

Rutland SHELAA Report December 2019: Appendix A

Complete List of SHELAA Sites

SHELAA Reference	Address	Parish	Use Promoted	Stage site screened out of process or progressed to full assessment	Site Information Sheet Location - Appendix:
SHELAA/BAE/01	Rutland County College, Barleythorpe	Barleythorpe	Mixed	1	F
SHELAA/BAE/02	Land off Barleythorpe Road, Oakham	Barleythorpe	Residential	2b	H
SHELAA/BAE/03	Land adjacent to Barleythorpe Hall, Main Road	Barleythorpe	Residential	2b	H
SHELAA/BAE/04	North of Barleythorpe	Barleythorpe	Residential	Full assessment	H
SHELAA/BAR/01	Land at Back Road, Barrowden	Barrowden	Residential	1	F
SHELAA/BAR/02	7 Wakerley Road, Barrowden	Barrowden	Residential	1	F
SHELAA/BAR/03	Morcott Road, Barrowden	Barrowden	Residential	1	F
SHELAA/BLM/01	Land off Newstead Lane, Belmesthorpe	Belmesthorpe	Residential	1	F
SHELAA/BLM/02	Paddock House, Belmesthorpe	Belmesthorpe	Residential	1	F
SHELAA/BEL/01	18 Loddington Lane, Belton-in-Rutland	Belton in Rutland	Residential	1	F
SHELAA/BEL/02	Land off New Road, Belton-in-Rutland	Belton in Rutland	Residential	1	F
SHELAA/BRA/01	Land off Brooke Road, Braunston in Rutland	Braunston in Rutland	Residential	1	F
SHELAA/BRA/02	Land to the east of 10 Church Street, Braunston in Rutland	Braunston in Rutland	Residential	1	F
SHELAA/BRA/03	Land to the east of 10 Church Street, Braunston in Rutland	Braunston in Rutland	Residential	1	F
SHELAA/BUR/01	Cottesmore Road, Burley	Burley	Residential	1	F
SHELAA/BUR/02	Cottesmore Road, Burley	Burley	Residential	1	F
SHELAA/BUR/03	Oakham Enterprise Park	Burley	Employment	1	F
SHELAA/CAL/01	Land to the north of Uppingham Road, Caldecott	Caldecott	Residential	1	F
SHELAA/CAL/02	Land adjoining 49 Main Street, Caldecott	Caldecott	Residential	1	F
SHELAA/CLI/01	Woolfox, south of Clipsham	Clipsham; Greetham; Stretton; Empingham; Pickworth	Mixed	2b	H
SHELAA/COT/01	Land off Main Street, Cottesmore	Cottesmore	Mixed	Full assessment	H
SHELAA/COT/02	Land off Main Street, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/03	Land west of Rogues Lane, Cottesmore	Cottesmore	Residential	2b	H

SHELAA/COT/04	Land west of Rogues Lane, Cottesmore	Cottesmore	Mixed	2a	G
SHELAA/COT/05	Manor Farmyard, Main Street, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/06	Land north of Greetham Road, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/07	Land at Railway Sidings, Burley Road, Cottesmore	Cottesmore	Employment	1	F
SHELAA/COT/08	Land east of Market Overton Road, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/09	Land south of Rogues Lane, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/10	Land off Ashwell Road, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/11	Field to the rear of 32 Main Street, Cottesmore	Cottesmore	Residential	2a	G
SHELAA/COT/12a	Land at Harrier Close, Cottesmore (Site A)	Cottesmore	Residential	1	F
SHELAA/COT/12b	Land at Harrier Close, Cottesmore (Site B)	Cottesmore	Residential	Full assessment	H
SHELAA/COT/12c	Land at Harrier Close, Cottesmore (Site C)	Cottesmore	Residential	1	F
SHELAA/COT/12d	Land at Harrier Close, Cottesmore (Site D)	Cottesmore	Residential	1	F
SHELAA/COT/12e	Land at Harrier Close, Cottesmore (Site E)	Cottesmore	Residential	Full assessment	H
SHELAA/COT/12f	Land at Harrier Close, Cottesmore (Site F)	Cottesmore	Residential	1	F
SHELAA/COT/12g	Land at Harrier Close, Cottesmore (Site G)	Cottesmore	Residential	1	F
SHELAA/COT/13	Land north of Mill Lane, Cottesmore	Cottesmore	Residential	Full assessment	H
SHELAA/EDI/01	Land forming part of curtilage of Cheneywood, 26 Normanton Road, Edith Weston	Edith Weston	Residential	2a	G
SHELAA/EDI/02	The Yews, Well Cross, Edith Weston	Edith Weston	Residential	2b	H
SHELAA/EDI/03	Officer's Mess, Manton Road, Edith Weston	Edith Weston	Residential	Full assessment	H
SHELAA/EDI/04	St George's Barracks, Edith Weston	Edith Weston; North Luffenham	Mixed	Full assessment	H
SHELAA/EMP/01	West of 17 Whitwell Road, Empingham	Empingham	Residential	Full assessment	H
SHELAA/EMP/02	Main Street, Empingham	Empingham	Residential	2a	G
SHELAA/EMP/03	Land off Whitwell Road, Empingham	Empingham	Residential	Full assessment	H
SHELAA/EMP/04	Land off Exton Road, Empingham	Empingham	Residential	1	F
SHELAA/EMP/05	Southview Farm, Empingham	Empingham	Residential	Full assessment	H
SHELAA/ESS/01	Rear of Stamford Road, Essendine	Essendine	Residential	1	F
SHELAA/ESS/02	Manor Farm, Essendine	Essendine	Residential	1	F
SHELAA/ESS/03	Old Station Yard, Bourne Road, Essendine	Essendine	Employment	1	F
SHELAA/EXT/01	Land west of High Street, Exton	Exton	Residential	1	F
SHELAA/EXT/02	Land north of The Green, Exton	Exton	Residential	1	F
SHELAA/EXT/03	Land east of Stamford Road, Exton	Exton	Residential	1	F

SHELAA/EXT/04	Land at the Workshops, Exton	Exton	Residential	1	F
SHELAA/EXT/05	Land at Home Farm, Exton	Exton	Residential	1	F
SHELAA/EXT/06	Barnsdale Lodge Hotel, The Avenue, Exton	Exton	Other	1	F
SHELAA/EXT/07	Land to the east of Barnsdale Lodge Hotel, The Avenue, Exton	Exton	Other	1	F
SHELAA/GLA/01	Land off Seaton Road, Glaston	Glaston	Residential	1	F
SHELAA/GLA/02	Land adjacent to Denfield Close, Glaston	Glaston	Residential	1	F
SHELAA/GRT/01	South of Old Great North Road, Great Casterton	Great Casterton	Residential	Full assessment	H
SHELAA/GRT/02	Land off Main Street, Great Casterton	Great Casterton	Residential	1	F
SHELAA/GRT/03	Land off Pickworth Road, Great Casterton	Great Casterton	Residential	Full assessment	H
SHELAA/GRT/04	Rear of College Close, Great Casterton	Great Casterton	Residential	2b	H
SHELAA/GRE/01	Greetham Quarry, Stretton Road, Greetham	Greetham	Mixed	2b	H
SHELAA/GRE/02	Land south of Oakham Road, Greetham	Greetham	Residential	Full assessment	H
SHELAA/GRE/03	Hill Farm Yard, Main Road, Greetham	Greetham	Mixed	2a	G
SHELAA/GRE/04	Great Lane, Greetham	Greetham	Residential	2a	G
SHELAA/GRE/05	Rutland Caravan & Camping, Greetham	Greetham	Other	1	F
SHELAA/GRE/06	Wood Lane, Greetham	Greetham	Other	1	F
SHELAA/GRE/07	Greetham Quarry, land to the east of Great Lane, Stretton Road, Greetham	Greetham	Other	1	F
SHELAA/GRE/08	North Brook Close, Greetham	Greetham	Residential	2a	G
SHELAA/GRE/09	Stretton Road, Greetham	Greetham	Residential	Full assessment	H
SHELAA/KET/01	Park Farm, Luffenham Road, Ketton	Ketton	Mixed	2b	H
SHELAA/KET/02	Land adjacent Empingham Road, Ketton	Ketton	Mixed	Full assessment	H
SHELAA/KET/03	Land at Bartles Hollow, Ketton	Ketton	Residential	Full assessment	H
SHELAA/KET/04	Land south of Barrowden Road, Ketton	Ketton	Residential	Full assessment	H
SHELAA/KET/05	Land at Barrowden Road, Ketton	Ketton	Residential	2b	H
SHELAA/KET/06	Chater House, High Street, Ketton	Ketton	Residential	Full assessment	H
SHELAA/KET/07	The Crescent, High Street, Ketton	Ketton	Residential	Full assessment	H
SHELAA/KET/08	Home Farm, Ketton	Ketton	Residential	Full assessment	H
SHELAA/KET/09	Field to the west of Empingham Road between the Windmill Field and Wytchley Road, Ketton	Ketton	Mixed	2b	H
SHELAA/KET/10	Field at the top of Hunts Lane, Ketton	Ketton	Mixed	Full assessment	H
SHELAA/KET/11	Land northeast of Pit Lane, Ketton	Ketton	Employment	Full assessment	H

SHELAA/KET/12	Brethrens Meeting Hall, Luffenham Road, Ketton	Ketton	Other	1	F
SHELAA/LAN/01	Land north of Cold Overton Road, Langham	Langham	Residential	2b	H
SHELAA/LAN/02	52 Burley Road, Langham	Langham	Residential	2b	H
SHELAA/LAN/03	Land at Ranksborough Farm, Langham	Langham	Residential	2a	G
SHELAA/LAN/04	Hubbards Lodge Stud, Langham	Langham	Residential	1	F
SHELAA/LAN/05	Highways Depot, Ashwell Road, Langham	Langham	Mixed	1	F
SHELAA/LAN/06	Business Units, Ashwell Road, Langham	Langham	Mixed	1	F
SHELAA/LAN/07	The Field, Burley Road, Langham	Langham	Residential	1	F
SHELAA/LAN/08	Ranksborough Farm, Langham	Langham	Residential	Full assessment	H
SHELAA/LAN/09	Hayes Farm, Manor Lane, Langham	Langham	Residential	Full assessment	H
SHELAA/LAN/10	Melton Road, Langham	Langham	Residential	Full assessment	H
SHELAA/LAN/11	Land north of Burley Road, Langham	Langham	Residential	1	F
SHELAA/LAN/12	Land east of Ashwell Road, Langham	Langham	Residential	2b	H
SHELAA/LAN/13	Land adjacent Mickley Lodge, Burley Road, Langham	Langham	Employment	1	F
SHELAA/LIT/01	Quarry Farm, Little Casterton, Stamford	Little Casterton	Mixed	Full assessment	H
SHELAA/LIT/01a	Quarry Farm, Little Casterton, Stamford	Little Casterton	Mixed	Full assessment	H
SHELAA/LIT/01b	Little Casterton Road, Little Casterton	Little Casterton	Residential	Full assessment	H
SHELAA/LIT/01c	Quarry Farm, Little Casterton, Stamford	Little Casterton	Mixed	Full assessment	H
SHELAA/LYD/01	Main Street, Lyddington	Lyddington	Residential	1	F
SHELAA/LYN/01	Land off Lyndon Road, Lyndon	Lyndon	Mixed	1	F
SHELAA/MAN/01	Land to the rear of Charter Close, Manton	Manton	Residential	1	F
SHELAA/MAN/02	Land at Lyndon Road, Manton	Manton	Residential	1	F
SHELAA/MAN/03	St Mary's Road, Manton	Manton	Residential	1	F
SHELAA/MAR/01	Land off Thistleton Road, Market Overton	Market Overton	Residential	Full assessment	H
SHELAA/MAR/02	Land off Thistleton Road, Market Overton	Market Overton	Residential	2b	H
SHELAA/MAR/03	South of Berrybushes, Market Overton	Market Overton	Residential	2a	G
SHELAA/MAR/04a	Main Street, Market Overton	Market Overton	Residential	Full assessment	H
SHELAA/MAR/04b	Main Street, Market Overton	Market Overton	Residential	Full assessment	H
SHELAA/MOR/01	Land adjoining The White Horse Inn, Morcott	Morcott	Mixed	1	F
SHELAA/MOR/02	Land north of Wing Road, Morcott	Morcott	Residential	1	F
SHELAA/MOR/03	Land to the east and north of 20 Wing Road, Morcott	Morcott	Residential	1	F
SHELAA/MOR/04	Land east of Willoughby Road, Morcott	Morcott	Residential	1	F
SHELAA/MOR/05	Barns and Land off Back Lane, Morcott	Morcott	Residential	1	F

SHELAA/MOR/06	Land off High Street, Morcott	Morcott	Residential	1	F
SHELAA/MOR/07	The Windmill, Morcott	Morcott	Mixed	1	F
SHELAA/MOR/08	Vine Farm, Back Lane, Morcott	Morcott	Residential	1	F
SHELAA/NOR/01	Station Road, North Luffenham	North Luffenham	Residential	1	F
SHELAA/NOR/02	Pinfold Lane, North Luffenham	North Luffenham	Residential	1	F
SHELAA/NOR/03	Land south of Glebe Road, North Luffenham	North Luffenham	Residential	1	F
SHELAA/NOR/04	Land south of Glebe Road, North Luffenham	North Luffenham	Residential	1	F
SHELAA/NOR/05	Land off Pinfold Lane, North Luffenham	North Luffenham	Residential	1	F
SHELAA/OAK/01	Field to the north of Braunston Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/02	Field to the east of Uppingham Road, Oakham	Oakham	Residential	2b	H
SHELAA/OAK/03	Cold Overton Road, Oakham	Oakham	Residential	2a	G
SHELAA/OAK/04	Land south of Brooke Road, Oakham	Oakham	Residential	2b	H
SHELAA/OAK/05	Land off Uppingham Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/06a	Grange Farm, Uppingham Road, Oakham	Oakham	Mixed	2a	G
SHELAA/OAK/06b	Grange Farm, Uppingham Road, Oakham	Oakham	Mixed	2a	G
SHELAA/OAK/06c	Grange Farm, Uppingham Road, Oakham	Oakham	Mixed	2a	G
SHELAA/OAK/06d	Grange Farm, Uppingham Road, Oakham	Oakham	Mixed	2a	G
SHELAA/OAK/07	South of Brooke Road, Oakham	Oakham	Residential	2b	H
SHELAA/OAK/08a	Stamford Road & Uppingham Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/08b	Stamford Road & Uppingham Road, Oakham	Oakham	Residential	2a	G
SHELAA/OAK/09	Land off Burley Park Way, Oakham	Oakham	Employment	Full assessment	H
SHELAA/OAK/10	Land off Hackamore Way & Panniers Way, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/11	Lands End Way, Oakham	Oakham	Employment	Full assessment	H
SHELAA/OAK/12	Allotments on Brooke Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/13a	Land off Burley Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/13b	Land off Burley Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/13c	Land off Burley Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/14	Catmose, Oakham	Oakham	Mixed	1	F
SHELAA/OAK/15	Land at Springfield, Ashwell Road, Oakham	Oakham	Mixed	Full assessment	H
SHELAA/OAK/16	Land south of Braunston Road, Oakham	Oakham	Residential	Full assessment	H
SHELAA/OAK/17	Long Row, Oakham	Oakham	Mixed	1	F
SHELAA/OAK/18	Co-op Site, Oakham	Oakham	Retail	Full assessment	H
SHELAA/RYP/01	Land at junction of B1176 & Turnpike Road, Ryhall	Ryhall	Residential	2a	G

SHELAA/RYP/02	Land off Mill Street, Ryhall	Ryhall	Residential	2a	G
SHELAA/RYP/03	Land off Church Street, Ryhall	Ryhall	Mixed	2a	G
SHELAA/RYP/04	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Ryhall	Residential	Full assessment	H
SHELAA/RYP/05	Spinney Lane, Ryhall	Ryhall	Residential	2b	H
SHELAA/RYP/06a	Meadow Lane & Belmesthorpe Road, Ryhall	Ryhall	Mixed	Full assessment	H
SHELAA/RYP/06b	Meadow Lane & Belmesthorpe Road, Ryhall	Ryhall	Mixed	Full assessment	H
SHELAA/RYP/07	Land at Back Lane, Ryhall	Ryhall	Residential	2a	G
SHELAA/RYP/08	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Ryhall	Residential	Full assessment	H
SHELAA/RYP/09	Land southwest of Belmesthorpe Lane, Ryhall	Ryhall	Residential	Full assessment	H
SHELAA/SOU/01	Pinfold Lane, South Luffenham	South Luffenham	Residential	1	F
SHELAA/SOU/02	Land at Pinfold Lane, South Luffenham	South Luffenham	Residential	1	F
SHELAA/SOU/03	Back Lane, South Luffenham	South Luffenham	Residential	1	F
SHELAA/SOU/04a	Wireless Hill, South Luffenham	South Luffenham	Employment	1	F
SHELAA/SOU/04b	Wireless Hill Employment Site, South Luffenham	South Luffenham	Employment	1	F
SHELAA/STR/01	Shires Lane, Stretton	Stretton	Mixed	1	F
SHELAA/STR/02	Stocken Hall Road, Stretton	Stretton	Mixed	1	F
SHELAA/STR/03	Hooby Lane, Stretton	Stretton	Other	1	F
SHELAA/STR/04	Rectory Farm, Stretton	Stretton	Employment	1	F
SHELAA/THI/01	Silverwood Farm, Thistleton	Thistleton	Residential	1	F
SHELAA/THI/02	Land off Main Street, Thistleton	Thistleton	Residential	1	F
SHELAA/THI/03	Grange Farm, Main Street, Thistleton	Thistleton	Residential	1	F
SHELAA/TIN/01a	Land adjacent to Holme Close, Tinwell	Tinwell	Residential	1	F
SHELAA/TIN/01b	Land adjacent to Holme Close, Tinwell	Tinwell	Residential	1	F
SHELAA/TIN/02	Land south of Stamford Road, Tinwell	Tinwell	Residential	1	F
SHELAA/TIN/03	Land north of Main Street, Tinwell	Tinwell	Residential	1	F
SHELAA/TIN/04	Land off Mill Lane, Tinwell	Tinwell	Residential	1	F
SHELAA/TIX/01	Redundant Farm Buildings, Tixover	Tixover	Residential	1	F
SHELAA/UPP/01	The Beeches, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/UPP/02	Uppingham Gate, Ayston Road, Uppingham	Uppingham	Mixed	Full assessment	H
SHELAA/UPP/03	7 Stockerston Road, Uppingham	Uppingham	Residential	2a	G
SHELAA/UPP/04	Leicester Road, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/UPP/05	Land off Ayston Road, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/UPP/06a	Land off Leicester Road, Uppingham	Uppingham	Residential	Full assessment	H

SHELAA/UPP/06b	Land off Leicester Road, Uppingham	Uppingham	Residential	1	F
SHELAA/UPP/07	Land at Gypsy Hollow Lane, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/UPP/08	Land north of Leicester Road, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/UPP/09a	Land off the Quadrant, Uppingham	Uppingham	Residential	2b	H
SHELAA/UPP/09b	Land off the Quadrant, Uppingham	Uppingham	Residential	2b	H
SHELAA/UPP/10	Welland Vale, Glaston Road, Uppingham	Uppingham	Retail	1	F
SHELAA/UPP/11	Land off Goldcrest Road and north of Firs Avenue, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/UPP/12	Land off the Beeches, Uppingham	Uppingham	Residential	Full assessment	H
SHELAA/WHI/01	The Nook, Whissendine	Whissendine	Residential	2b	H
SHELAA/WHI/02	Ashwell Road, Whissendine	Whissendine	Residential	Full assessment	H
SHELAA/WHI/03	Ashwell Road, Whissendine	Whissendine	Residential	2b	H
SHELAA/WHI/04	Grange Farm, Whissendine	Whissendine	Residential	2a	G
SHELAA/WHI/05	Pickwell Lane, Whissendine	Whissendine	Residential	2a	G
SHELAA/WHI/06a	Melton Road, Whissendine (Plot 1)	Whissendine	Residential	2b	H
SHELAA/WHI/06b	Land off Melton Road, Whissendine	Whissendine	Residential	Full assessment	H
SHELAA/WHI/07	Melton Road, Whissendine (Plot 2)	Whissendine	Residential	2b	H
SHELAA/WHI/08	Stapleford Road, Whissendine	Whissendine	Mixed	2a	G
SHELAA/WHI/09a	South Lodge Farm, Whissendine	Whissendine	Residential	Full assessment	H
SHELAA/WHI/09b	South Lodge Farm, Whissendine	Whissendine	Residential	Full assessment	H
SHELAA/WHI/10	Land near Stapleford Road, Whissendine	Whissendine	Residential	2a	G
SHELAA/WHI/11	Pickwell Lane, Whissendine	Whissendine	Other	1	F
SHELAA/WHI/12	Land off Pickwell Road, Whissendine	Whissendine	Residential	Full assessment	H
SHELAA/WHT/01	Land off Bull Brigg Lane, Whitwell	Whitwell	Residential	1	F
SHELAA/WIN/01	Glaston Road, Wing	Wing	Residential	1	F

