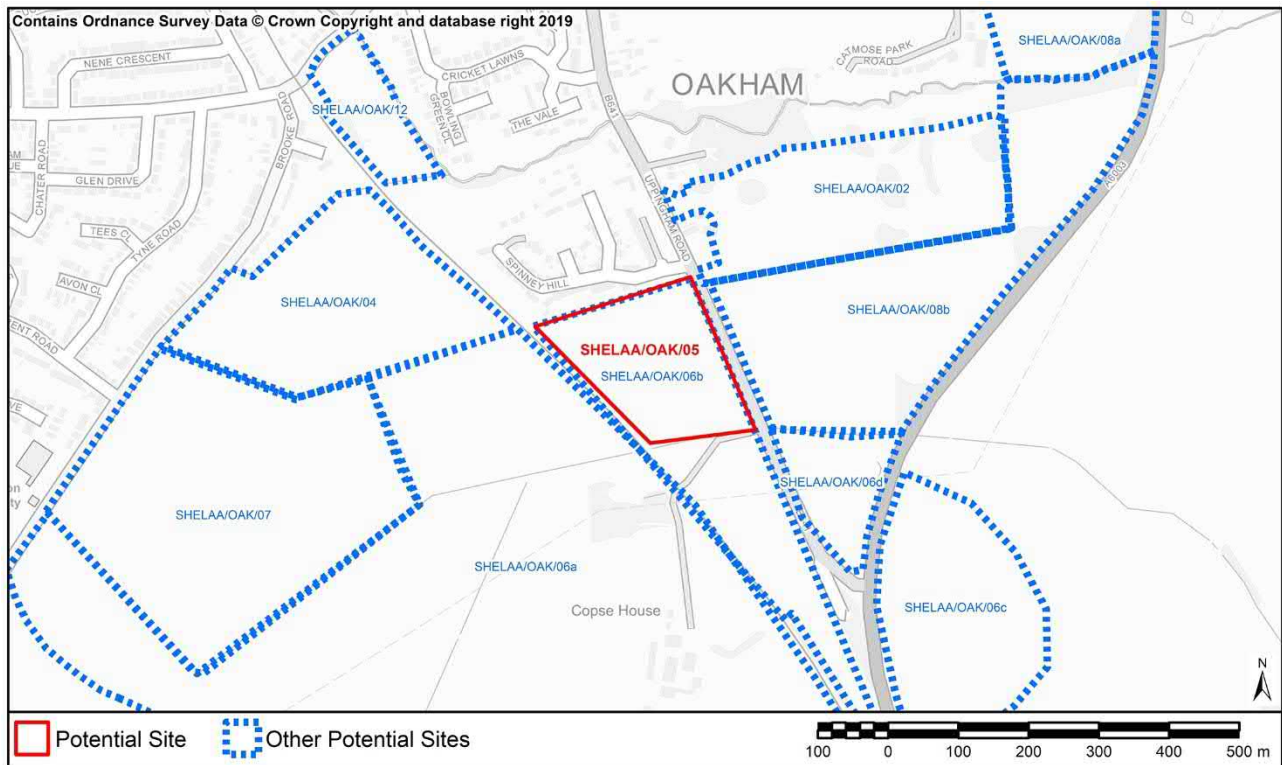


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	546m (Catmose Car Park Oak)
BAP Priority Habitat	246m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	210m (Oakham)
Registered Park or Garden	2228m (Burley On The Hill)
Scheduled Monument	678m (Butter Cross And Stocks)
Listed Building	319m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	900m - 1000m (Catmose Primary)
Proximity to Doctor or Health Centre	1200m - 1300m (Name not provided)
Proximity to Railway Station	1400m - 1500m (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/05

Site Address: Land off Uppingham Road, Oakham

Site Area: 4.14ha

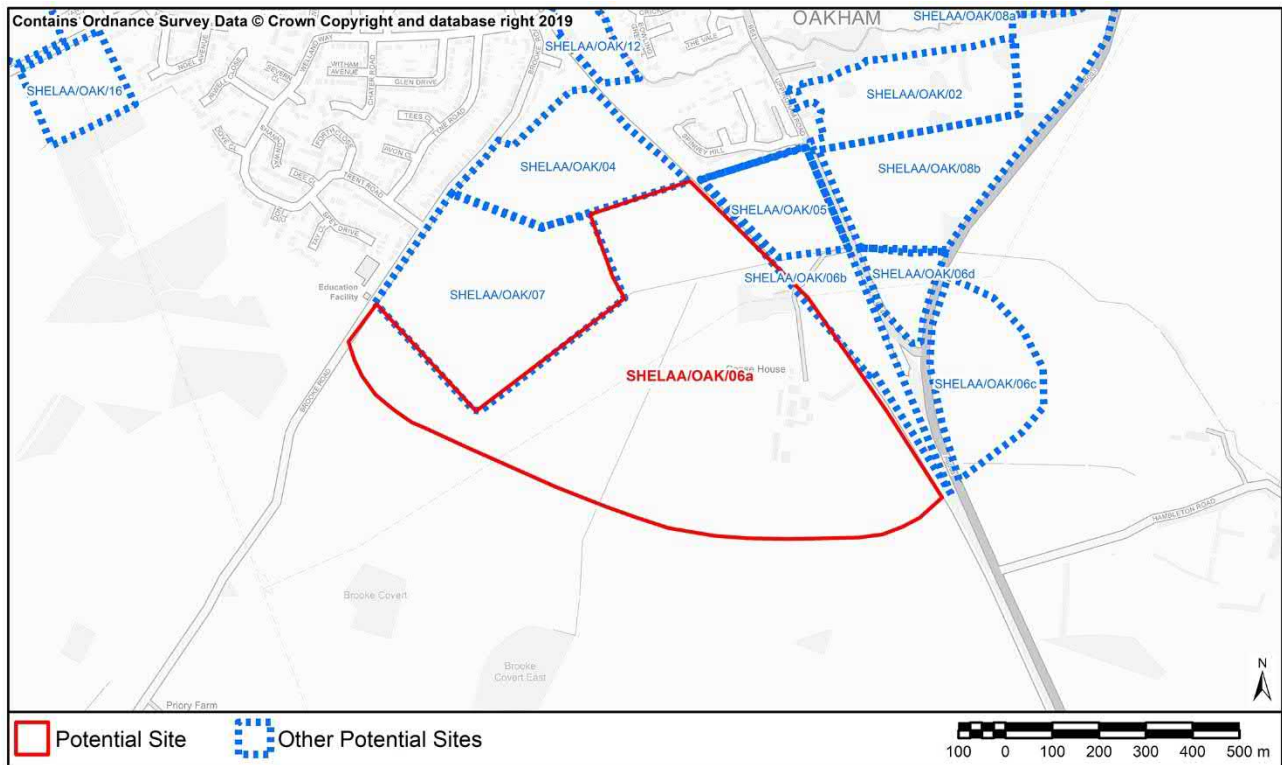


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	468m (Catmose Car Park Oak)
BAP Priority Habitat	69m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Oakham)
Registered Park or Garden	1947m (Burley On The Hill)
Scheduled Monument	822m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	245m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1000m - 1100m (Name not provided)
Proximity to Doctor or Health Centre	1600m - 1700m (Name not provided)
Proximity to Railway Station	1600m - 1700m (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/06a

Site Address: Grange Farm, Uppingham Road, Oakham

Site Area: 47.37ha

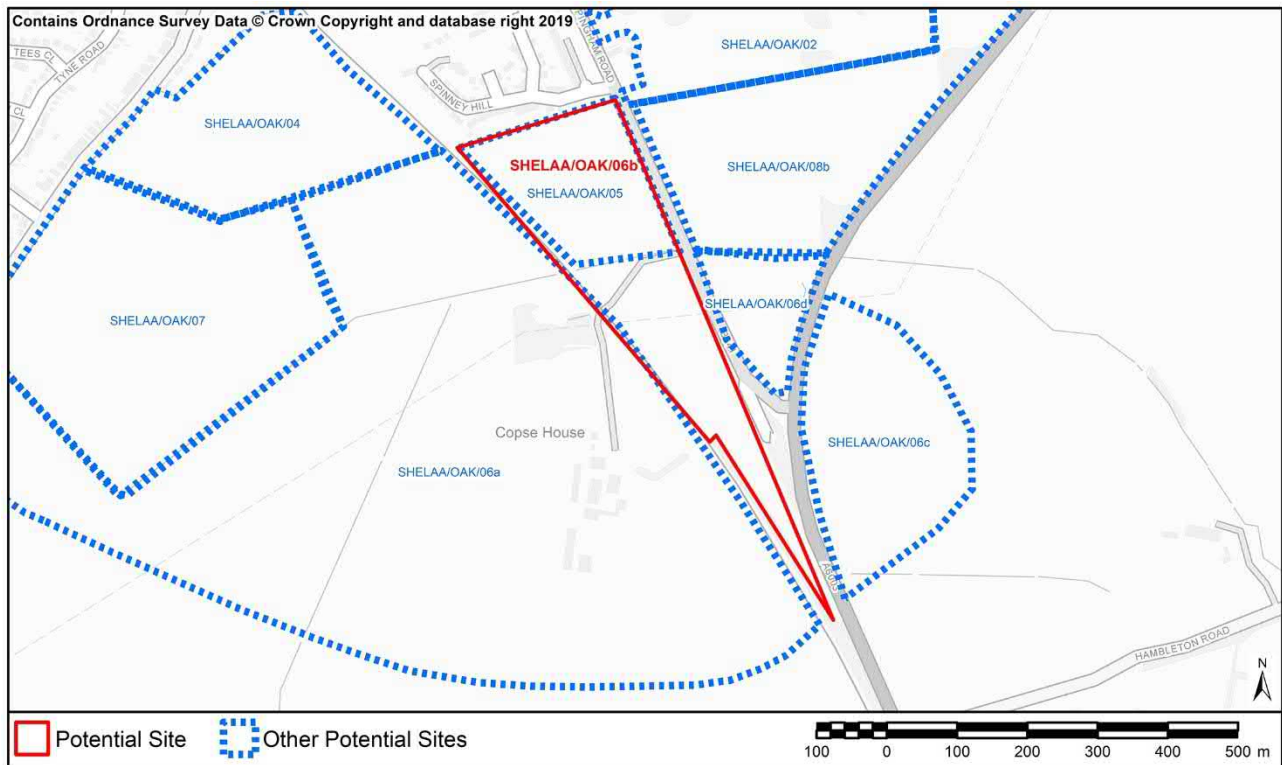


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	188m (Egleton Hedgerow Oak)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	219m (Oakham)
Registered Park or Garden	2028m (Burley On The Hill)
Scheduled Monument	863m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	331m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	1000m - 1100m (Catmose Primary)
Proximity to Doctor or Health Centre	1500m - 1600m (Name not provided)
Proximity to Railway Station	1900m - 2000m (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/06b

Site Address: Grange Farm, Uppingham Road, Oakham

Site Area: 8.32ha

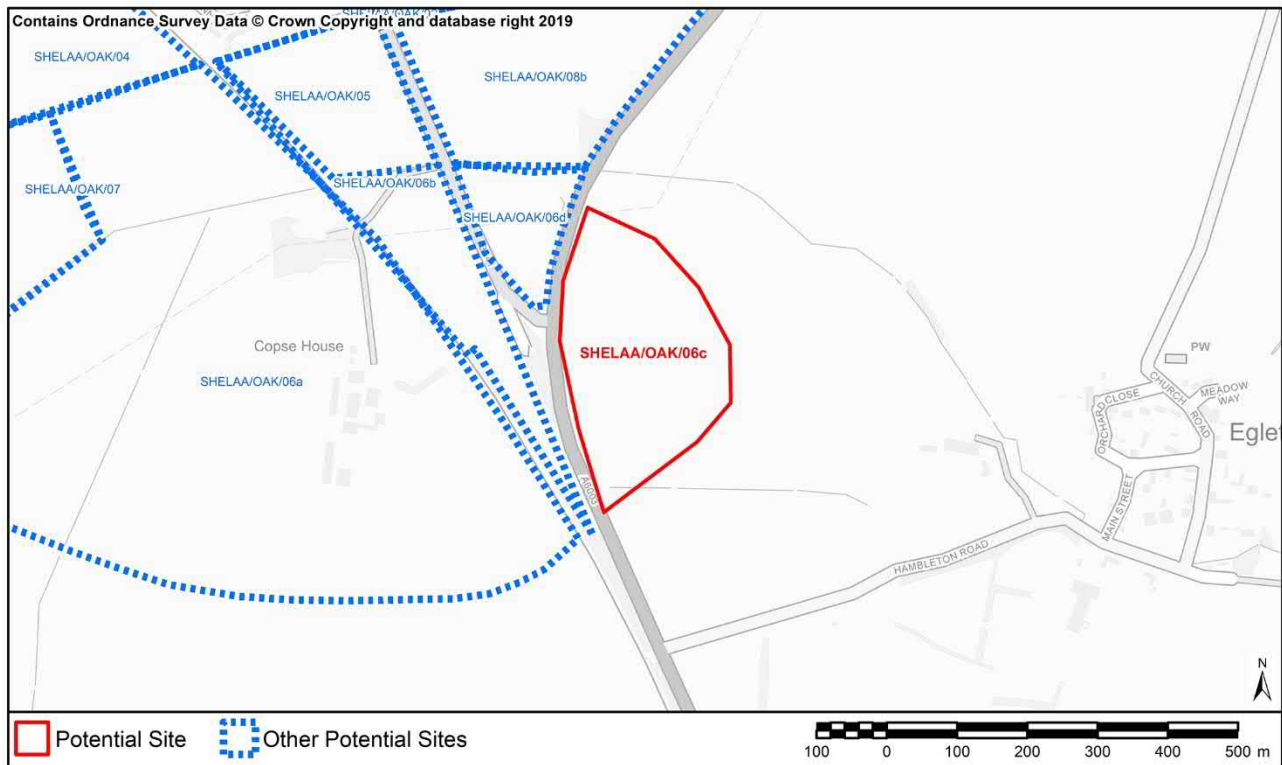


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	253m (Egleton Hedgerow Oak)
BAP Priority Habitat	11m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Oakham)
Registered Park or Garden	1947m (Burley On The Hill)
Scheduled Monument	825m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	247m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1000m - 1100m (Name not provided)
Proximity to Doctor or Health Centre	1600m - 1700m (Name not provided)
Proximity to Railway Station	1600m - 1700m (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/OAK/06c

Site Address: Grange Farm, Uppingham Road, Oakham

Site Area: 6.9ha

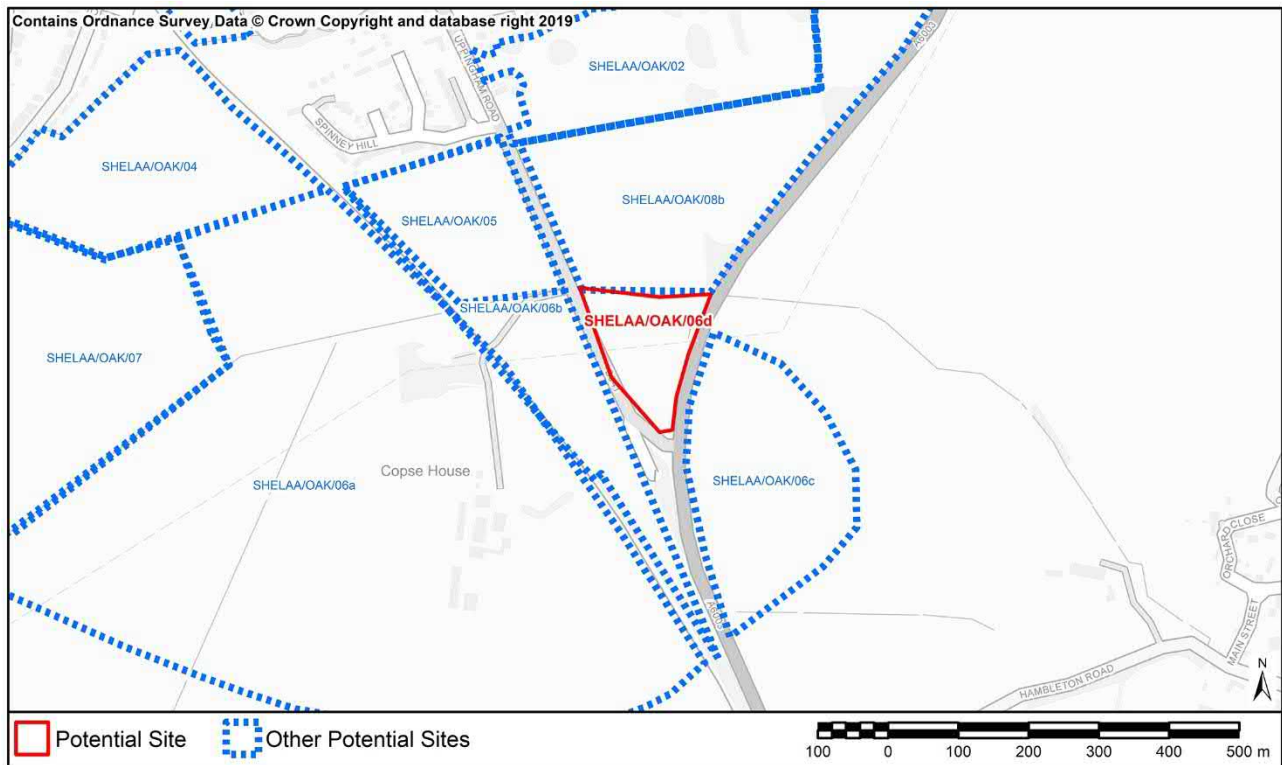


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	286m (Egleton Hedgerow Oak)
BAP Priority Habitat	291m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	214m (Egleton)
Registered Park or Garden	1691m (Burley On The Hill)
Scheduled Monument	1194m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	515m (128, Orchard Close)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1200m - 1300m
Proximity to Schools	1500m - 1600m (Name not provided)
Proximity to Doctor or Health Centre	2km - 2.5km (Name not provided)
Proximity to Railway Station	2km - 2.5km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/OAK/06d

Site Address: Grange Farm, Uppingham Road, Oakham

Site Area: 2.13ha

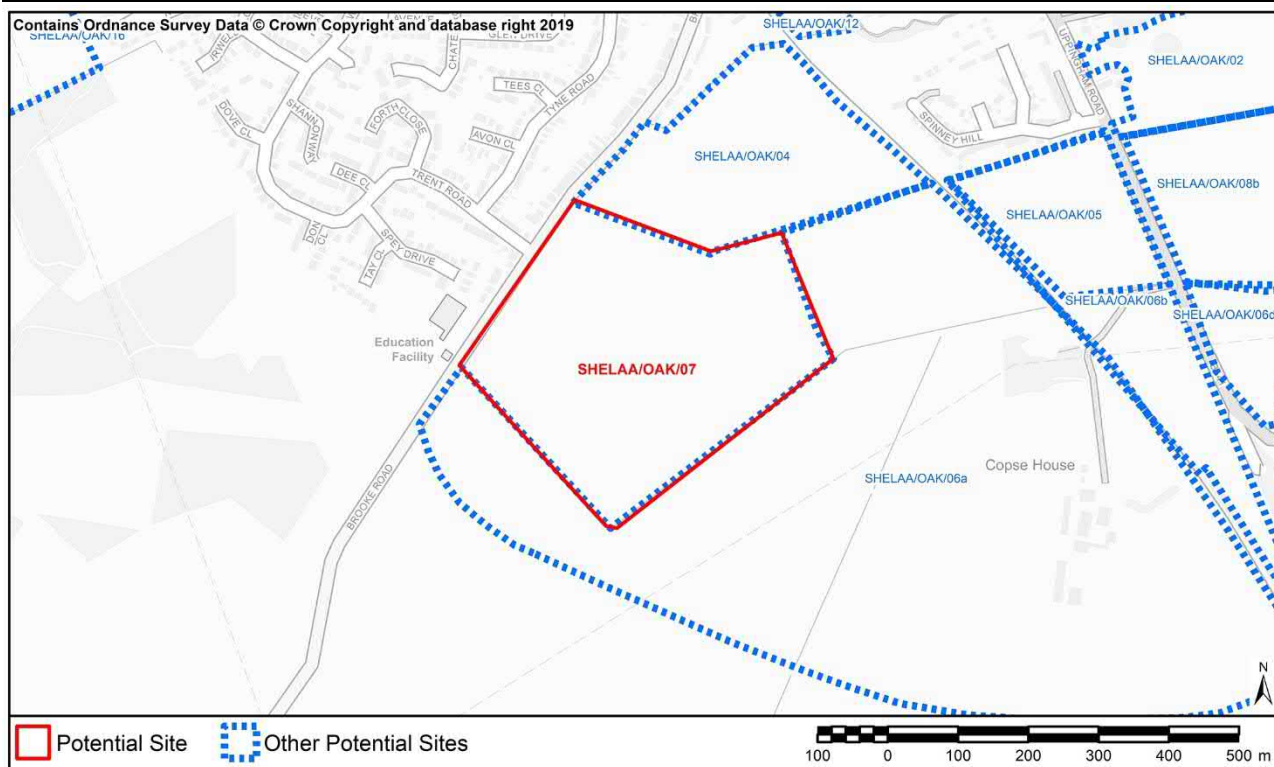


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	572m (Egleton Hedgerow Oak)
BAP Priority Habitat	168m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	219m (Oakham)
Registered Park or Garden	1757m (Burley On The Hill)
Scheduled Monument	1061m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	490m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	1200m - 1300m (Name not provided)
Proximity to Doctor or Health Centre	1800m - 1900m (Name not provided)
Proximity to Railway Station	1800m - 1900m (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/OAK/07

Site Address: South of Brooke Road, Oakham

Site Area: 14.44ha

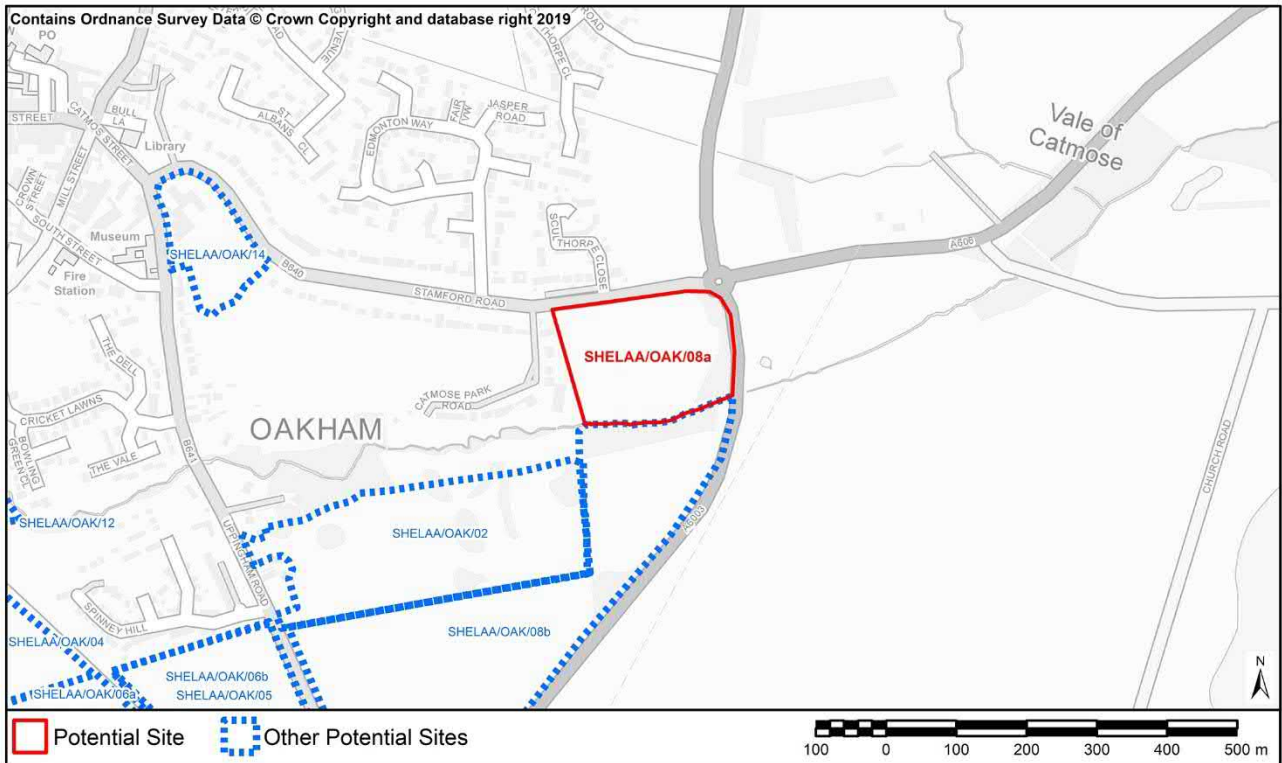


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	400m (Gorse Field Wood Meadow)
BAP Priority Habitat	242m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	472m (Oakham)
Registered Park or Garden	2433m (Burley On The Hill)
Scheduled Monument	945m (Butter Cross And Stocks)
Listed Building	513m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	900m - 1000m (Catmose Primary)
Proximity to Doctor or Health Centre	1300m - 1400m (Name not provided)
Proximity to Railway Station	1500m - 1600m (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/08a

Site Address: Stamford Road & Uppingham Road, Oakham

Site Area: 3.97ha

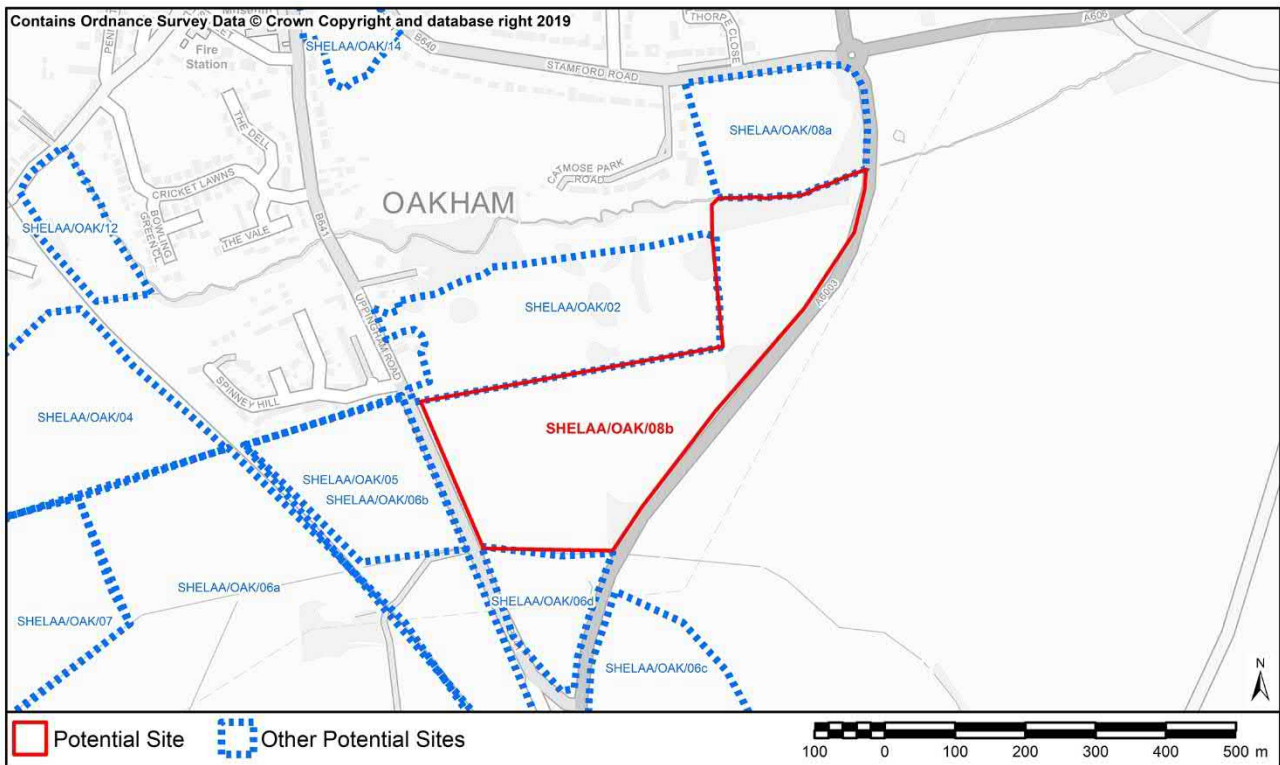


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	413m (Catmose Car Park Oak)
BAP Priority Habitat	1m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	1m (Oakham)
Registered Park or Garden	1237m (Burley On The Hill)
Scheduled Monument	716m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	536m (Catmose (Rutland District Council Offices))
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	900m - 1000m (Name not provided)
Proximity to Doctor or Health Centre	1600m - 1700m (Name not provided)
Proximity to Railway Station	1600m - 1700m (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/08b

Site Address: Stamford Road & Uppingham Road, Oakham

Site Area: 11.88ha

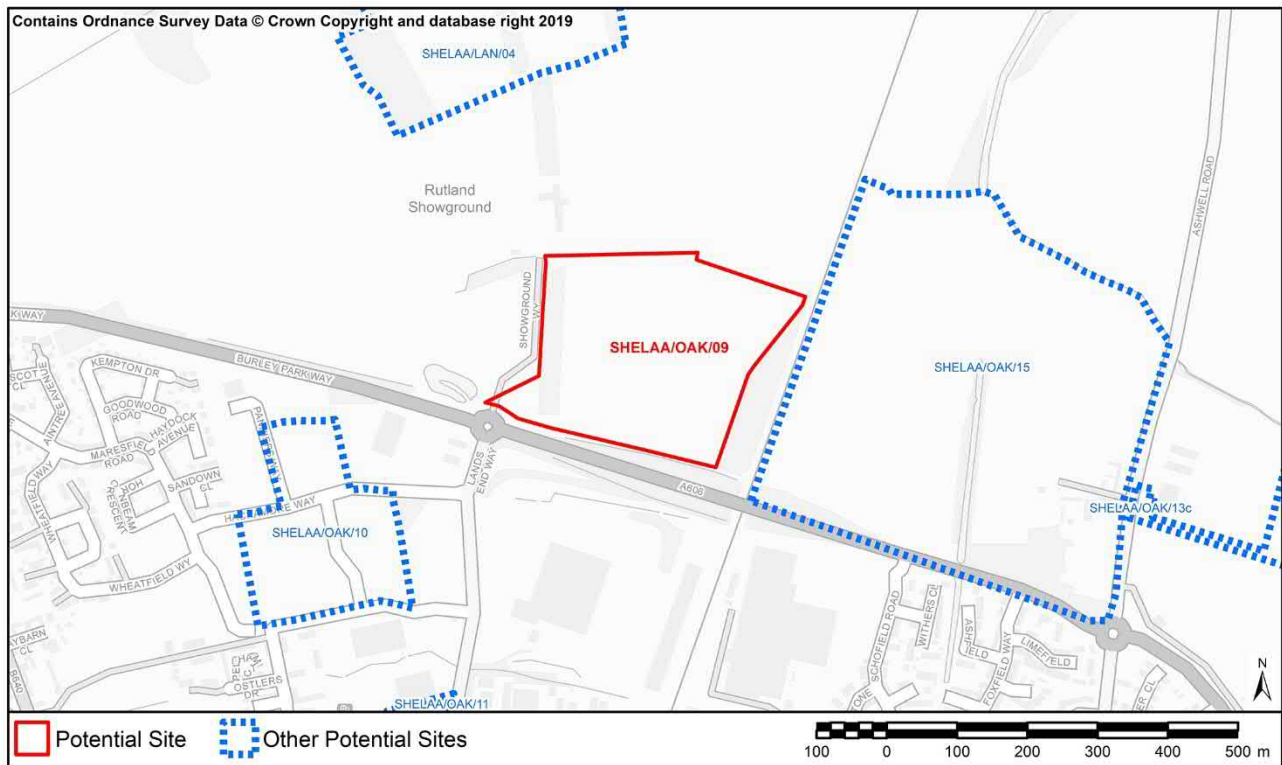


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	477m (Catmose Car Park Oak)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Oakham)
Registered Park or Garden	1253m (Burley On The Hill)
Scheduled Monument	838m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	267m (Swooning Bridge)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1000m - 1100m (Name not provided)
Proximity to Doctor or Health Centre	1600m - 1700m (Name not provided)
Proximity to Railway Station	1600m - 1700m (Oakham Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/09

Site Address: Land off Burley Park Way, Oakham

Site Area: 8.57ha

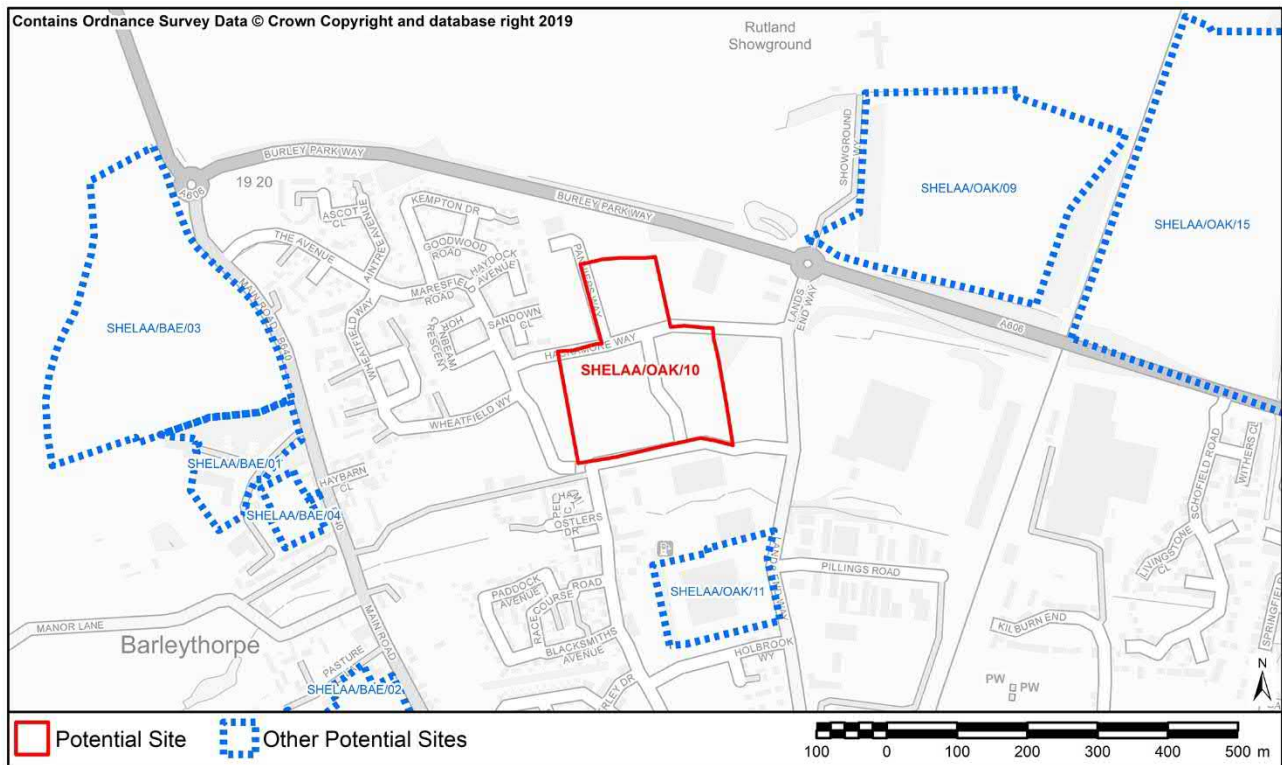


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	82m (Hedgerow Ash 1)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	970m (Oakham)
Registered Park or Garden	1841m (Burley On The Hill)
Scheduled Monument	1072m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	553m (Perimeter Walls And Railings At East End Of Oakham Cemetery)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	1200m - 1300m (Name not provided)
Proximity to Doctor or Health Centre	1600m - 1700m (Name not provided)
Proximity to Railway Station	1700m - 1800m (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/10