Rutland SHELAA Report December 2019: Appendix B

Status of Existing Housing and Employment Site Allocations

Allocation Reference	Site Address	Settlement	SHELAA Site Status
Rutland Site Allocations & Policies Development Plan Document 2013			
H1	Land north of former Parks Nursery School, between Barleythorpe Road and Park Lane	Oakham	Built out
H2	Farm at 16 Main Street	Empingham	Included in SHELAA under reference SHELAA/EMP/02
H3	Land at Southview Farm, Main Street	Empingham	Included in SHELAA under reference SHELAA/EMP/05
H4	Rear of Northbrook Close, Oakham Road	Greetham	Built out
H5	Land adjacent to Chater House, High Street	Ketton	Included in SHELAA under reference SHELAA/KET/06
H6	Home Farm, High Street	Ketton	Included in SHELAA under reference SHELAA/KET/08
H7	Land at the Crescent, Stamford Road	Ketton	Included in SHELAA under reference SHELAA/KET/07
H8	Land adjacent to Empingham Road	Ketton	Included in SHELAA under reference SHELAA/KET/02
H9	Adjacent River Gwash Trout Farm, Belmesthorpe Lane	Ryhall	Built out
Rutland Core Strategy 2011			
CS13	Lands End Way	Oakham	Part built out and remainder included in SHELAA under reference SHELAA/OAK/10
CS13	Uppingham Gate	Uppingham	Included in SHELAA under reference SHELAA/UPP/02

CS13	Pit Lane	Ketton	Included in SHELAA under reference SHELAA/KET/11
Langham Neighbourhood Plan 2017			
LNP01	Hayes Farm, Manor Lane, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/09
LNP02	52 Burley Road, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/02
LNP03	Land north of Burley Road, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/11
LNP04	Melton Road, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/10
LNP06	Land north of Cold Overton Road, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/01
LNP14	Land east of Ashwell Road, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/12
LNP17	Land adjacent Mickley Lodge, Burley Road, Langham	Langham	Included in SHELAA under reference SHELAA/LAN/13
Uppingham Neighbourhood Plan 2016			
UNP Site A & B	Land north of Leicester Road, Uppingham	Uppingham	Included in SHELAA under reference SHELAA/UPP/08
UNP Site C	Land off Leicester Road, Uppingham	Uppingham	Included in SHELAA under reference SHELAA/UPP/06a

Rutland SHELAA Report December 2019: Appendix C

Employment and Retail Commitments at 31st March 2019

Application Reference	Proposal	Use Class	Site Address	Parish	Date granted	Site Status
2019/0382/FUL	Stationing of shipping containers to be used for self-storage.	B1	Eastfield Farm, Cottesmore Road, Ashwell	Ashwell	11/07/2019	Not started
2014/1144/RES	Retail Unit Blocks with 18 No apartments above reference (related to APP/2011/0832)	A1	Land between Barleythorpe & Burley Park Way	Barleythorpe	26/06/2014	Works in progress
2018/0366/RGS	Reserved matters application for erection of B2/B8 building with associated service yard	B2; B8	Oakham Enterprise Park, Ashwell Road, Burley	Burley	06/07/2018	Not started
2016/1234/MAJ	Construction of 10 industrial units (B2) and one warehouse (B8) (Including 2017/1194/FUL)	B2; B8	Meadow Park Industrial Estate, Essendine	Essendine	17/05/2017	Works in progress
2016/0566/FUL	Use of land for display area for wooden garden furniture and structures.	B1	Land north of Greetham Inn Lane, Greetham	Greetham	02/09/2016	Not started
2017/0278/FUL	Mixed used development.	B1	Ram Jam Inn, Great North Road, Greetham	Greetham	21/09/2017	Not started
2018/1086/FUL	Extensions to forecourt shop	A1	Ram Jam Service Station, Great North Road, Greetham	Greetham	18/01/2019	Not started
2019/0040/PNB	Prior approval notification in order to change 489.1m ² of the existing silage building currently used for machinery / seed and fertiliser storage into a self storage facility for the general public.	B1	Silage building to the north of Gunthorpe Hall, Hall Drive, Gunthorpe	Gunthorpe	14/03/2019	Works in progress
2014/0822/FUL	New stone masonry workshops, offices and associated hand standing utilising existing access from Pit Lane	B1	Land to the east of Pit Lane, Ketton	Ketton	03/11/2015	Works in progress
2017/0586/FUL	Proposed development for erection of six temporary container units, to store feed for horses and tools for classic car restoration.	B1	Park Farm, 5 Luffenham Road, Ketton	Ketton	26/06/2017	Works in progress
2017/0863/FUL	Erection of No 2 B1/B8 units with ancillary trade counters and No 1 unit for car sales (revised scheme with increased height from planning permission 2016/1071/FUL)(CIL)	B1; B8; Sui Generis	Former Rose of England, Old Great North Road, Little Casterton	Little Casterton	27/10/2017	Not started

2017/1155/PNB 18/02000/COMFP	Rebuild existing building with B1 use.	B1	Picks Barn, Luffenham Road, Lyndon	Lyndon	04/09/2018	Works in progress
2017/0500/FUL	Construction of portal framed metal clad industrial unit and block toilets.	B1	Old Station Yard, Wing Road, Manton	Manton	03/08/2017	Not started
2019/0192/FUL	Build an additional 5 bay factory unit next to existing Units 1, 2, & 3 Scotsman Block. Re- cladding of existing factory with green metal cladding to match new unit.	B2	Units 1 2 & 3 Scotsman Block, Market Overton Industrial Estate, Ironstone Lane, Market Overton	Market Overton	12/06/2019	Not started
2013/0518/FUL	Construction of a single storey building	A1	Land to the rear of 16 Church Street, Oakham	Oakham	20/11/2013	Work started but mothballed
2013/0598/FUL (SHELAA/OAK/10)	Extension of time for planning app OUT/2003/1181/MS. Use of land as B1,B2,B3 for employment development	B1; B2; B8	Land west of Lands End Way	Oakham	26/09/2014	Works in progress
2016/1058/FUL 19/01094/COMFP	Conversion of part ground floor of garage to funeral directors premises.	A1	Fords, 8 Church Street, Oakham	Oakham	15/12/2016	Not started
2018/0375/FUL	Retrospective application for separate retail unit in courtyard	A1	16 Church Street, Oakham	Oakham	08/10/2018	Not started
2019/0037/RG3	Regulation 3 application for change of use of first floor of Jules House from Residential to Office use (B1), returning the whole building back to office use.	B1	Jules House, 1 Cold Overton Road, Oakham	Oakham	21/02/2019	Works in progress
2018/1341/FUL	Change of use from 2 no. cottages to commercial shop use (Class A1)	A1	18 and 20 Gaol Street, Oakham	Oakham	22/02/2019	Not started
2014/0780/FUL	Proposed light industrial unit and sub- station/switchroom, including demolition works and replacement wall and roof cladding	B1	Tinwell Lodge Farm, Steadfold Lane, Tinwell	Tinwell	18/11/2014	Works in progress
2015/0836/MAJ 2018/0410/FUL	Barn conversion to form offices - B1 business use	B1	Tinwell Lodge Farm, Steadfold Lane, Tinwell	Tinwell	03/11/2015	Works in progress
2016/1041/FUL	Proposed workshop and Offices	B1; B2	Vacant land adjacent to Signal House, Unit 9	Uppingham	07/12/2016	Not started

Rutland SHELAA Report December 2019: Appendix D

Sites with a Withdrawn or Refused Planning Application during 2018/19

Application Reference	Development Proposal	Site Address	Parish	Site Area	Refused or Withdrawn	Decision Date	Carried through to SHELAA or Reason not carried forward for further assessment through the SHELAA
2017/0832/MAJ	The erection of a new housing development comprising 161 new dwellings, including 56 affordable homes, with associated open space, landscaping, infrastructure and drainage.	Land at Hawksmead Park, Oakham	Barleythorpe	7.189	Refused	18/09/2018	Promoted - The site is already promoted through the SHELAA under reference SHELAA/OAK/10.
2018/0846/PAD	Proposed change of use of agricultural building to a dwelling house.	Field off College Farm Lane, Belton in Rutland, Rutland	Belton in Rutland	3.68	Withdrawn	24/09/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2018/0964/PAD	Conversion of agricultural building to residential property.	Barn by Burley Wood, Stamford Road, Burley, Rutland	Burley	0.26	Withdrawn	25/09/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2018/0355/FUL	Detached two storey dwelling with garaging.	The Old School, 4 Main Street, Caldecott, Market Harborough, Rutland, LE16 8RS	Caldecott	0.13	Refused	07/12/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre; Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2018/0393/PAD	Conversion of existing roadside barn to 2 no. residential units.	Roadside Barn, Fairchilds Lodge, Lyddington Road,	Caldecott	0.0215	Refused	27/06/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre; Capacity - The site does not meet the

		Caldecott, Rutland					capacity threshold of 0.15ha for residential development.
2018/0651/PAD	Prior approval of proposed change of use of an agricultural building to a dwelling house, with associated operational development.	Quarry Farm, Holywell Road, Clipsham, Oakham, Rutland, LE15 7SQ	Clipsham	0.0314	Refused	08/08/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre; Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2018/1078/FUL	Erection of 4 no. dwellings	Land off Main Street, Clipsham, Rutland	Clipsham	0.27	Withdrawn	28/12/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2018/1323/PAD	Notification for prior approval for proposed change of use of an Agricultural Building to 3 no. Dwelling houses	Land at Bidwell Lane, Clipsham, Rutland	Clipsham	0.04	Refused	05/02/2019	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre; Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2018/0545/OUT	Erect single dwelling	15 Church Lane, Glaston, Oakham, Rutland, LE15 9BN	Glaston	0.09	Refused	24/10/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre; Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2018/0387/FUL	Erection of 8 No. new semi detached dwellings for Housing Association.	Land on the north side of Oakham Road, Greetham, Rutland	Greetham	0.41	Refused	31/08/2018	Promoted - The site is already promoted through the SHELAA under reference SHELAA/GRE/08.

2018/0539/FUL	Demolition of the existing Ram Jam Inn and redevelopment of the site to provide three drive-thru units (Use Class A3/A5) and one drive-to unit (Use Class A1/A3) with associated parking and landscaping.	Ram Jam Inn, Great North Road, Greetham, Oakham, Rutland, LE15 7QX	Greetham	0.66	Refused	25/10/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2018/1333/FUL	Erection of 4 no. detached dwellings.	Land to rear of North Brook Close, Greetham, Rutland	Greetham	0.41	Refused	20/03/2019	Promoted - The site is already promoted through the SHELAA under reference SHELAA/GRE/08.
2018/0729/FUL	Conversion of existing garage and stables into a new dwelling. The existing side row of stables will be demolished and rebuilt in a similar footprint.	Pasture Gate House, 17 Cold Overton Road, Langham, Oakham, Rutland, LE15 7JG	Langham	0.045	Withdrawn	24/07/2018	Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2018/0163/OUT	Erection of three affordable and one market dwelling (outline application - all matters except layout reserved)	Land on the east side of Main Street, Lyddington, Rutland	Lyddington	0.7141	Refused	06/04/2018	Promoted - The site is already promoted through the SHELAA under reference SHELAA/LYD/01; Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2018/0978/PAD	Change of use of Agricultural Building to residential dwelling.	Manor Farm Barn, Thistleton Road, Market Overton, Rutland	Market Overton	0.09	Refused	29/11/2018	Promoted - The site is already promoted through the SHELAA under reference SHELAA/MAR/02; Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.

2018/1151/PAD	Change of use of barn to 3 no. dwellings.	Barn at Cannon House, Settings Farm, Pilton Road, North Luffenham, Rutland	North Luffenham	0.1	Refused	19/12/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre; Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2017/0989/OUT	Outline application for the erection of up to 40 dwellings with associated open space, landscaping and infrastructure (access for detailed consideration with all other matters reserved for future consideration).	Allotment Gardens, Brooke Road, Oakham, Rutland	Oakham	1.967	Refused	13/08/2018	Promoted - The site is already promoted through the SHELAA under reference SHELAA/OAK/12.
2018/0577/FUL	2 no. proposed new dwellings.	Land at Kings Road, Oakham, Rutland	Oakham	0.0417	Refused	25/07/2018	Capacity - The site does not meet the capacity threshold of 0.15ha for residential development.
2018/0995/FUL	Change of use of former haulage depot to plant equipment storage and distribution centre, incorporating erection of new workshop and office facilities.	Unit B, Maples Yard, Essendine Road, Ryhall, Rutland, PE9 4HE	Ryhall	0.5	Withdrawn	24/10/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2017/1216/MAJ	Demolition of existing steel frame barn and erection of mixed use development, incorporating 10 new homes and 4 office units.	Holme Barn, Casterton Lane, Tinwell, Stamford, Rutland, PE9 3UQ	Tinwell	0.817	Withdrawn	27/04/2018	Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.

2018/0986/FUL	Demolition of redundant agricultural barn and replacement on same footprint with two detached houses and detached garage.	Land adjacent to 55 Stapleford Road, Whissendine, Rutland	Whissendine	0.23	Refused	20/12/2018	Promoted - The site is already promoted through the SHELAA under reference SHELAA/WHI/08; Location - The site is not adjacent or within the built up area of Oakham, Uppingham or a Local Service Centre.
2018/1148/FUL	The extension and modernisation of an existing dwelling. The construction of a new build family dwelling within a designated area of the existing plot.	29A The Nook, Whissendine, Rutland, LE15 7EZ	Whissendine	0.15	Refused	27/12/2018	Approval - Dwelling of different design approved under planning permission 2019/0169/FUL.

Rutland SHELAA Report December 2019: Appendix E

Brownfield Land Register Entries

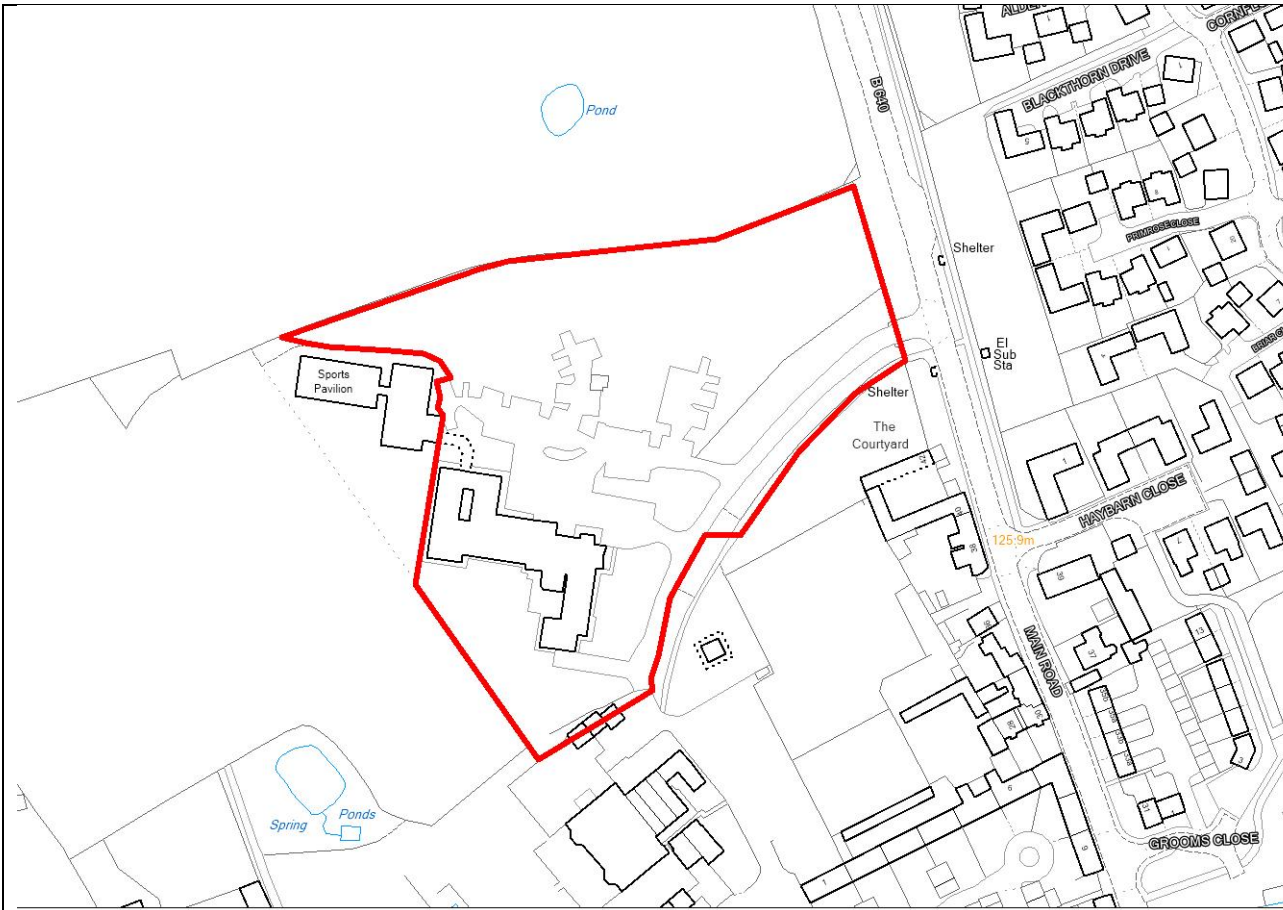
Brownfield Register Site Reference	Site Address	SHELAA Reference
LPR/GLA/01 (part of)	Land east of Seaton Road, Glaston	SHELAA/GLA/01
Policy SP2 - Site H7	The Crescent, High Street, Ketton	SHELAA/KET/07
LPR/MOR/01 (part of)	Part of the White Horse Inn, Morcott	SHELAA/MOR/01
LPR/NOR/02	Pinfold Close, North Luffenham	SHELAA/NOR/02
LPR/TIN/01 (part of)	Land adjacent to Holme Farm, Tinwell	SHELAA/TIN/01a & SHELAA/TIN/01b

Rutland SHELAA Report December 2019: Appendix F

Sites Screened out at Stage 1 - Site Information Sheets

SHELAA Site Reference: SHELAA/BAE/01

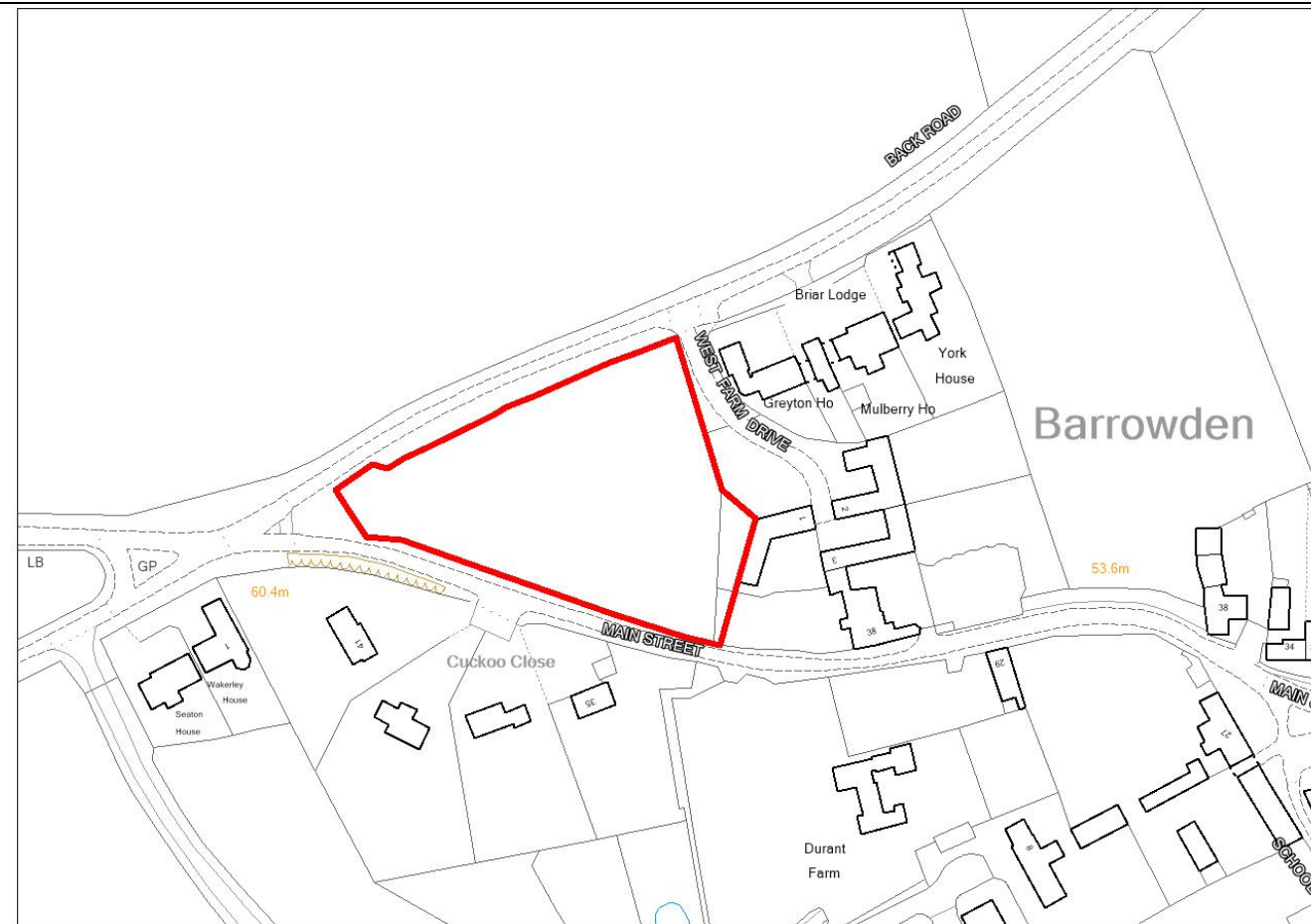
Site Address: Rutland County College, Barleythorpe



Parish: Barleythorpe	
Site Area (ha): 1.72	Indicative Capacity (rounded): 42
Use promoted: Mixed	
Further information if mixed or other use promoted: Residential; Employment; Education	
Reason for site not advancing to next stage of SHELAA assessment: Unavailable	
Notes: The site is not currently available for development.	

SHELAA Site Reference: SHELAA/BAR/01

Site Address: Land at Back Road, Barrowden



Parish: Barrowden

Site Area (ha): 0.560

Indicative Capacity (rounded): 16

Use promoted: Residential

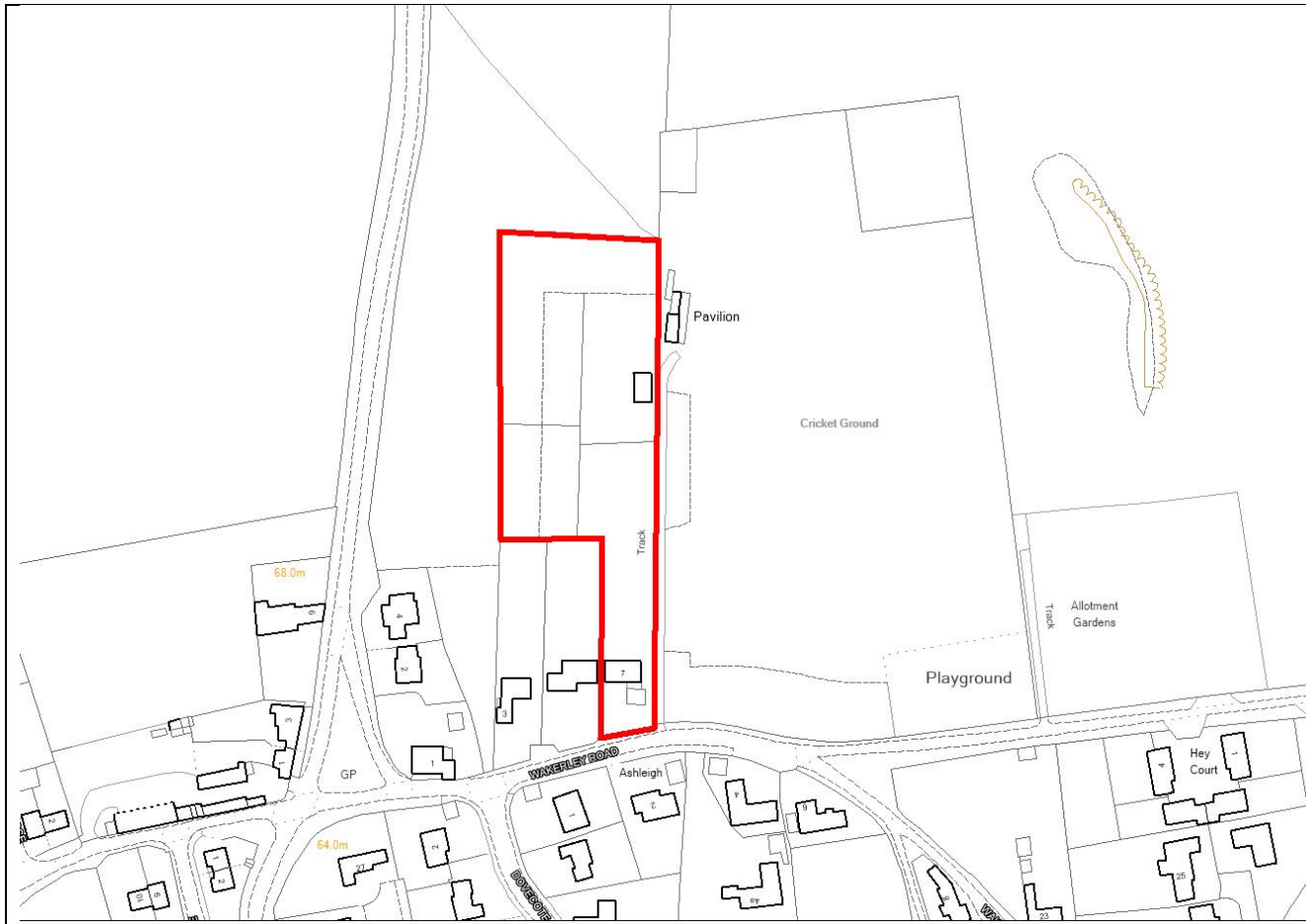
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BAR/02

Site Address: 7 Wakerley Road, Barrowden



Parish: Barrowden

Site Area (ha): 0.654

Indicative Capacity (rounded): 19

Use promoted: Residential

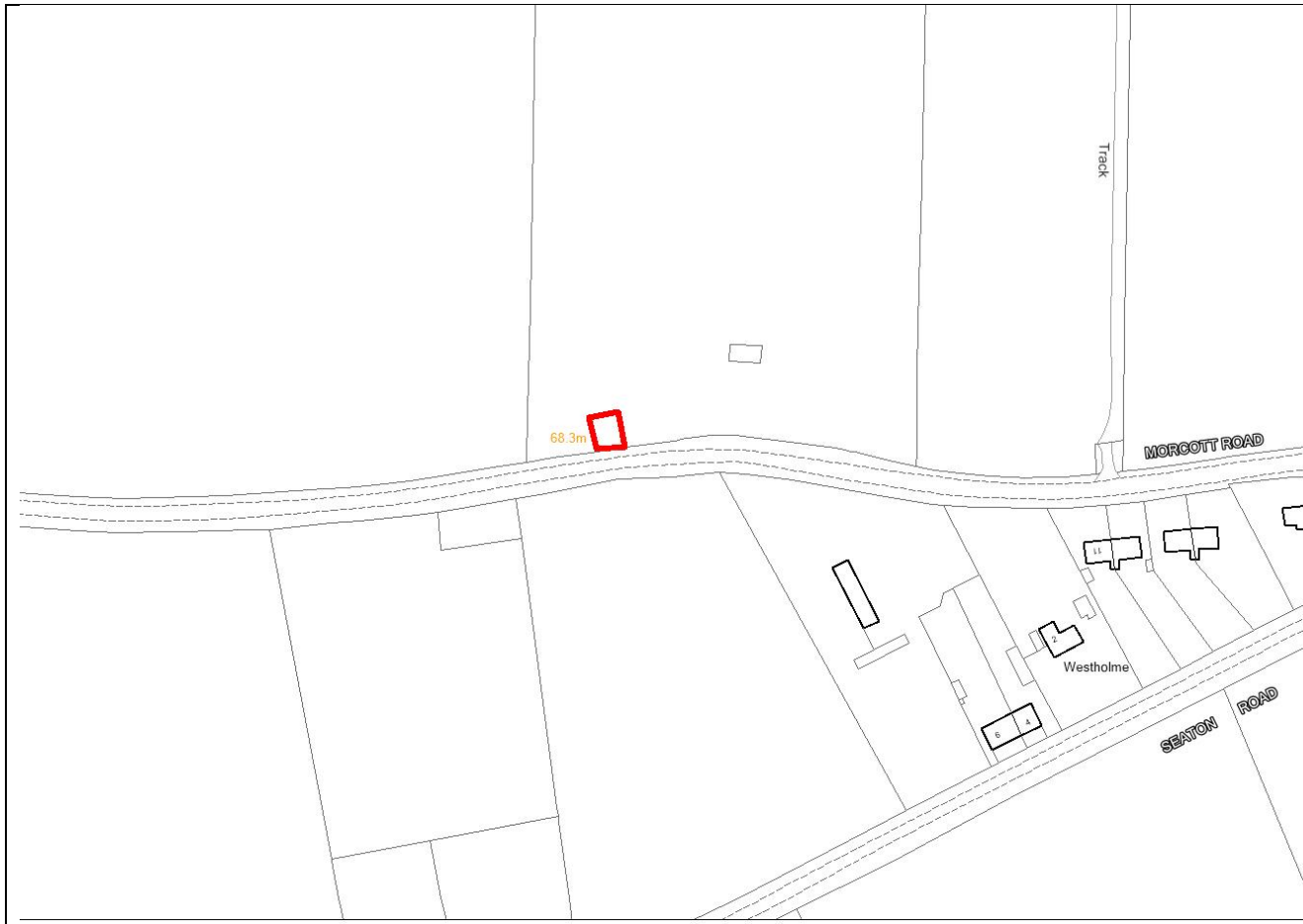
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BAR/03

Site Address: Morcott Road, Barrowden



Parish: Barrowden

Site Area (ha): 0.009

Indicative Capacity (rounded): 0

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location; Capacity threshold

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).

SHELAA Site Reference: SHELAA/BEL/01

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



Parish: Belton in Rutland

Site Area (ha): 0.975

Indicative Capacity (rounded): 28

Use promoted: Residential

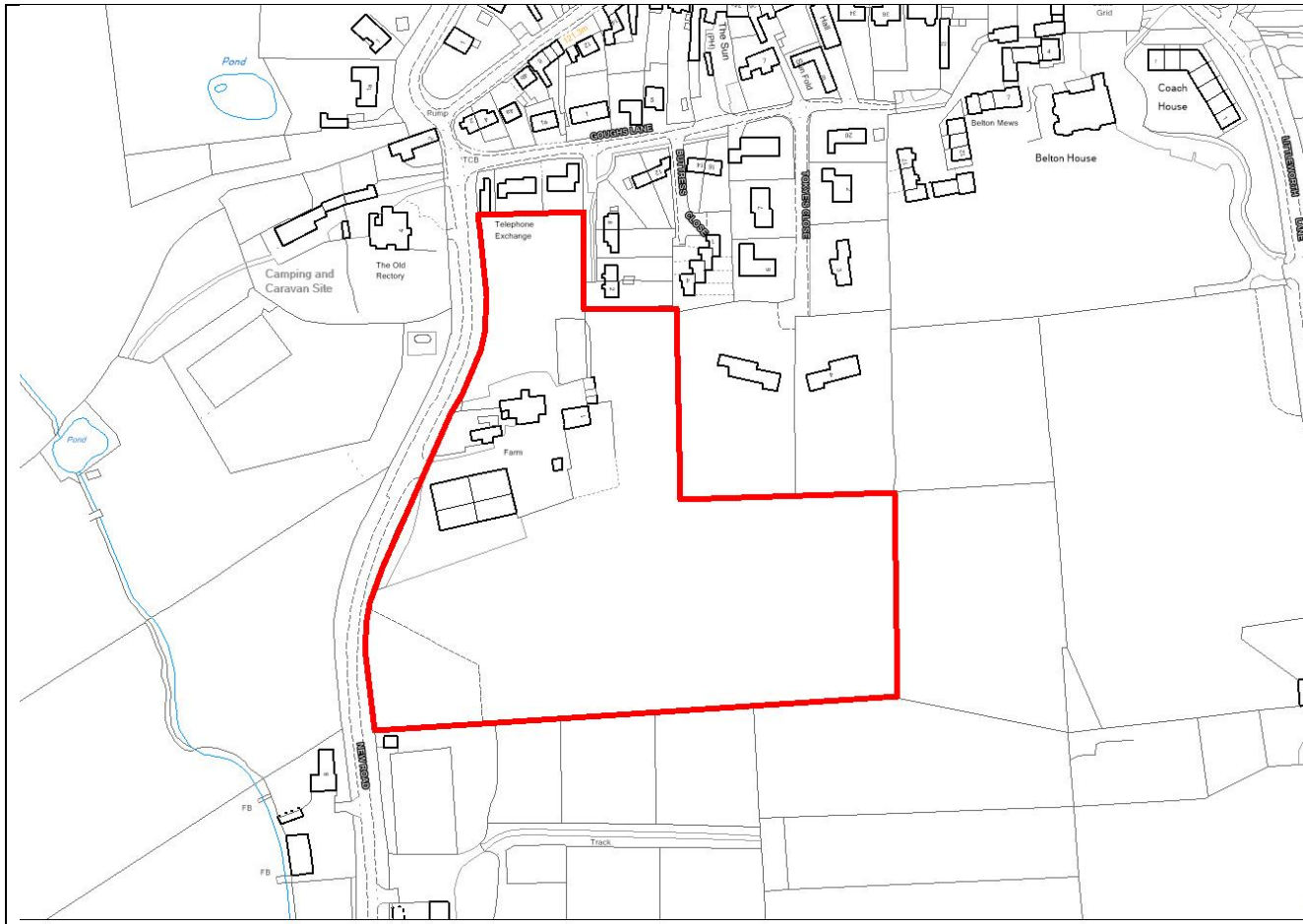
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location; Planning permission granted

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; Planning permission (2017/0084/FUL) granted for demolition of an existing large steel framed agricultural building and the erection of two detached dwellings on small part of site. Site progress, monitored through the Five Year Land Supply Monitoring Report published annually.

SHELAA Site Reference: SHELAA/BEL/02

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



Parish: Belton in Rutland

Site Area (ha): 3.525

Indicative Capacity (rounded): 85

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BLM/01

Site Address: Land off Newstead Lane, Belmesthorpe



Parish: Belmesthorpe

Site Area (ha): 0.180

Indicative Capacity (rounded): 5

Use promoted: Residential

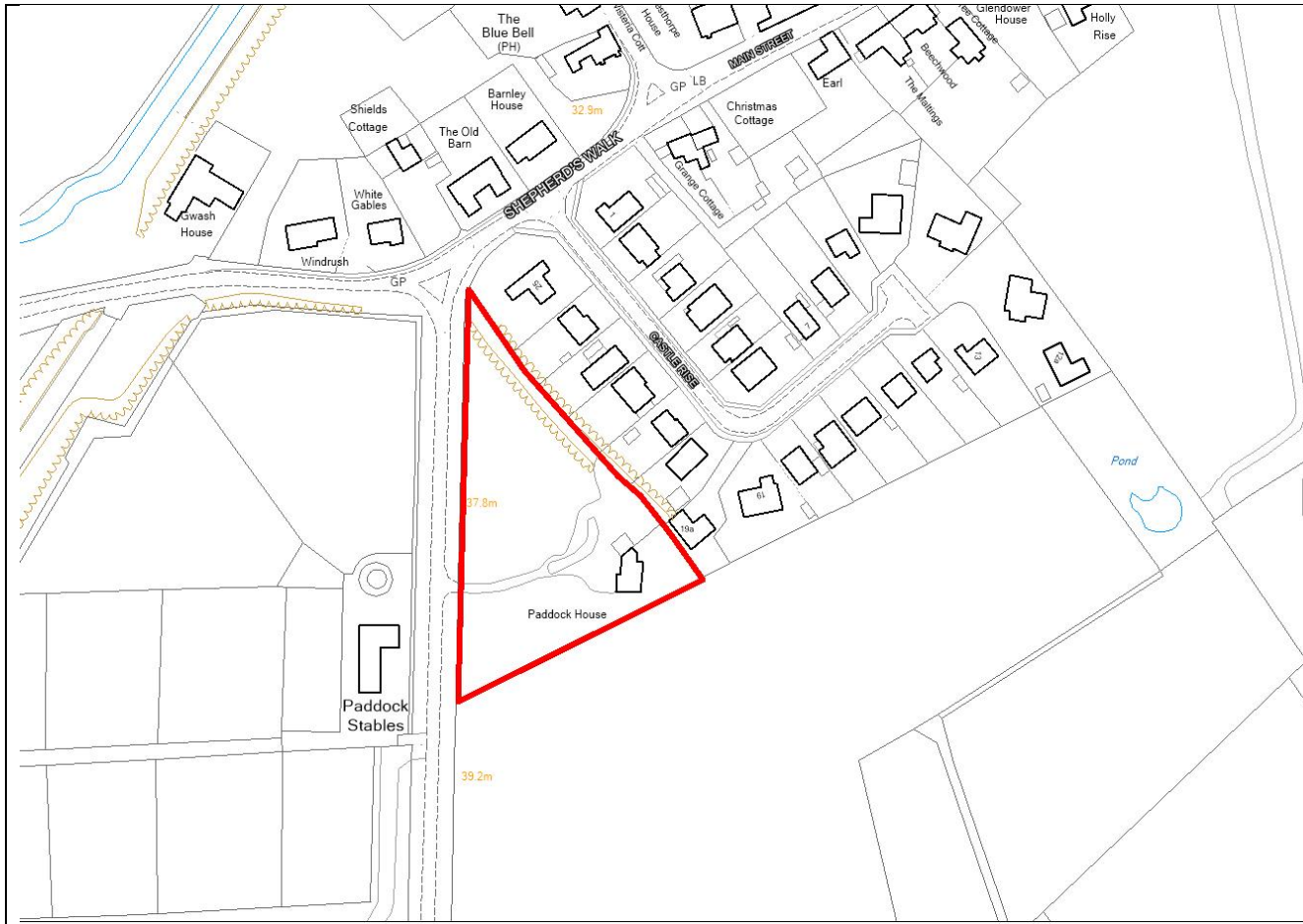
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BLM/02