Site Address: Land off Hackamore Way & Panniers Way, Oakham

Site Area: 4.77ha

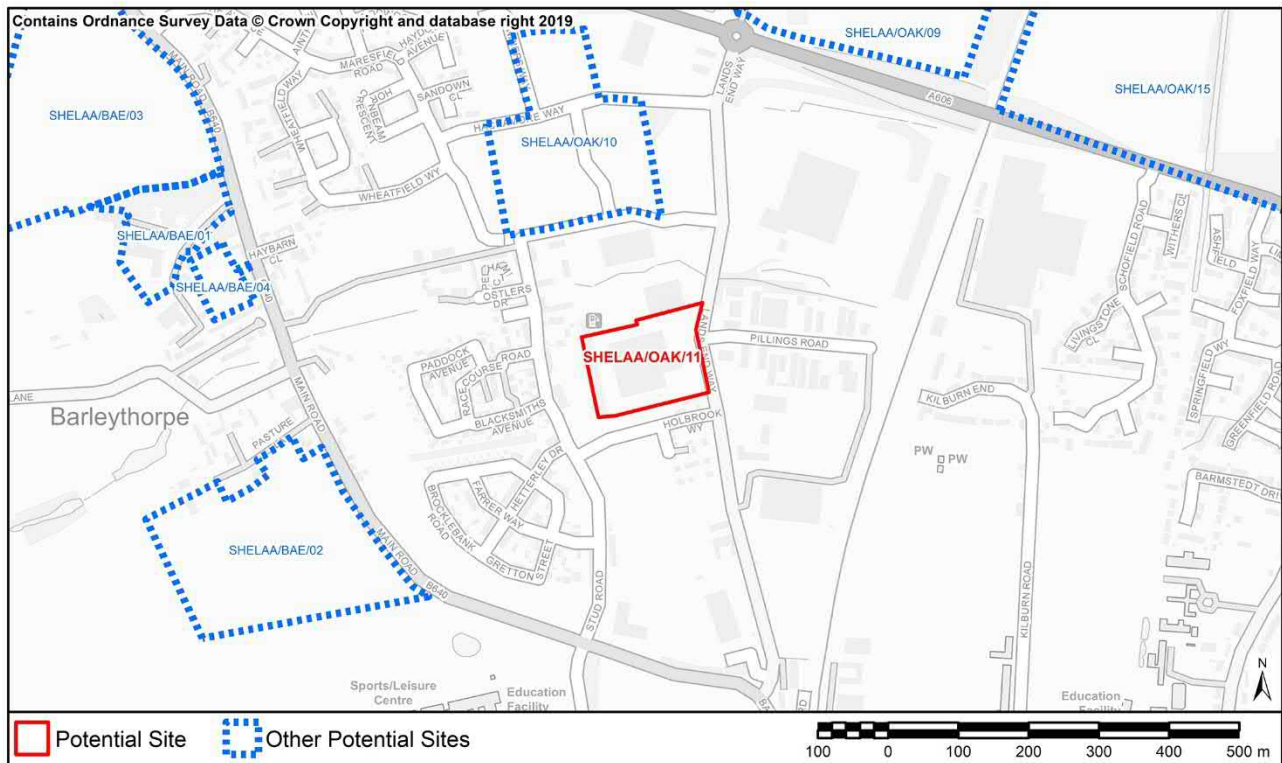


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	581m (Hedgerow Ash 2)
BAP Priority Habitat	384m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	798m (Oakham)
Registered Park or Garden	2342m (Burley On The Hill)
Scheduled Monument	1062m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	368m (34, Main Road)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	1200m - 1300m
Proximity to Schools	1000m - 1100m (Name not provided)
Proximity to Doctor or Health Centre	1400m - 1500m (Name not provided)
Proximity to Railway Station	1500m - 1600m (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/11

Site Address: Lands' End Way, Oakham

Site Area: 2ha

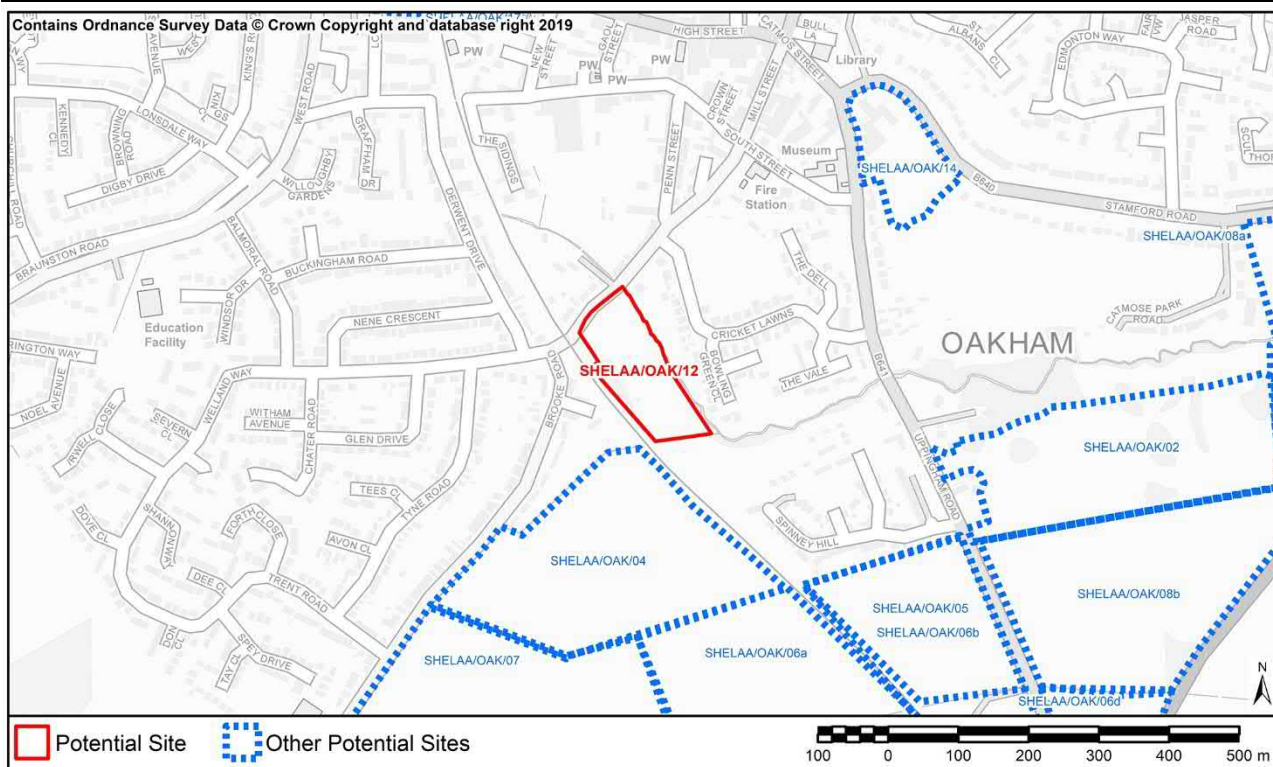


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	616m (Hedgerow Ash 2)
BAP Priority Habitat	492m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	540m (Oakham)
Registered Park or Garden	2286m (Burley On The Hill)
Scheduled Monument	827m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	347m (Pair Of Chapels At Oakham Cemetery)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	600m - 700m (Name not provided)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided)
Proximity to Railway Station	1100m - 1200m (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/12

Site Address: Allotments on Brooke Road, Oakham

Site Area: 1.87ha

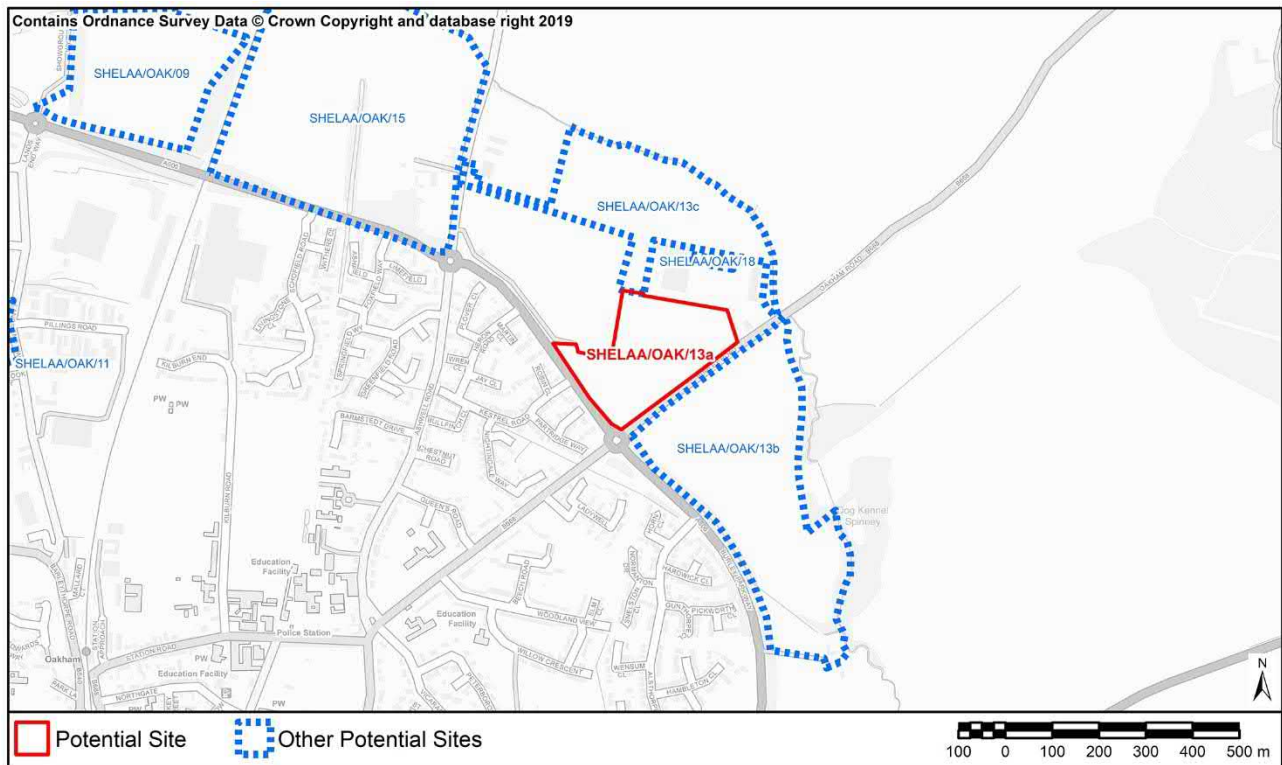


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	442m (Catmose Car Park Oak)
BAP Priority Habitat	68m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	9m (Oakham)
Registered Park or Garden	2285m (Burley On The Hill)
Scheduled Monument	458m (Butter Cross And Stocks)
Listed Building	112m (Oakham Drill Hall)
Agricultural Land Classification	Grade 4/5 Agricultural or Urban
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	200m - 300m
Proximity to Schools	600m - 700m (Name not provided)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided)
Proximity to Railway Station	1100m - 1200m (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/13a

Site Address: Land off Burley Road, Oakham

Site Area: 5.84ha

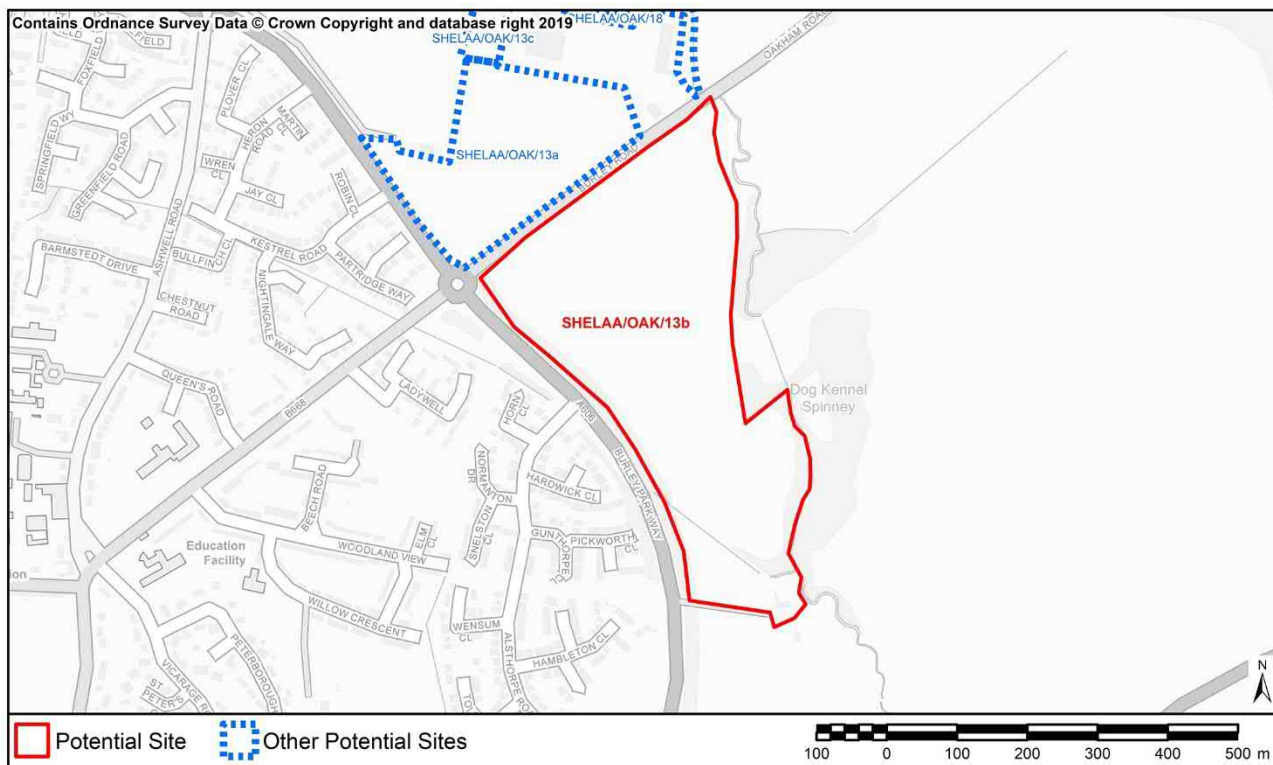


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	793m (Hedgerow Ash 2)
BAP Priority Habitat	220m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	684m (Oakham)
Registered Park or Garden	753m (Burley On The Hill)
Scheduled Monument	712m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	571m (Catmose Vale Hospital, Attached Boundary Wall And Two Outbuildings To North West)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	1000m - 1100m (Oakham C of E Primary, Oakham C of E and The Parks School)
Proximity to Doctor or Health Centre	2km - 2.5km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	1800m - 1900m (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	500m - 600m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/13b

Site Address: Land off Burley Road, Oakham

Site Area: 15.79ha

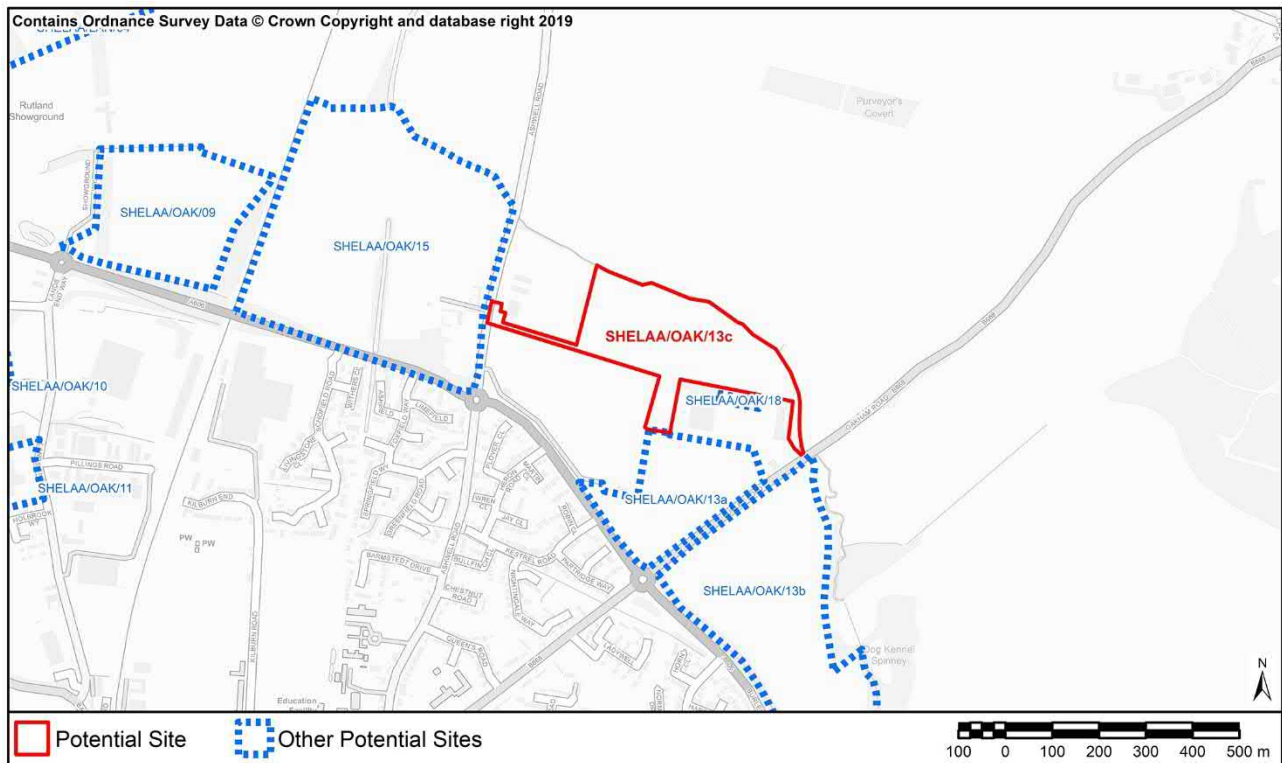


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	876m (Catmose Car Park Oak)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	620m (Oakham)
Registered Park or Garden	639m (Burley On The Hill)
Scheduled Monument	727m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	648m (Catmose Vale Hospital, Attached Boundary Wall And Two Outbuildings To North West)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	800m - 900m (Oakham C of E and The Parks School, Oakham C of E Primary)
Proximity to Doctor or Health Centre	1700m - 1800m (Name not provided)
Proximity to Railway Station	1400m - 1500m (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/13c

Site Address: Land off Burley Road, Oakham

Site Area: 8.42ha

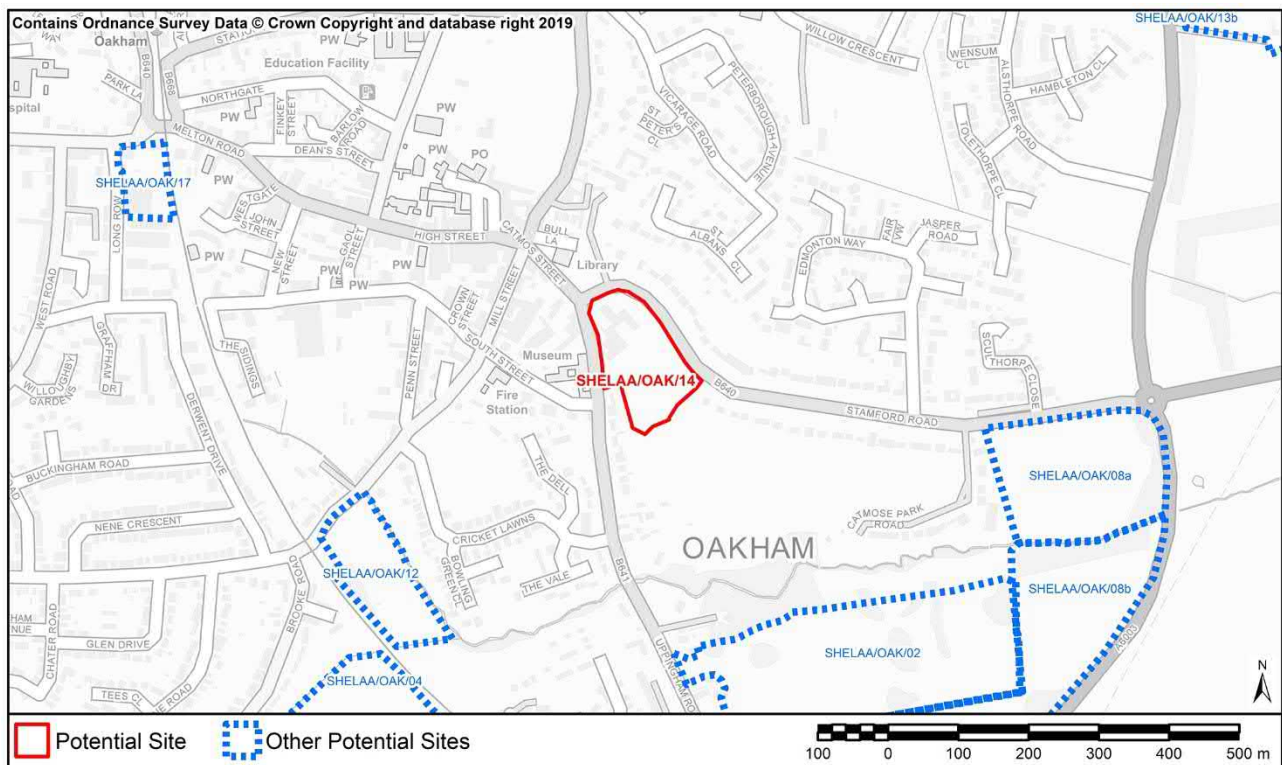


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	459m (Hedgerow Ash 2)
BAP Priority Habitat	86m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	904m (Oakham)
Registered Park or Garden	650m (Burley On The Hill)
Scheduled Monument	939m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	686m (Perimeter Walls And Railings At East End Of Oakham Cemetery)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	800m - 900m (Oakham C of E Primary, Oakham C of E and The Parks School)
Proximity to Doctor or Health Centre	1700m - 1800m (Name not provided)
Proximity to Railway Station	1500m - 1600m (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/14

Site Address: Catmose, Oakham

Site Area: 1.82ha

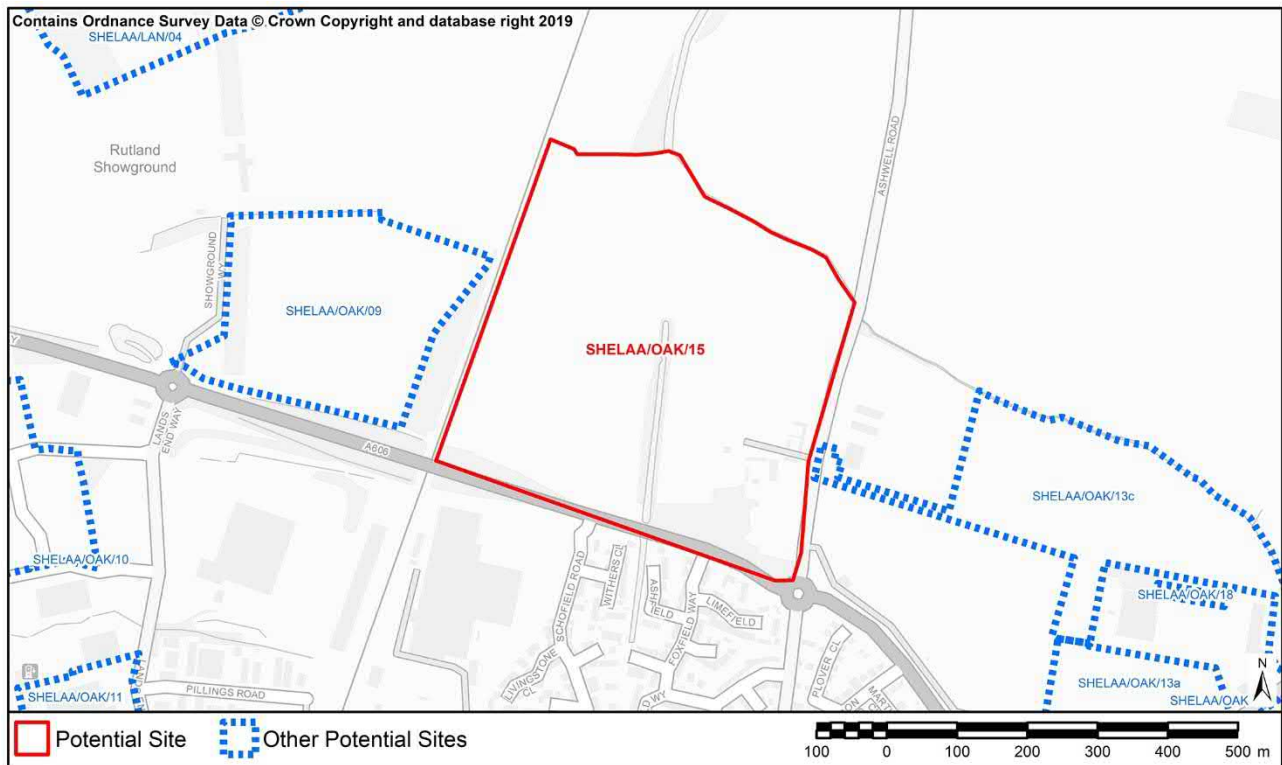


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	0m (Catmose Car Park Oak)
BAP Priority Habitat	188m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Oakham)
Registered Park or Garden	1886m (Burley On The Hill)
Scheduled Monument	179m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	0m (Catmose (Rutland District Council Offices))
Agricultural Land Classification	Grade 4/5 Agricultural or Urban
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	100m - 200m
Proximity to Schools	300m - 400m (Name not provided)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided)
Proximity to Railway Station	1000m - 1100m (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/15

Site Address: Land at Springfield, Oakham

Site Area: 24.06ha

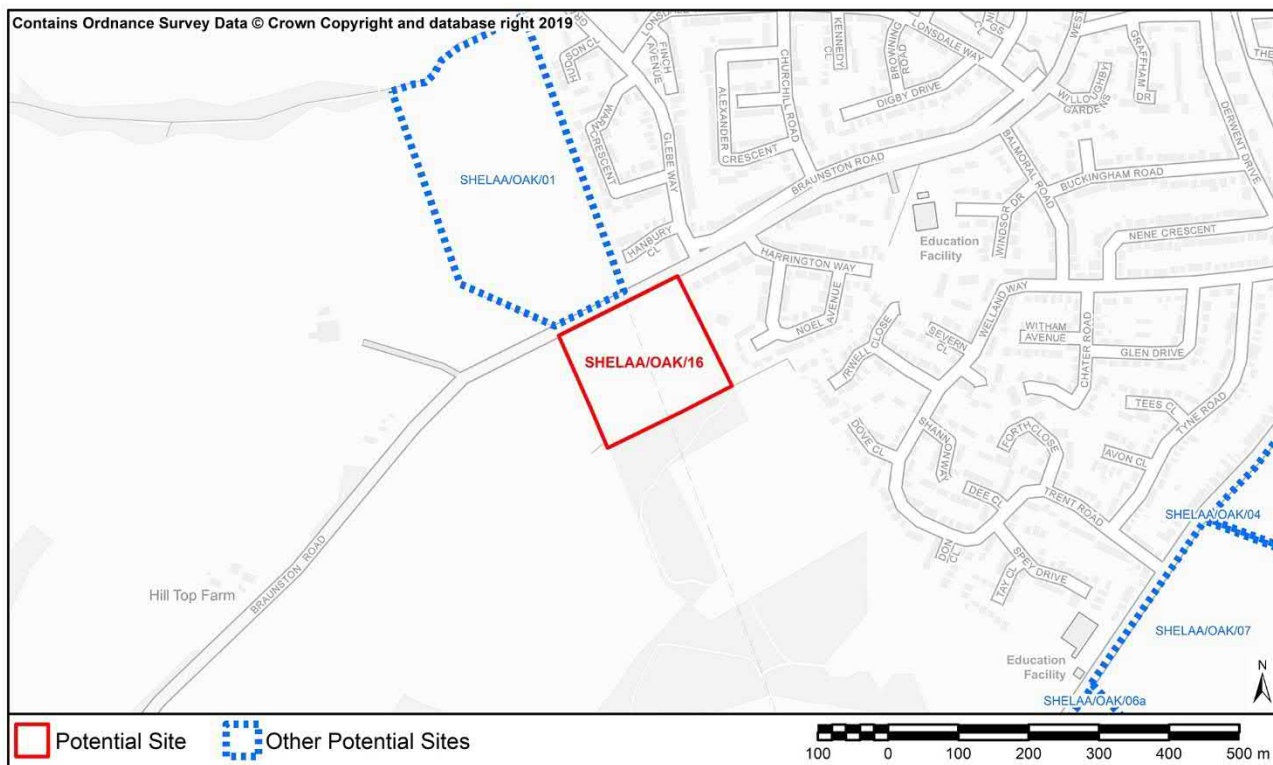


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	0m (Hedgerow Ash 1)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	810m (Oakham)
Registered Park or Garden	1324m (Burley On The Hill)
Scheduled Monument	854m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	455m (Perimeter Walls And Railings At East End Of Oakham Cemetery)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1300m - 1400m
Proximity to Schools	1100m - 1200m (Oakham C of E and The Parks School, Oakham C of E Primary)
Proximity to Doctor or Health Centre	1900m - 2000m (Name not provided)
Proximity to Railway Station	1600m - 1700m (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/16

Site Address: Land south of Braunston Road, Oakham

Site Area: 3.39ha

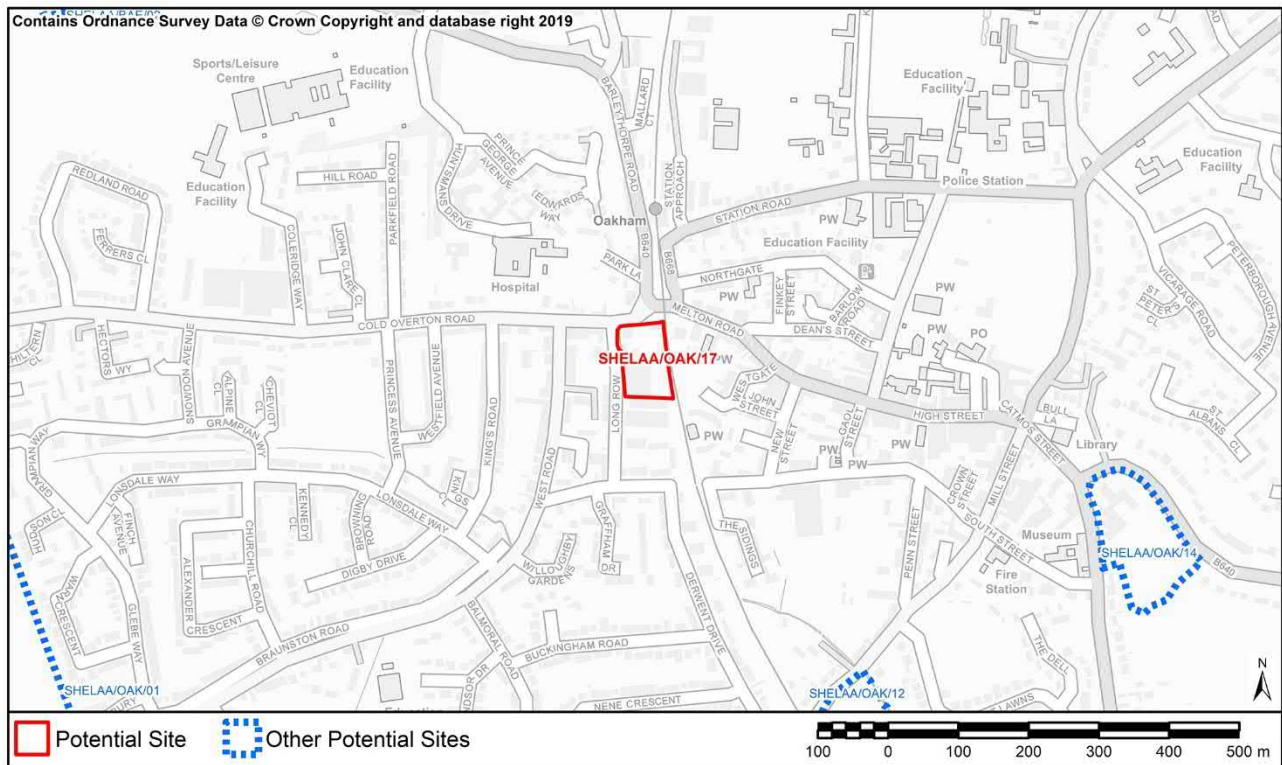


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	376m (Gorse Field Wood Meadow)
BAP Priority Habitat	413m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	910m (Oakham)
Registered Park or Garden	3287m (Burley On The Hill)
Scheduled Monument	1277m (Butter Cross And Stocks)
Listed Building	866m (32, Cold Overton Road)
Agricultural Land Classification	Grade 4/5 Agricultural or Urban
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	600m - 700m (Catmose Primary)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided)
Proximity to Railway Station	1400m - 1500m (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/17