Site Address: Paddock House, Belmesthorpe



Parish: Belmesthorpe

Site Area (ha): 0.585

Indicative Capacity (rounded): 17

Use promoted: Residential

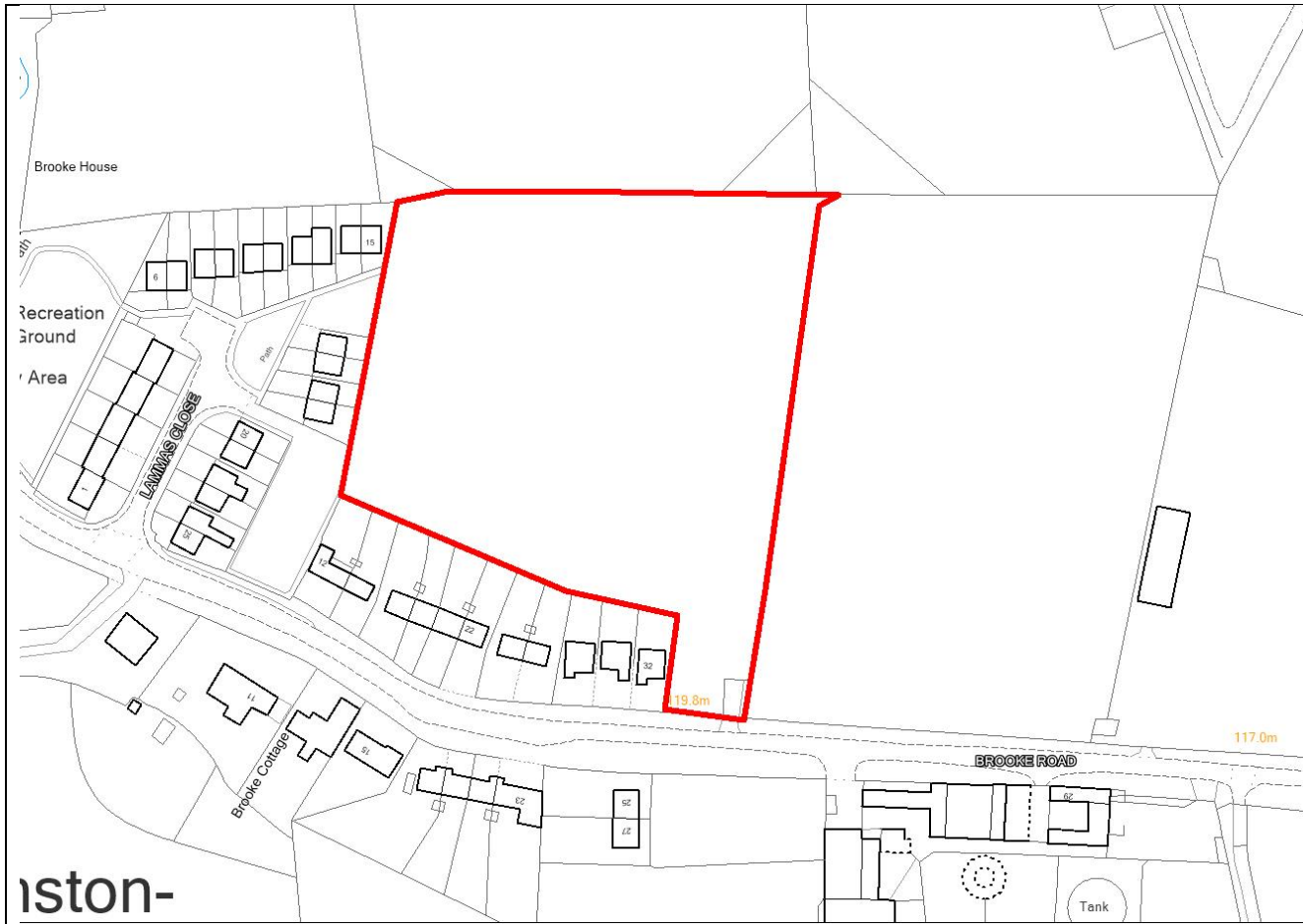
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BRA/01

Site Address: Land off Brooke Road, Braunston in Rutland



Parish: Braunston in Rutland

Site Area (ha): 1.356

Indicative Capacity (rounded): 33

Use promoted: Residential

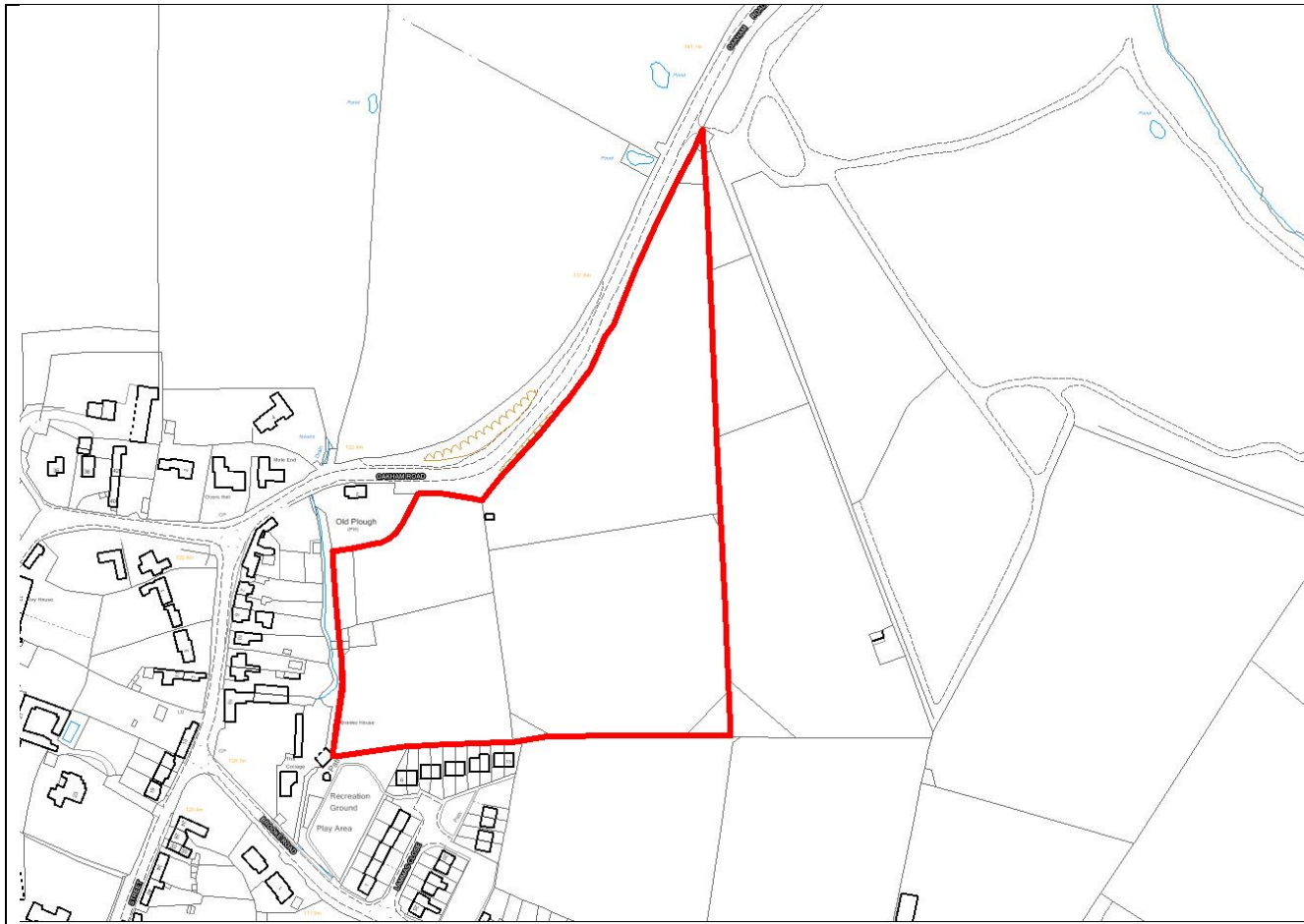
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BRA/02

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



Parish: Braunston in Rutland

Site Area (ha): 4.081

Indicative Capacity (rounded): 73

Use promoted: Residential

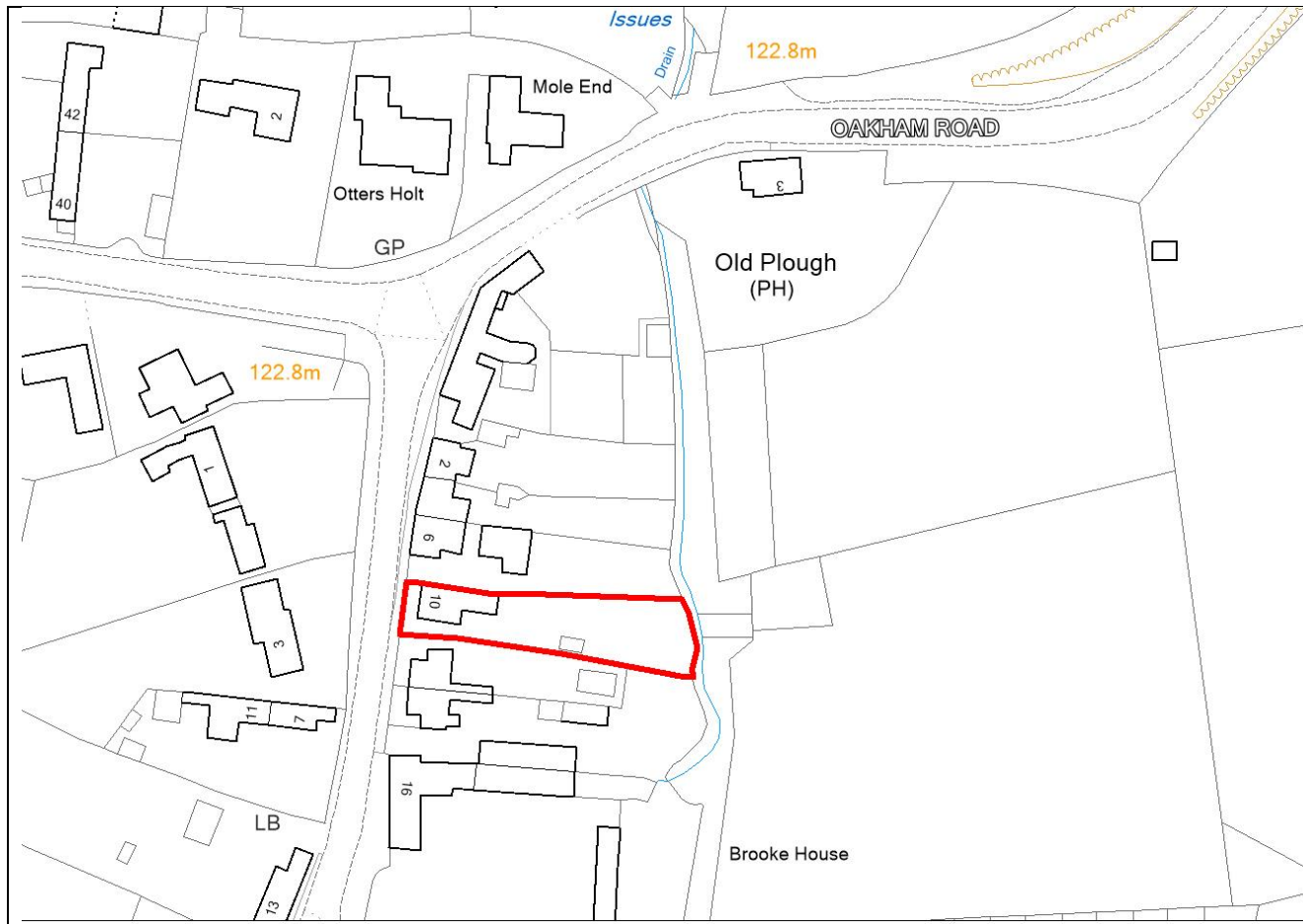
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BRA/03

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



Parish: Braunston in Rutland

Site Area (ha): 0.064

Indicative Capacity (rounded): 2

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location; Capacity threshold

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).

SHELAA Site Reference: SHELAA/BUR/01

Site Address: Cottesmore Road, Burley



Parish: Burley

Site Area (ha): 0.174

Indicative Capacity (rounded): 5

Use promoted: Residential

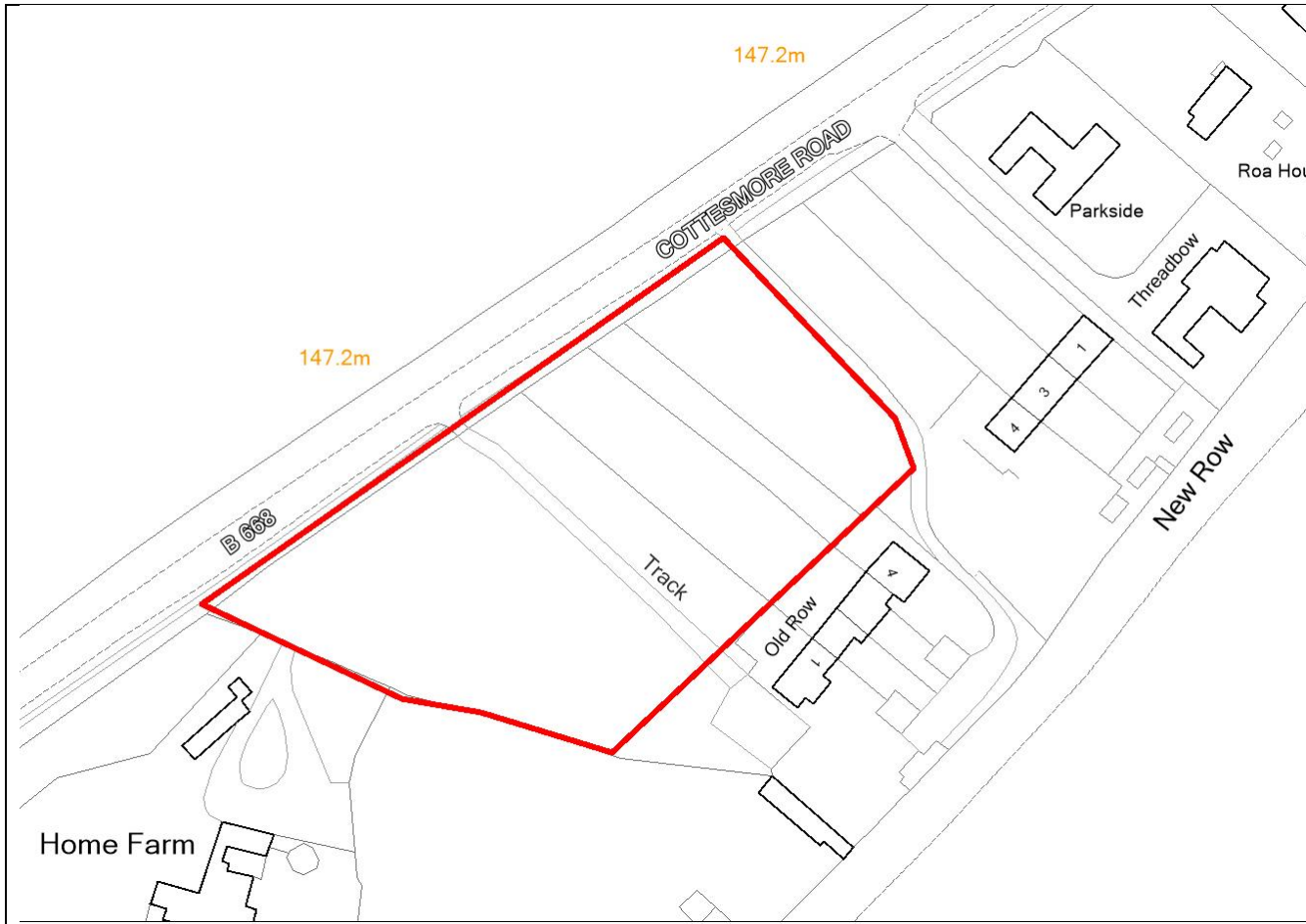
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BUR/02

Site Address: Cottesmore Road, Burley



Parish: Burley

Site Area (ha): 0.669

Indicative Capacity (rounded): 19

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/BUR/03

Site Address: Oakham Enterprise Park



Parish: Burley	
Site Area (ha): 3.307	Indicative Capacity (rounded): 79
Use promoted: Employment	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Location	
Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.	

SHELAA Site Reference: SHELAA/CAL/01

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



Parish: Caldecott

Site Area (ha): 1.441

Indicative Capacity (rounded): 35

Use promoted: Residential

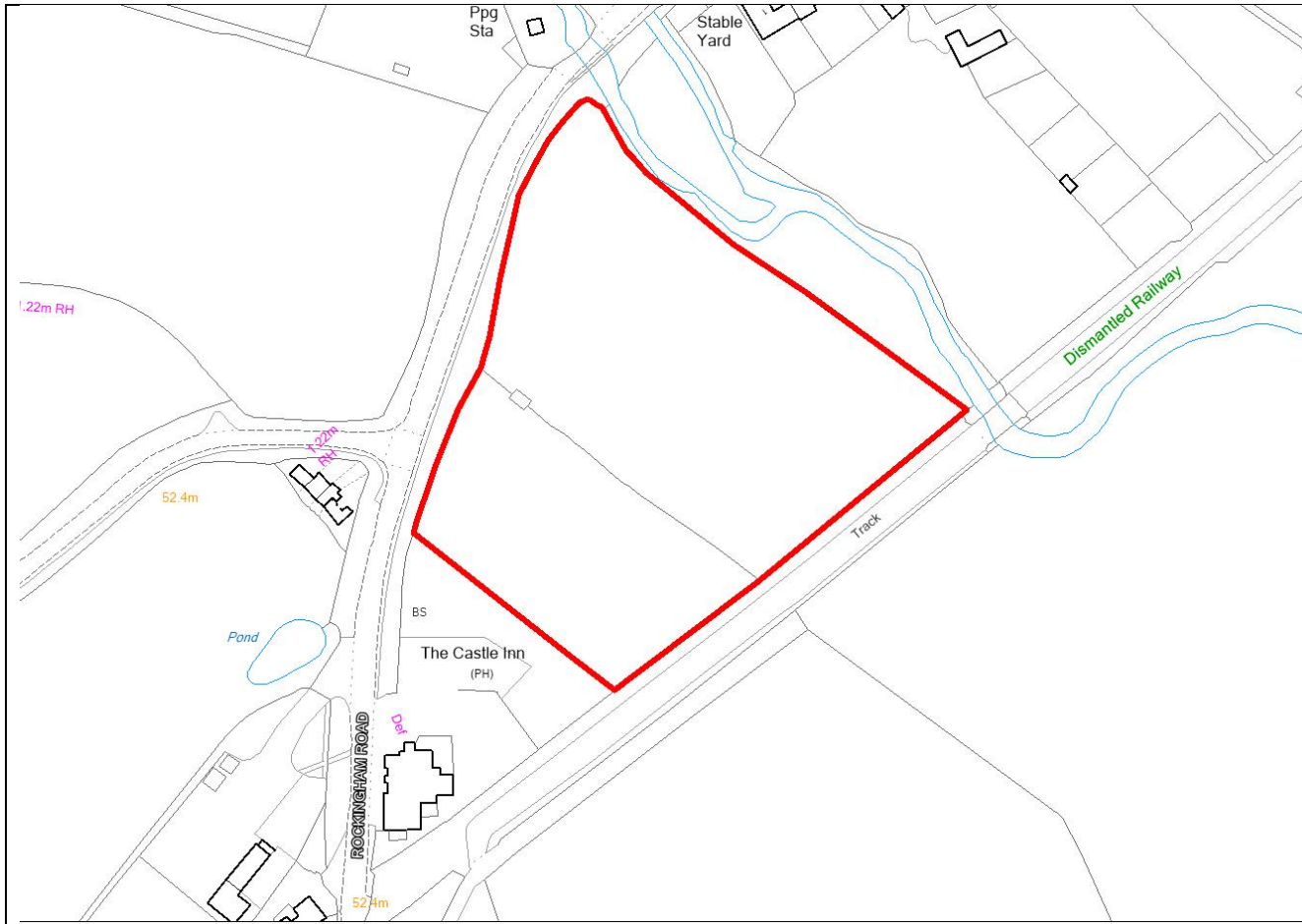
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/CAL/02