Site Address: Long Row, Oakham

Site Area: 0.69ha

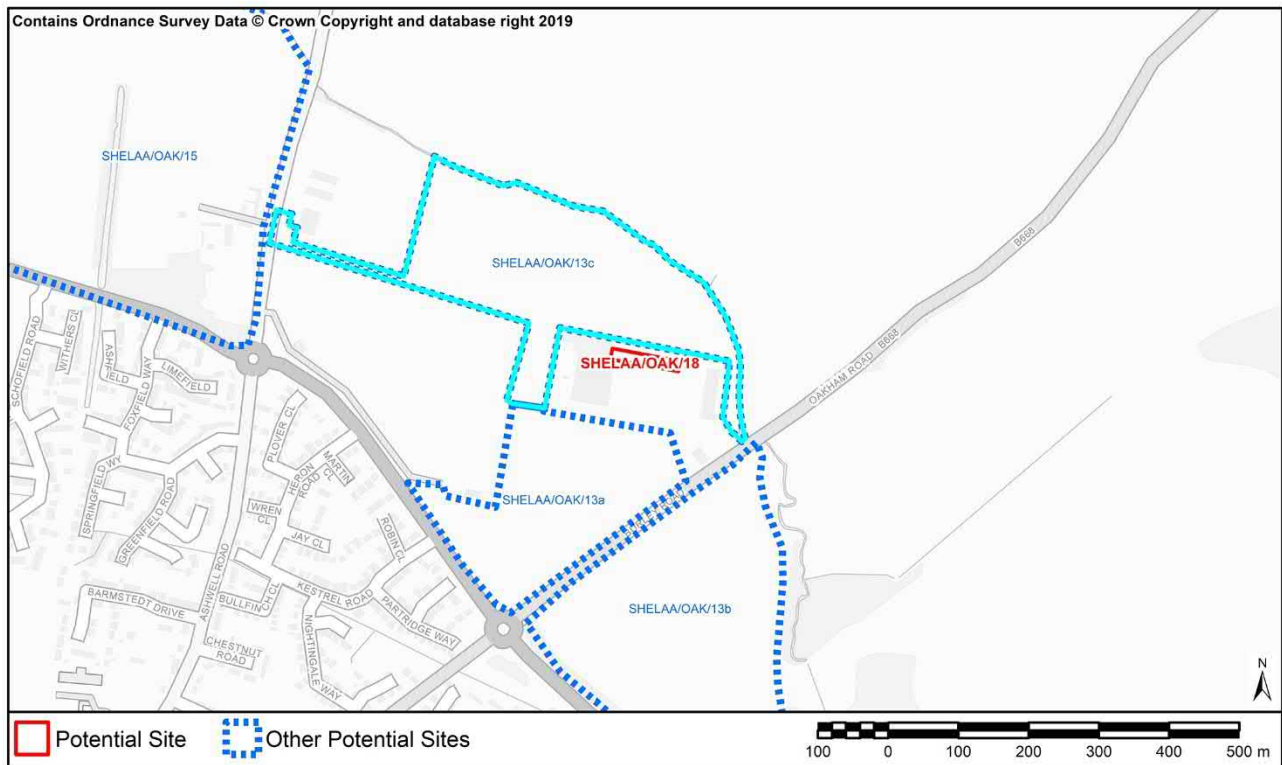


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	759m (Catmose Car Park Oak)
BAP Priority Habitat	326m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Oakham)
Registered Park or Garden	2347m (Burley On The Hill)
Scheduled Monument	399m (Butter Cross And Stocks)
Listed Building	14m (Oakham Level Crossing Footbridge)
Agricultural Land Classification	Grade 4/5 Agricultural or Urban
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	100m - 200m
Proximity to Schools	200m - 300m (Name not provided)
Proximity to Doctor or Health Centre	200m - 300m (Name not provided)
Proximity to Railway Station	400m - 500m (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/OAK/18

Site Address: Co-op Site, Oakham

Site Area: 0.15ha

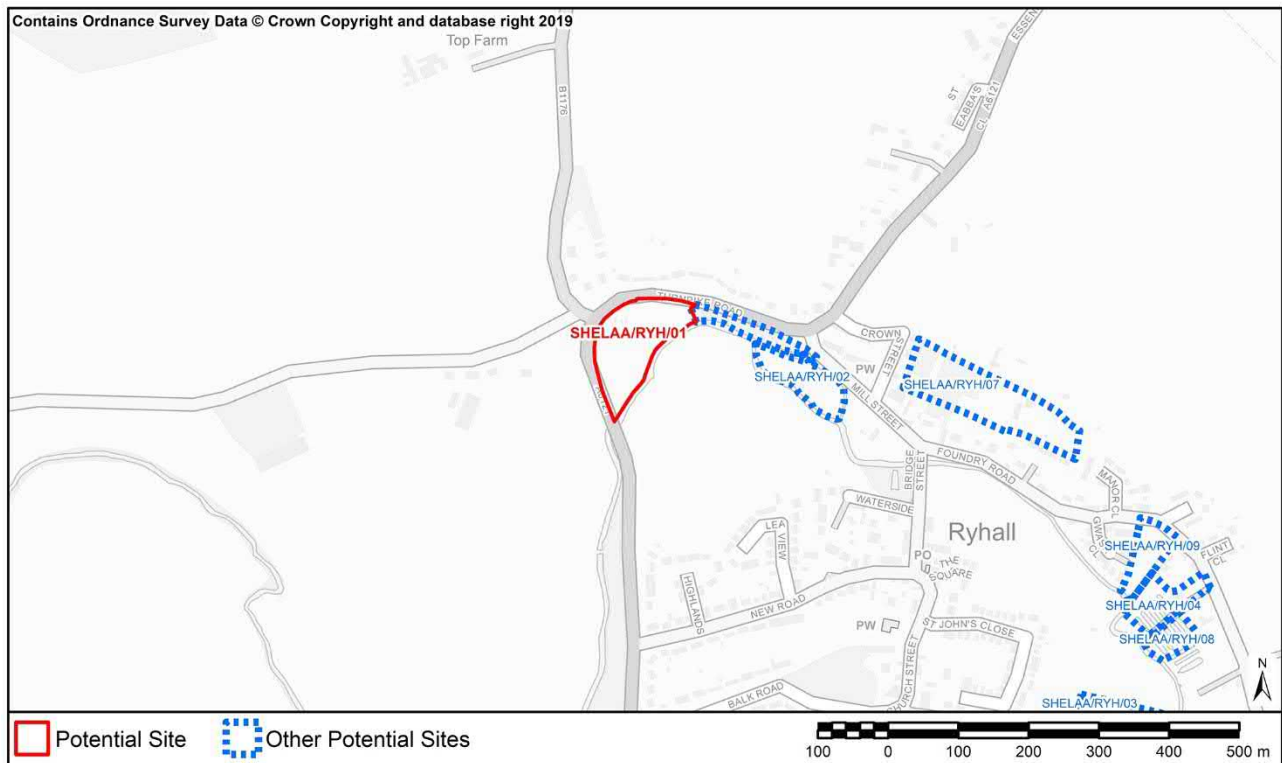


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	972m (Hedgerow Ash 2)
BAP Priority Habitat	348m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	1044m (Oakham)
Registered Park or Garden	736m (Burley On The Hill)
Scheduled Monument	1076m (Oakham Motte And Bailey Castle And Medieval Gardens)
Listed Building	910m (Catmose Vale Hospital, Attached Boundary Wall And Two Outbuildings To North West)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1600m - 1700m
Proximity to Schools	1400m - 1500m (Oakham C of E and The Parks School, Oakham C of E Primary)
Proximity to Doctor or Health Centre	2km - 2.5km (Name not provided)
Proximity to Railway Station	2km - 2.5km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	1000m - 1100m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/RYH/01

Site Address: Land at junction of B1176 & Turnpike Road, Ryhall

Site Area: 1.29ha

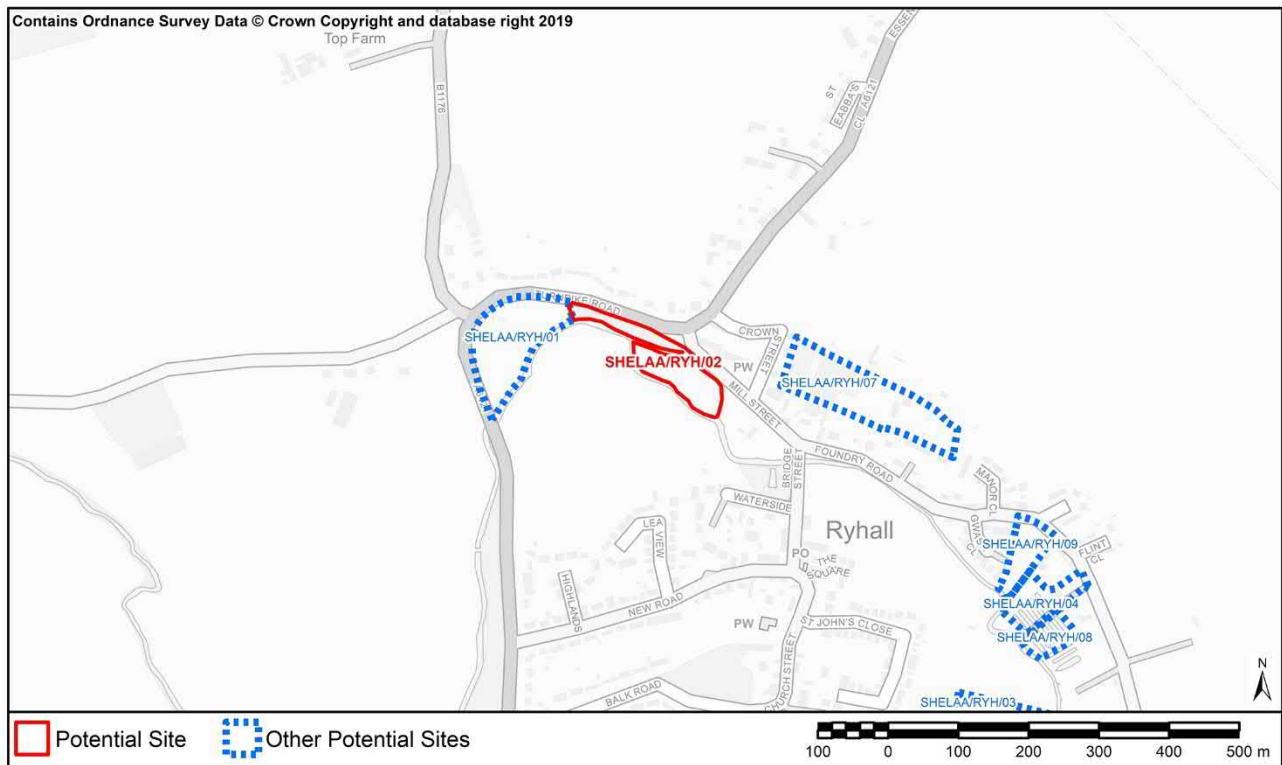


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	895m (Ryhall Rd hedge SE of Frith Farm (south side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	167m (Ryhall)
Registered Park or Garden	4246m (Burghley House)
Scheduled Monument	2113m (Essendine Castle Moated Site)
Listed Building	235m (New Row)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1000m - 1100m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/02

Site Address: Land off Mill Street, Ryhall

Site Area: 0.89ha

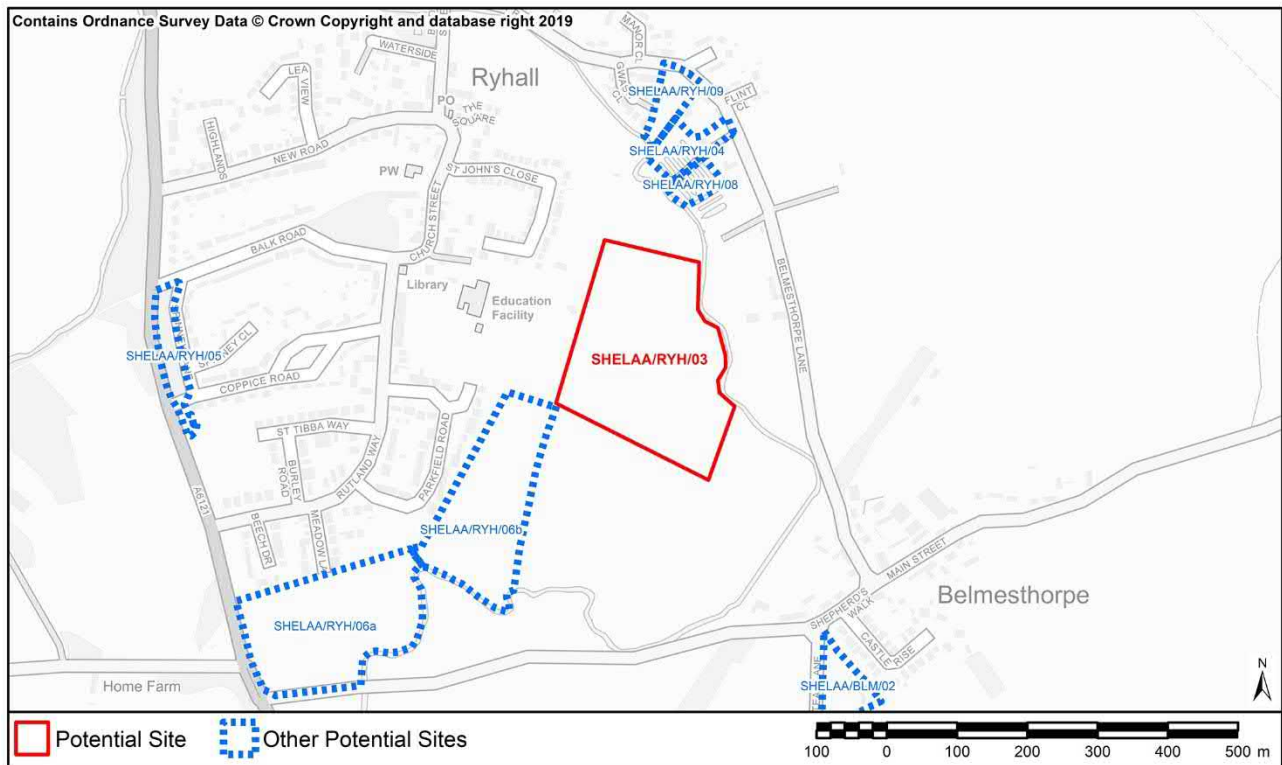


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	914m (The Freewards Woodland Verge (N side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	0m (Ryhall)
Registered Park or Garden	4216m (Burghley House)
Scheduled Monument	2048m (Essendine Castle Moated Site)
Listed Building	39m (New Row)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Ryhall C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/03

Site Address: Land off Church Street, Ryhall

Site Area: 5.49ha

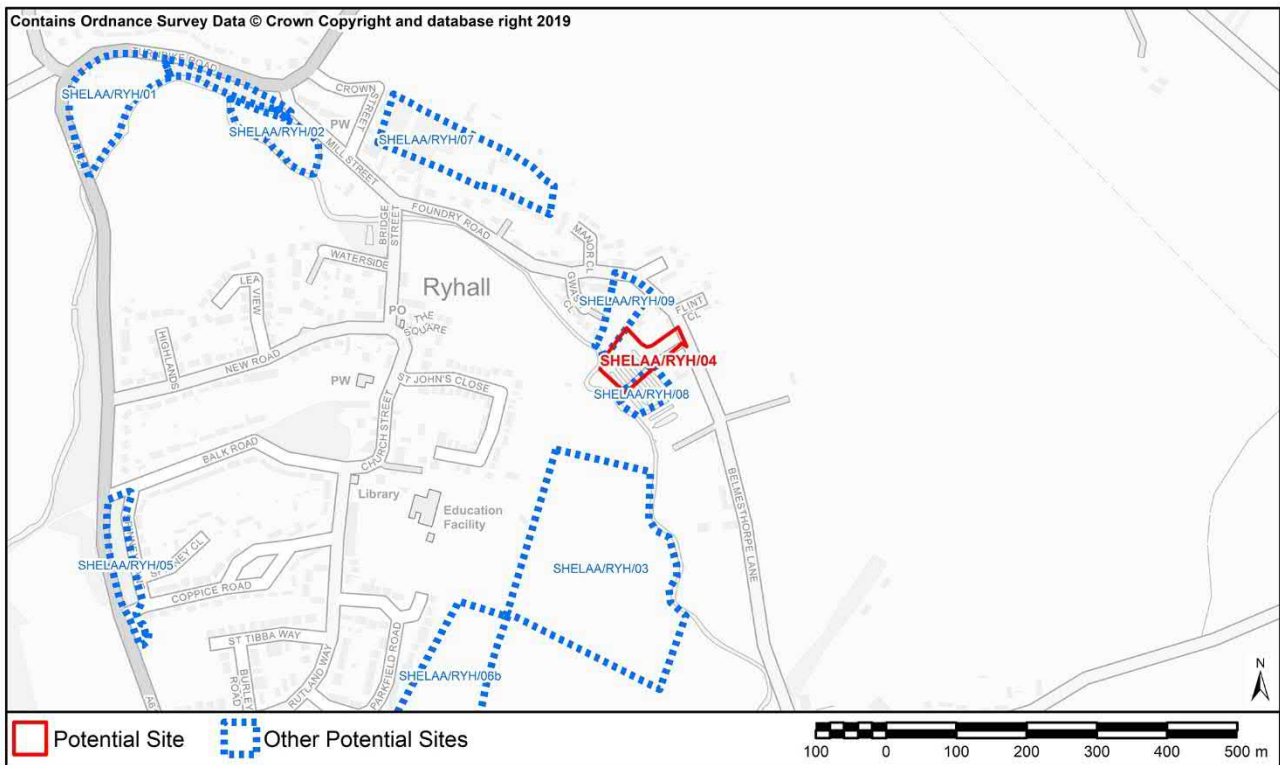


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	428m (Belmesthorpe Railway)
BAP Priority Habitat	161m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	180m (Ryhall)
Registered Park or Garden	3441m (Burghley House)
Scheduled Monument	2221m (Essendine Castle Moated Site)
Listed Building	204m (Bridge Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	400m - 500m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/RYP/04

Site Address: River Gwash Trout Farm, Belmesthorpe Lane, Ryhall

Site Area: 0.53ha

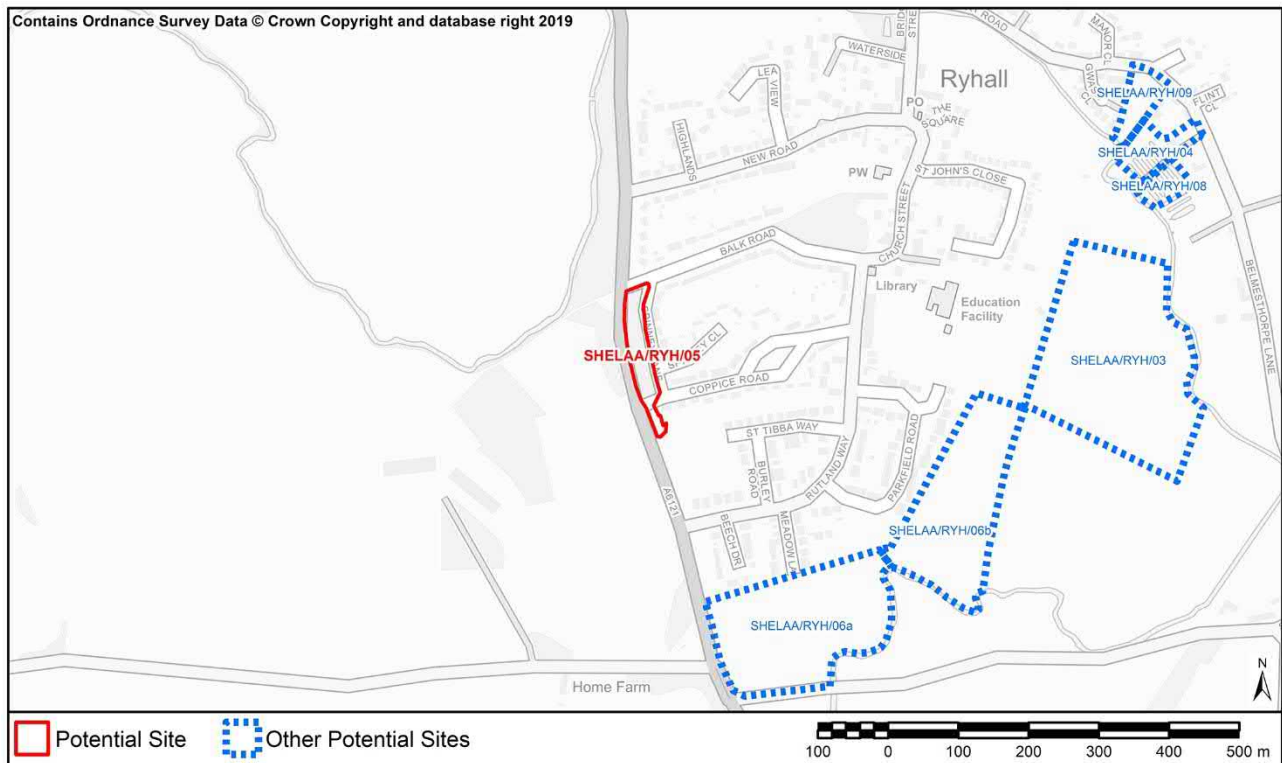


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	402m (Belmesthorpe Railway)
BAP Priority Habitat	24m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	104m (Ryhall)
Registered Park or Garden	3866m (Burghley House)
Scheduled Monument	2015m (Essendine Castle Moated Site)
Listed Building	127m (Langdales)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1100m - 1200m (Ryhall C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/05

Site Address: Spinney Lane, Ryhall

Site Area: 0.56ha

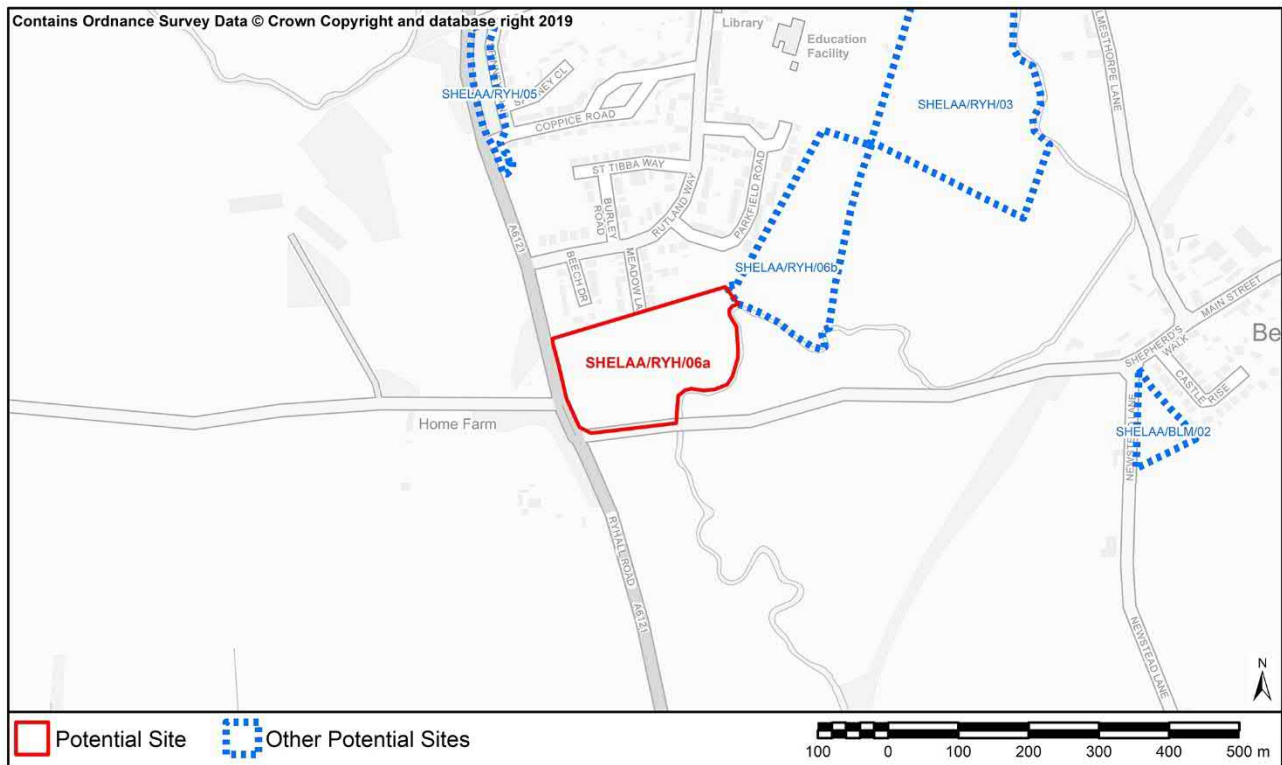


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1056m (Ryhall Rd hedge SE of Frith Farm (south side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	190m (Ryhall)
Registered Park or Garden	3575m (Burghley House)
Scheduled Monument	2613m (Essendine Castle Moated Site)
Listed Building	326m (Dovecote At The Hall)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	600m - 700m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/06a

Site Address: Meadow Lane & Belmesthorpe Road, Ryhall

Site Area: 3.65ha

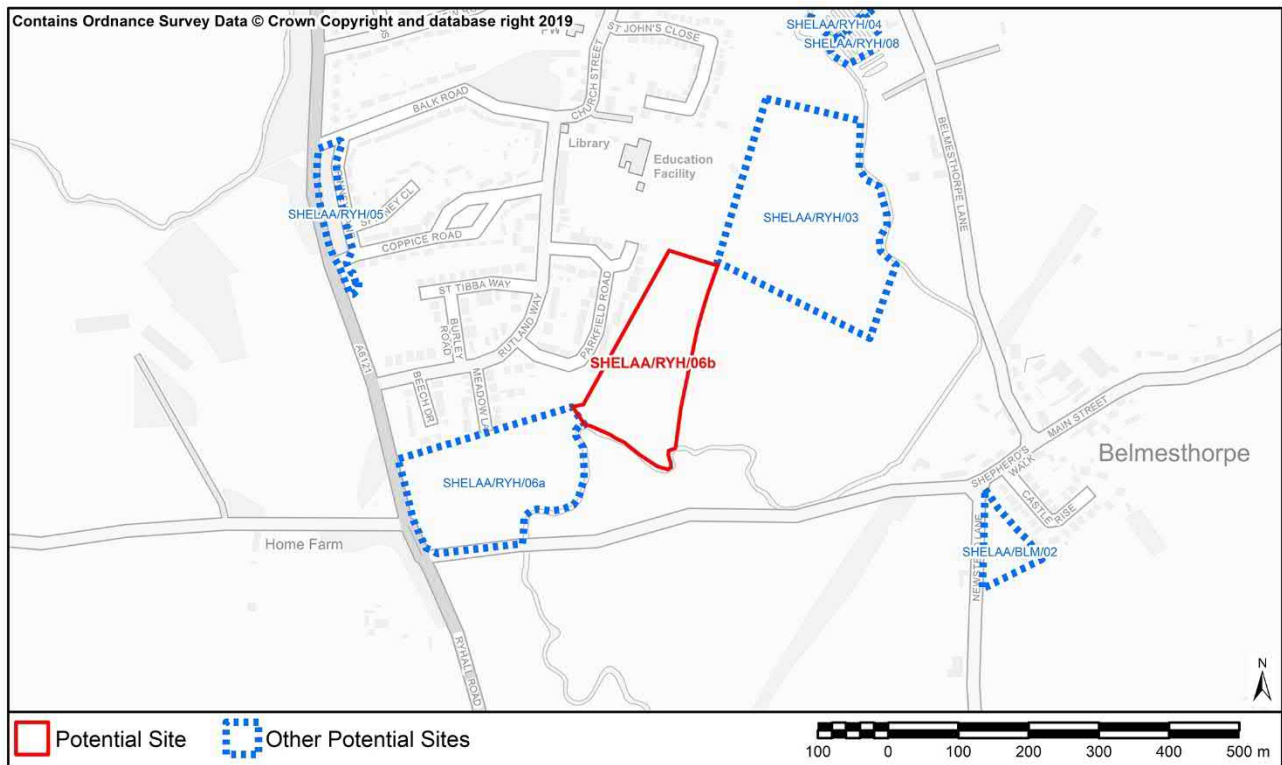


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	954m (Belmesthorpe Railway)
BAP Priority Habitat	244m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	354m (Ryhall)
Registered Park or Garden	3194m (Burghley House)
Scheduled Monument	2614m (Whitefriars Gate)
Listed Building	436m (Dovecote At The Hall)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/06b

Site Address: Meadow Lane & Belmesthorpe Road, Ryhall

Site Area: 3.04ha

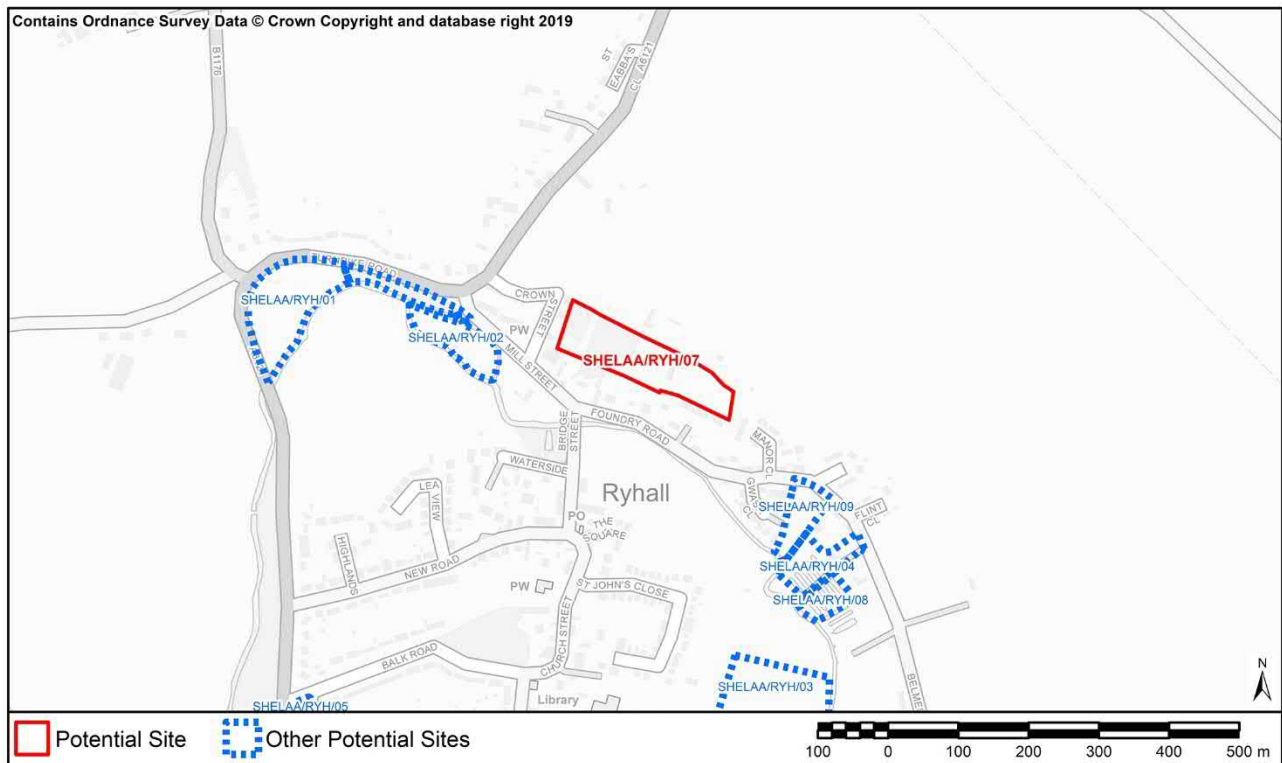


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	683m (Belmesthorpe Railway)
BAP Priority Habitat	256m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	147m (Ryhall)
Registered Park or Garden	3279m (Burghley House)
Scheduled Monument	2489m (Essendine Castle Moated Site)
Listed Building	258m (Dovecote At The Hall)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	> 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	400m - 500m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	4km - 5km (Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/07

Site Address: Land at back Lane Rhyall

Site Area: 1.56ha

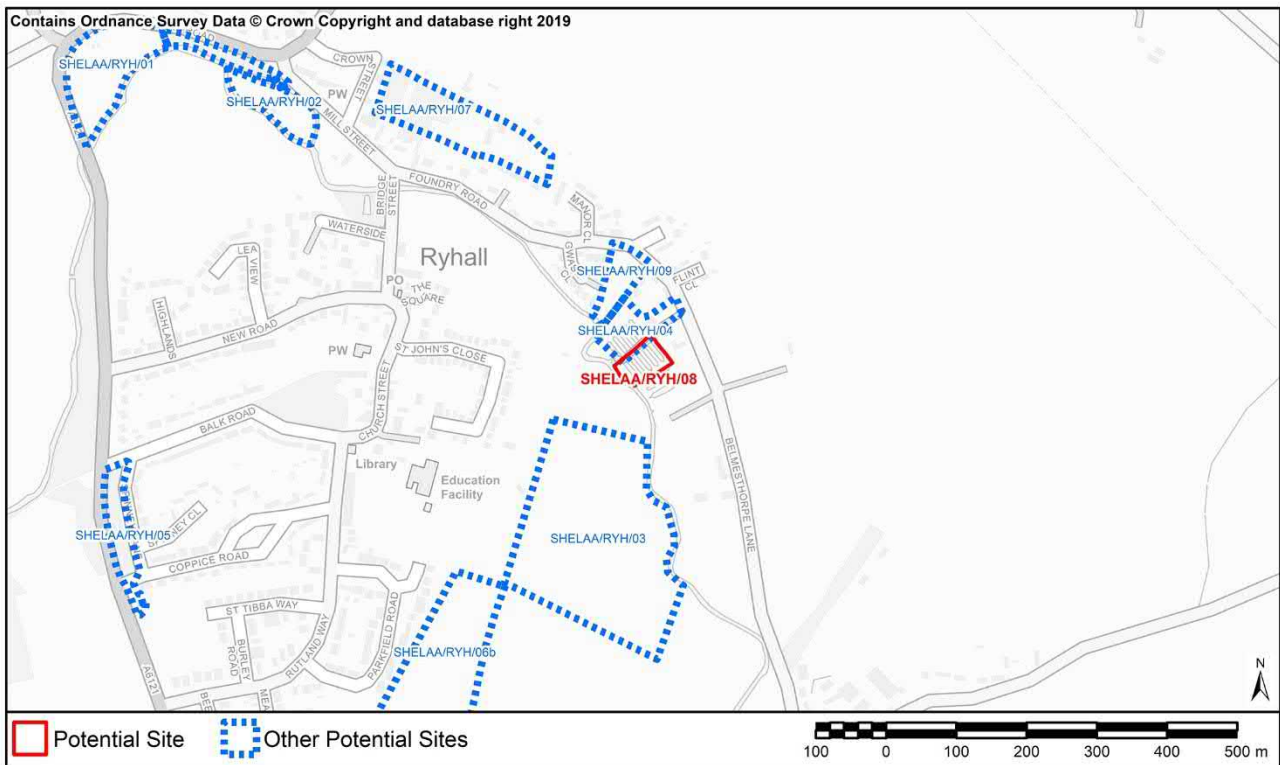


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	656m (Belmesthorpe Railway)
BAP Priority Habitat	0m (Traditional orchard)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	0m (Ryhall)
Registered Park or Garden	4126m (Burghley House)
Scheduled Monument	1907m (Essendine Castle Moated Site)
Listed Building	16m (Crown Lodge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/08