Site Address: Land adjoining 49 Main Street, Caldecott



Parish: Caldecott

Site Area (ha): 1.644

Indicative Capacity (rounded): 39

Use promoted: Residential

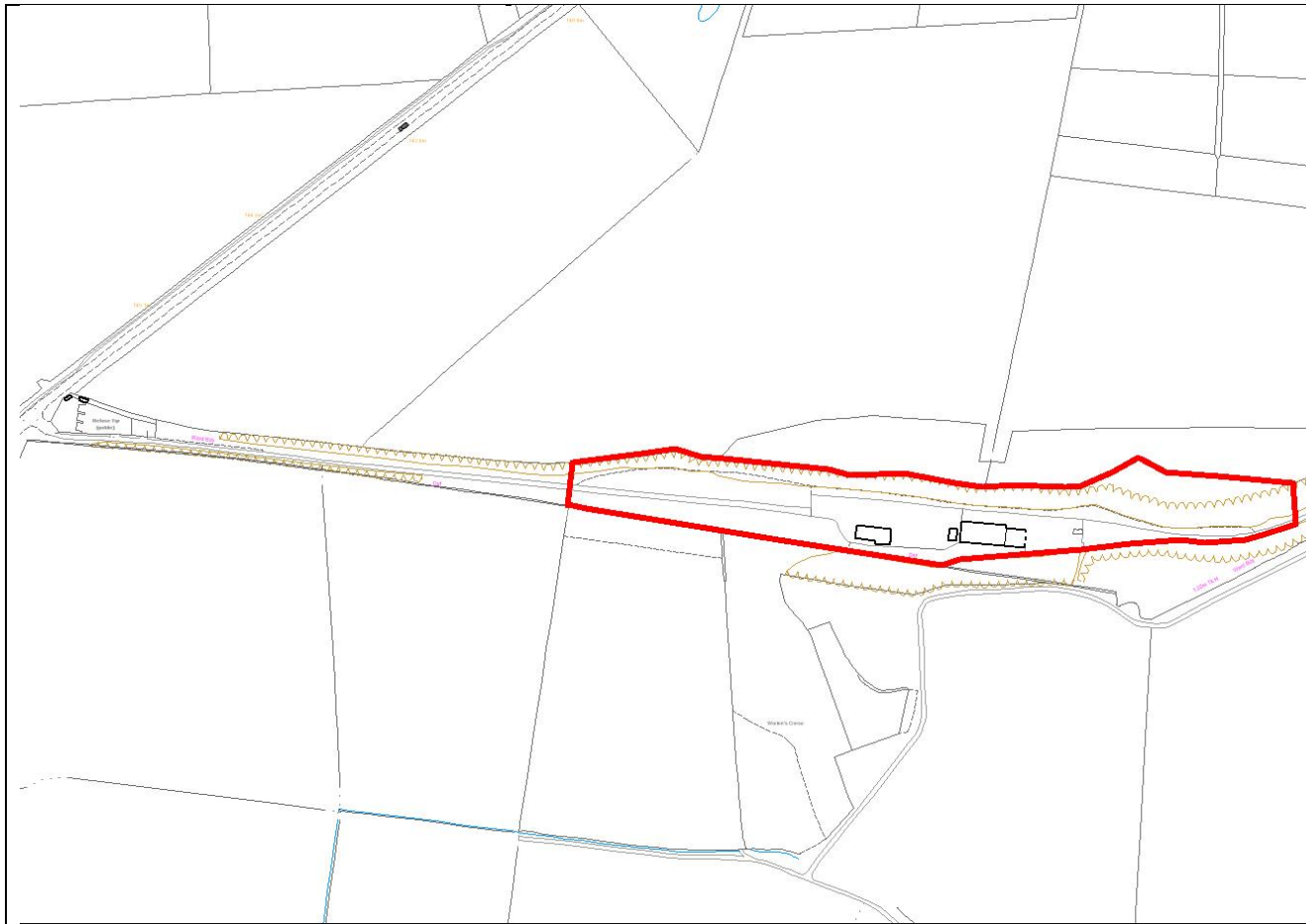
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/COT/07

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



Parish: Cottesmore

Site Area (ha): 3.967

Indicative Capacity (rounded): 95

Use promoted: Employment

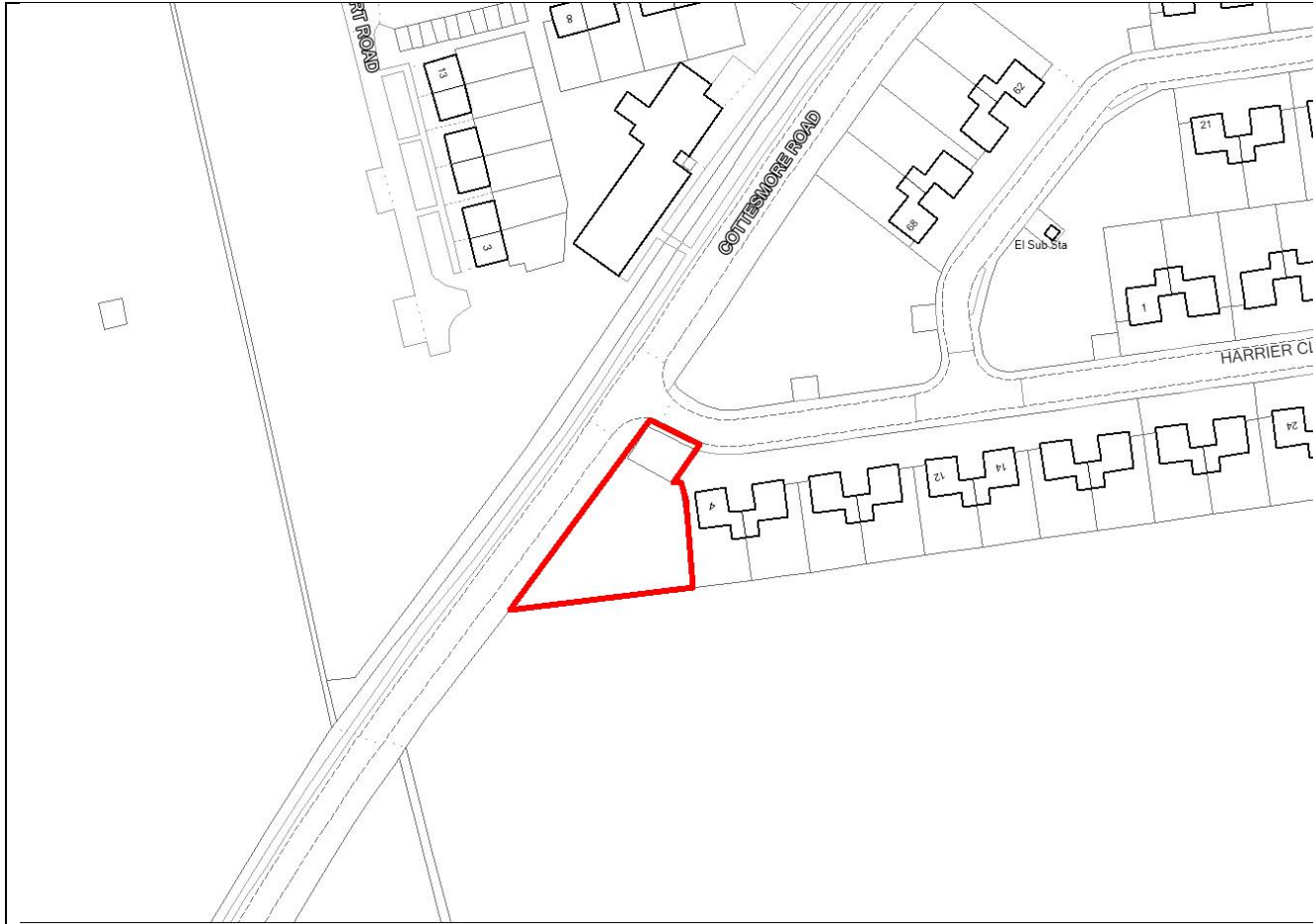
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/COT/12a

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



Parish: Cottesmore

Site Area (ha): 0.089

Indicative Capacity (rounded): 3

Use promoted: Residential

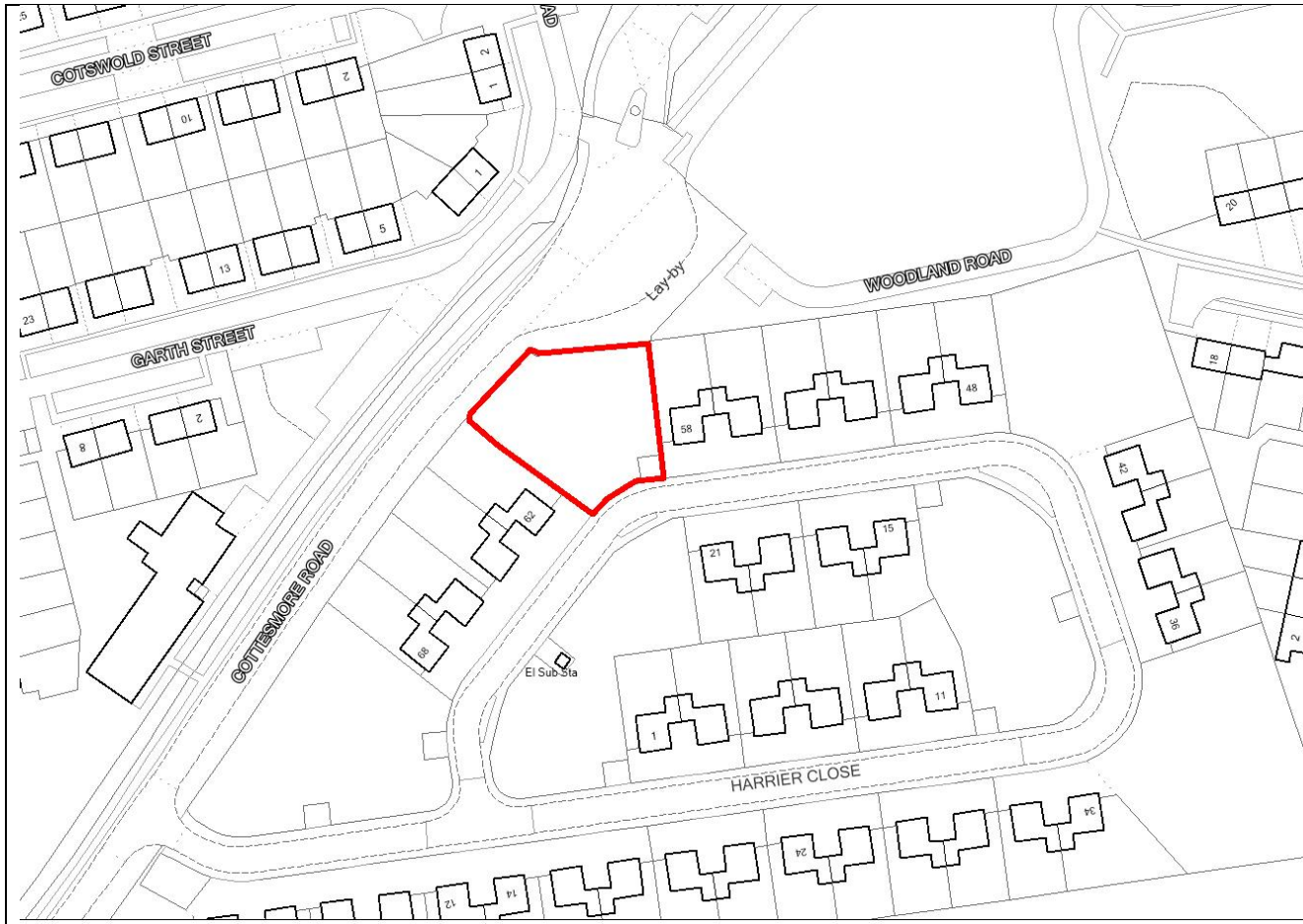
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Capacity threshold

Notes: The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).

SHELAA Site Reference: SHELAA/COT/12c

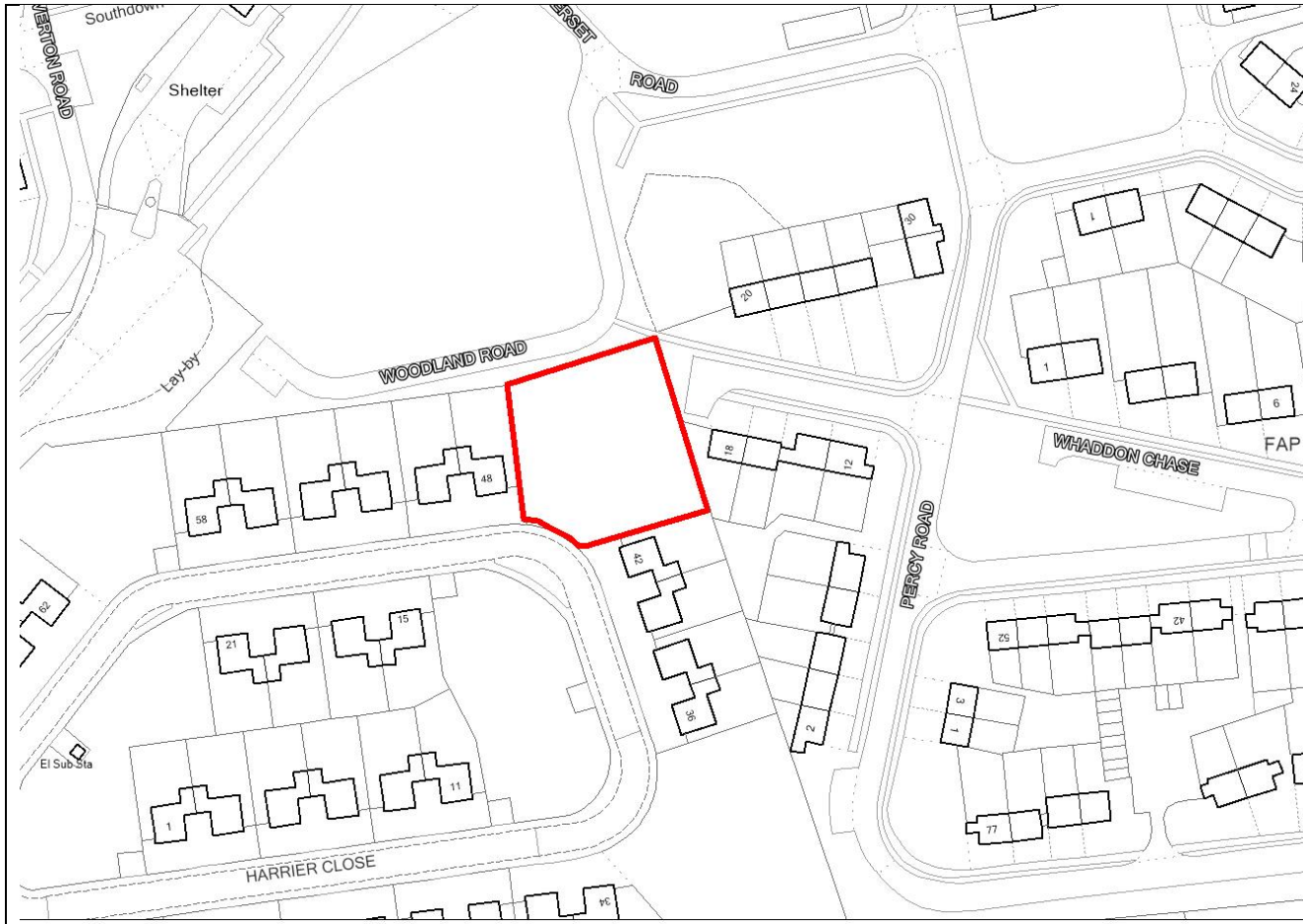
Site Address: Land at Harrier Close, Cottesmore (Site C)



Parish: Cottesmore	
Site Area (ha): 0.108	Indicative Capacity (rounded): 3
Use promoted: Residential	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Capacity threshold	
Notes: The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).	

SHELAA Site Reference: SHELAA/COT/12d

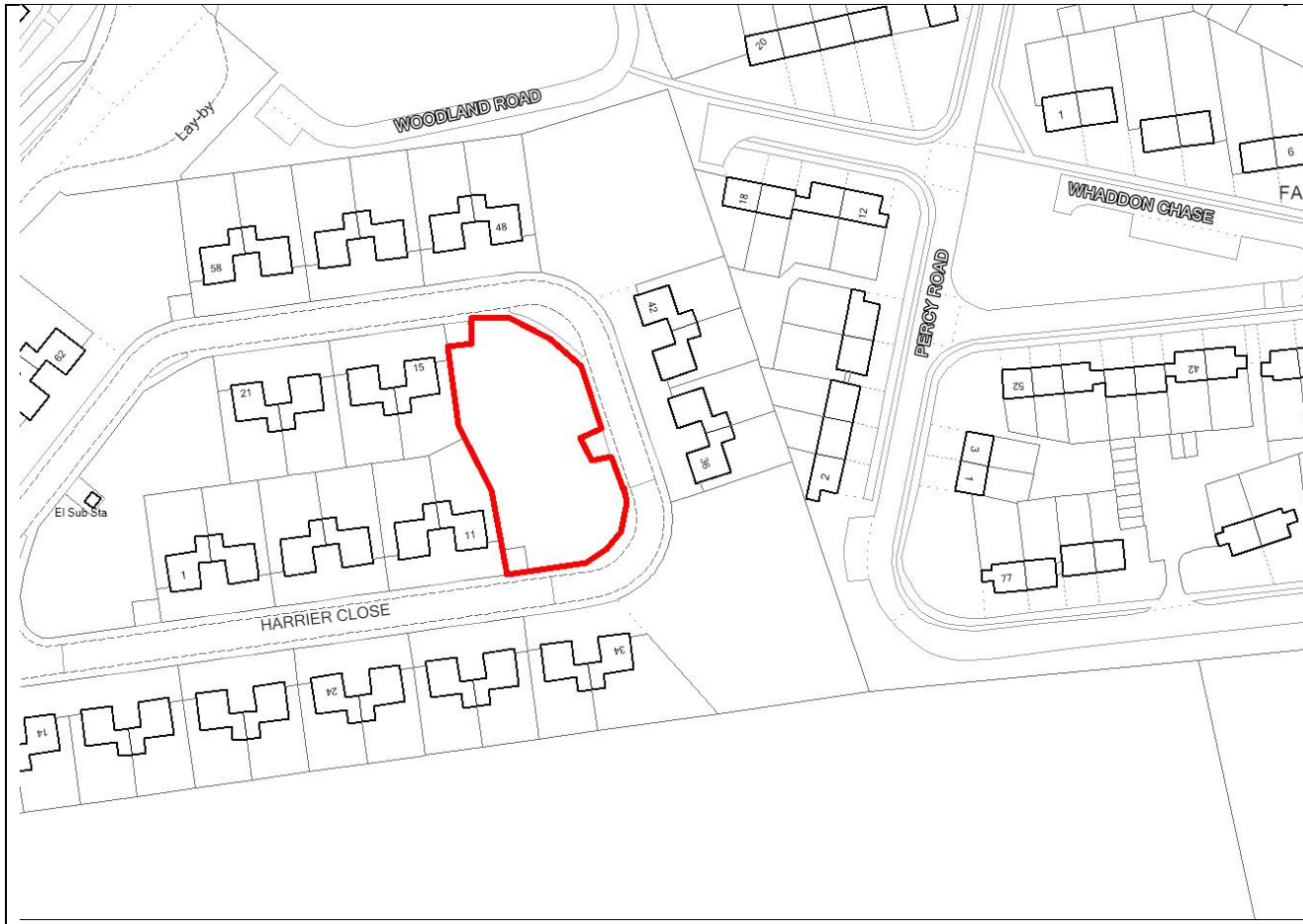
Site Address: Land at Harrier Close, Cottesmore (Site D)



Parish: Cottesmore	
Site Area (ha): 0.143	Indicative Capacity (rounded): 4
Use promoted: Residential	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Capacity threshold	
Notes: The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).	