Site Address: River Gwash Trout Farm, Belmesthorpe Lane, Ryhall

Site Area: 0.31ha

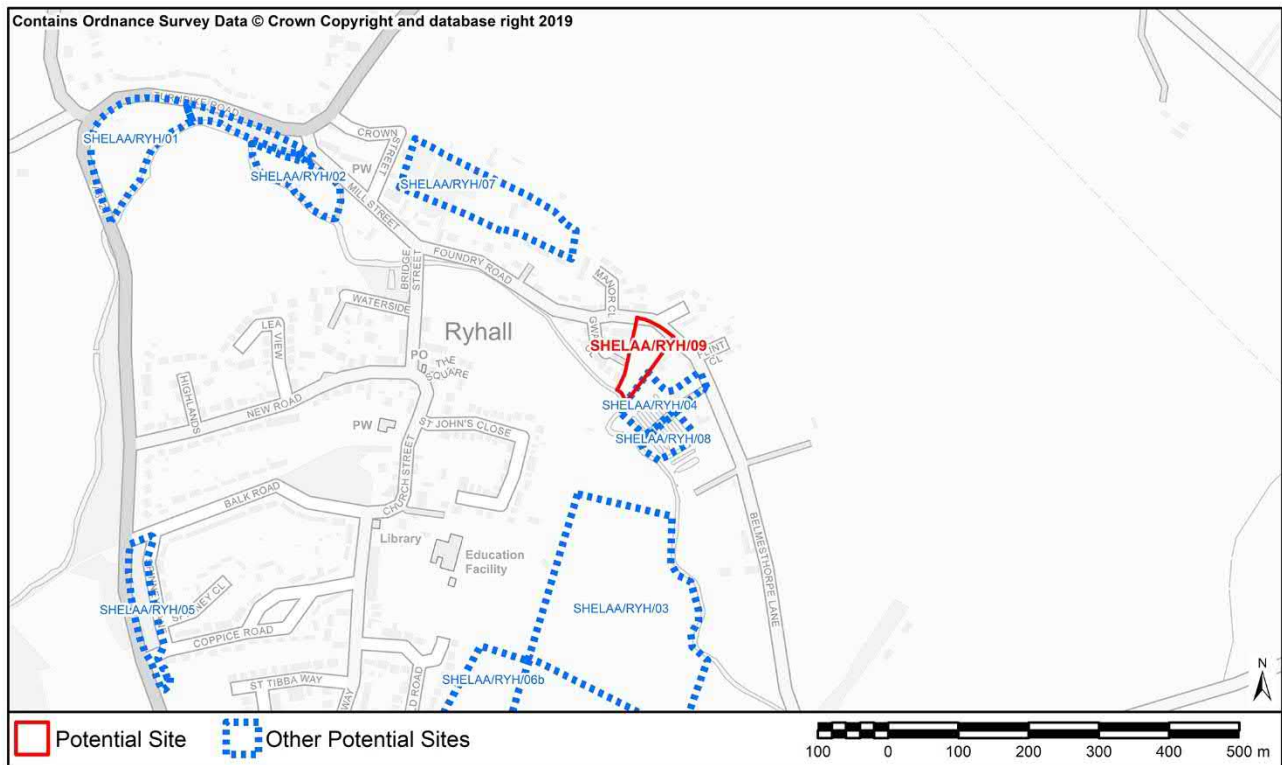


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	401m (Belmesthorpe Railway)
BAP Priority Habitat	55m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	169m (Ryhall)
Registered Park or Garden	3832m (Burghley House)
Scheduled Monument	2077m (Essendine Castle Moated Site)
Listed Building	191m (Langdales)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1100m - 1200m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/RYH/09

Site Address: Land southwest of Belmesthorpe Lane, Ryhall

Site Area: 0.42ha

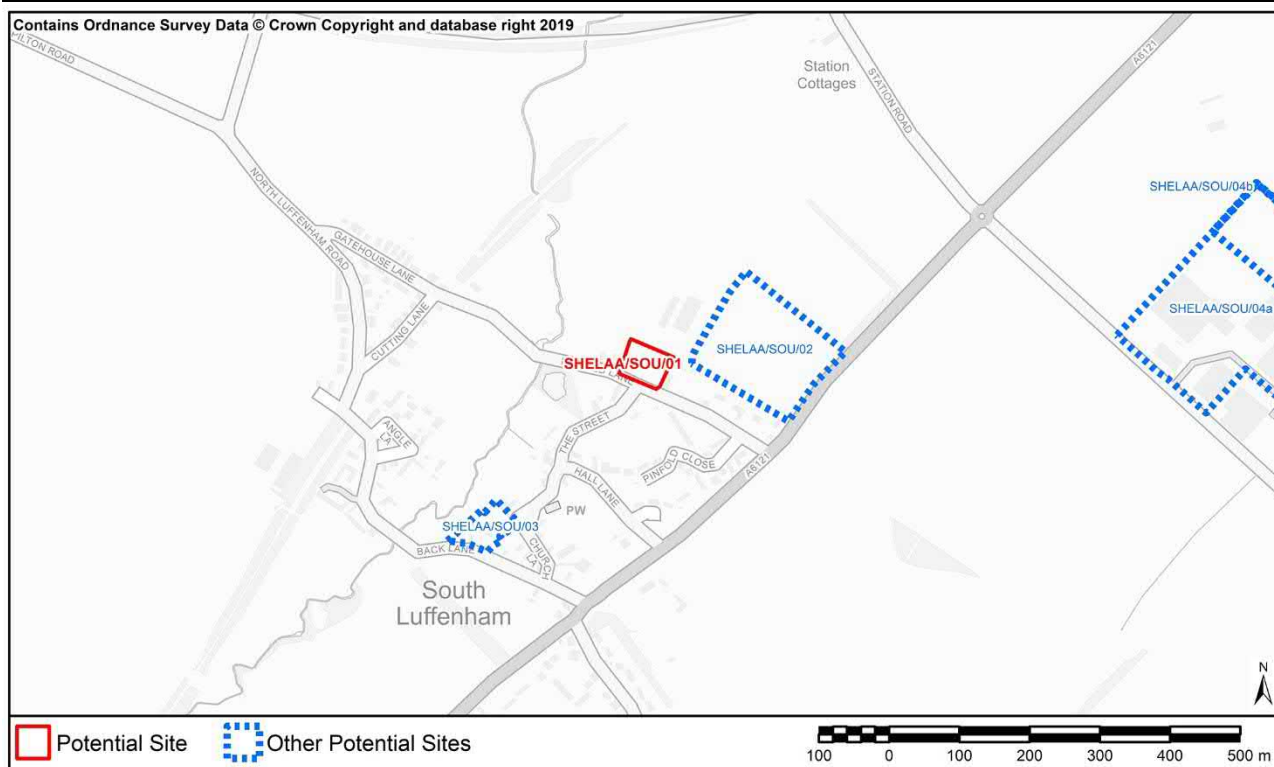


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	476m (Belmesthorpe Railway)
BAP Priority Habitat	109m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	54m (Ryhall)
Registered Park or Garden	3917m (Burghley House)
Scheduled Monument	1979m (Essendine Castle Moated Site)
Listed Building	72m (Langdales)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1000m - 1100m (Name not provided, Ryhall C of E Primary)
Proximity to Doctor or Health Centre	4km - 5km (Name not provided)
Proximity to Railway Station	5km - 6km (Stamford Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/SOU/01

Site Address: Pinfold Lane, South Luffenham

Site Area: 0.33ha

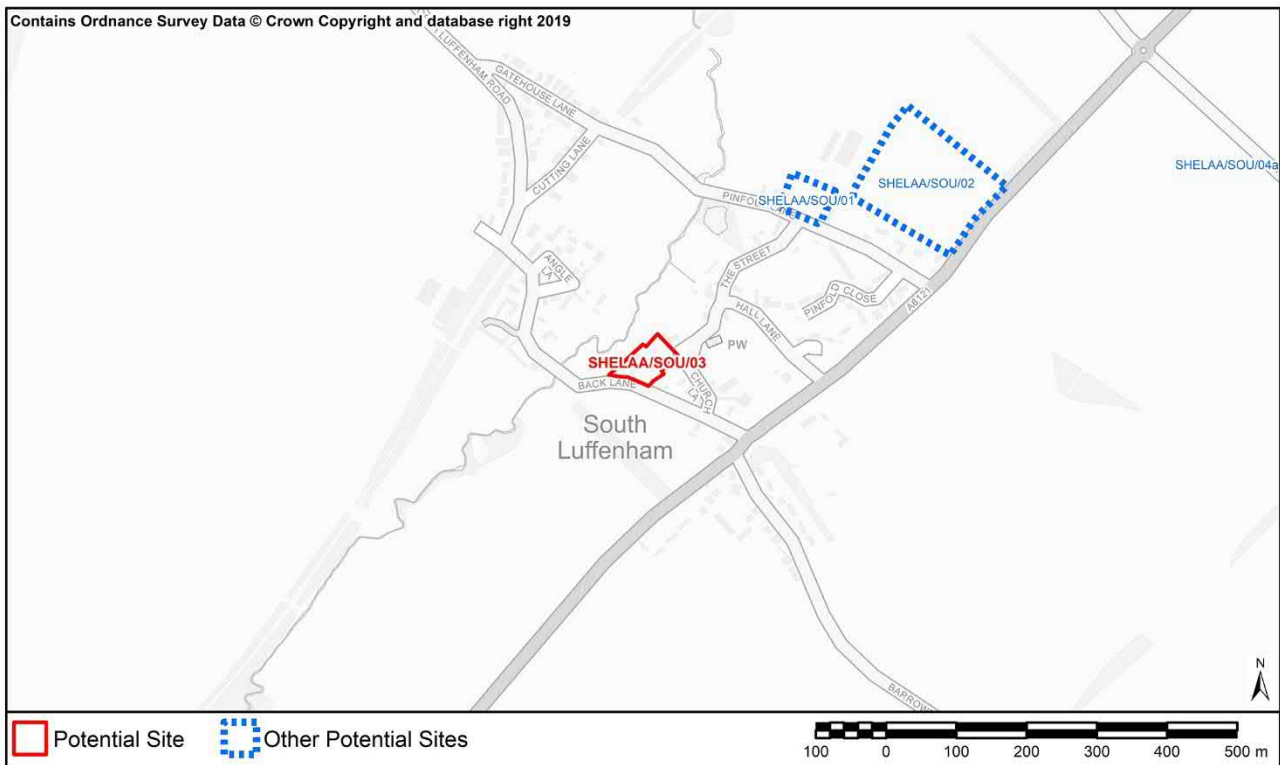


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	202m (South Luffenham Hedgerow, south side of Track off Stamford Rd)
BAP Priority Habitat	217m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (South Luffenham)
Registered Park or Garden	8047m (Exton Park)
Scheduled Monument	1437m (Earthwork In Morcott Spinney)
Listed Building	20m (Outbuilding At No 1)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	2km - 2.5km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	2km - 2.5km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/SOU/03

Site Address: Back Lane, South Luffenham

Site Area: 0.34ha

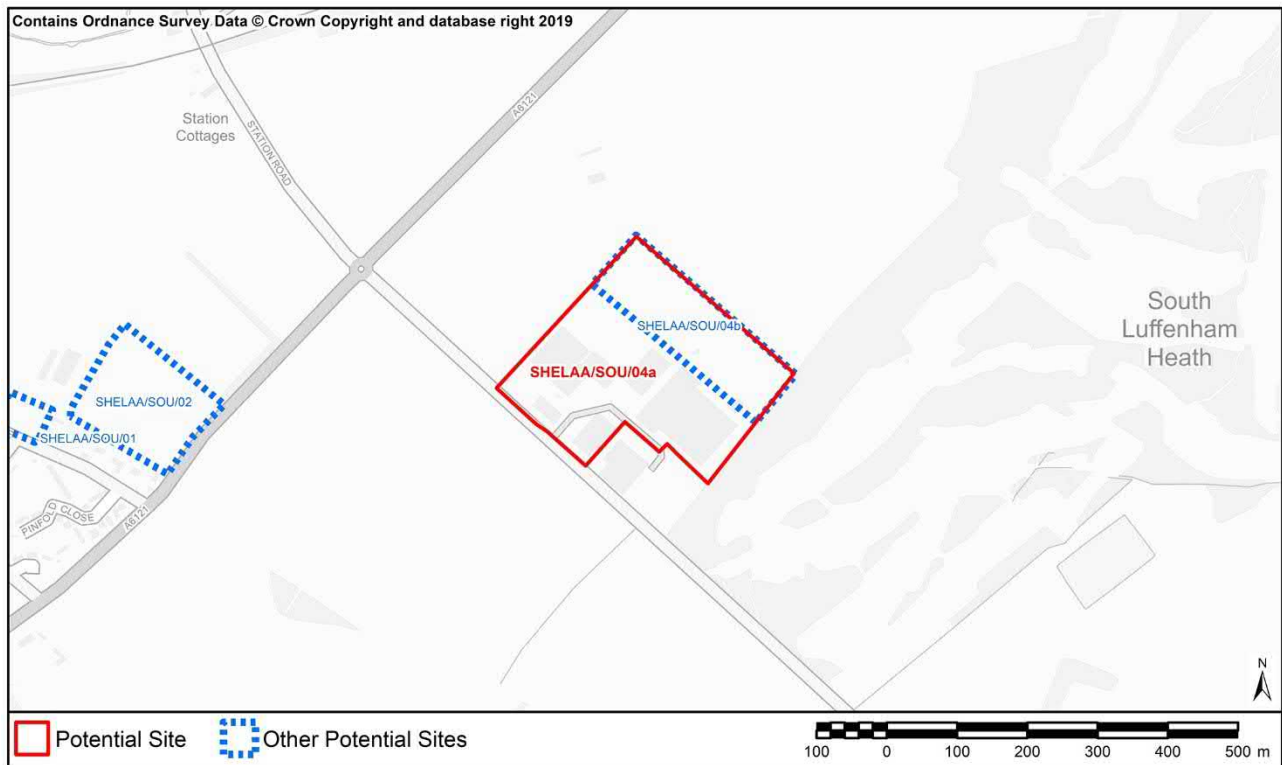


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	353m (South Luffenham Hedgerow, west side of Barrowden Lane (1))
BAP Priority Habitat	195m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (South Luffenham)
Registered Park or Garden	8181m (Exton Park)
Scheduled Monument	1261m (Earthwork In Morcott Spinney)
Listed Building	0m (Outbuildings And Wall At Number 9 (Church Farmhouse))
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	2km - 2.5km (St Mary and St John C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	2km - 2.5km (Barrowden Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/SOU/04a

Site Address: Wireless Hill, South Luffenham

Site Area: 7.72ha

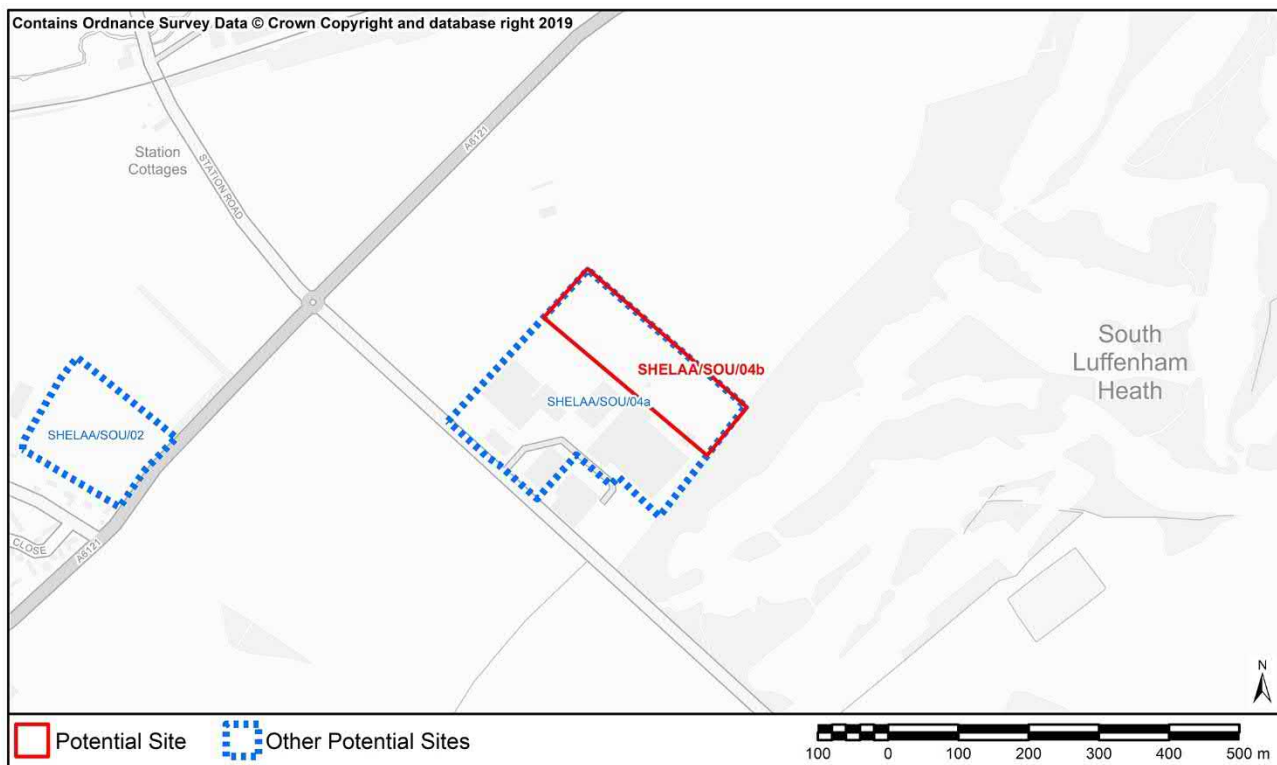


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	233m (South Luffenham RVNR Fosters Bridge to crossroads (south side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	482m (South Luffenham)
Registered Park or Garden	8265m (Exton Park)
Scheduled Monument	2134m (Earthwork In Morcott Spinney)
Listed Building	347m (Mile Post)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	2.5km - 3km (St Mary and St John C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/SOU/04b

Site Address: Wireless Hill, South Luffenham

Site Area: 2.77ha

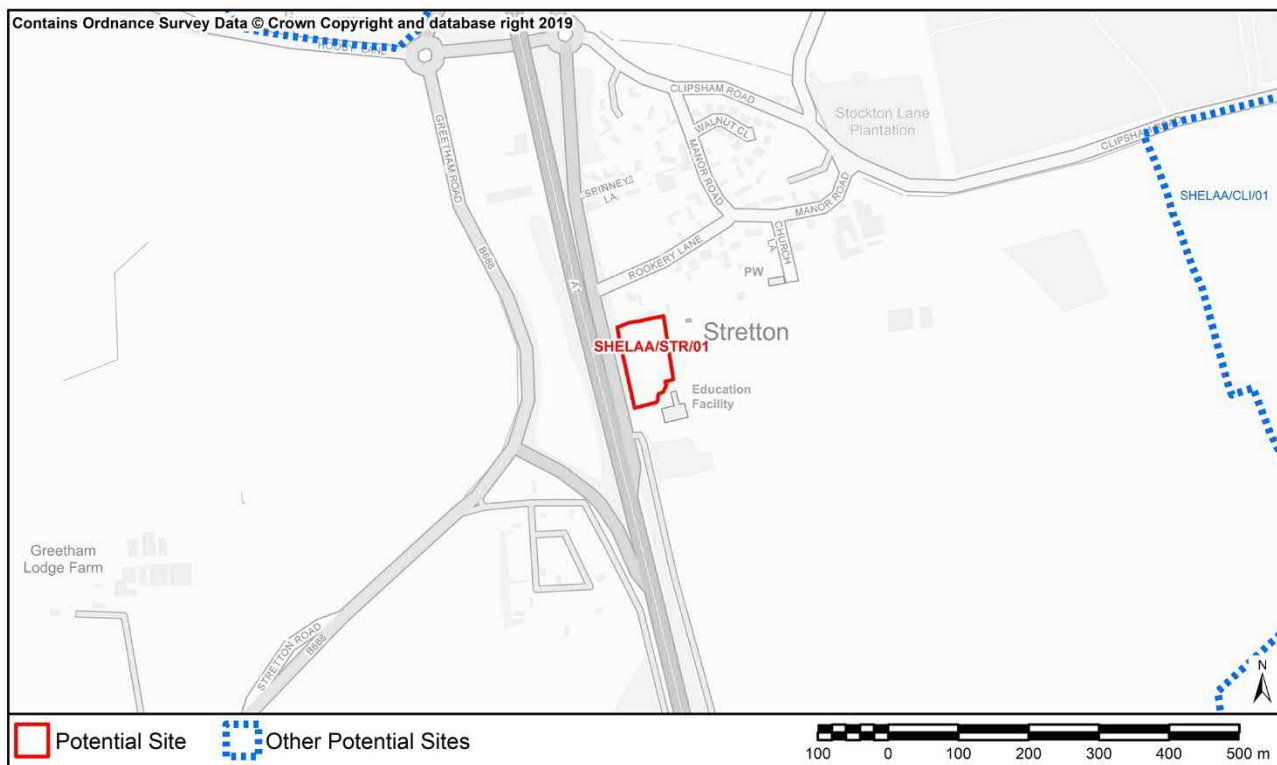


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	231m (South Luffenham RVNR Fosters Bridge to crossroads (south side))
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	661m (South Luffenham)
Registered Park or Garden	8263m (Exton Park)
Scheduled Monument	2261m (Earthwork In Morcott Spinney)
Listed Building	345m (Mile Post)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	4km - 5km
Proximity to Schools	3km - 4km (Name not provided, St Mary and St John C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Barrowden Surgery)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	1000m - 1100m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/STR/01

Site Address: Shires Lane, Stretton

Site Area: 0.72ha

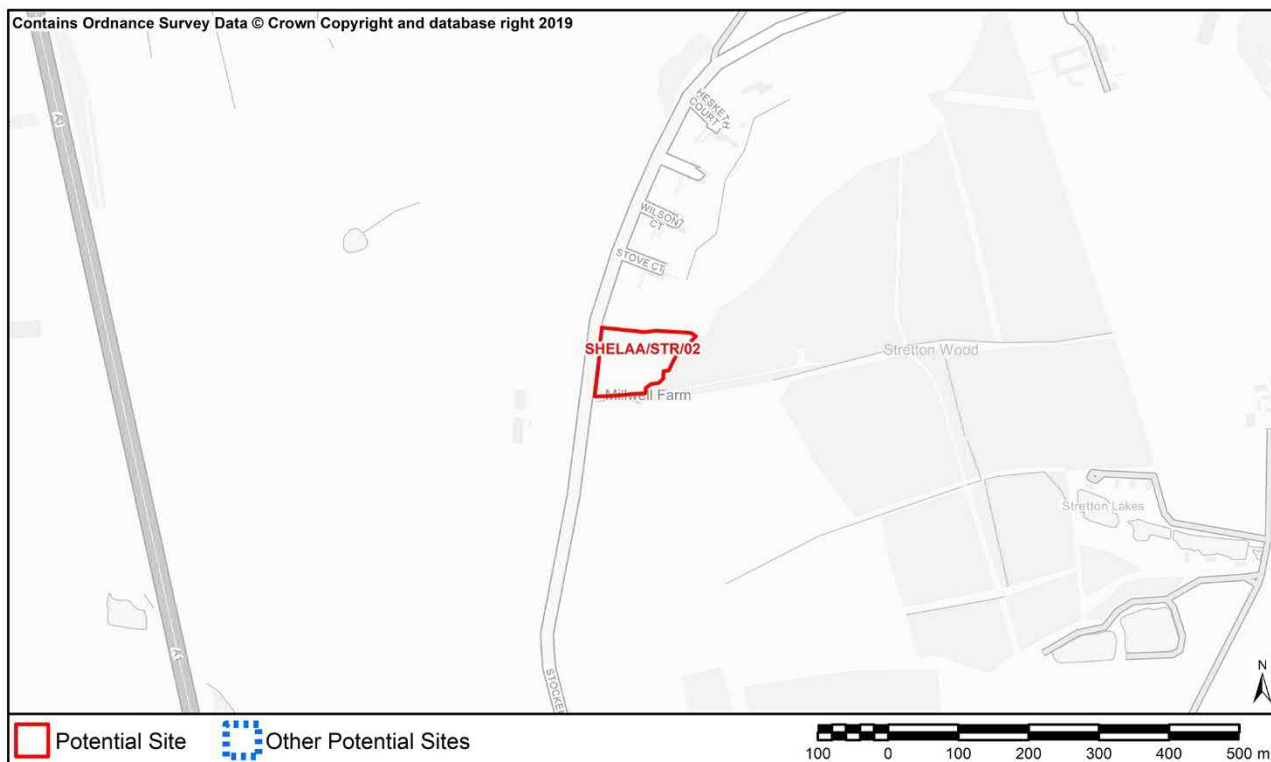


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	351m (Greetham Wood and adj habitats)
BAP Priority Habitat	251m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Stretton)
Registered Park or Garden	2578m (Exton Park)
Scheduled Monument	2545m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	31m (The Shires Restaurant And Free House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	7km - 8km (Name not provided, St Nicholas C of E Primary, Cottesmore Primary, Exton and Greetham C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/STR/02

Site Address: Stocken Hall Road, Stretton

Site Area: 0.96ha

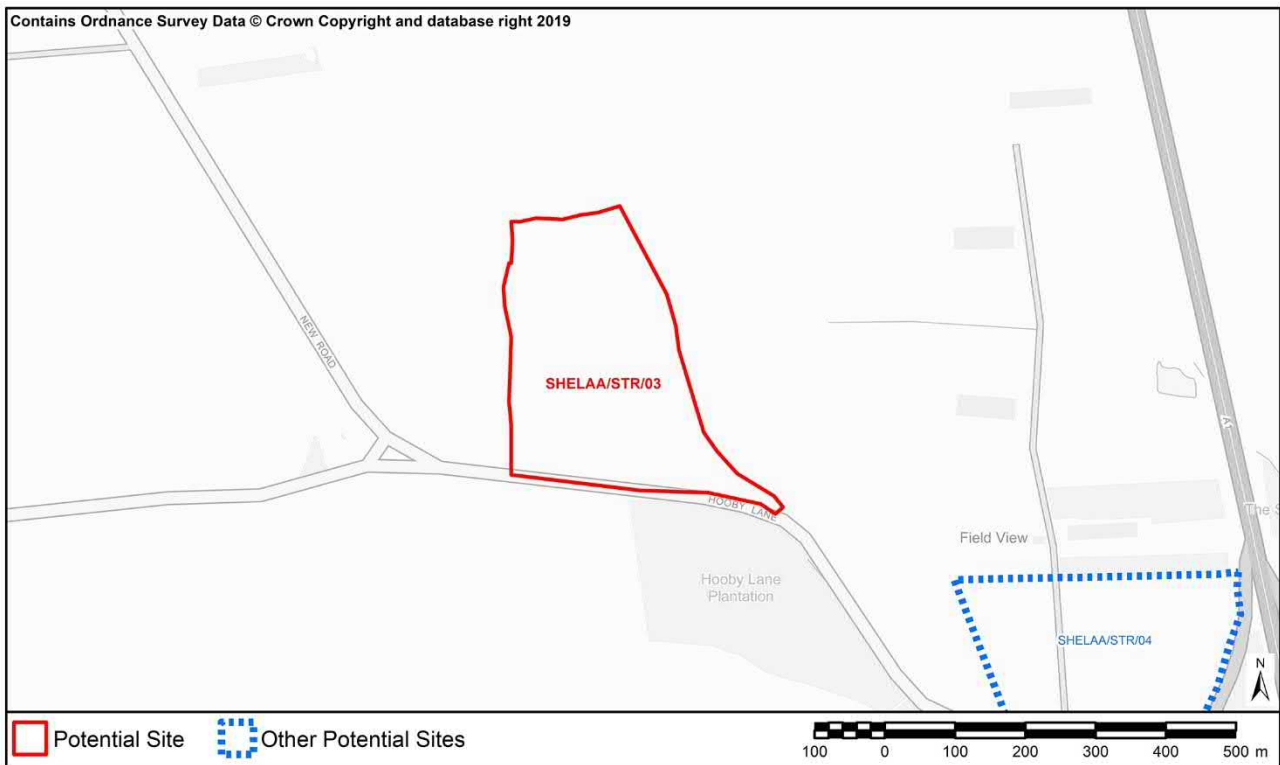


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Stretton Wood)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	813m (Stretton)
Registered Park or Garden	3901m (Exton Park)
Scheduled Monument	3511m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	832m (Streeton Lodge And Barn)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	7km - 8km (St Nicholas C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	8km - 9km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/STR/03

Site Address: Hooby Lane, Stretton

Site Area: 9.57ha

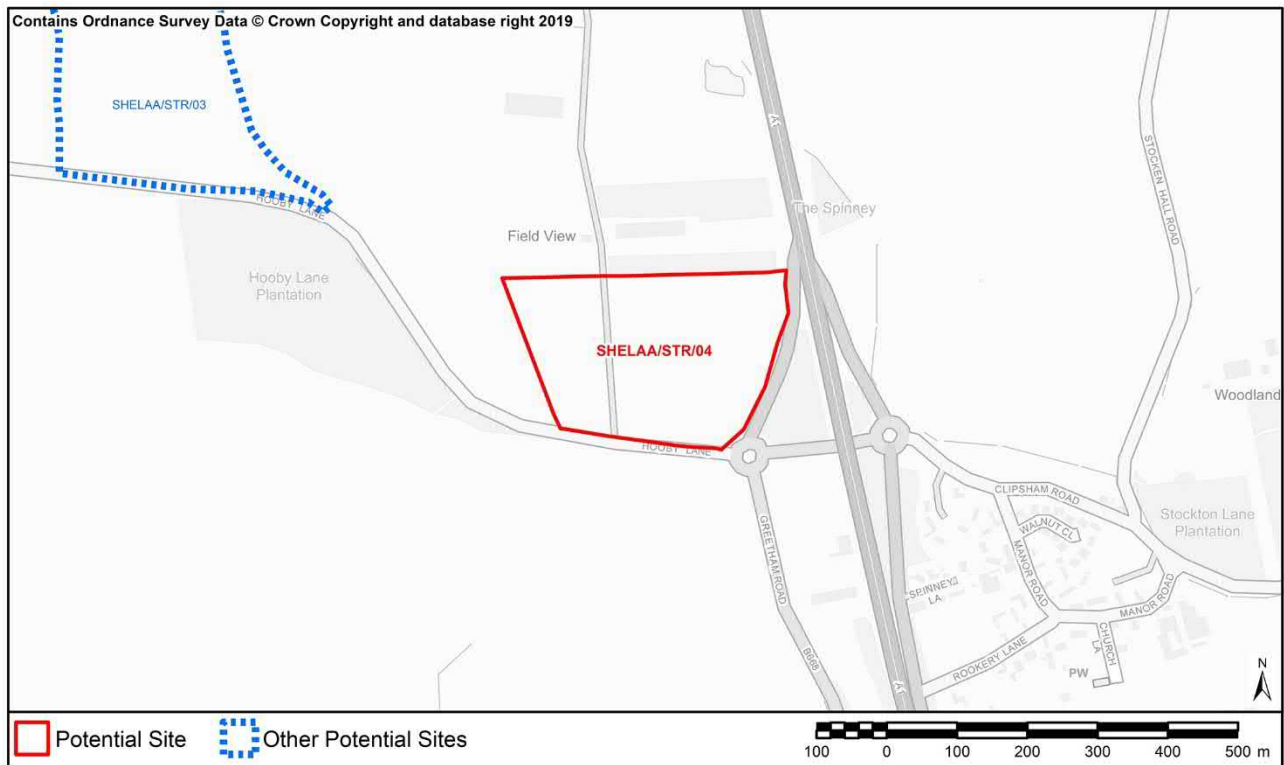


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	202m (Hooby Lane verge, near Greetham)
BAP Priority Habitat	11m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	886m (Stretton)
Registered Park or Garden	3421m (Exton Park)
Scheduled Monument	2091m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	1132m (The Manor)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	6km - 7km (Exton and Greetham C of E Primary, St Nicholas C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Name not provided, Market Overton Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station, Stamford Station)
Proximity to Bus Stop	1300m - 1400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/STR/04

Site Address: Rectory Farm, Stretton

Site Area: 7.95ha

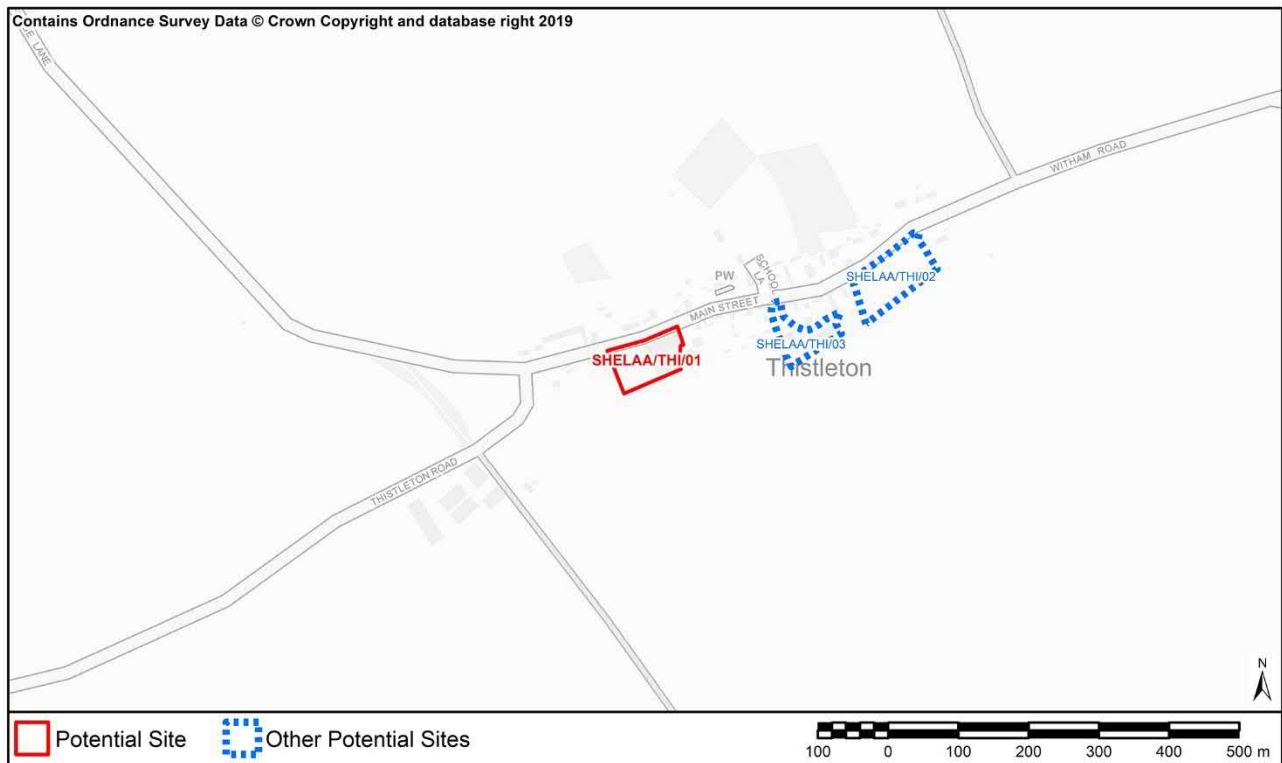


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	845m (Hooby Lane verge, near Greatham)
BAP Priority Habitat	13m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	218m (Stretton)
Registered Park or Garden	3085m (Exton Park)
Scheduled Monument	2305m (Manorial Settlement, 127M North West Of St Mary'S Church)
Listed Building	464m (The Manor)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	6km - 7km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Stamford Station, Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/THI/01

Site Address: Silverwood Farm, Thistleton

Site Area: 0.59ha

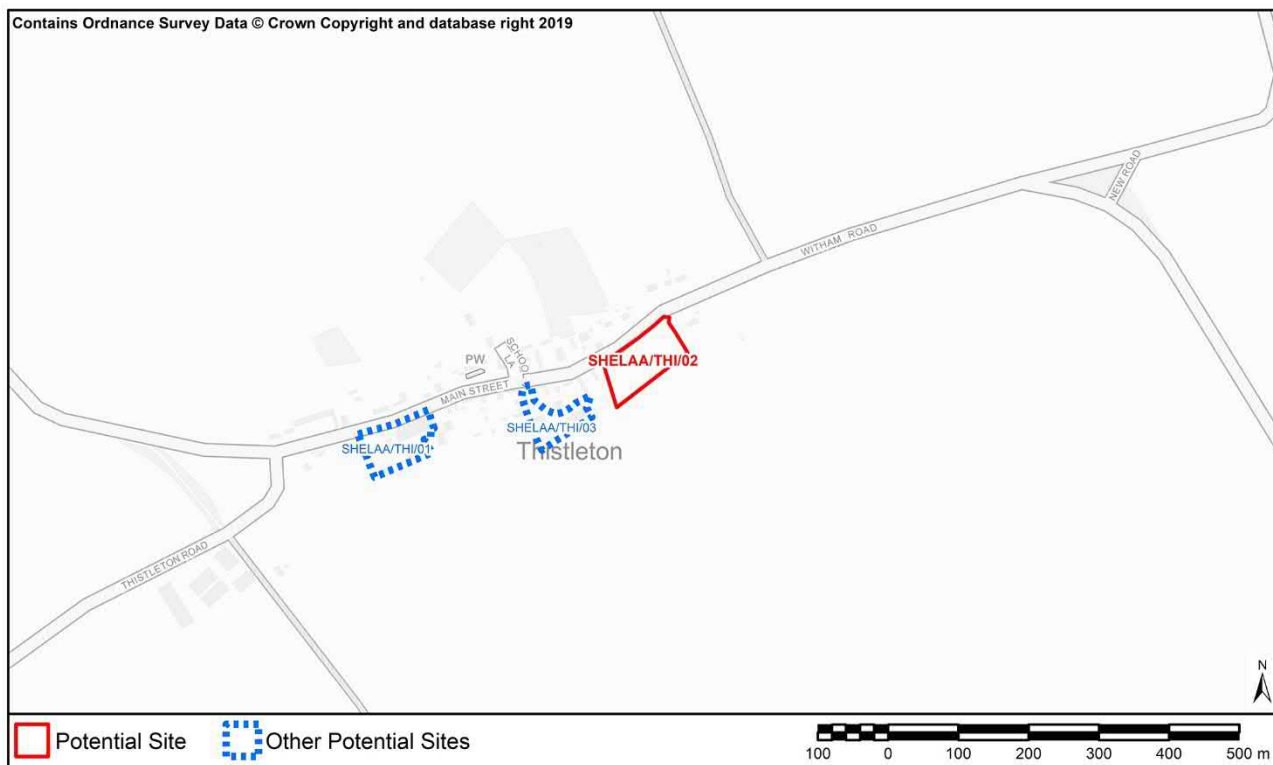


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	391m (Verge Near Cottesmore Airfield (east side))
BAP Priority Habitat	100m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2487m (Market Overton)
Registered Park or Garden	4547m (Exton Park)
Scheduled Monument	2855m (Remains Of Knights Templar Preceptory, Watermill And Fishponds)
Listed Building	85m (Rosdene)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	6km - 7km (St Nicholas C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	25km +

SHELAA/THI/02

Site Address: Land off Main Street, Thistleton

Site Area: 0.73ha

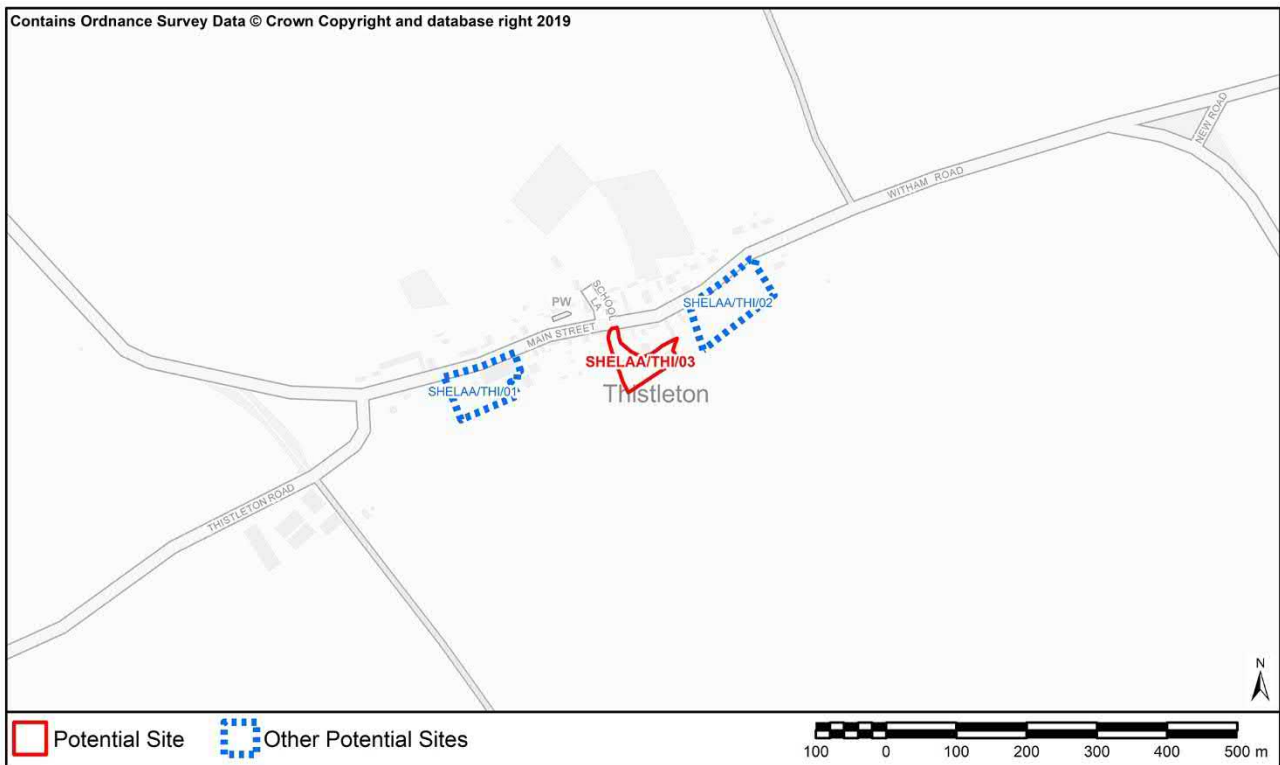


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	577m (Verge Near Cottesmore Airfield (east side))
BAP Priority Habitat	186m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2834m (Market Overton)
Registered Park or Garden	4608m (Exton Park)
Scheduled Monument	2581m (Remains Of Knights Templar Preceptory, Watermill And Fishponds)
Listed Building	55m (Barn Close)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	6km - 7km (St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/THI/03

Site Address: Grange Farm, Main Street, Thistleton

Site Area: 0.39ha

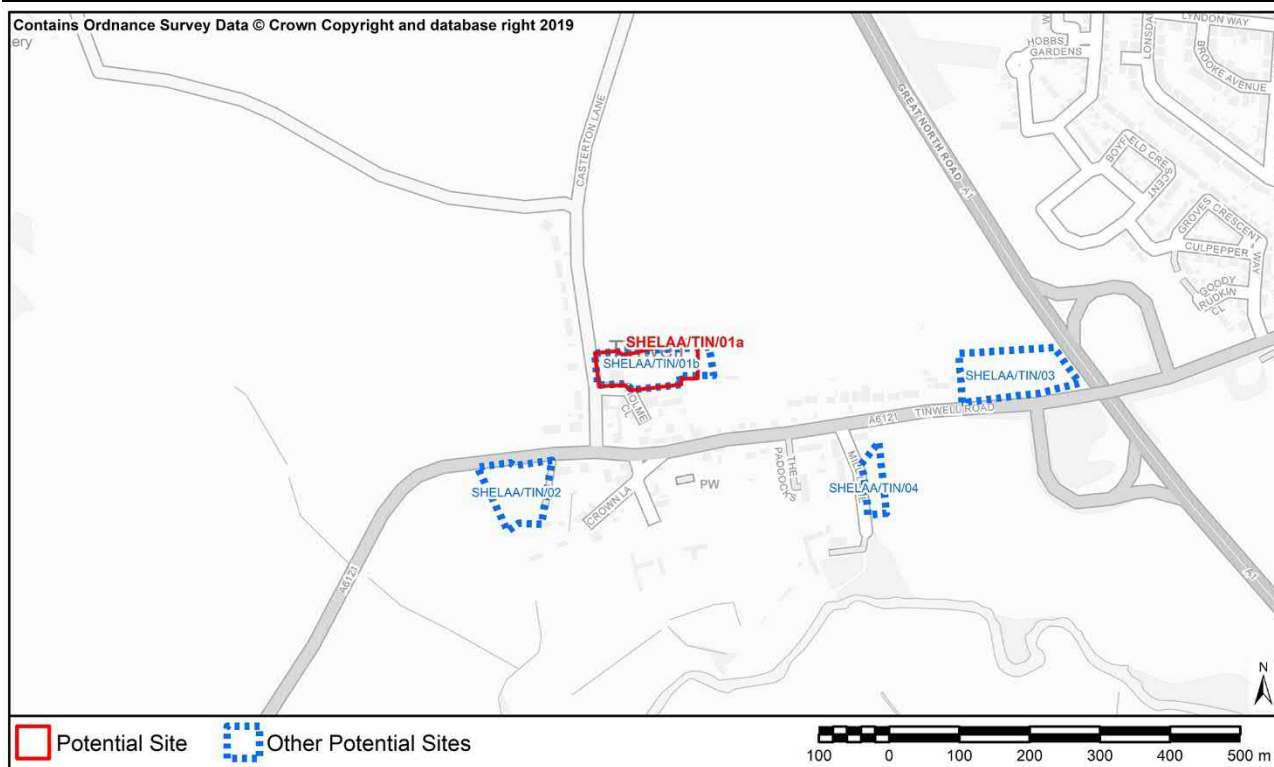


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	472m (Verge Near Cottesmore Airfield (east side))
BAP Priority Habitat	108m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2711m (Market Overton)
Registered Park or Garden	4557m (Exton Park)
Scheduled Monument	2729m (Remains Of Knights Templar Preceptory, Watermill And Fishponds)
Listed Building	17m (Grange Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	6km - 7km (Name not provided, St Nicholas C of E Primary)
Proximity to Doctor or Health Centre	2.5km - 3km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/TIN/01a

Site Address: Land adjacent Holme Close, Tinwell

Site Area: 0.77ha

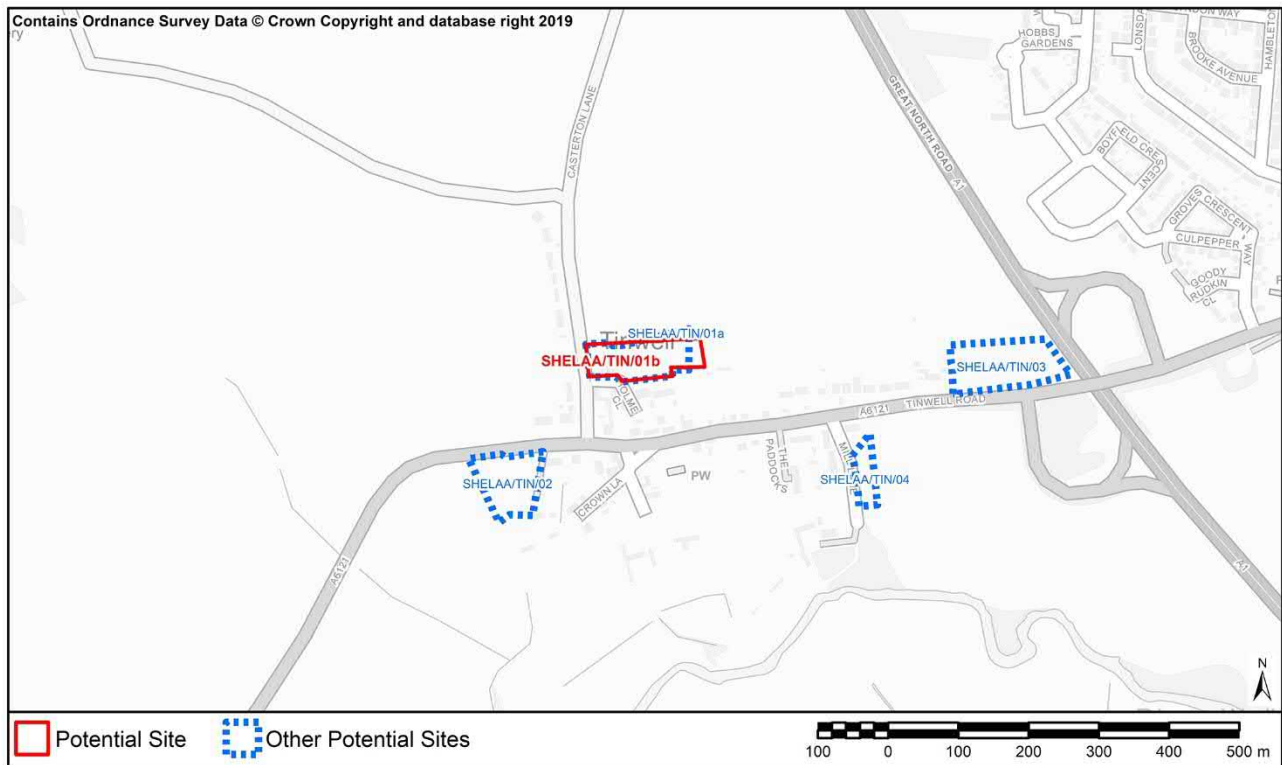


Previously Developed Land	Mixed
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	203m (Great Casterton Lane Hedgerow, (east side), Tinwell)
BAP Priority Habitat	205m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Tinwell)
Registered Park or Garden	2575m (Burghley House)
Scheduled Monument	1411m (Ermine Street, Section S Of Quarry Farm)
Listed Building	72m (Holme Farmhouse)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	1900m - 2000m (Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	3km - 4km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/TIN/01b

Site Address: Home Farm, Tinwell

Site Area: 0.78ha

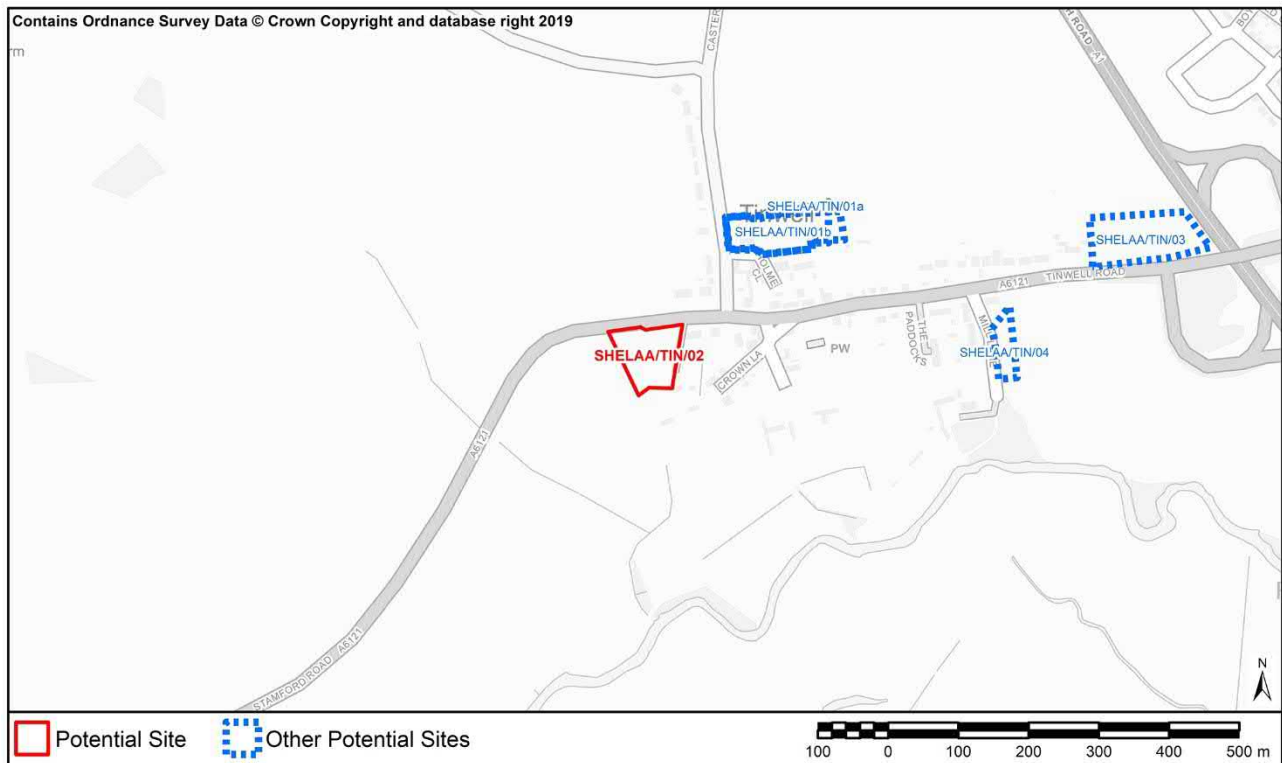


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	203m (Great Casterton Lane Hedgerow, (east side), Tinwell)
BAP Priority Habitat	207m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Tinwell)
Registered Park or Garden	2552m (Burghley House)
Scheduled Monument	1420m (Ermine Street, Section S Of Quarry Farm)
Listed Building	73m (The Old Rectory)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Smaller Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	1900m - 2000m (Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	3km - 4km (Stamford Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/TIN/02

Site Address: Land south of Stamford Road, Tinwell

Site Area: 0.69ha

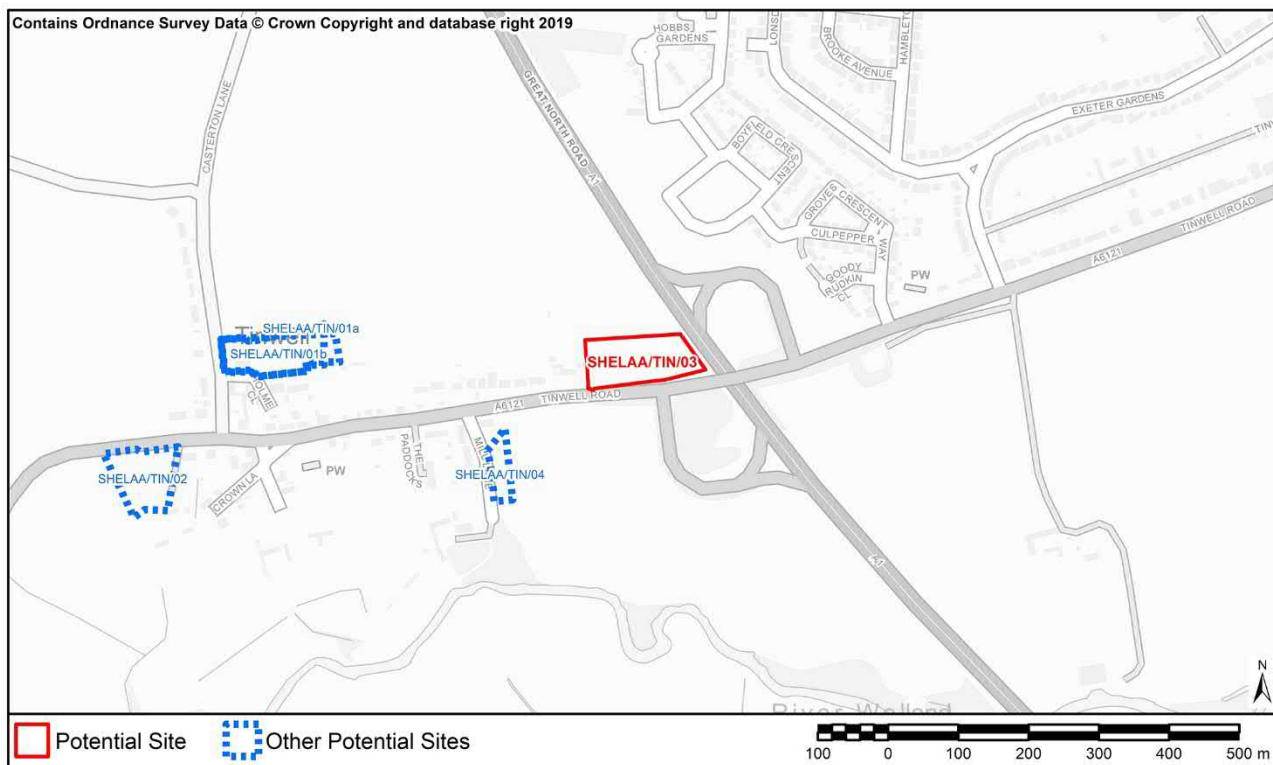


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	357m (Great Casterton Lane Hedgerow, (east side), Tinwell)
BAP Priority Habitat	50m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Tinwell)
Registered Park or Garden	2782m (Burghley House)
Scheduled Monument	1644m (Ermine Street, Section S Of Quarry Farm)
Listed Building	83m (The Grange)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site Intersects with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2km - 2.5km
Proximity to Schools	2km - 2.5km (Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	2.5km - 3km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	20km - 25km

SHELAA/TIN/03

Site Address: Land north of Main Street, Tinwell

Site Area: 0.99ha

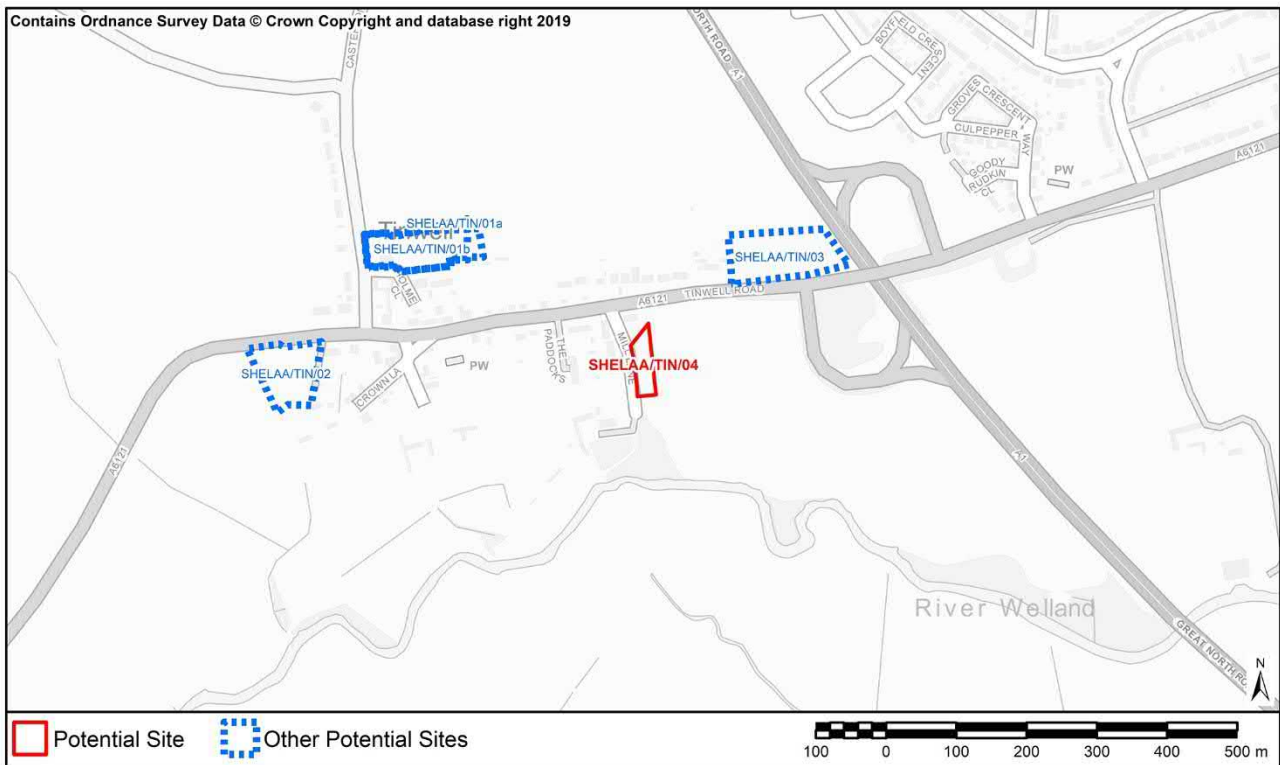


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	576m (Great Casterton Lane Hedgerow, (east side), Tinwell)
BAP Priority Habitat	26m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Tinwell)
Registered Park or Garden	2030m (Burghley House)
Scheduled Monument	1339m (Austin Friars Priory)
Listed Building	31m (Tinwell House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	1900m - 2000m (Name not provided)
Proximity to Doctor or Health Centre	2km - 2.5km (Name not provided)
Proximity to Railway Station	2km - 2.5km (Stamford Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/TIN/04

Site Address: Land off Mill Lane, Tinwell

Site Area: 0.23ha

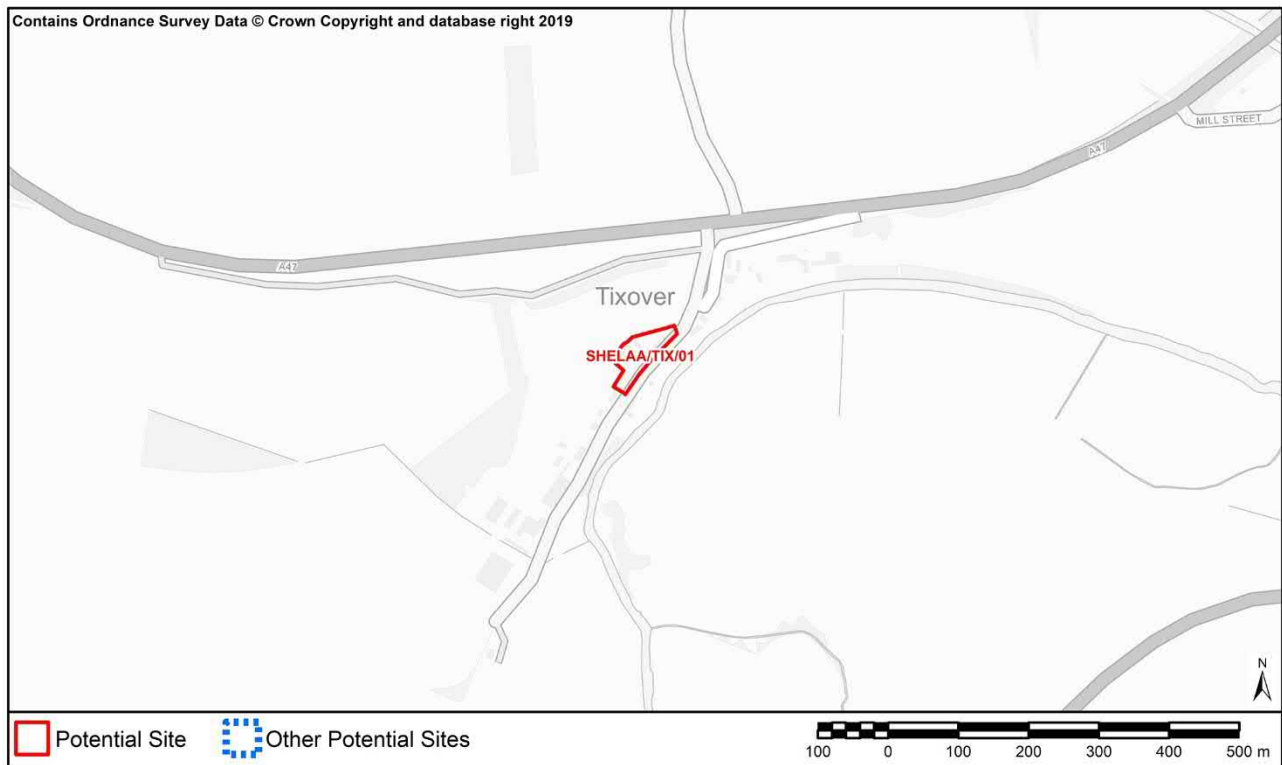


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	538m (Great Casterton Lane Hedgerow, (east side), Tinwell)
BAP Priority Habitat	21m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Tinwell)
Registered Park or Garden	2306m (Burghley House)
Scheduled Monument	1509m (Ermine Street, Section S Of Quarry Farm)
Listed Building	118m (Tinwell House)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Within a Zone 2 or 3 SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	2km - 2.5km (Name not provided)
Proximity to Doctor or Health Centre	2.5km - 3km (Name not provided)
Proximity to Railway Station	2.5km - 3km (Stamford Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/TIX/01

Site Address: Redundant Farm Buildings, Tixover

Site Area: 0.37ha

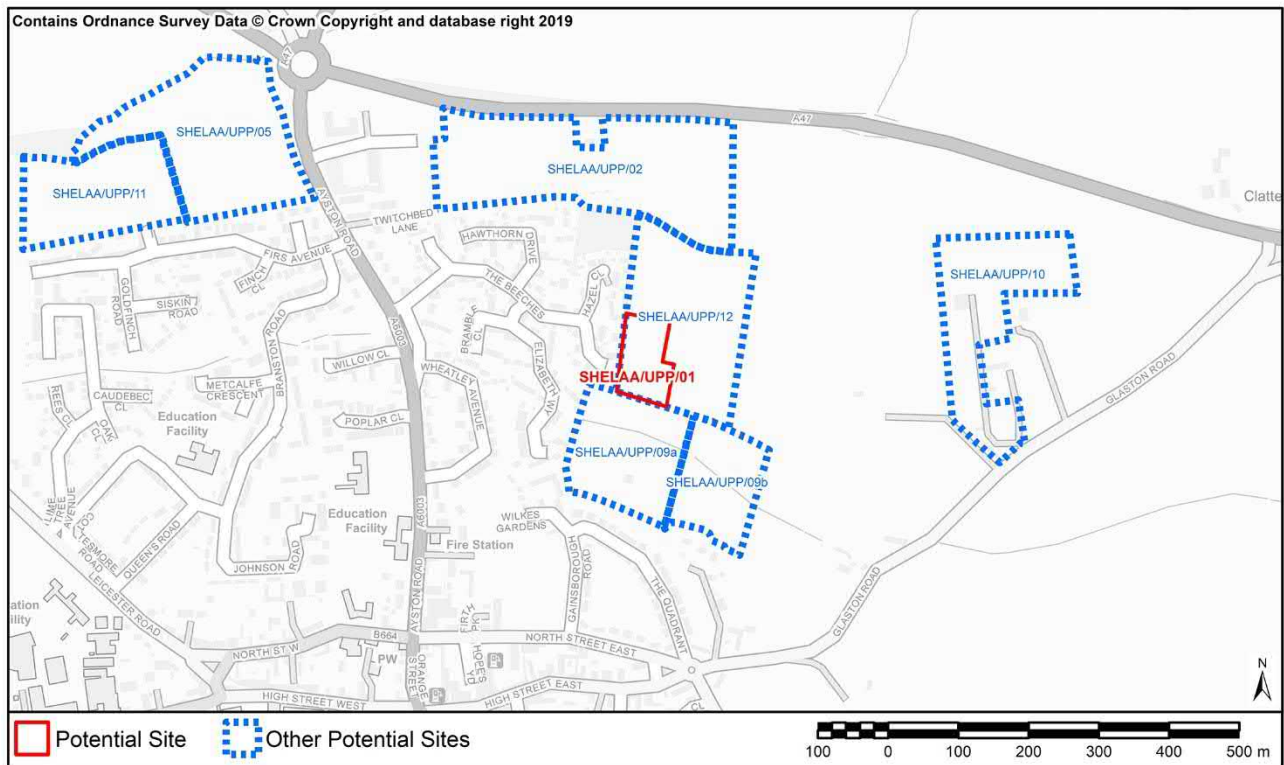


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	820m (Tixover Church graveyard)
BAP Priority Habitat	80m (Traditional orchard)
Landscape Sensitivity	No Overlap
Conservation Area	2387m (Barrowden)
Registered Park or Garden	7299m (Burghley House)
Scheduled Monument	967m (Duddington Bridge)
Listed Building	28m (Welland House)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	4km - 5km (Ketton C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	3km - 4km (Name not provided, Barrowden Surgery)
Proximity to Railway Station	9km - 10km (Stamford Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

SHELAA/UPP/01

Site Address: The Beeches, Uppingham

Site Area: 0.79ha

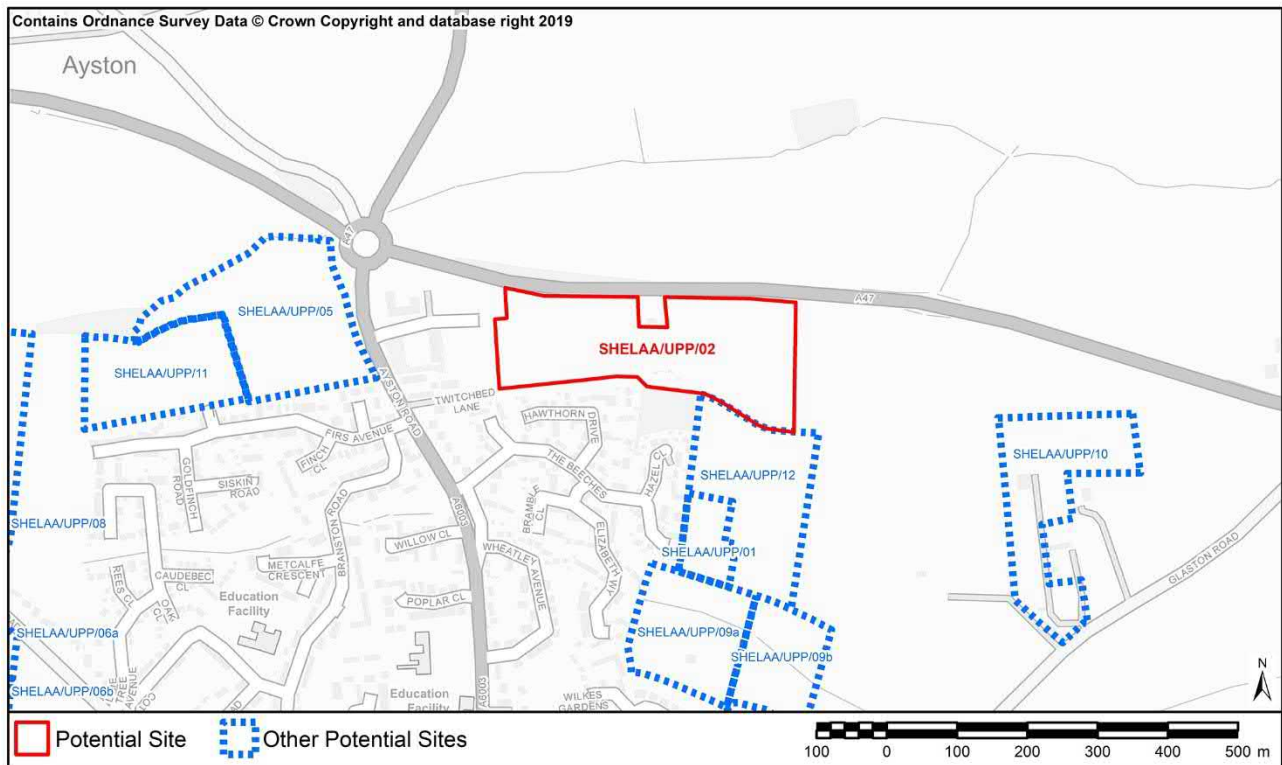


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	618m (Ayston stream hedge)
BAP Priority Habitat	797m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	343m (Uppingham)
Registered Park or Garden	7763m (Nevill Holt)
Scheduled Monument	1874m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	372m (44, North Street East)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	1100m - 1200m (Name not provided)
Proximity to Doctor or Health Centre	1000m - 1100m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/02