SHELAA Site Reference: SHELAA/COT/12f

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



Parish: Cottesmore

Site Area (ha): 0.146

Indicative Capacity (rounded): 4

Use promoted: Residential

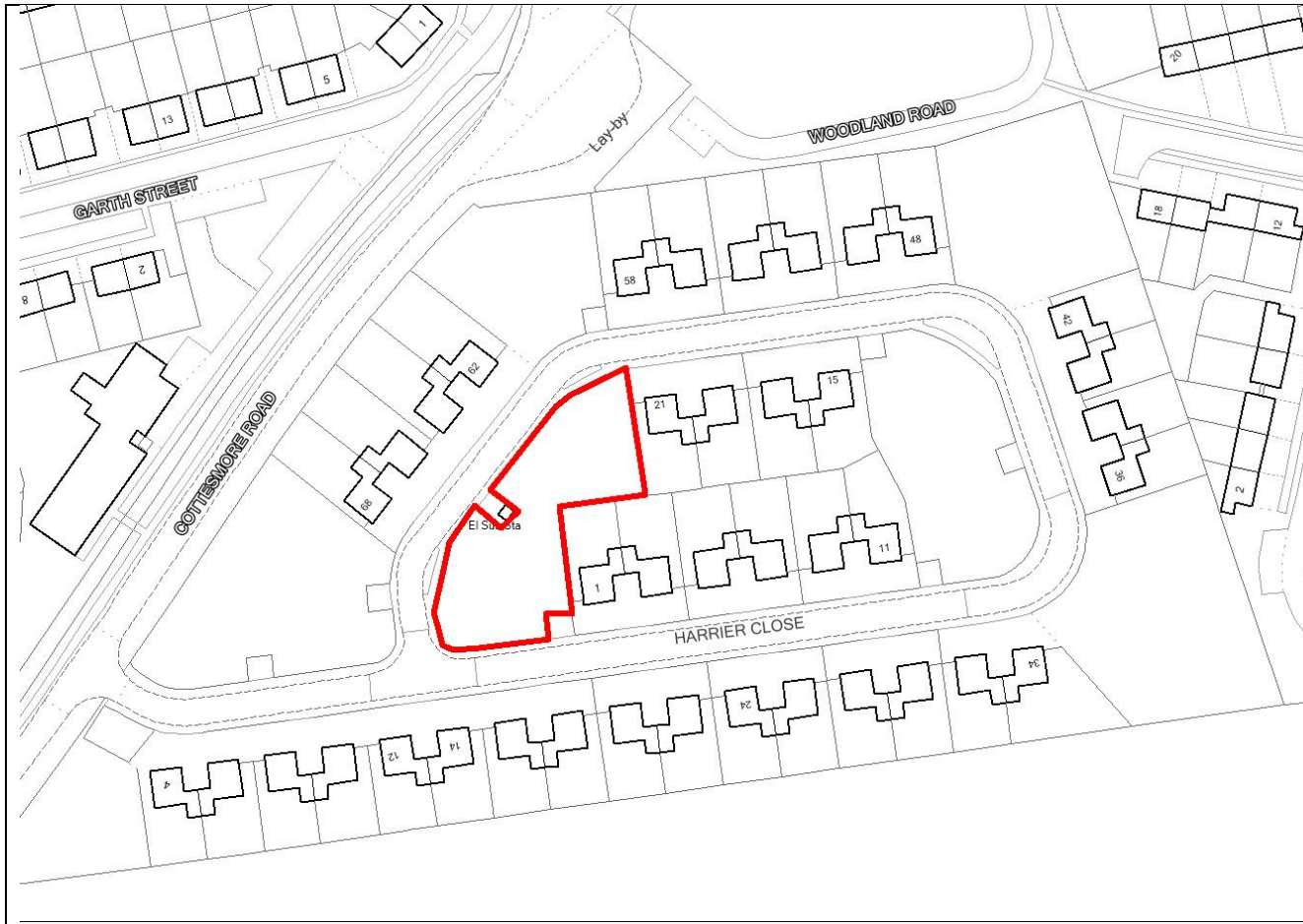
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Capacity threshold

Notes: The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).

SHELAA Site Reference: SHELAA/COT/12g

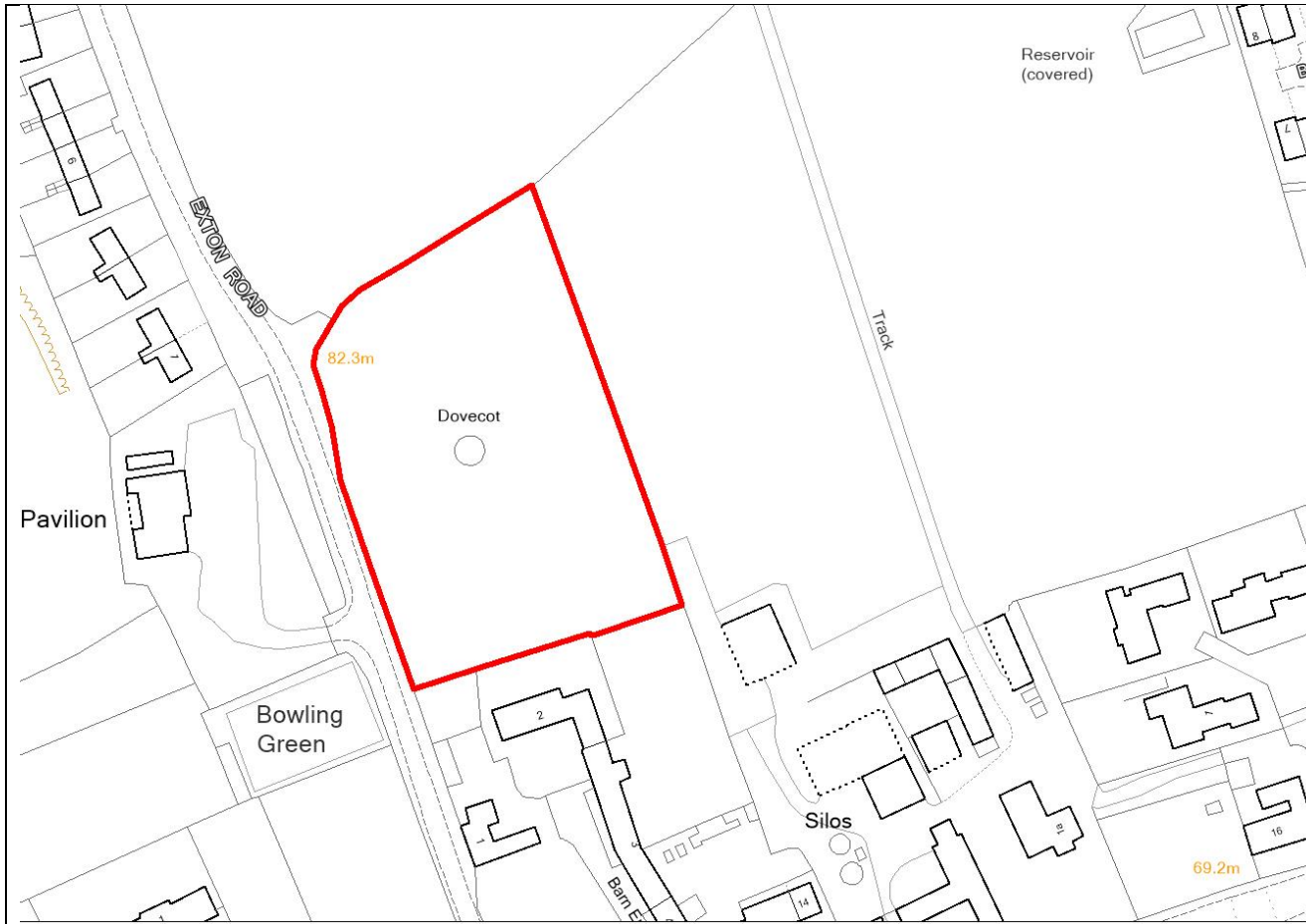
Site Address: Land at Harrier Close, Cottesmore (Site G)



Parish: Cottesmore	
Site Area (ha): 0.140	Indicative Capacity (rounded): 4
Use promoted: Residential	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Capacity threshold	
Notes: The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).	

SHELAA Site Reference: SHELAA/EMP/04

Site Address: Land off Exton Road, Empingham



Parish: Empingham

Site Area (ha): 0.619

Indicative Capacity (rounded): 18

Use promoted: Residential

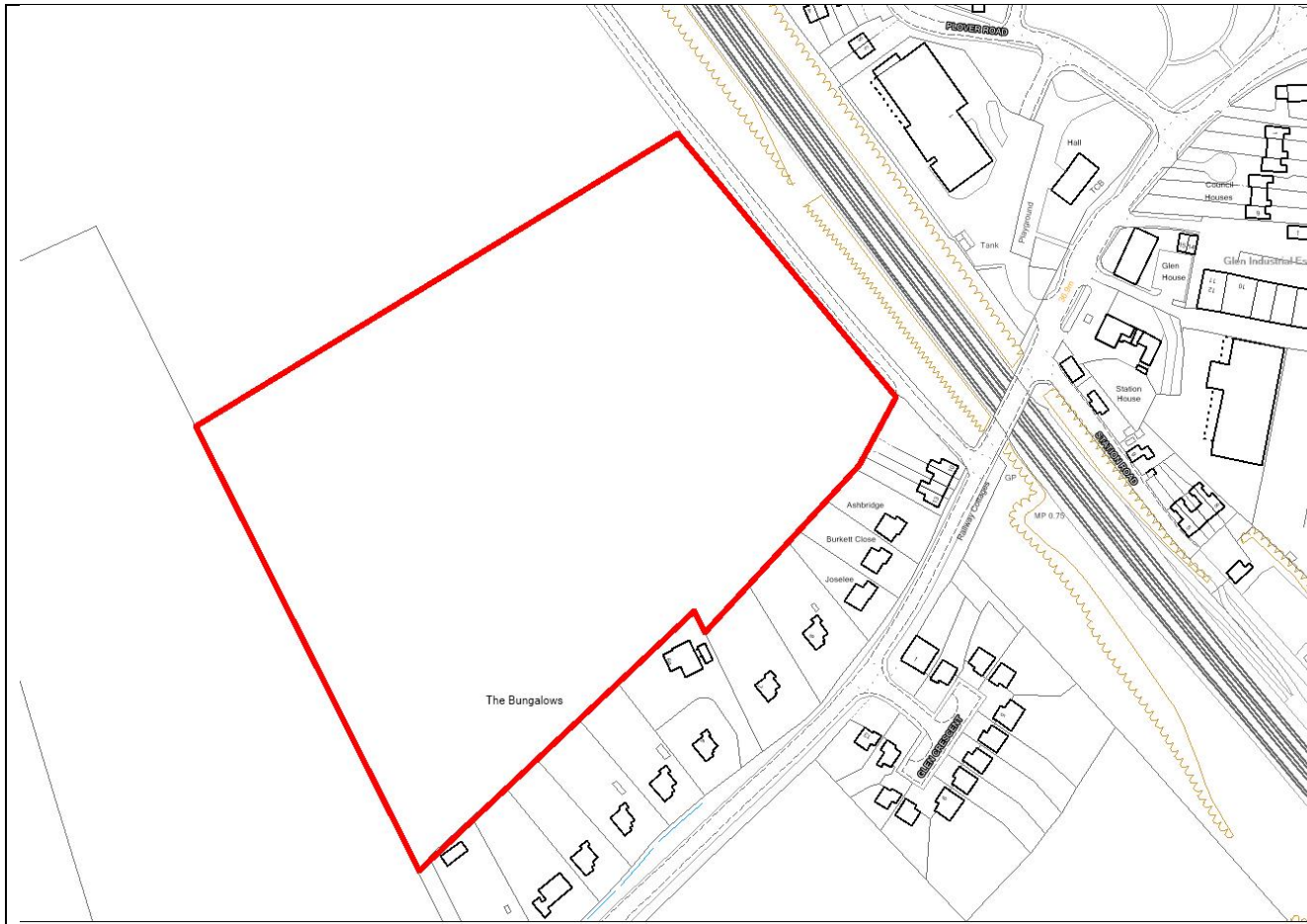
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Scheduled Ancient Monument

Notes: The site wholly or predominately contains a Scheduled Monument.

SHELAA Site Reference: SHELAA/ESS/01

Site Address: Rear of Stamford Road, Essendine



Parish: Essendine

Site Area (ha): 5.767

Indicative Capacity (rounded): 104

Use promoted: Residential

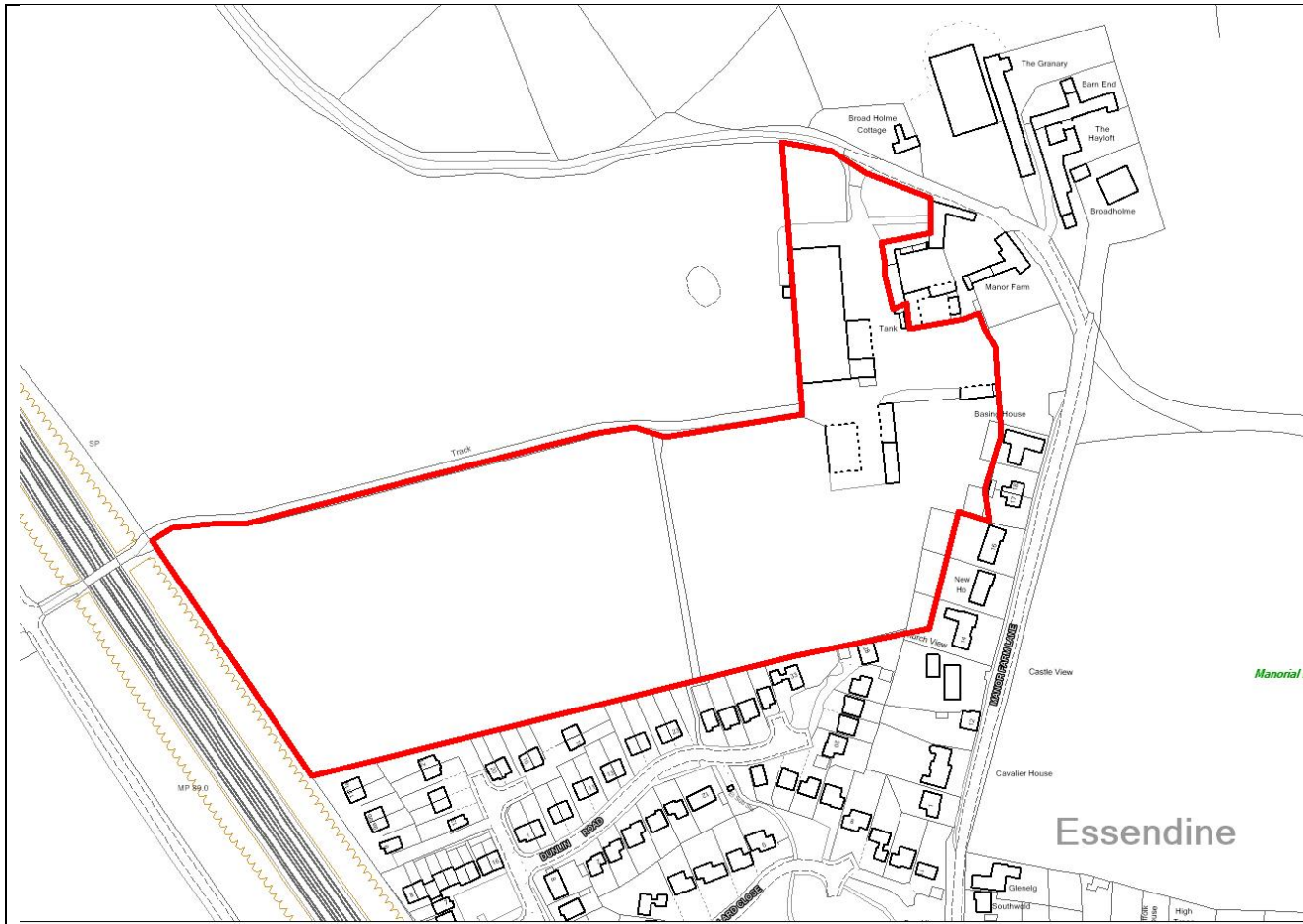
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/ESS/02

Site Address: Manor Farm, Essendine



Parish: Essendine

Site Area (ha): 4.868

Indicative Capacity (rounded): 88

Use promoted: Residential

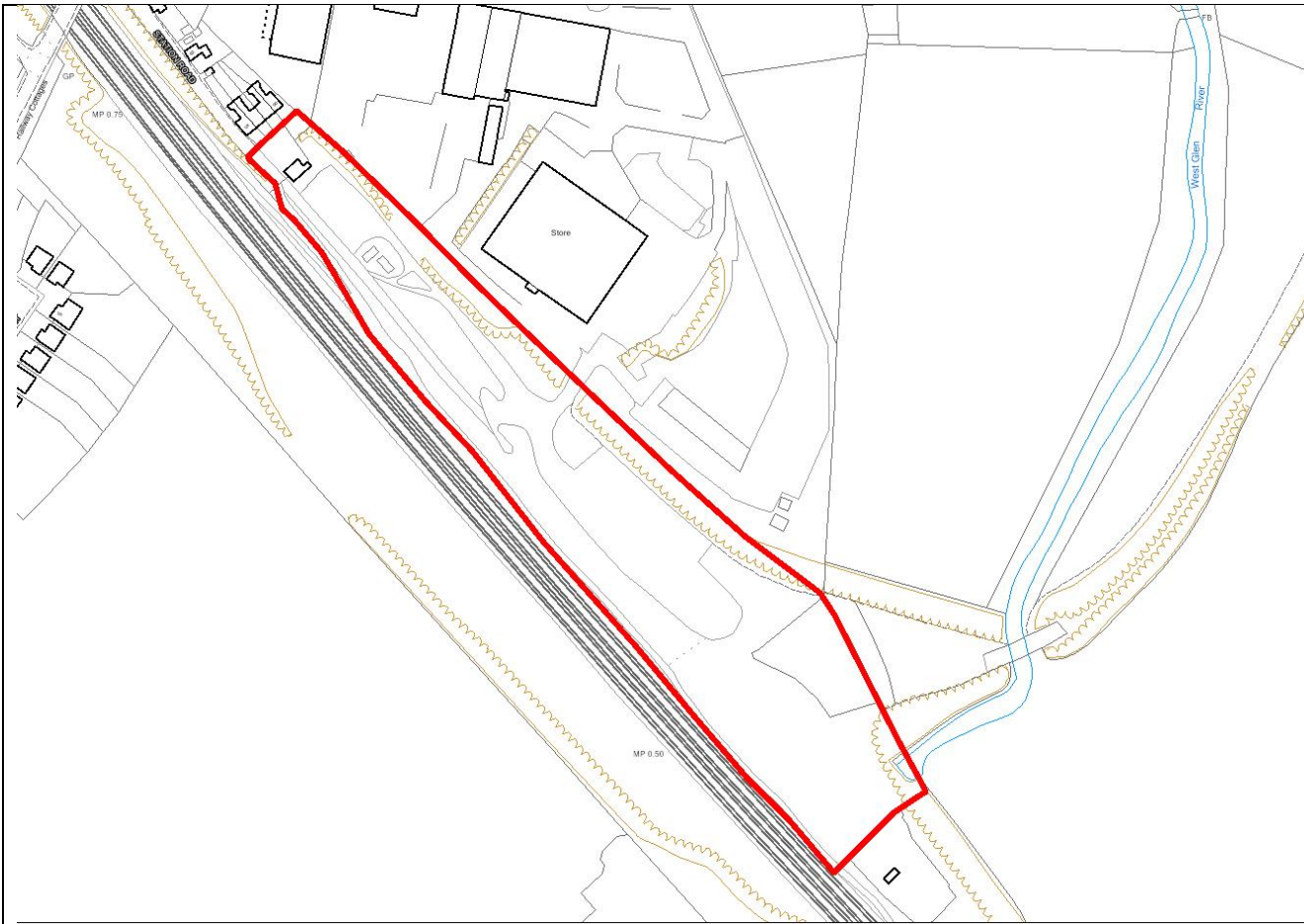
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/ESS/03