Site Address: Uppingham Gate, Ayston Road, Uppingham

Site Area: 5.66ha

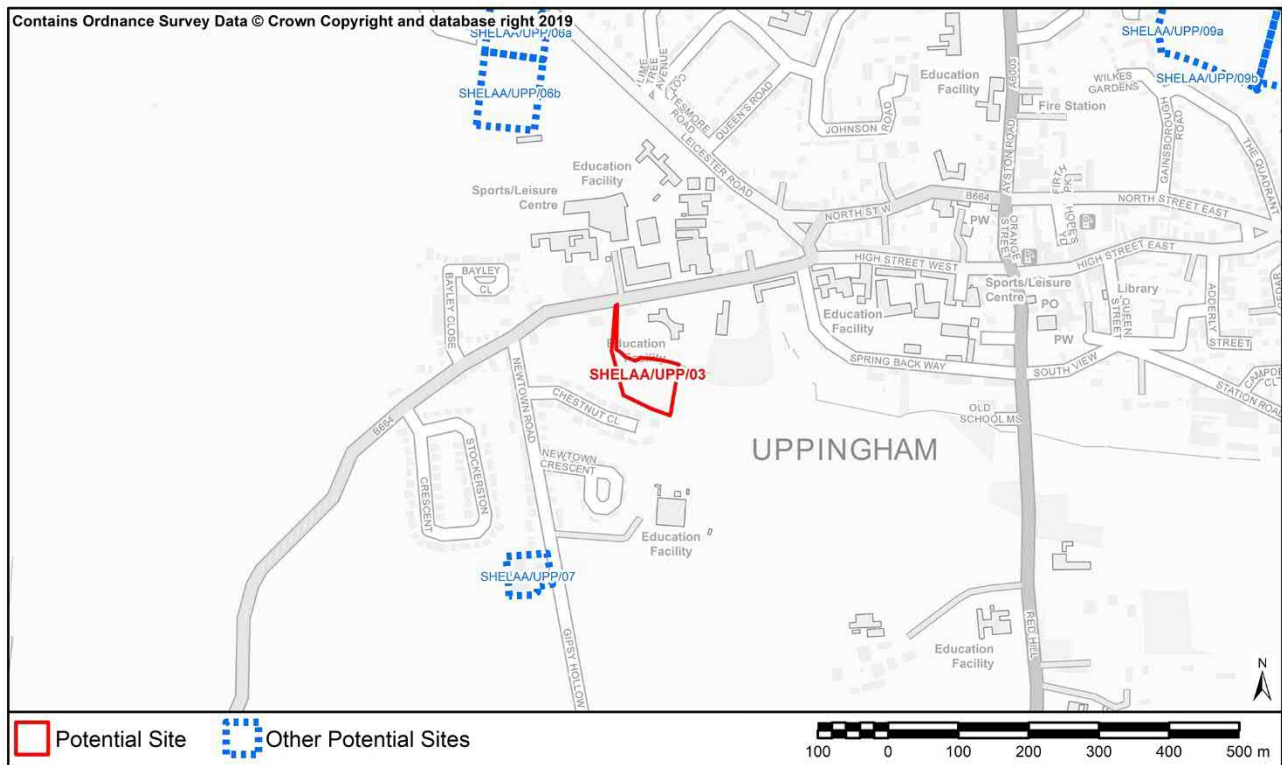


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	358m (Ayston stream hedge)
BAP Priority Habitat	1029m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	441m (Uppingham)
Registered Park or Garden	7787m (Nevill Holt)
Scheduled Monument	1586m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	599m (44, North Street East)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	800m - 900m
Proximity to Schools	1100m - 1200m (Uppingham C Of E Primary School, Uppingham C of E Primary)
Proximity to Doctor or Health Centre	1100m - 1200m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/03

Site Address: 7 Stockerston Road, Uppingham

Site Area: 0.57ha

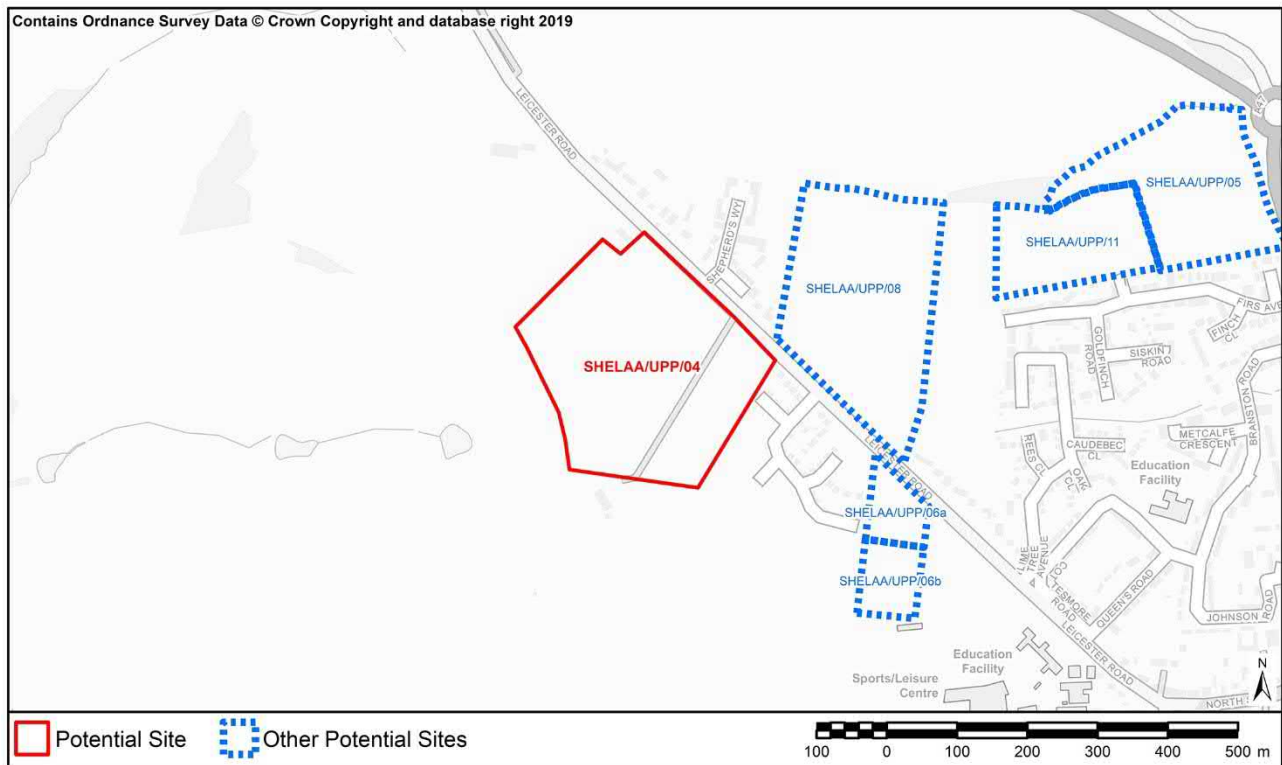


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	411m (Stockerston Rd hedgerow, Uppingham (west side))
BAP Priority Habitat	528m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Uppingham)
Registered Park or Garden	6735m (Nevill Holt)
Scheduled Monument	1293m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	87m (The Lodge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	500m - 600m
Proximity to Schools	600m - 700m (Leighfield Academy)
Proximity to Doctor or Health Centre	700m - 800m (Name not provided, Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/04

Site Address: Leicester Road, Uppingham

Site Area: 8.4ha

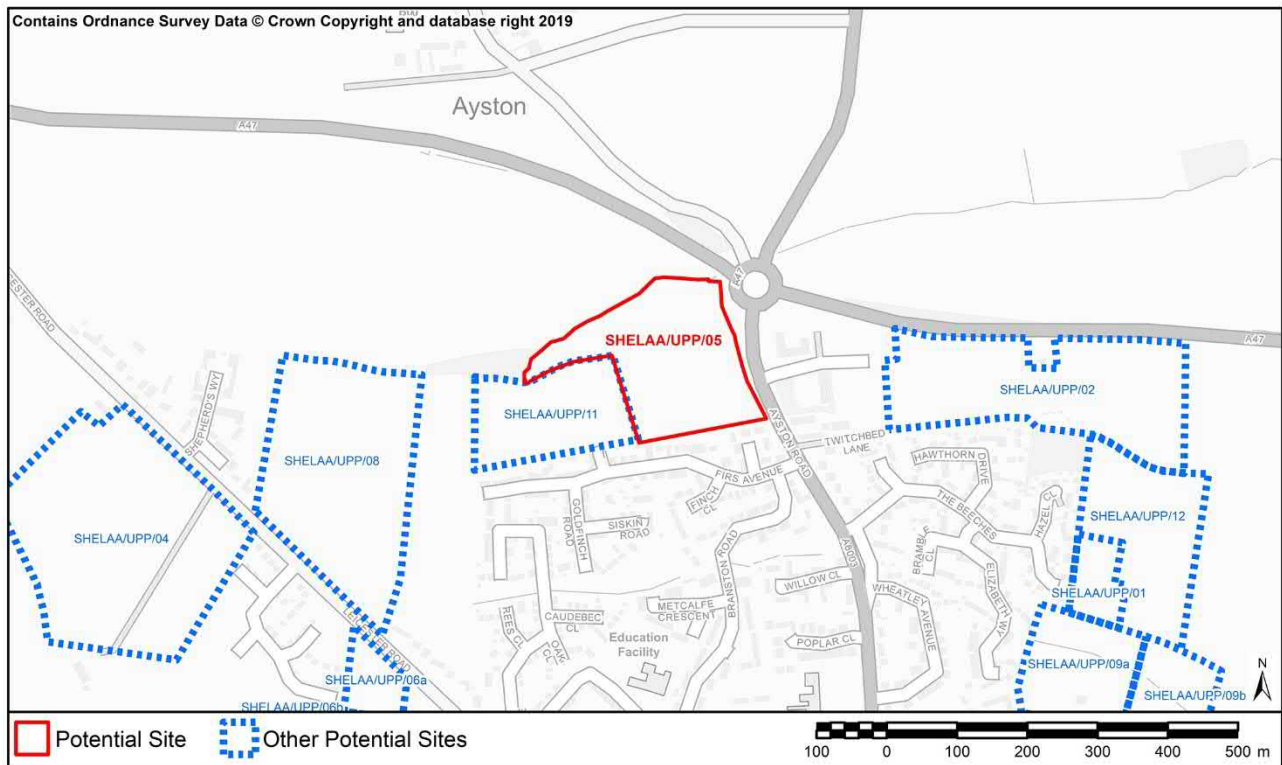


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	0m (Uppingham, Ash trees south of Leicester Road)
BAP Priority Habitat	406m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	473m (Uppingham)
Registered Park or Garden	6821m (Nevill Holt)
Scheduled Monument	354m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	530m (The Loophole)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	900m - 1000m
Proximity to Schools	1200m - 1300m (Uppingham C Of E Primary School, Uppingham C of E Primary)
Proximity to Doctor or Health Centre	1200m - 1300m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/05

Site Address: Land off Ayston Road, Uppingham

Site Area: 4.19ha

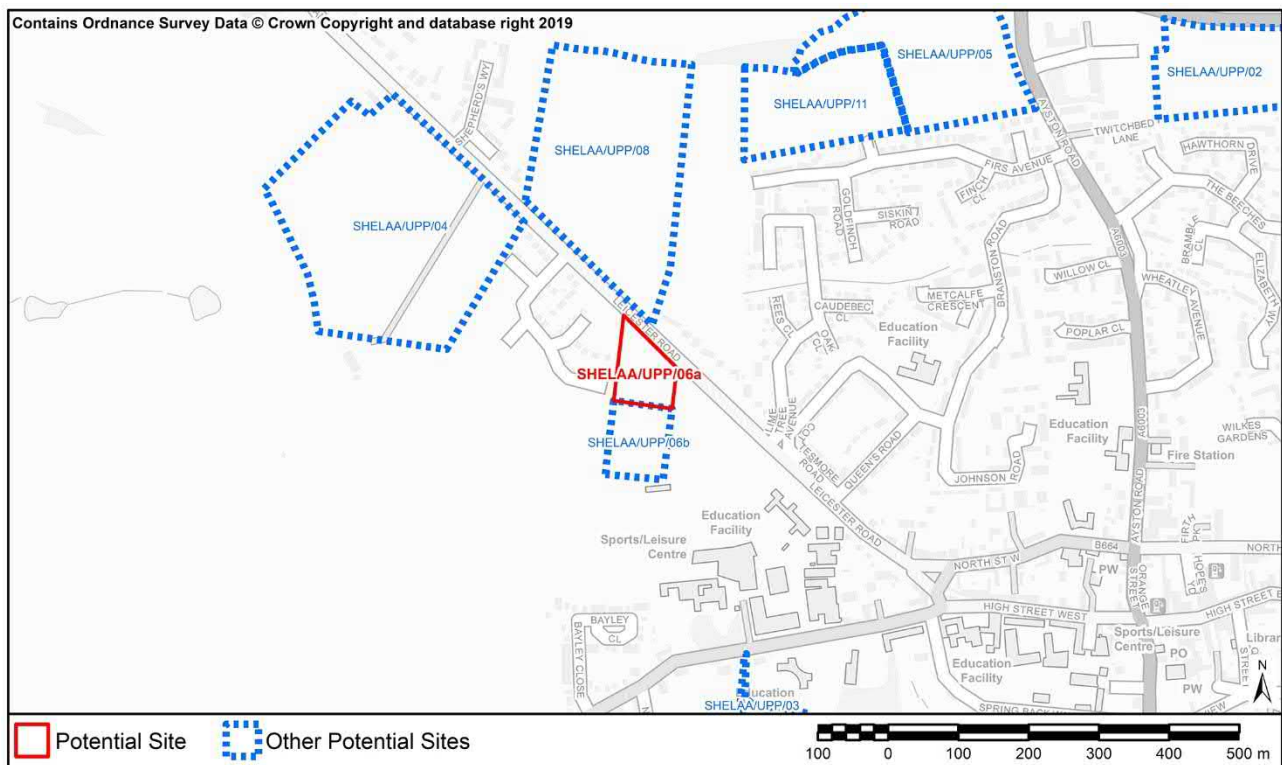


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	407m (Uppingham, Ash trees south of Leicester Road)
BAP Priority Habitat	1063m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	349m (Ayston)
Registered Park or Garden	7516m (Nevill Holt)
Scheduled Monument	1072m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	398m (6, Main Street)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	500m - 600m
Proximity to Schools	700m - 800m (Uppingham C Of E Primary School, Uppingham C of E Primary)
Proximity to Doctor or Health Centre	800m - 900m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	9km - 10km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/06a

Site Address: Land off Leicester Road, Uppingham

Site Area: 0.76ha

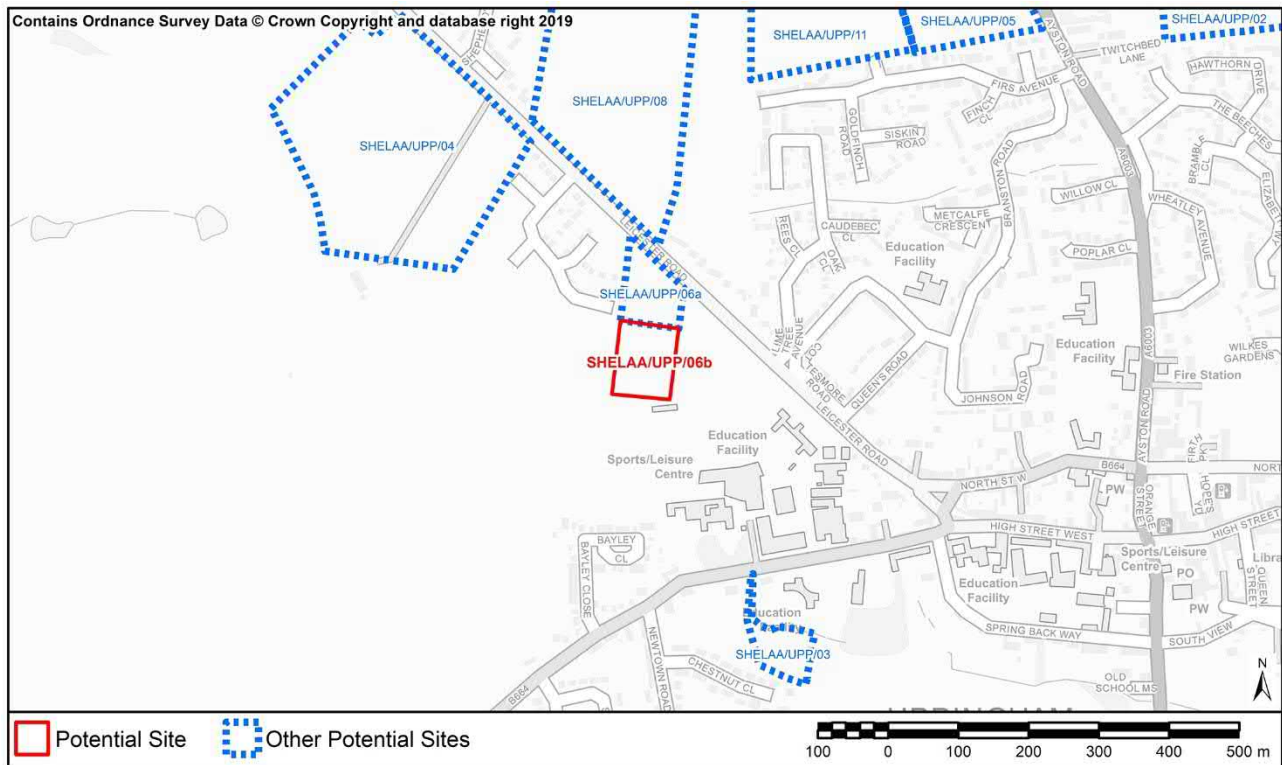


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	8m (Uppingham, Ash trees south of Leicester Road)
BAP Priority Habitat	933m (Deciduous woodland)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	155m (Uppingham)
Registered Park or Garden	6988m (Nevill Holt)
Scheduled Monument	896m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	339m (The Loophole)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	900m - 1000m (Uppingham C Of E Primary School, Uppingham C of E Primary)
Proximity to Doctor or Health Centre	900m - 1000m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/06b

Site Address: Land off Leicester Road, Uppingham

Site Area: 0.86ha

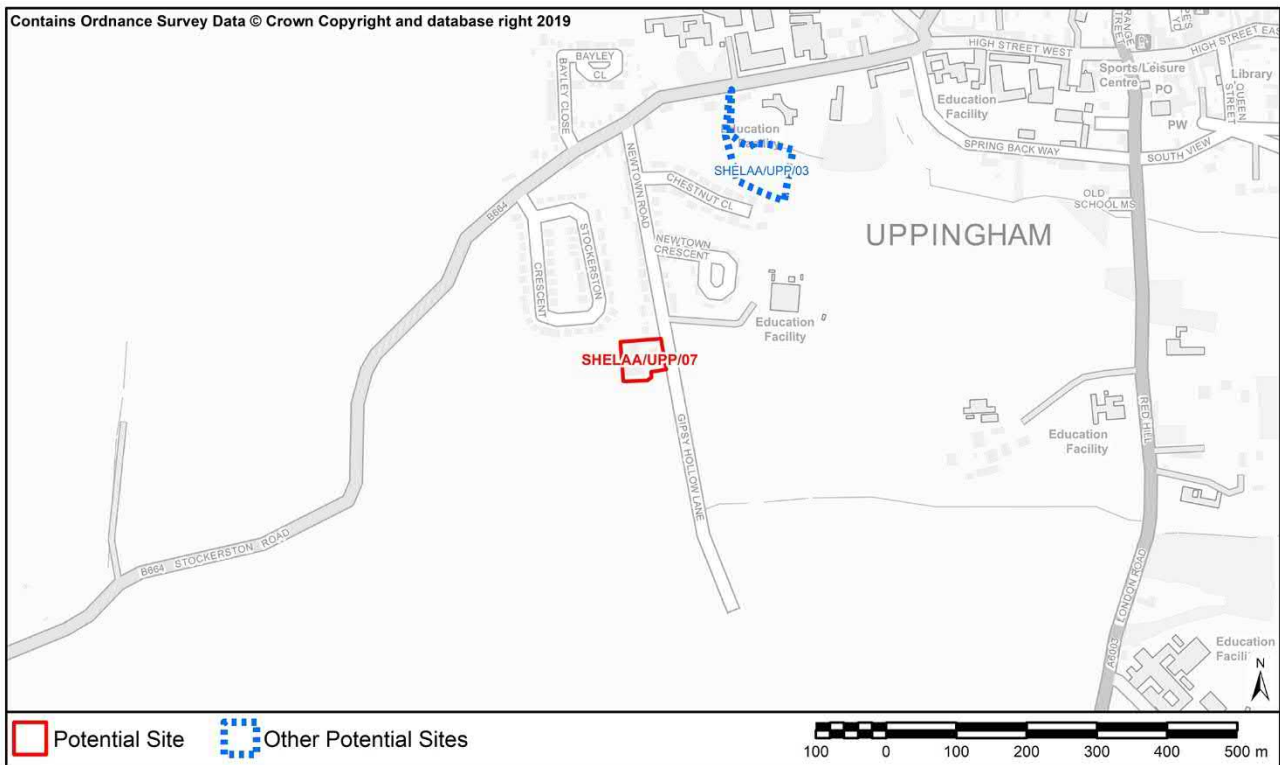


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	121m (Uppingham, Ash trees south of Leicester Road)
BAP Priority Habitat	879m (Deciduous woodland)
Landscape Sensitivity	Overlap with Low Landscape Sensitivity
Conservation Area	140m (Uppingham)
Registered Park or Garden	6897m (Nevill Holt)
Scheduled Monument	935m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	238m (The Loophole)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	900m - 1000m (Uppingham C of E Primary, Uppingham C Of E Primary School)
Proximity to Doctor or Health Centre	900m - 1000m (Name not provided, Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/07

Site Address: Land at Gypsy Hollow Lane, Uppingham

Site Area: 0.32ha

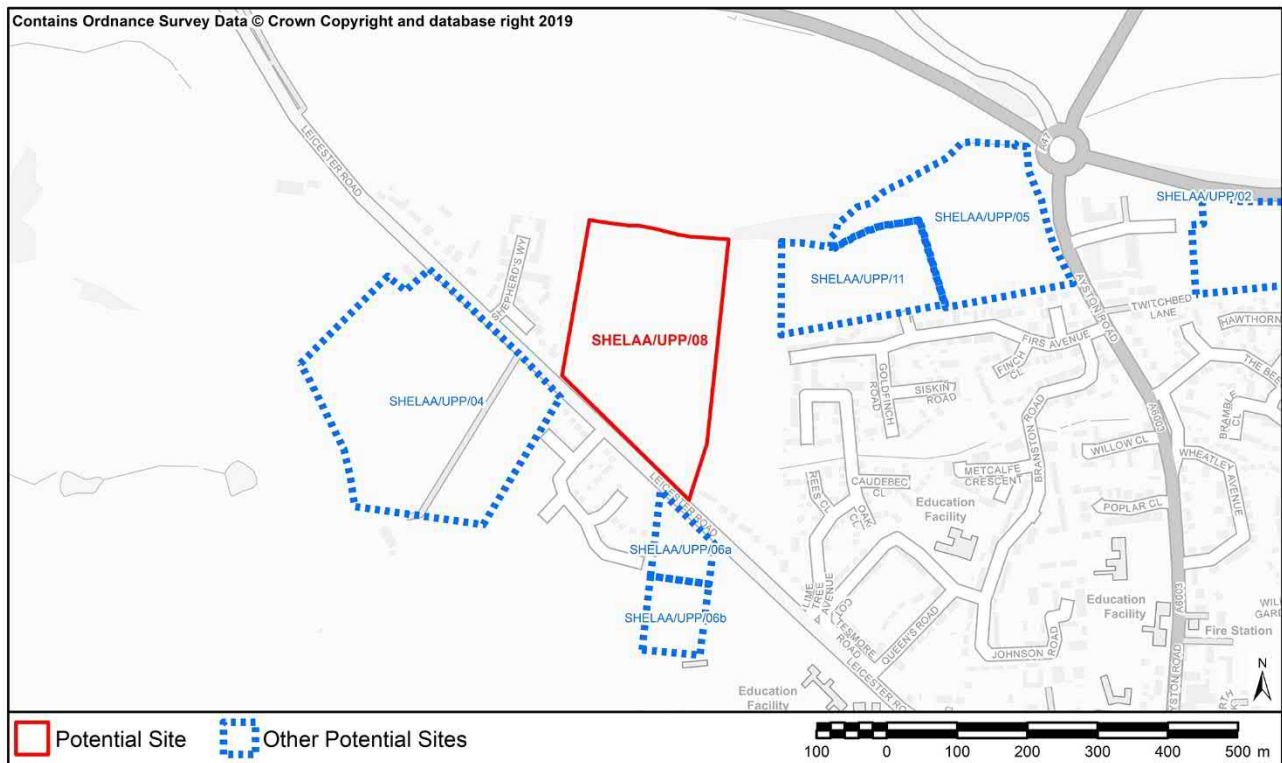


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	265m (Stockerston Rd hedgerow, Uppingham (west side))
BAP Priority Habitat	686m (No main habitat but additional habitats present)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	327m (Uppingham)
Registered Park or Garden	6414m (Nevill Holt)
Scheduled Monument	1442m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	364m (The Loophole)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	1000m - 1100m
Proximity to Schools	100m - 200m (Leighfield Academy)
Proximity to Doctor or Health Centre	1200m - 1300m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	900m - 1000m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/08

Site Address: Land north of Leicester Road, Uppingham

Site Area: 6.33ha

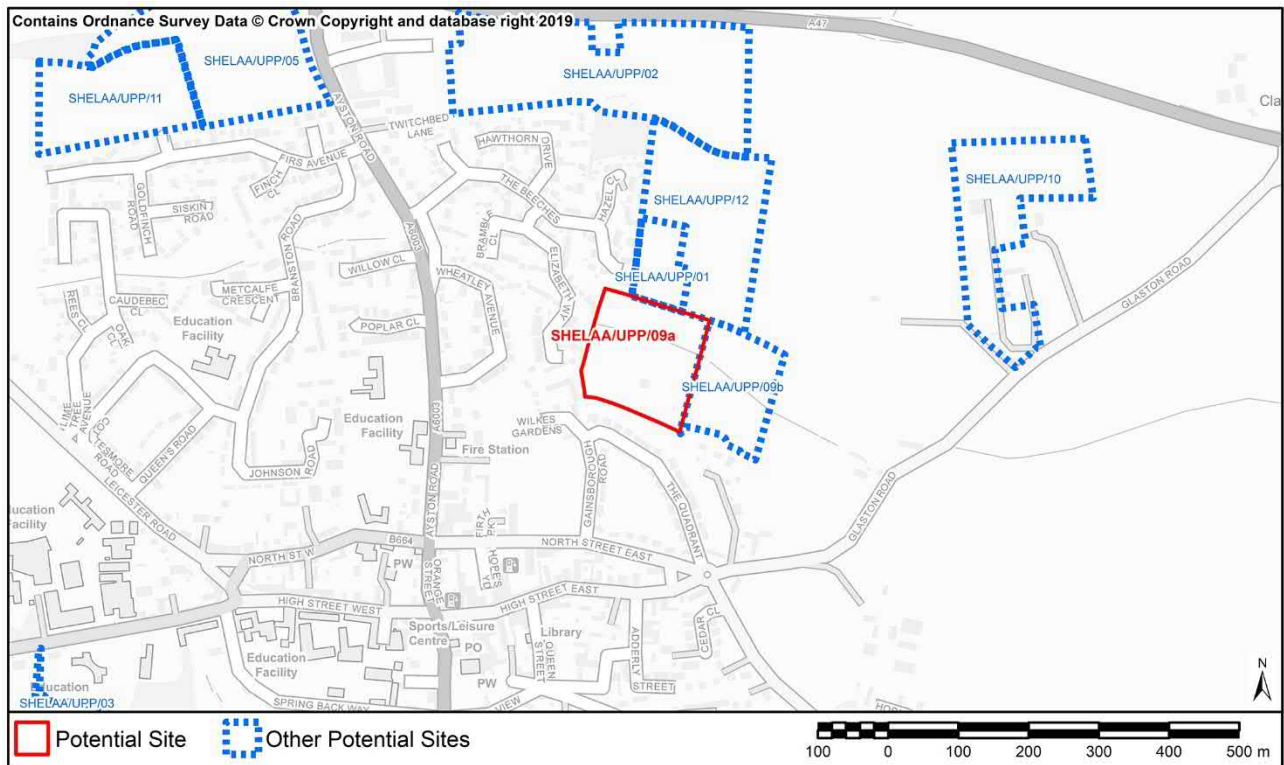


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	6m (Uppingham, Ash trees south of Leicester Road)
BAP Priority Habitat	768m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	250m (Uppingham)
Registered Park or Garden	7107m (Nevill Holt)
Scheduled Monument	710m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	442m (Barn 30 Yards South South West Of Church Of St Mary)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	900m - 1000m (Uppingham C of E Primary, Uppingham C Of E Primary School)
Proximity to Doctor or Health Centre	900m - 1000m (Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/09a

Site Address: Land off the Quadrant, Uppingham

Site Area: 2.45ha

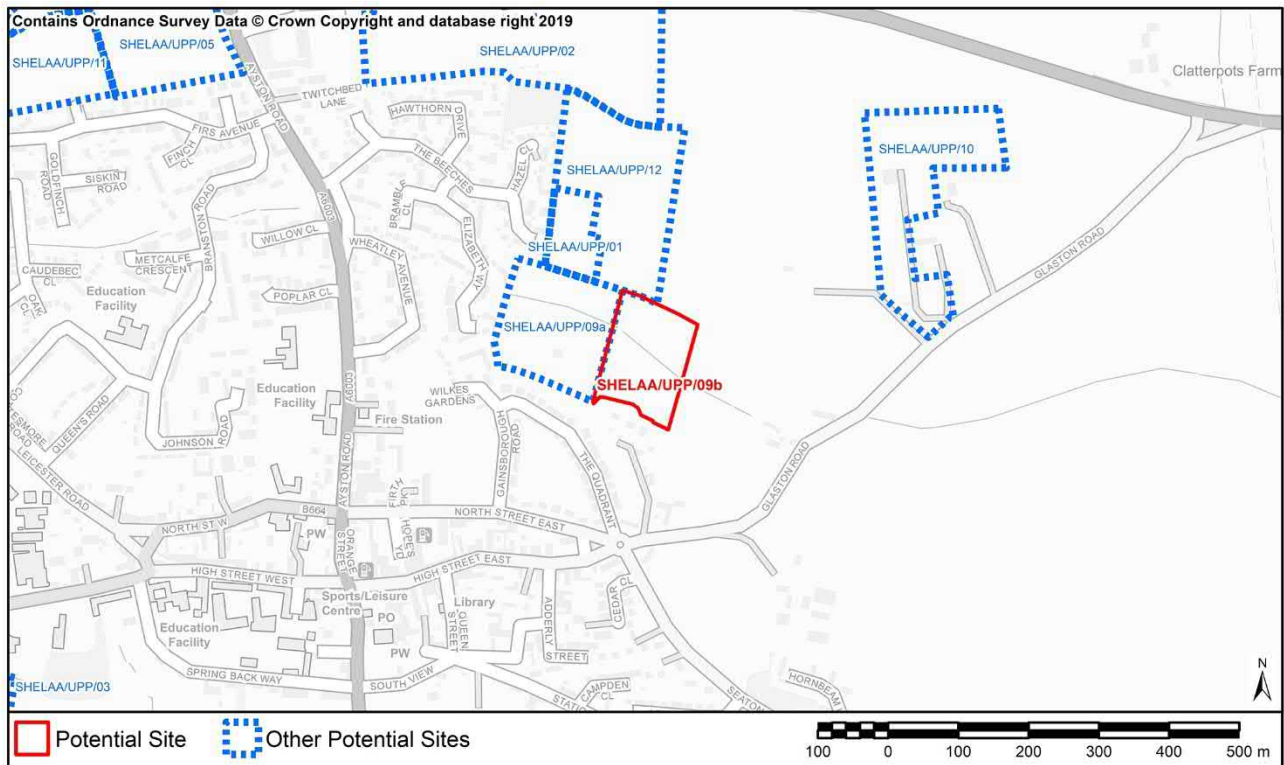


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	710m (Ayston stream hedge)
BAP Priority Habitat	638m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	188m (Uppingham)
Registered Park or Garden	7612m (Nevill Holt)
Scheduled Monument	1826m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	201m (44, North Street East)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	300m - 400m
Proximity to Schools	800m - 900m (Name not provided)
Proximity to Doctor or Health Centre	600m - 700m (Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/09b

Site Address: Land off the Quadrant, Uppingham

Site Area: 1.77ha

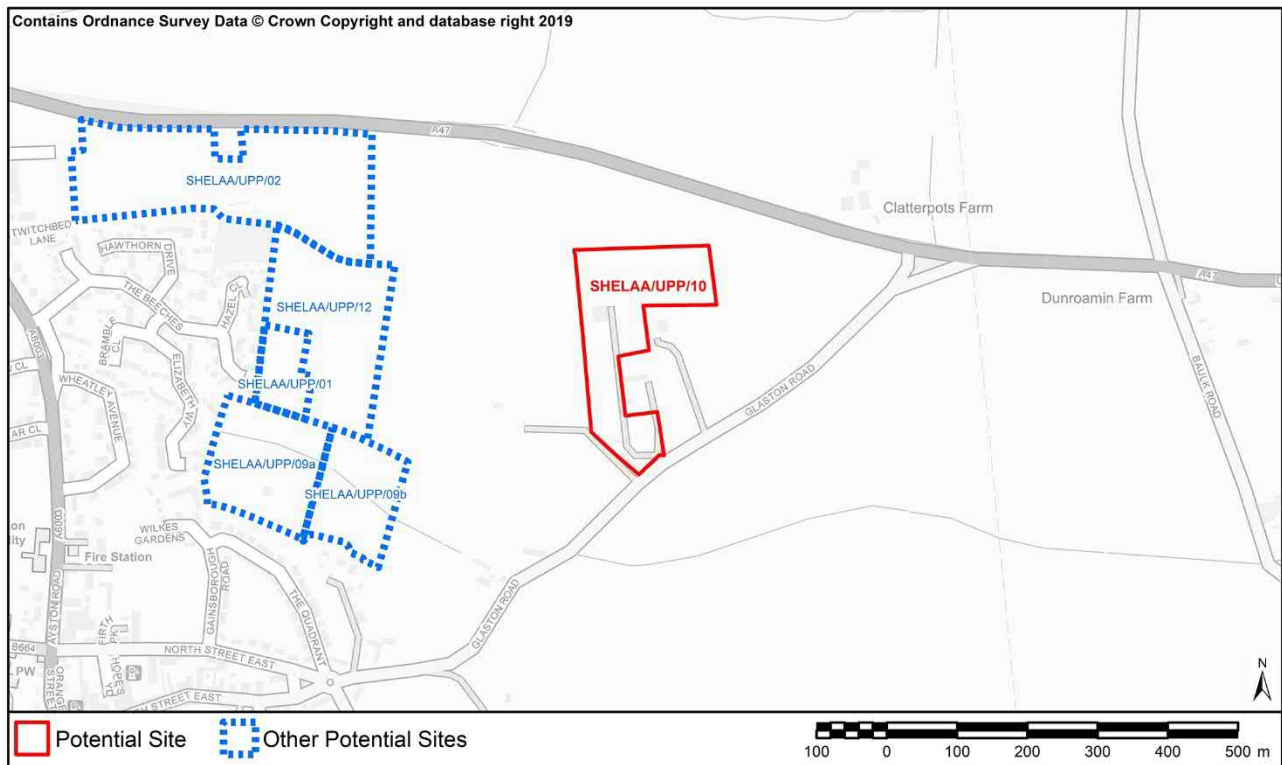


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	704m (Ayston stream hedge)
BAP Priority Habitat	637m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	185m (Uppingham)
Registered Park or Garden	7669m (Nevill Holt)
Scheduled Monument	1984m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	190m (44, North Street East)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	300m - 400m
Proximity to Schools	800m - 900m (Name not provided)
Proximity to Doctor or Health Centre	700m - 800m (Name not provided, Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/10

Site Address: Welland Vale, Glaston Road, Uppingham

Site Area: 3.24ha

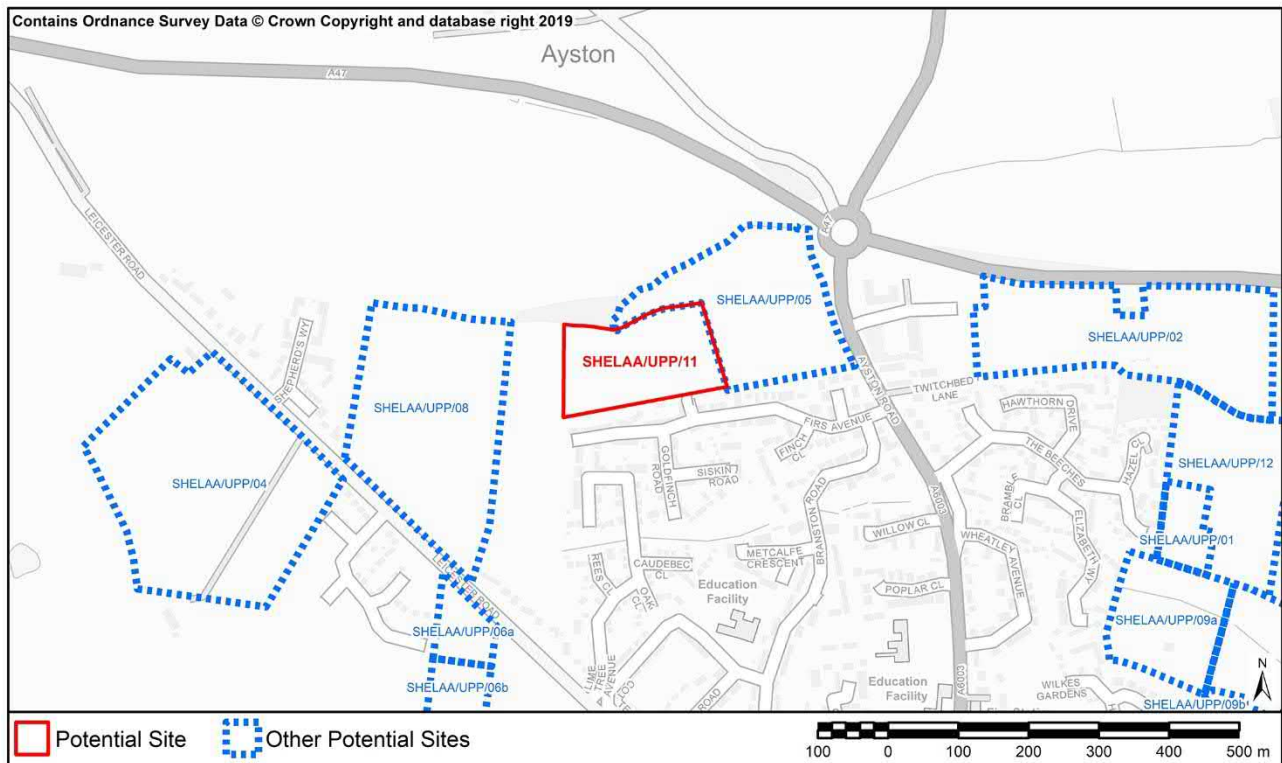


Previously Developed Land	Brownfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	319m (Ayston stream hedge)
BAP Priority Habitat	901m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	527m (Uppingham)
Registered Park or Garden	8068m (Nevill Holt)
Scheduled Monument	2304m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	539m (44, North Street East)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	1300m - 1400m (Name not provided)
Proximity to Doctor or Health Centre	1200m - 1300m (Name not provided, Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	800m - 900m
Proximity to Public Right of Way	50m - 100m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/11

Site Address: Land off Goldcrest and North of Firs Avenue, Uppin

Site Area: 2.65ha

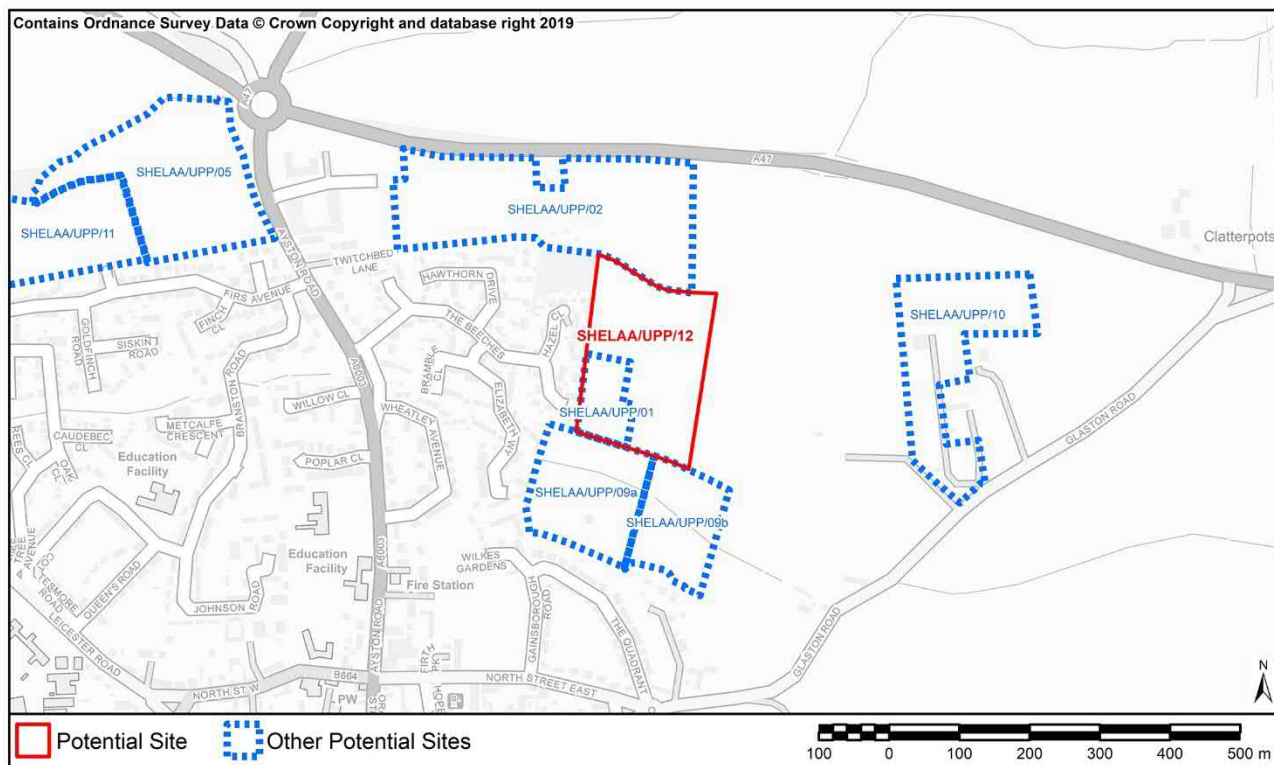


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	265m (Uppingham, Ash trees south of Leicester Road)
BAP Priority Habitat	1054m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	421m (Uppingham)
Registered Park or Garden	7373m (Nevill Holt)
Scheduled Monument	1002m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	456m (Barn 30 Yards South South West Of Church Of St Mary)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	600m - 700m (Uppingham C of E Primary, Uppingham C Of E Primary School)
Proximity to Doctor or Health Centre	1000m - 1100m (Name not provided, Uppingham Surgery)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/UPP/12

Site Address: Land off the Beeches, Uppingham

Site Area: 4.14ha

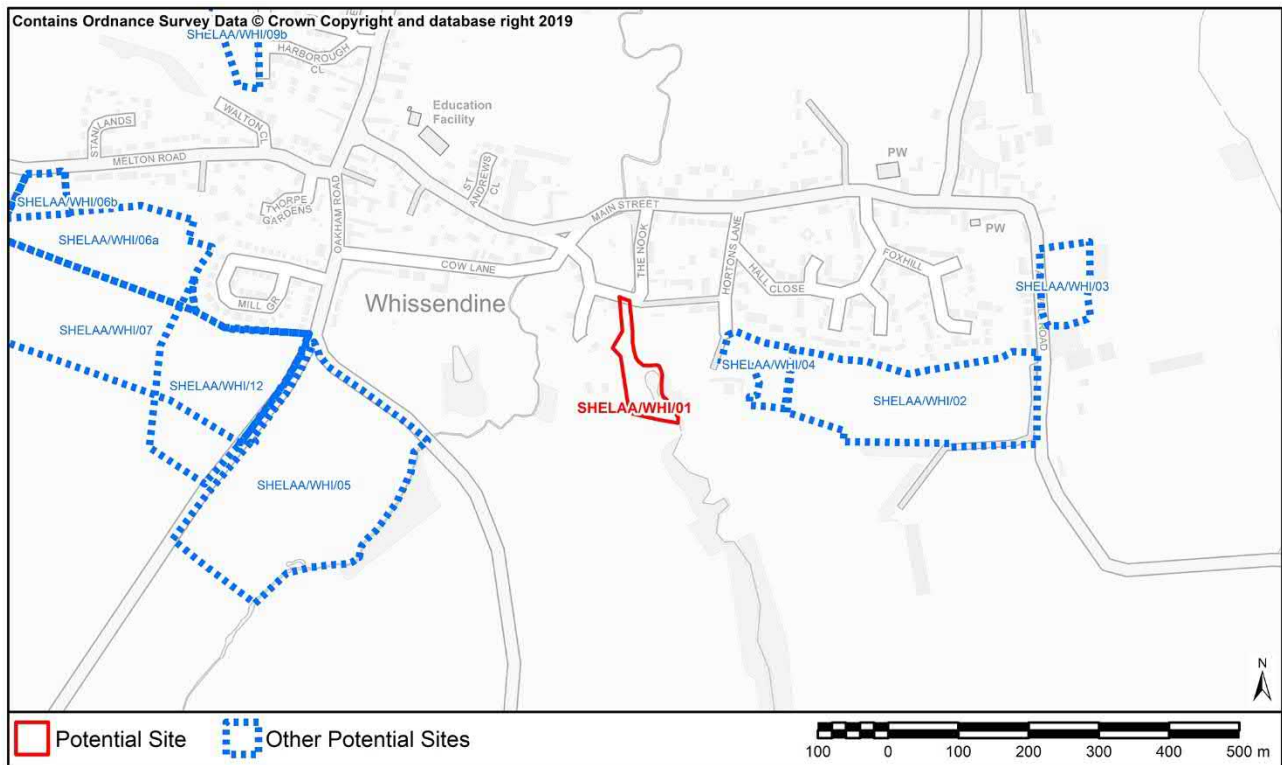


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	467m (Ayston stream hedge)
BAP Priority Habitat	797m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	342m (Uppingham)
Registered Park or Garden	7763m (Nevill Holt)
Scheduled Monument	1873m (Castle Hill Motte And Bailey, Beaumont Chase)
Listed Building	352m (44, North Street East)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	700m - 800m
Proximity to Schools	1100m - 1200m (Name not provided)
Proximity to Doctor or Health Centre	1000m - 1100m (Uppingham Surgery, Name not provided)
Proximity to Railway Station	10km - 15km (Oakham Station)
Proximity to Bus Stop	600m - 700m
Proximity to Public Right of Way	300m - 400m
Proximity to Regional Cycle Route	10km - 15km

SHELAA/WHI/01

Site Address: The Nook, Whissendine

Site Area: 0.61ha

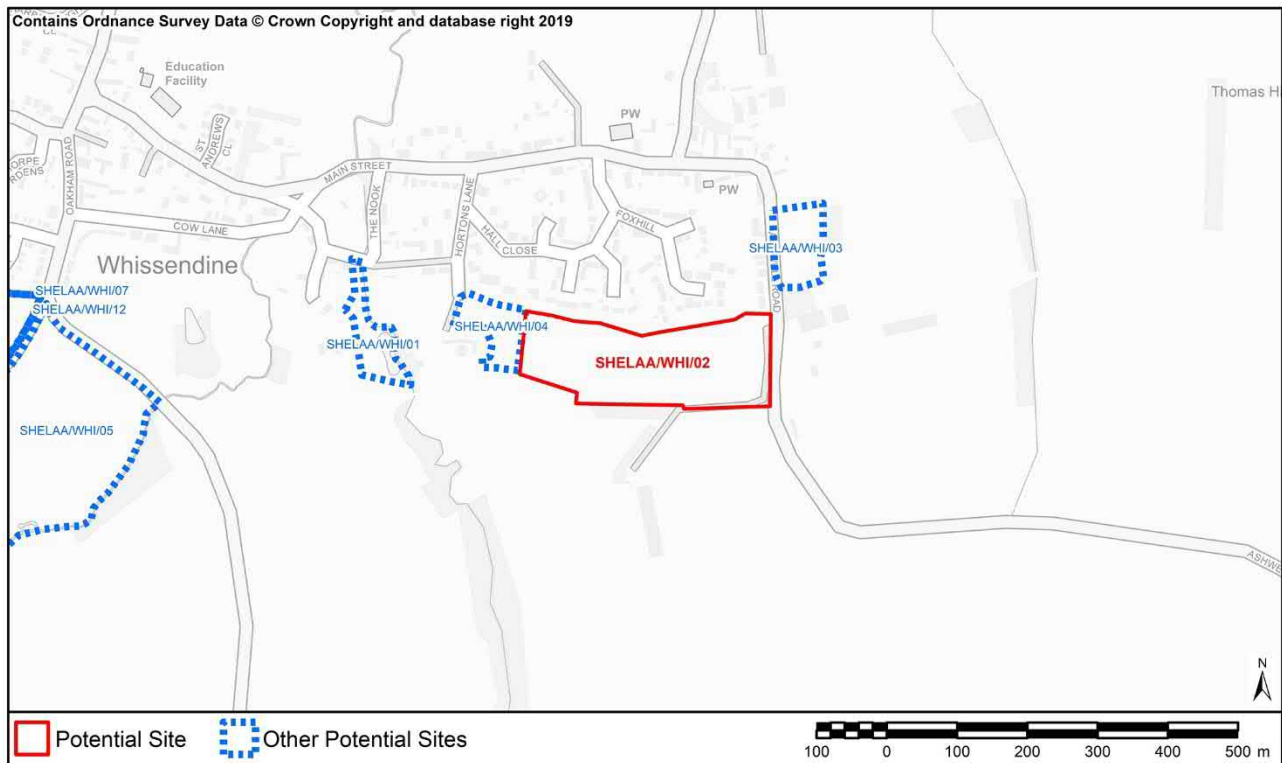


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2087m (Langham A606 hedgerow N side)
BAP Priority Habitat	20m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	2716m (Langham)
Registered Park or Garden	3047m (Stapleford Hall)
Scheduled Monument	1210m (Moor Lane Moated Site, Whissendine)
Listed Building	127m (The White Lodge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	700m - 800m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	100m - 200m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/02

Site Address: Ashwell Road, Whissendine

Site Area: 3.92ha

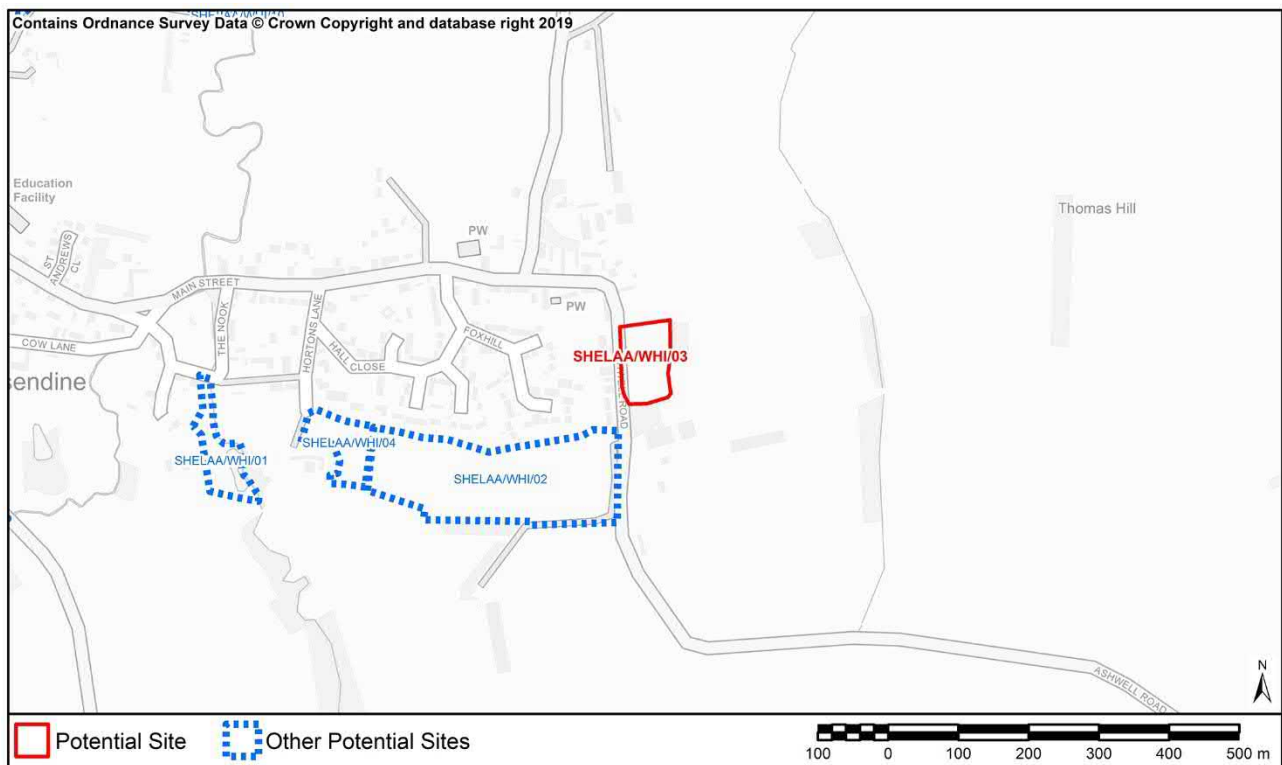


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2110m (Langham A606 hedgerow N side)
BAP Priority Habitat	124m (Traditional orchard)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	2544m (Langham)
Registered Park or Garden	3187m (Stapleford Hall)
Scheduled Monument	990m (Moor Lane Moated Site, Whissendine)
Listed Building	191m (3, Ashwell Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1300m - 1400m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/03

Site Address: Ashwell Road, Whissendine

Site Area: 0.77ha

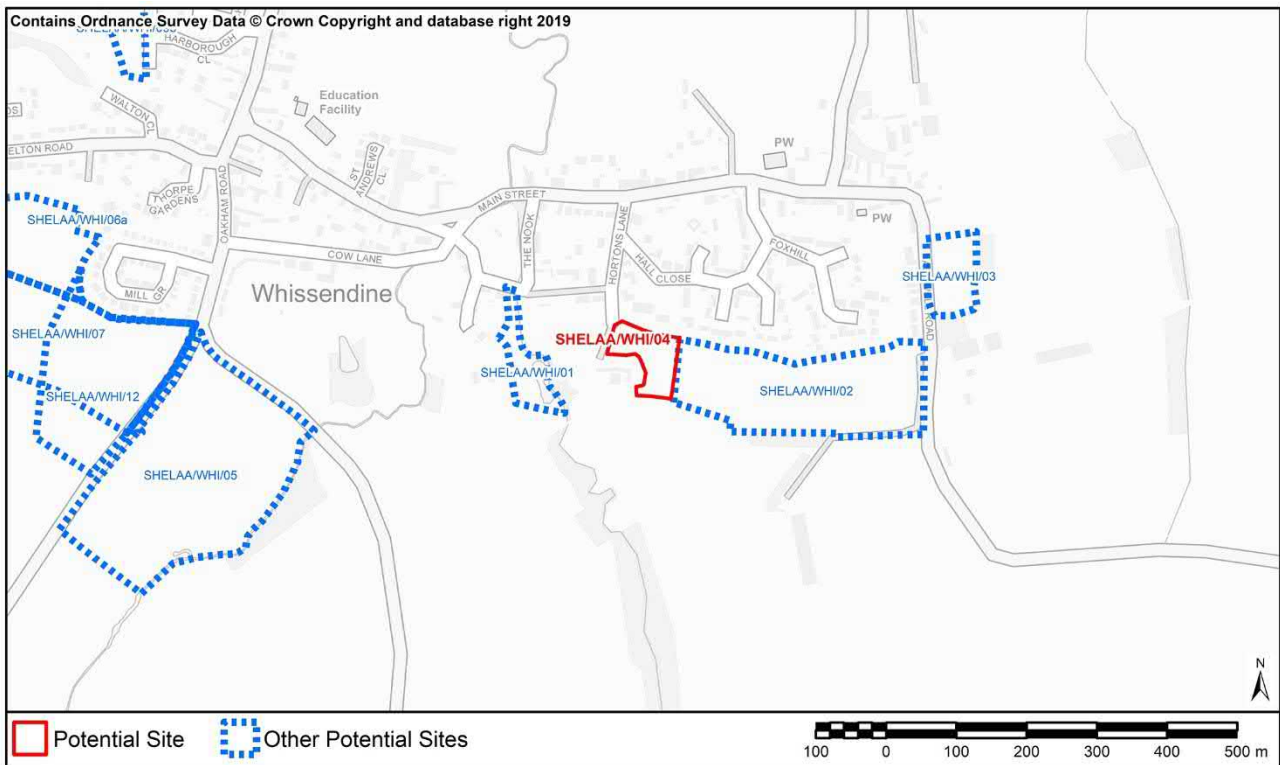


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2357m (Langham A606 hedgerow N side)
BAP Priority Habitat	0m (Traditional orchard)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	2547m (Ashwell)
Registered Park or Garden	3165m (Stapleford Hall)
Scheduled Monument	820m (Moor Lane Moated Site, Whissendine)
Listed Building	71m (Stoup Cottage)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1300m - 1400m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/04

Site Address: Grange Farm, Whissendine

Site Area: 0.62ha

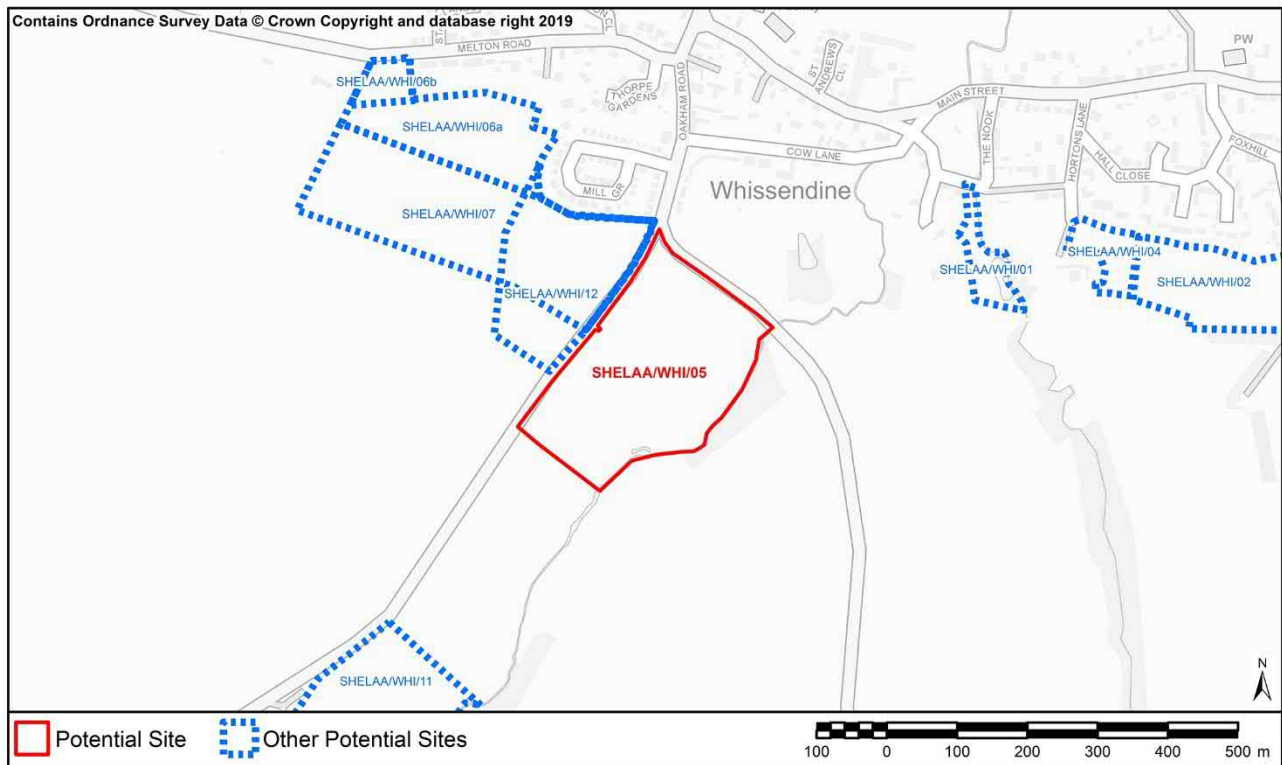


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2130m (Langham A606 hedgerow N side)
BAP Priority Habitat	110m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	2699m (Langham)
Registered Park or Garden	3138m (Stapleford Hall)
Scheduled Monument	1122m (Moor Lane Moated Site, Whissendine)
Listed Building	200m (The White Lodge)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	7km - 8km (Oakham Medical Practice, Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/05

Site Address: Pickwell Lane, Whissendine

Site Area: 6.62ha

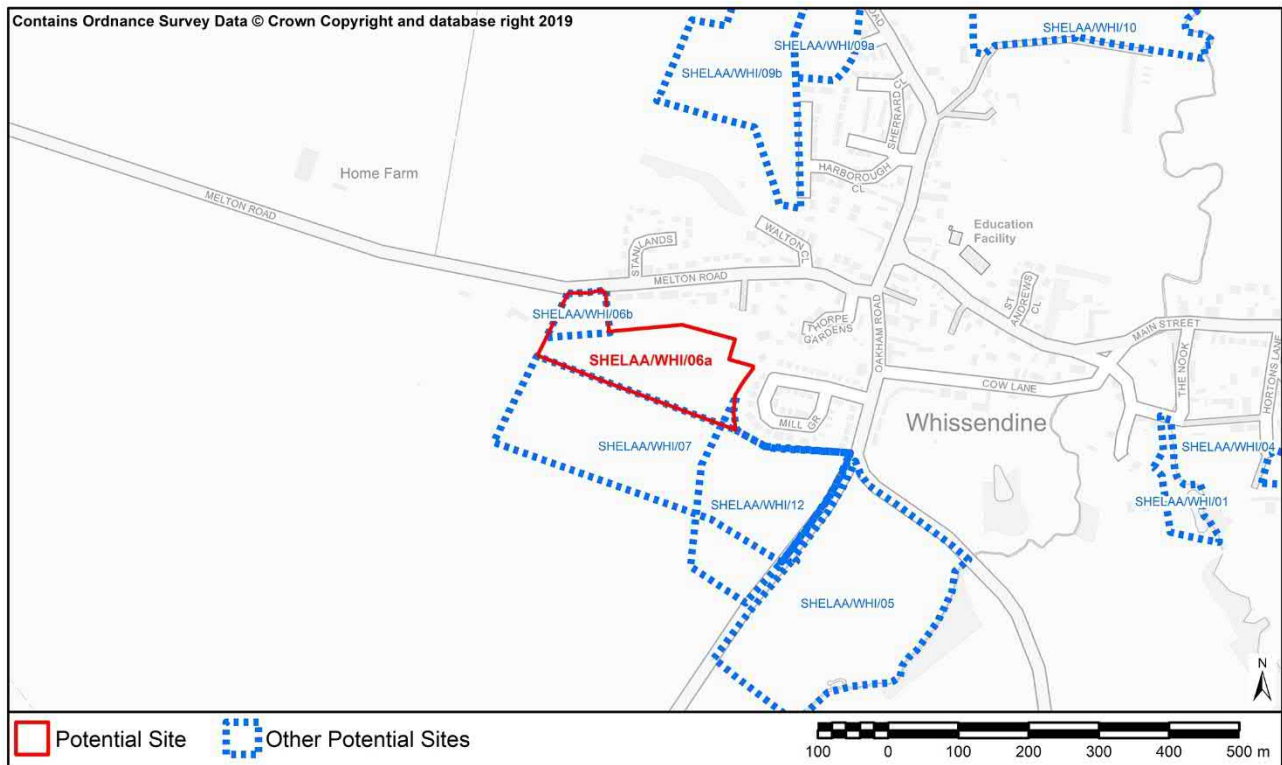


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1831m (Langham A606 hedgerow N side)
BAP Priority Habitat	0m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	2698m (Langham)
Registered Park or Garden	3024m (Stapleford Hall)
Scheduled Monument	1553m (Moor Lane Moated Site, Whissendine)
Listed Building	208m (28, Oakham Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	900m - 1000m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	200m - 300m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/06a

Site Address: Melton Road, Whissendine (Plot 1)

Site Area: 2.91ha

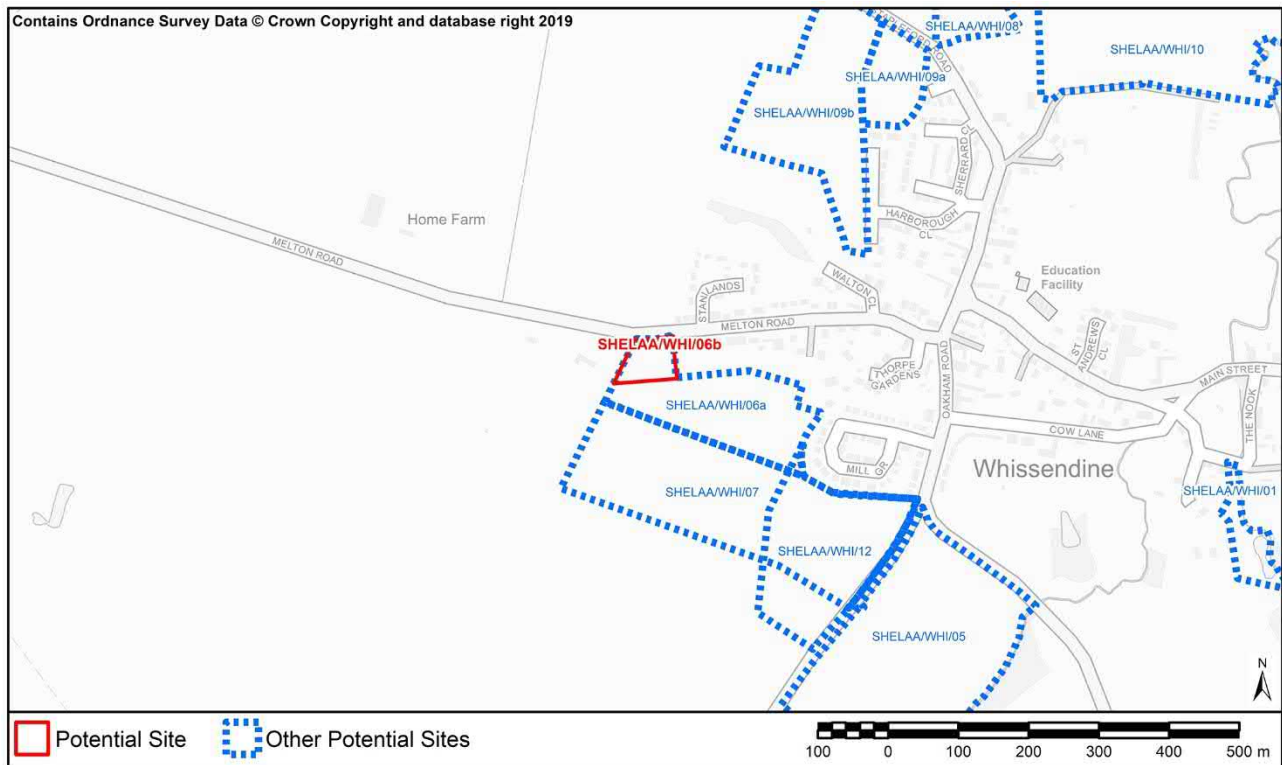


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2007m (Brickfield Farm Willow 1)
BAP Priority Habitat	373m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	3119m (Langham)
Registered Park or Garden	2714m (Stapleford Hall)
Scheduled Monument	1634m (Moor Lane Moated Site, Whissendine)
Listed Building	36m (The Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1100m - 1200m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	7km - 8km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	50m - 100m
Proximity to Public Right of Way	700m - 800m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/06b