Site Address: Old Station Yard, Bourne Road, Essendine



Parish: Essendine

Site Area (ha): 2.604

Indicative Capacity (rounded): 62

Use promoted: Employment

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/EXT/01

Site Address: Land west of High Street, Exton



Parish: Exton

Site Area (ha): 0.234

Indicative Capacity (rounded): 7

Use promoted: Residential

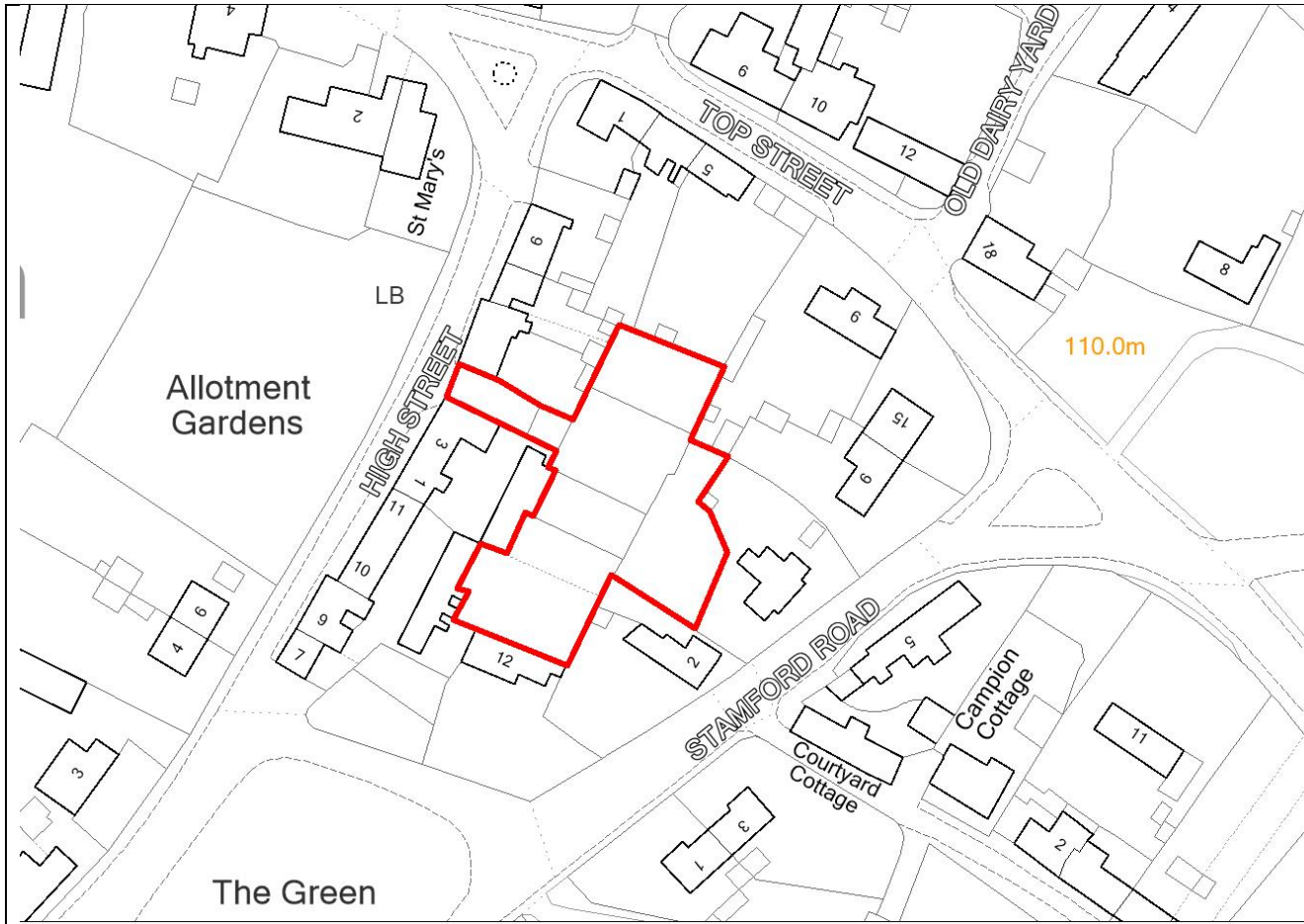
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/EXT/02

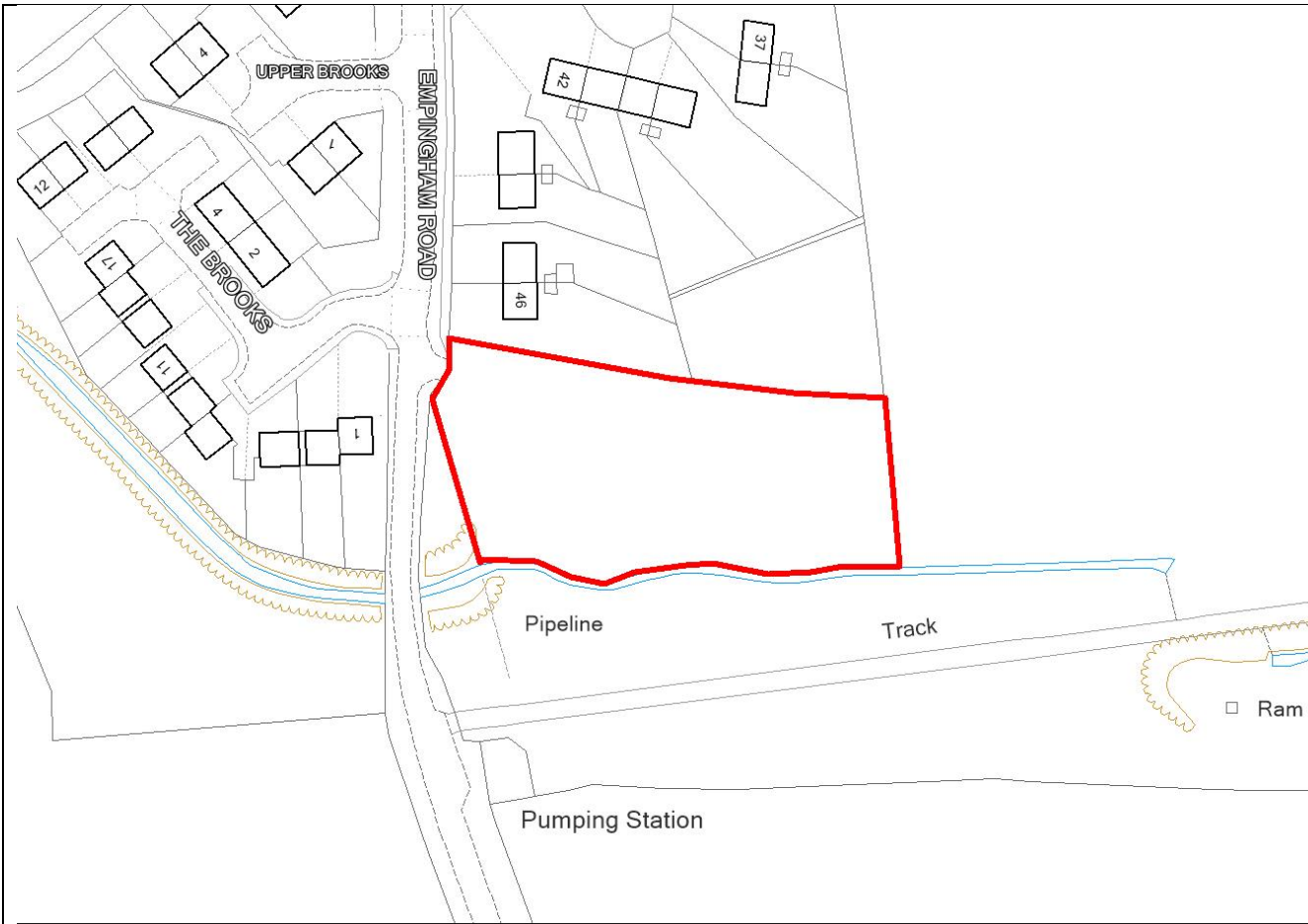
Site Address: Land north of The Green, Exton



Parish: Exton	
Site Area (ha): 1.463	Indicative Capacity (rounded): 35
Use promoted: Residential	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Location	
Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.	

SHELAA Site Reference: SHELAA/EXT/03

Site Address: Land east of Stamford Road, Exton



Parish: Exton

Site Area (ha): 0.299

Indicative Capacity (rounded): 9

Use promoted: Residential

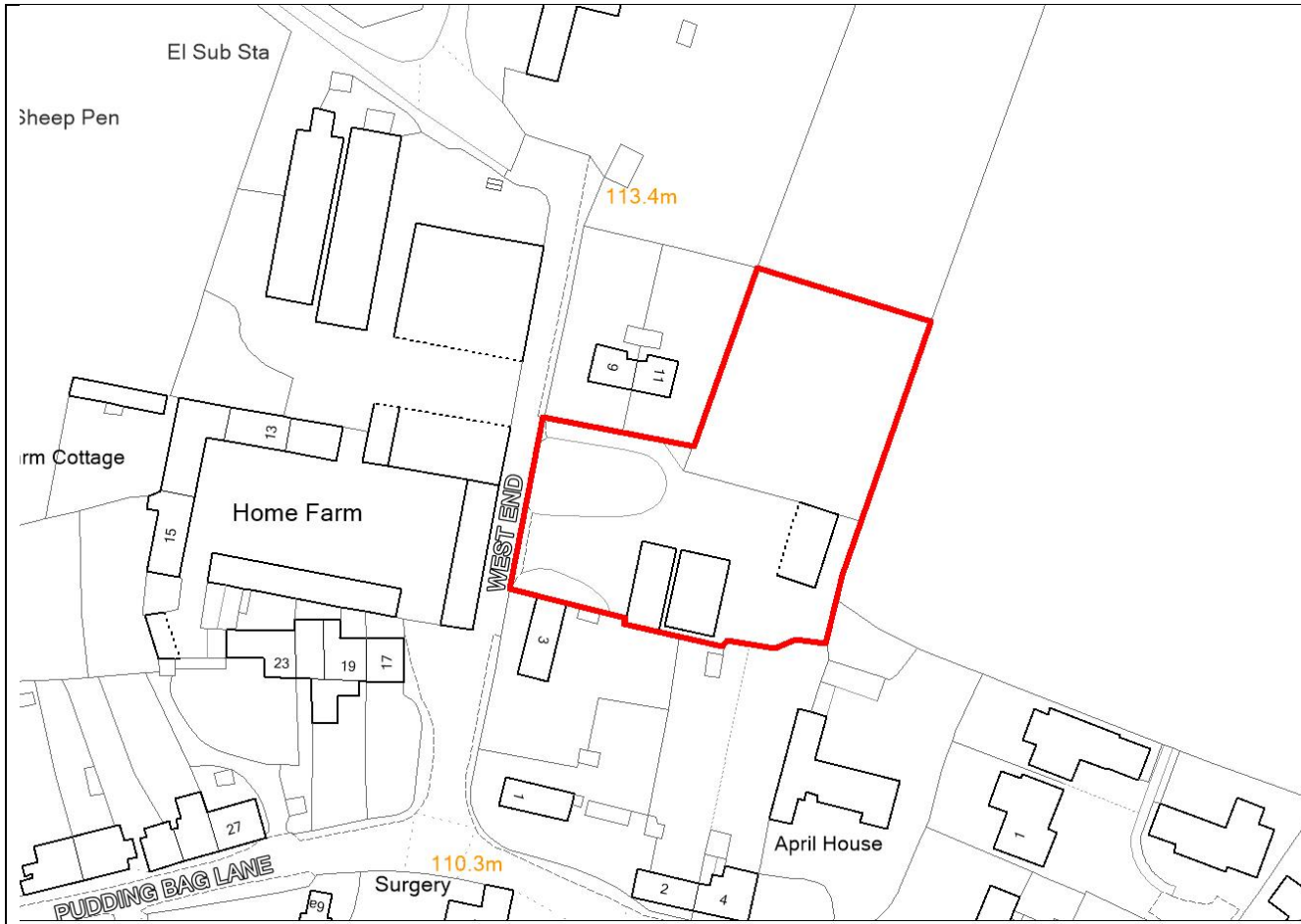
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/EXT/04

Site Address: Land at the Workshops, Exton



Parish: Exton

Site Area (ha): 0.324

Indicative Capacity (rounded): 9

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/EXT/05

Site Address: Land at Home Farm, Exton



Parish: Exton

Site Area (ha): 0.506

Indicative Capacity (rounded): 14

Use promoted: Residential

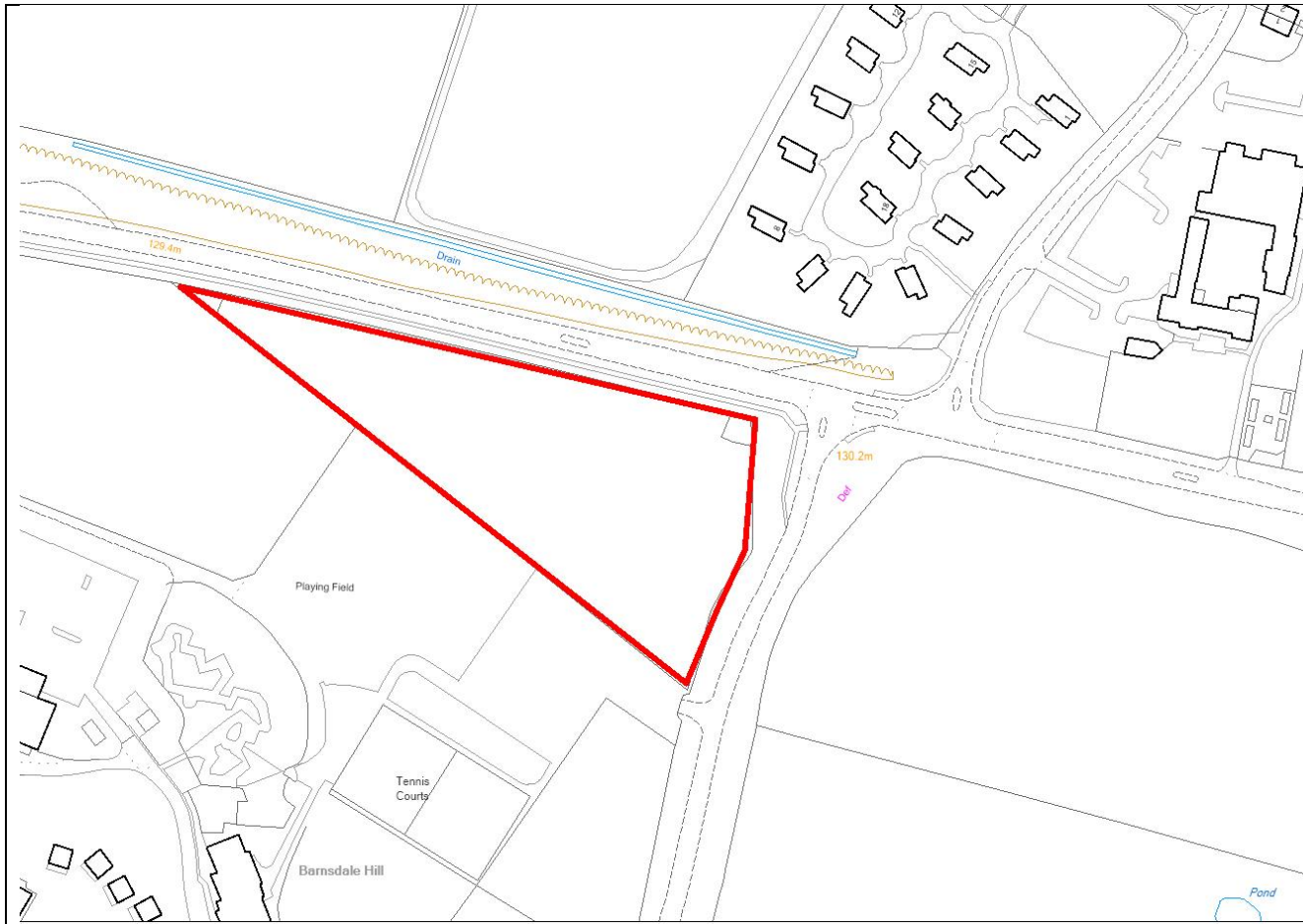
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/EXT/06

Site Address: Barnsdale Lodge Hotel, The Avenue, Exton



Parish: Exton

Site Area (ha): 1.146

Indicative Capacity (rounded): 28

Use promoted: Other

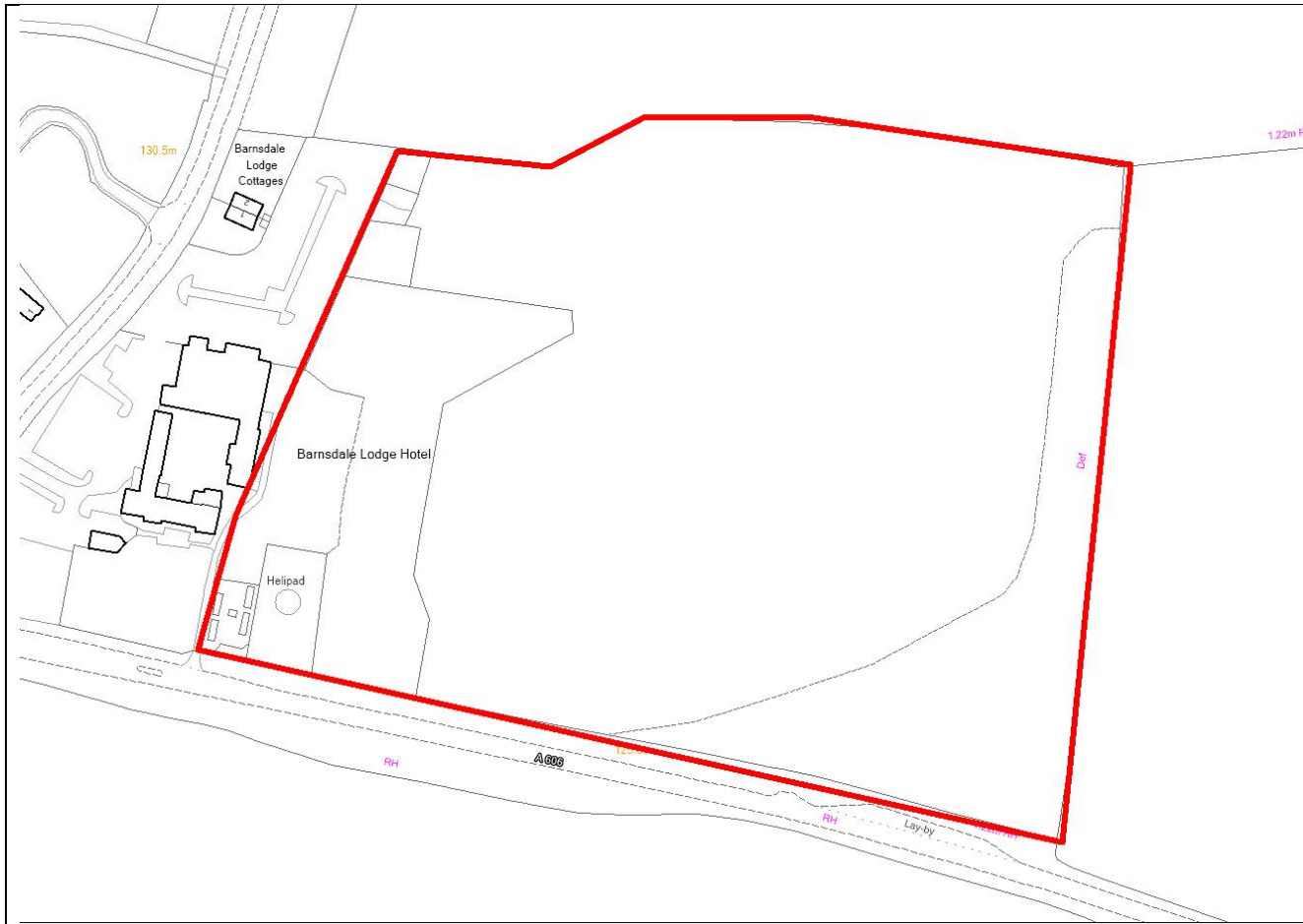
Further information if mixed or other use promoted: Tourism

Reason for site not advancing to next stage of SHELAA assessment: Location; Other Use

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site is promoted for a tourism use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).

SHELAA Site Reference: SHELAA/EXT/07

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



Parish: Exton

Site Area (ha): 6.876

Indicative Capacity (rounded): 124

Use promoted: Other

Further information if mixed or other use promoted: Tourism

Reason for site not advancing to next stage of SHELAA assessment: Location; Other Use

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site is promoted for a tourism use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).