Site Address: Land off Melton Road, Whissendine

Site Area: 0.43ha

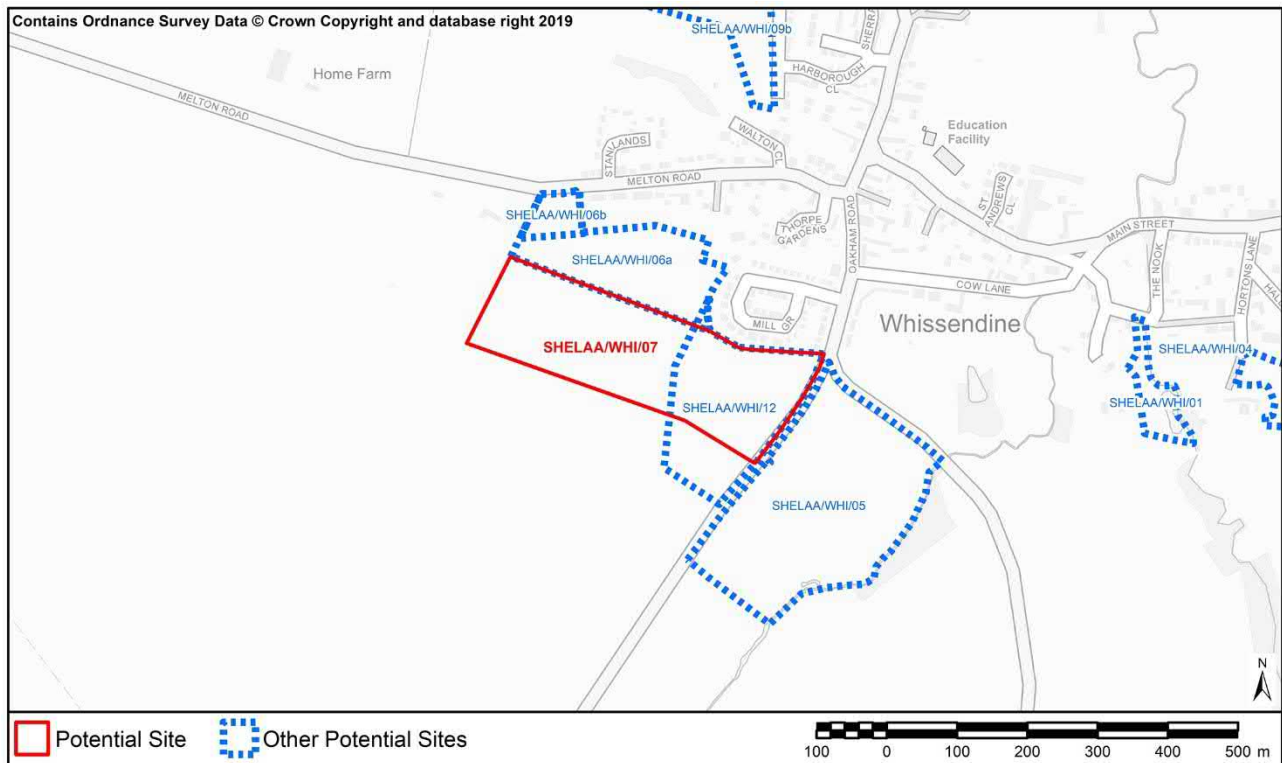


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2008m (Brickfield Farm Willow 1)
BAP Priority Habitat	599m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	3325m (Langham)
Registered Park or Garden	2714m (Stapleford Hall)
Scheduled Monument	1773m (Moor Lane Moated Site, Whissendine)
Listed Building	214m (The Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	1100m - 1200m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Name not provided, Oakham Medical Practice)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	0m - 50m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/07

Site Address: Melton Road, Whissendine (Plot 2)

Site Area: 6.36ha

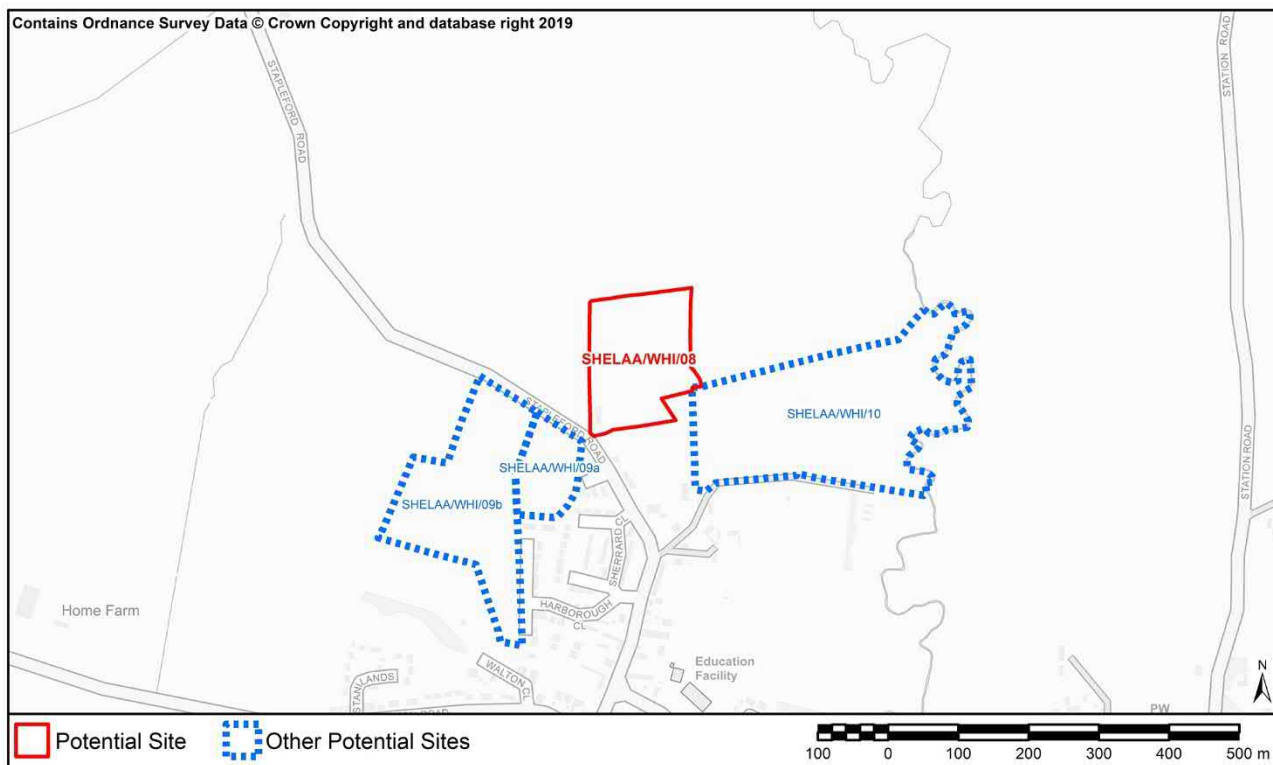


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2006m (Brickfield Farm Willow 1)
BAP Priority Habitat	210m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	2922m (Langham)
Registered Park or Garden	2794m (Stapleford Hall)
Scheduled Monument	1584m (Moor Lane Moated Site, Whissendine)
Listed Building	139m (The Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	6km - 7km (Name not provided)
Proximity to Railway Station	6km - 7km (Oakham Station)
Proximity to Bus Stop	200m - 300m
Proximity to Public Right of Way	400m - 500m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/08

Site Address: Stapleford Road, Whissendine

Site Area: 2.62ha

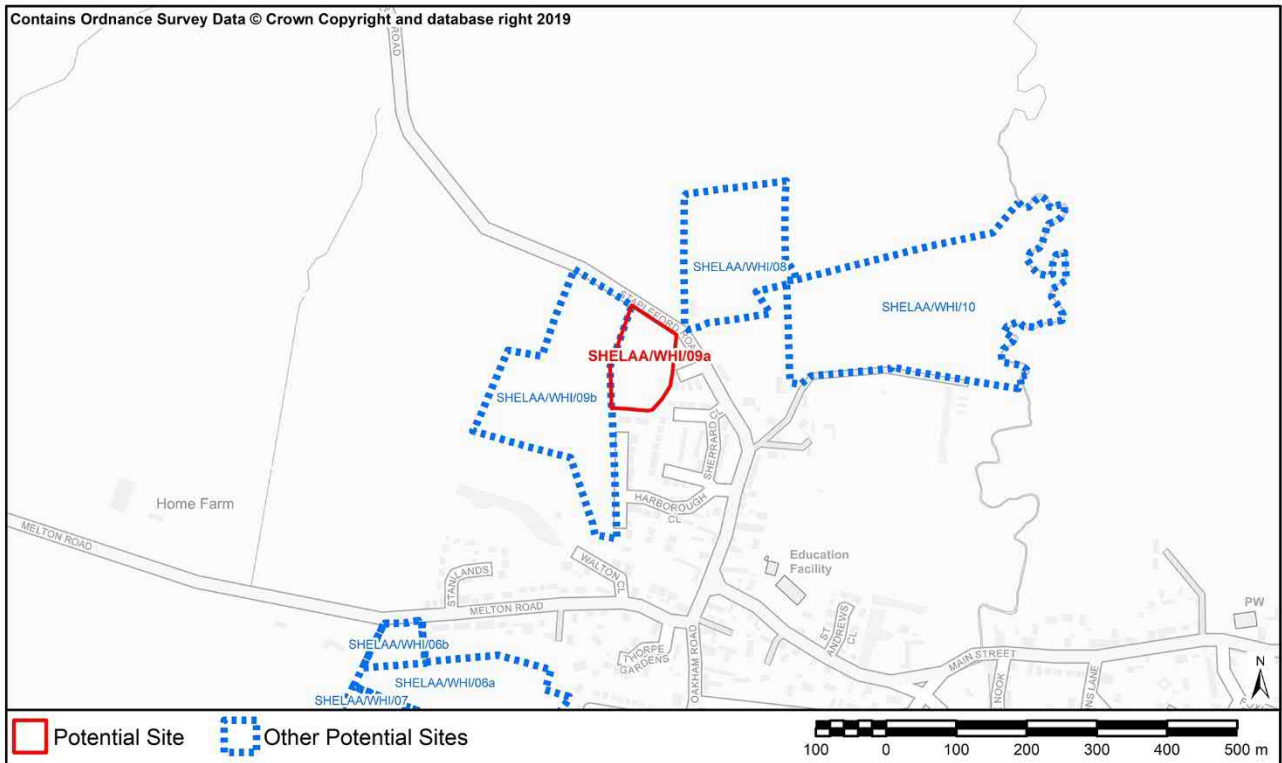


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2284m (Brickfield Farm Willow 2)
BAP Priority Habitat	812m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	3588m (Langham)
Registered Park or Garden	2192m (Stapleford Hall)
Scheduled Monument	1111m (Moor Lane Moated Site, Whissendine)
Listed Building	204m (Windrush)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Whissendine C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	7km - 8km (Oakham Medical Practice, Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/09a

Site Address: South Lodge Farm, Whissendine

Site Area: 1.03ha

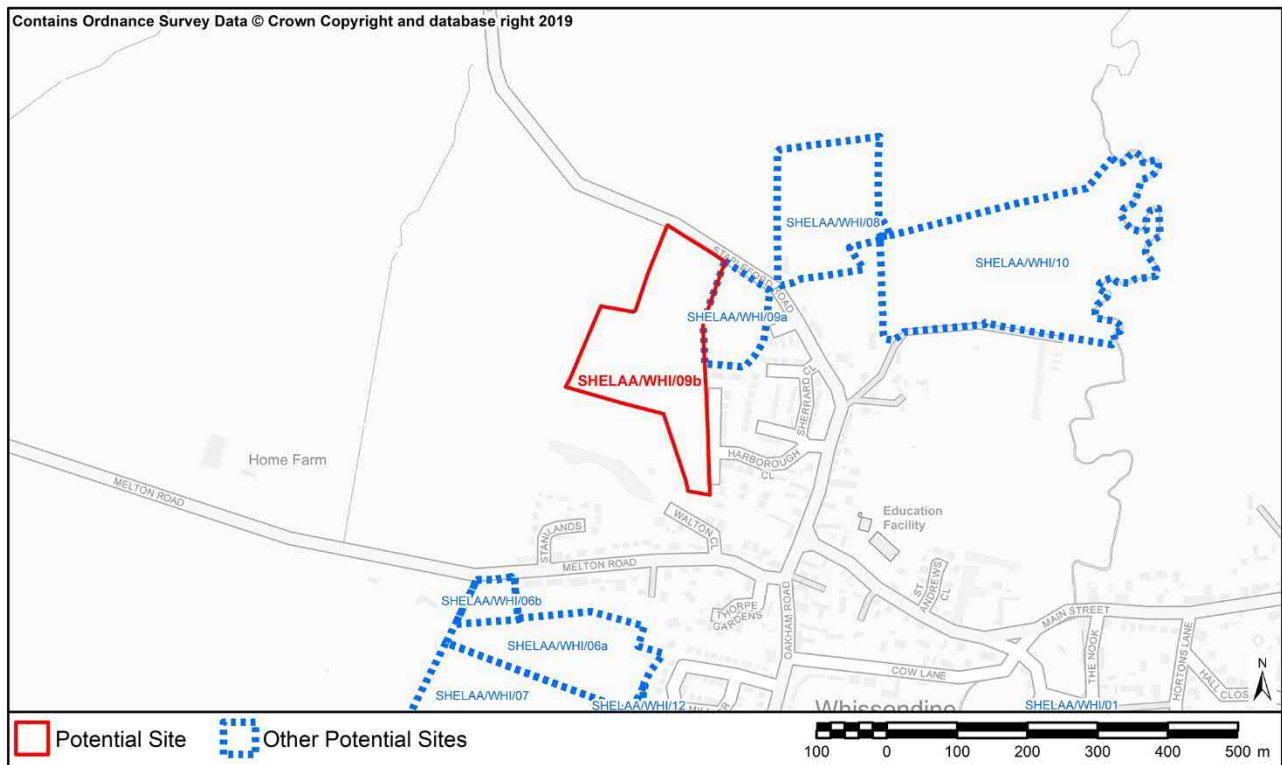


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2212m (Brickfield Farm Willow 2)
BAP Priority Habitat	711m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	3516m (Langham)
Registered Park or Garden	2333m (Stapleford Hall)
Scheduled Monument	1299m (Moor Lane Moated Site, Whissendine)
Listed Building	142m (Windrush)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	800m - 900m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Market Overton Surgery, Name not provided, Oakham Medical Practice)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/09b

Site Address: South Lodge Farm, Whissendine

Site Area: 3.9ha

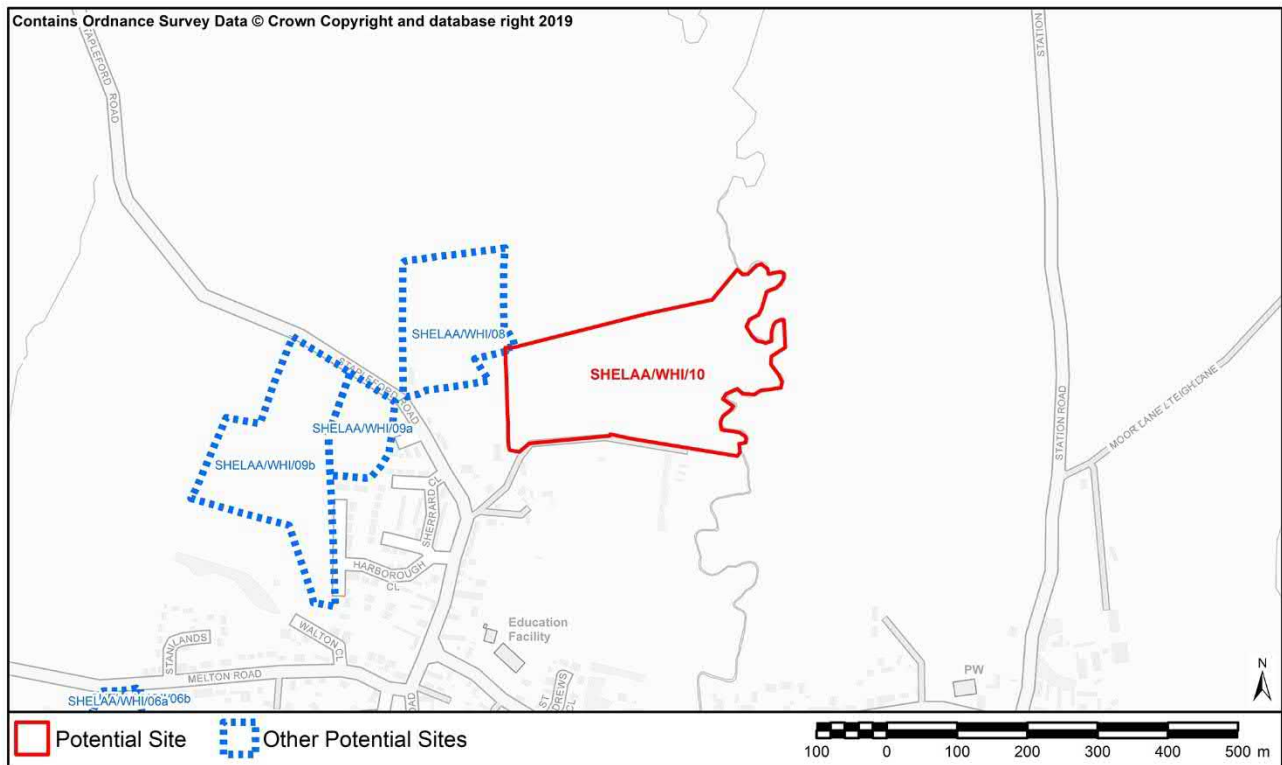


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2042m (Brickfield Farm Willow 2)
BAP Priority Habitat	556m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	3365m (Langham)
Registered Park or Garden	2268m (Stapleford Hall)
Scheduled Monument	1353m (Moor Lane Moated Site, Whissendine)
Listed Building	105m (8, Melton Road)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	50m - 100m
Proximity to Schools	1000m - 1100m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Market Overton Surgery, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	500m - 600m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/10

Site Address: Land Near Stapleford Road, Whissendine

Site Area: 6.57ha

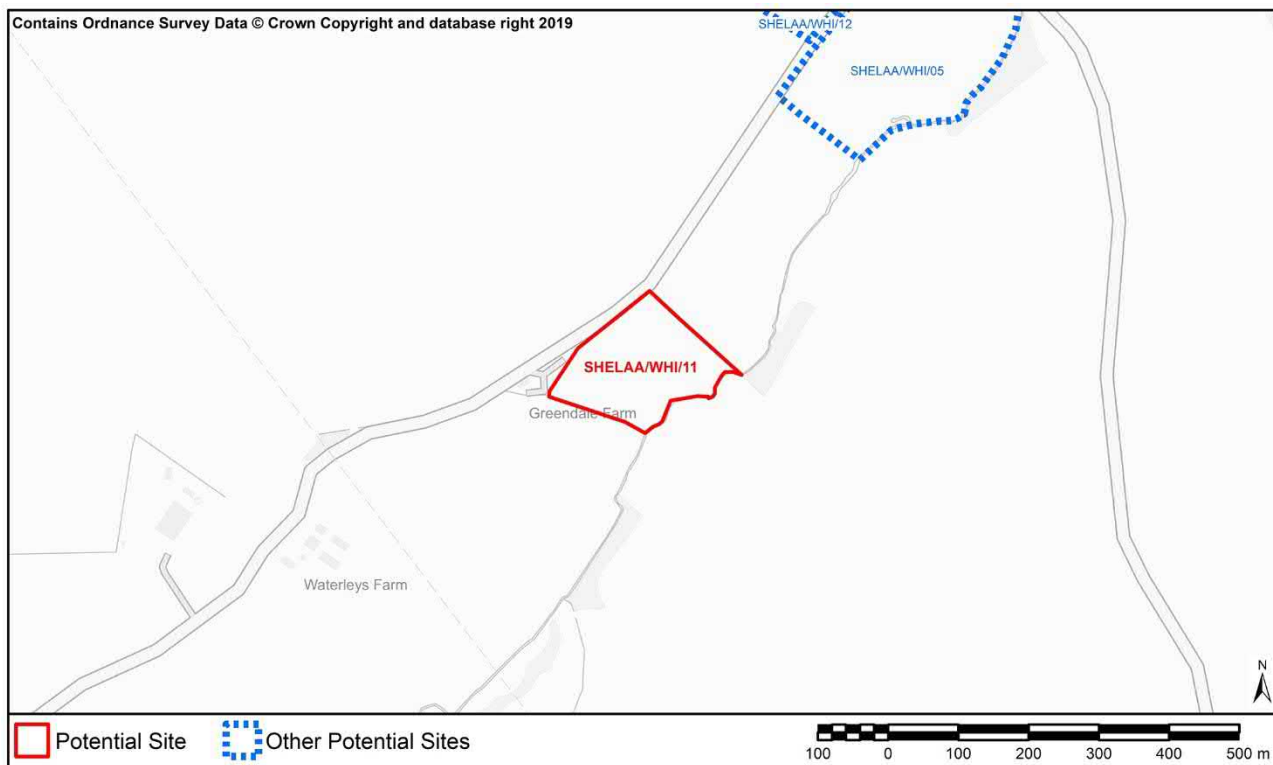


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2441m (Brickfield Farm Willow 2)
BAP Priority Habitat	710m (Deciduous woodland)
Landscape Sensitivity	Overlap with High Landscape Sensitivity
Conservation Area	3215m (Ashwell)
Registered Park or Garden	2322m (Stapleford Hall)
Scheduled Monument	721m (Moor Lane Moated Site, Whissendine)
Listed Building	142m (Windrush)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	0m - 50m
Proximity to Schools	600m - 700m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Market Overton Surgery, Oakham Medical Practice, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	300m - 400m
Proximity to Public Right of Way	0m - 50m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/11

Site Address: Pickwell lane, Whissendine

Site Area: 2.81ha

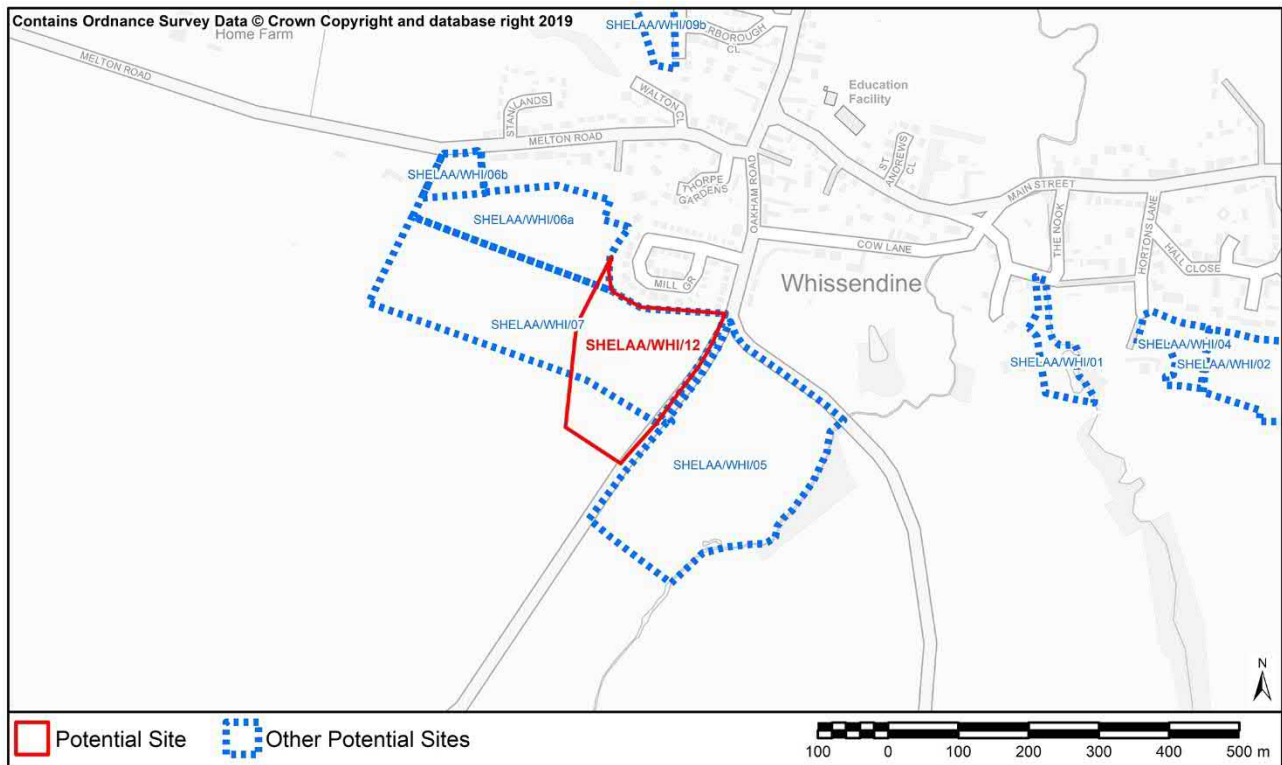


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	1540m (Langham A606 hedgerow N side)
BAP Priority Habitat	451m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	2545m (Langham)
Registered Park or Garden	3503m (Stapleford Hall)
Scheduled Monument	2228m (Moor Lane Moated Site, Whissendine)
Listed Building	779m (The Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	< 50% of Site Intersects with Flood Risk Zone 2 or 3
Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	600m - 700m
Proximity to Schools	1500m - 1600m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Oakham Medical Practice, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	900m - 1000m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/WHI/12

Site Address: Land of Pickwell Road, Whissendine

Site Area: 3.42ha

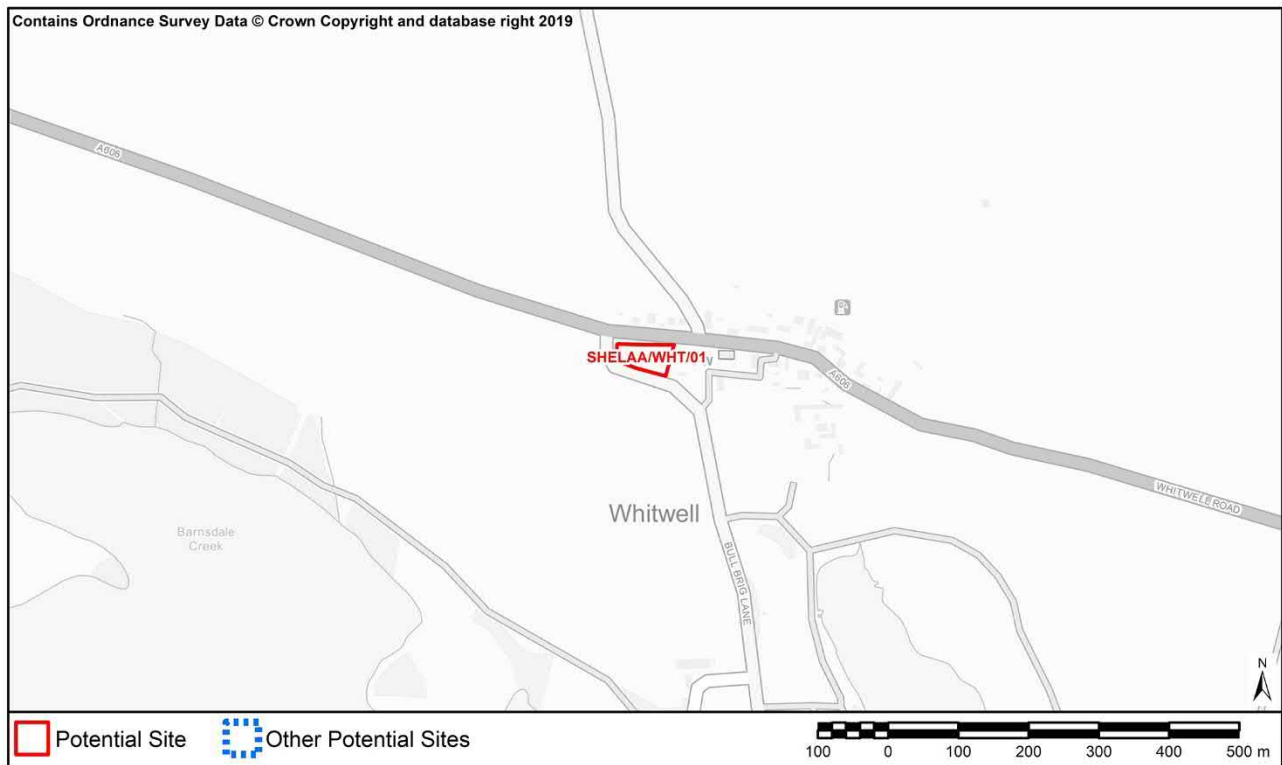


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Not located within an SSSI IRZ in the 'All Planning Applications', 'Rural Non Residential', 'Residential' and 'Rural Residential' categories
Local Wildlife Site	2011m (Langham A606 hedgerow N side)
BAP Priority Habitat	209m (Deciduous woodland)
Landscape Sensitivity	Overlap with Medium Landscape Sensitivity
Conservation Area	2895m (Langham)
Registered Park or Garden	2901m (Stapleford Hall)
Scheduled Monument	1585m (Moor Lane Moated Site, Whissendine)
Listed Building	93m (The Windmill)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	100m - 200m
Proximity to Schools	1000m - 1100m (Name not provided, Whissendine C of E Primary)
Proximity to Doctor or Health Centre	7km - 8km (Market Overton Surgery, Oakham Medical Practice, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	600m - 700m
Proximity to Regional Cycle Route	25km +

SHELAA/WHT/01

Site Address: Land off Bull Brigg Lane, Whitwell

Site Area: 0.27ha

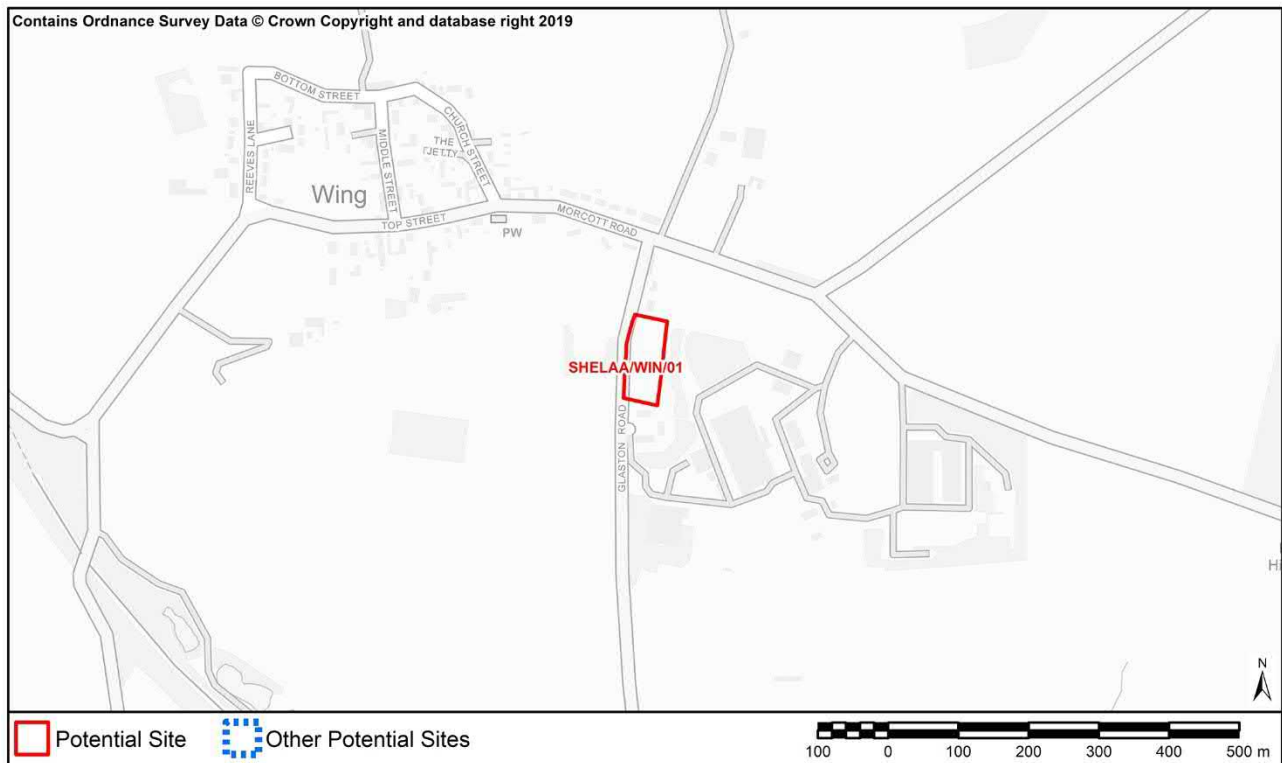


Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'All Planning Applications' category
Local Wildlife Site	329m (Empingham Road Verge (north side), Whitwell section)
BAP Priority Habitat	223m (Deciduous woodland)
Landscape Sensitivity	No Overlap
Conservation Area	0m (Whitwell)
Registered Park or Garden	1448m (Exton Park)
Scheduled Monument	1568m (Barnhill Moated Site At Hambleton)
Listed Building	71m (Church Of St Michael)
Agricultural Land Classification	Grade 3 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Open Countryside or adjoining Small Villages
Proximity Town or Local Centre	2.5km - 3km
Proximity to Schools	3km - 4km (Name not provided, Empingham C of E Primary, Exton and Greetham C of E Primary)
Proximity to Doctor or Health Centre	3km - 4km (Empingham Medical Centre, Name not provided)
Proximity to Railway Station	7km - 8km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	25km +

SHELAA/WIN/01

Site Address: Glaston Road, Wing

Site Area: 0.62ha



Previously Developed Land	Greenfield
SSSI Impact Risk Zones	Wholly or partly located within an SSSI IRZ in the 'Rural Non Residential', 'Residential' and/or 'Rural Residential' categories
Local Wildlife Site	714m (Ragged Robin Grassland, Wing)
BAP Priority Habitat	402m (No main habitat but additional habitats present)
Landscape Sensitivity	No Overlap
Conservation Area	146m (Wing)
Registered Park or Garden	5784m (Burley On The Hill)
Scheduled Monument	8m (Maze 220M South East Of St Peter And St Paul'S Church)
Listed Building	220m (Townsend House)
Agricultural Land Classification	Grade 1 or 2 Agricultural Land
Fluvial Flood Risk	Flood Zone 1
Surface Water Flood Risk	No Areas of High or Medium Surface Water Flood Risk are Present on Site
Groundwater Source Protection Zones	Not Within an SPZ
Loss of Local Open Space	No Loss of Public Open Space
Minerals	Site does not Intersect with an MSA
Employment Site	No Loss of Employment Site
Settlement Hierarchy	Adjoining Uppingham, Oakham or Local Service Centres
Proximity Town or Local Centre	3km - 4km
Proximity to Schools	4km - 5km (Edith Weston Primary, St Mary and St John C of E Primary, Name not provided)
Proximity to Doctor or Health Centre	5km - 6km (Uppingham Surgery, Name not provided)
Proximity to Railway Station	8km - 9km (Oakham Station)
Proximity to Bus Stop	400m - 500m
Proximity to Public Right of Way	100m - 200m
Proximity to Regional Cycle Route	15km - 20km

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