SHELAA Site Reference: SHELAA/GLA/01

Site Address: Land off Seaton Road, Glaston



Parish: Glaston

Site Area (ha): 1.992

Indicative Capacity (rounded): 48

Use promoted: Residential

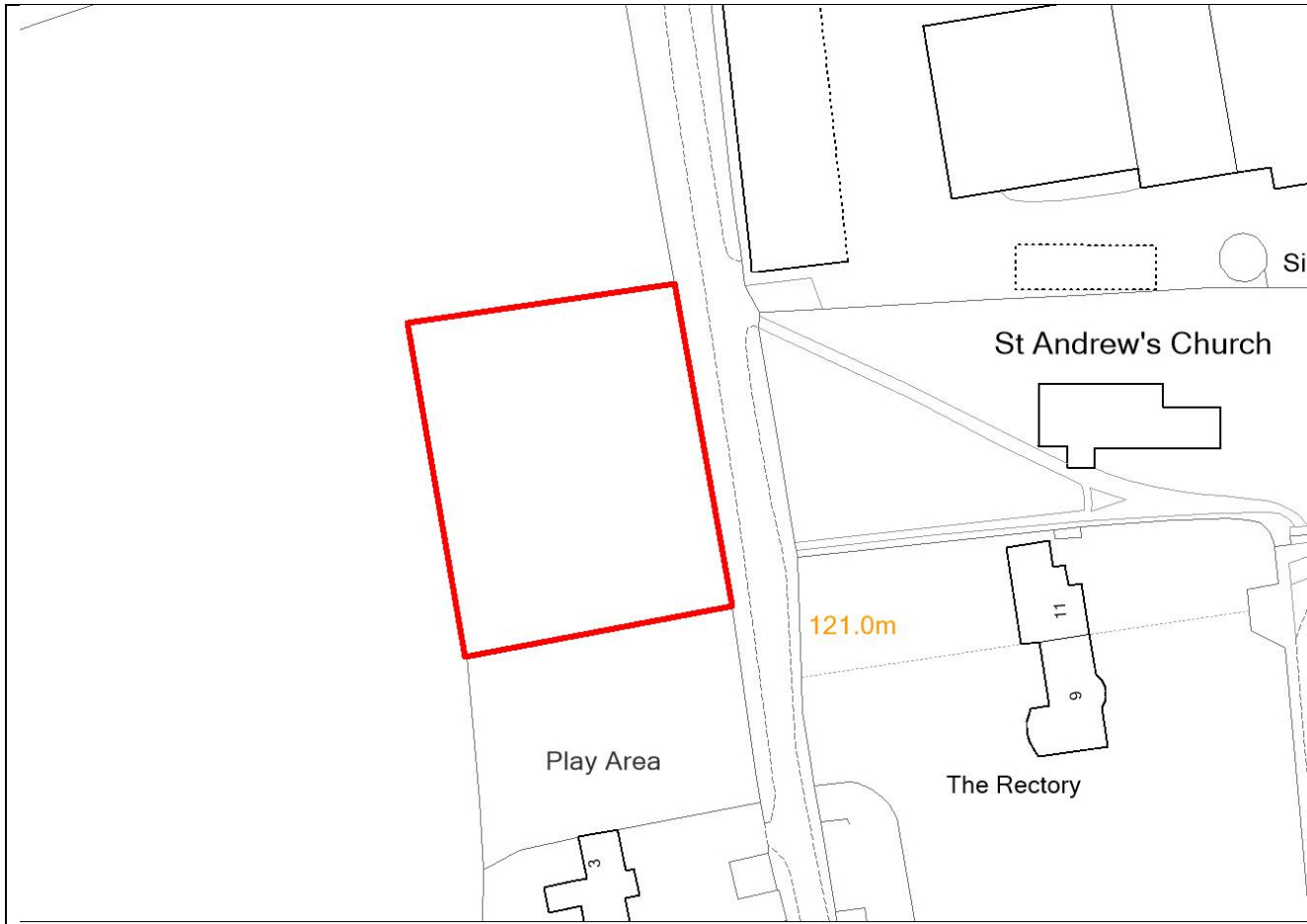
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/GLA/02

Site Address: Land adjacent to Denfield Close, Glaston



Parish: Glaston

Site Area (ha): 0.220

Indicative Capacity (rounded): 6

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/GRE/05

Site Address: Rutland Caravan & Camping, Greetham



Parish: Greetham

Site Area (ha): 3.083

Indicative Capacity (rounded): 74

Use promoted: Other

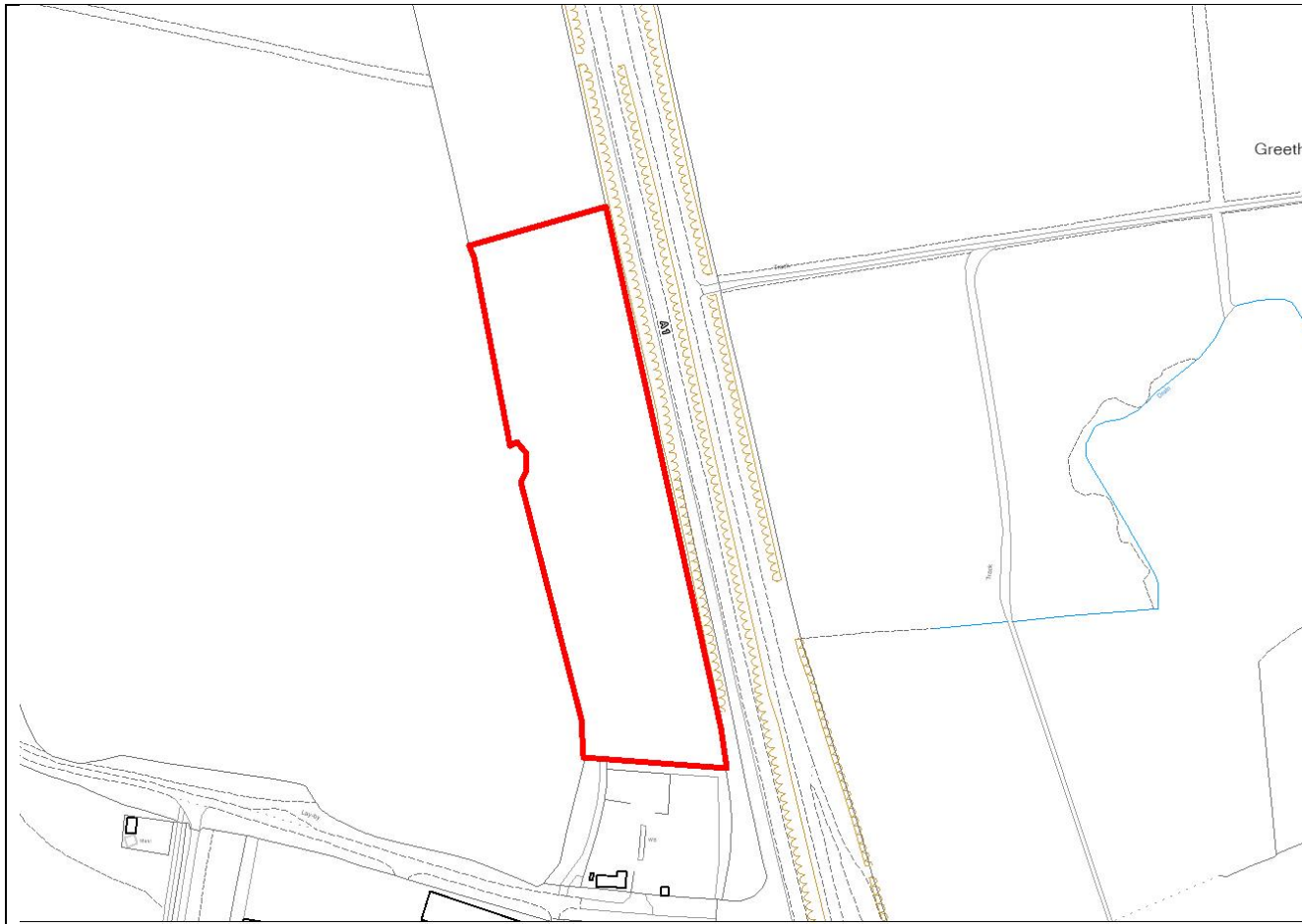
Further information if mixed or other use promoted: Sports & Leisure

Reason for site not advancing to next stage of SHELAA assessment: Other Use

Notes: The site is promoted for a sports & leisure use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).

SHELAA Site Reference: SHELAA/GRE/06

Site Address: Wood Lane, Greetham



Parish: Greetham

Site Area (ha): 2.831

Indicative Capacity (rounded): 68

Use promoted: Other

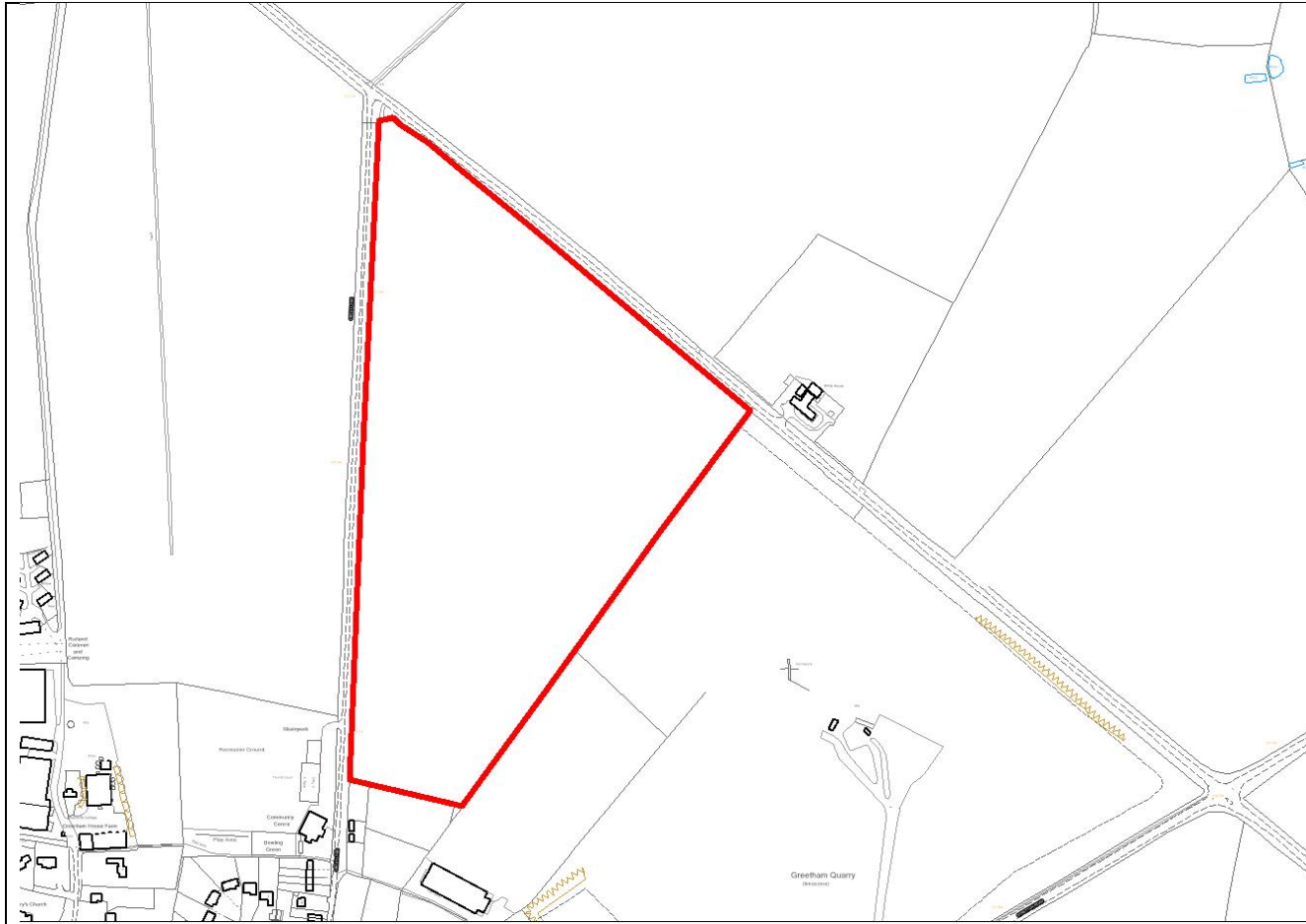
Further information if mixed or other use promoted: Energy & Waste

Reason for site not advancing to next stage of SHELAA assessment: Location; Other Use

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site is promoted for an energy & waste use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).

SHELAA Site Reference: SHELAA/GRE/07

Site Address: Greetham Quarry, land to the east of Great Lane, Stretton Road, Greetham



Parish: Greetham	
Site Area (ha): 14.960	Indicative Capacity (rounded): 269
Use promoted: Other	
Further information if mixed or other use promoted: Minerals	
Reason for site not advancing to next stage of SHELAA assessment: Other Use	
Notes: The site is promoted for a minerals use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).	

SHELAA Site Reference: SHELAA/GRT/02

Site Address: Land off Main Street, Great Casterton



Parish: Great Casterton

Site Area (ha): 0.264

Indicative Capacity (rounded): 8

Use promoted: Residential

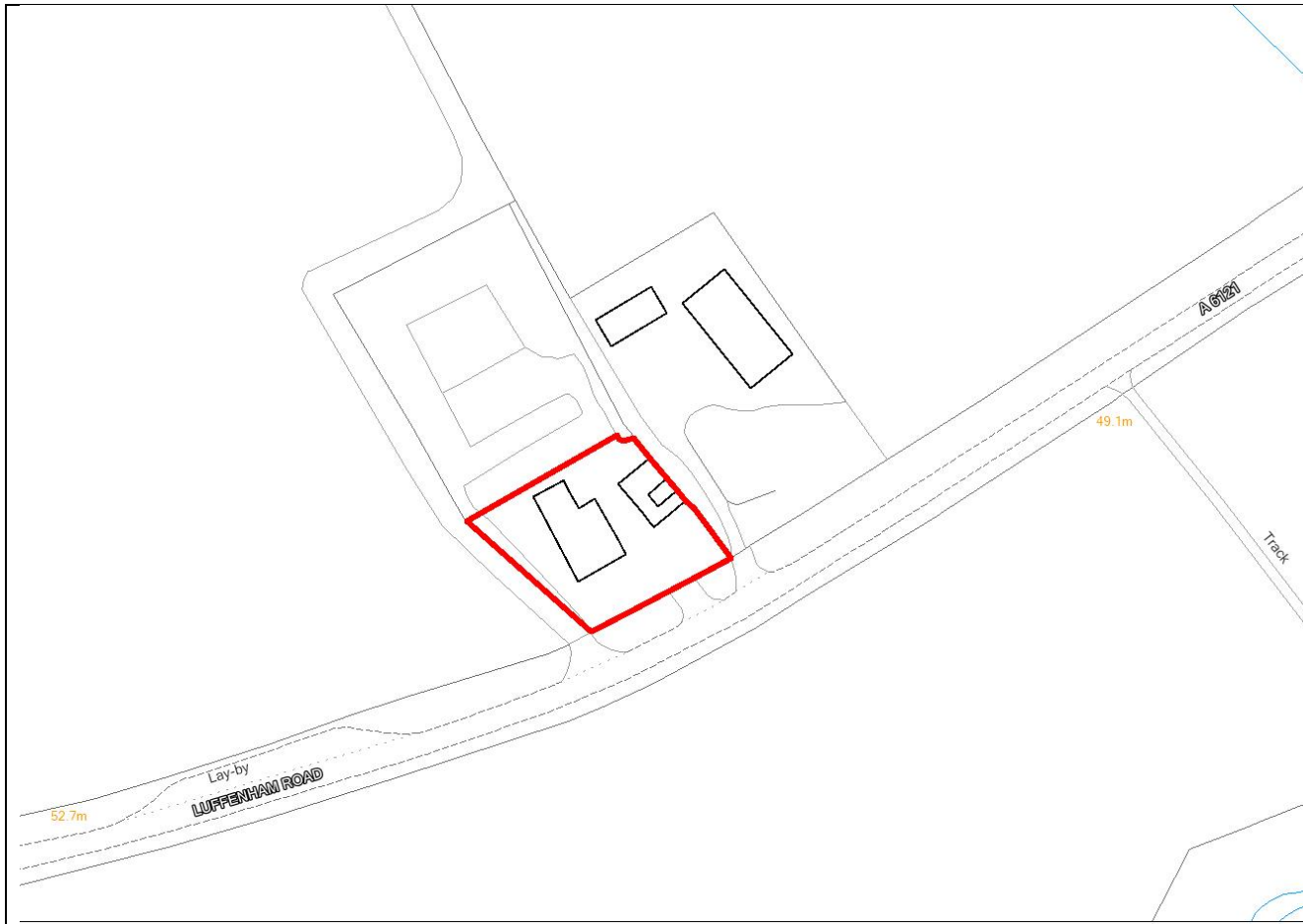
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Planning permission granted

Notes: Planning permission (2018/0531/FUL) granted for modern single storey extension to be removed to create building plot to erect two new dwellings on either end of the existing terrace houses (Nos 3 - 8) and a car park to the rear to serve the existing cottages. Significant majority of site is utilised for the approved site layout. A small strip of land to the very north east of the site remains, however as this is entirely within the Scheduled Monument designation this area of land is not carried forward independently. Site progress, monitored through the Five Year Land Supply Monitoring Report published annually.

SHELAA Site Reference: SHELAA/KET/12

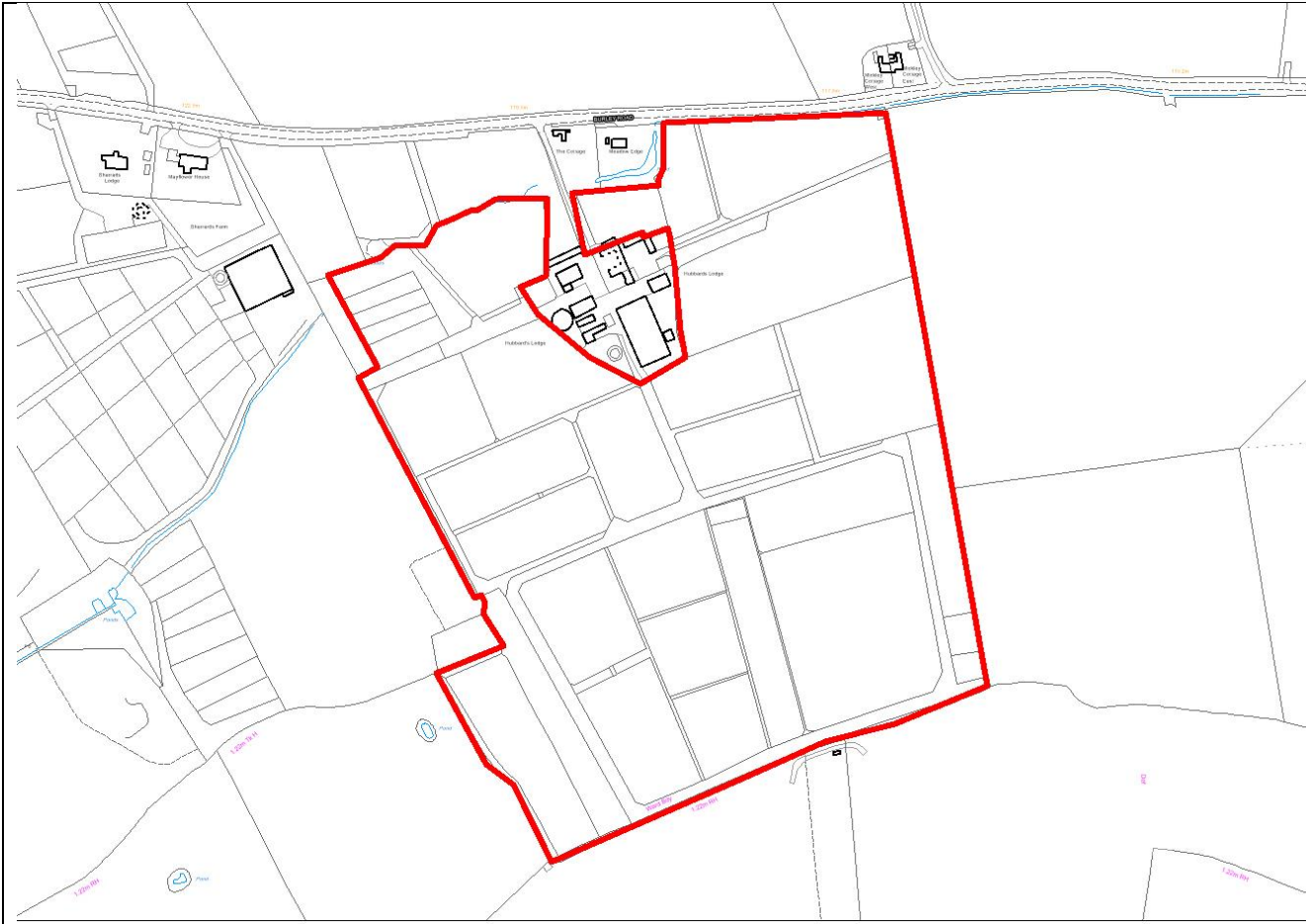
Site Address: Brethrens Meeting Hall, Luffenham Road, Ketton



Parish: Ketton	
Site Area (ha): 0.214	Indicative Capacity (rounded): 6
Use promoted: Other	
Further information if mixed or other use promoted: Community Facility	
Reason for site not advancing to next stage of SHELAA assessment: Location; Other Use	
Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site is promoted for a community facility use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).	

SHELAA Site Reference: SHELAA/LAN/04

Site Address: Hubbards Lodge Stud, Langham



Parish: Langham

Site Area (ha): 16.950

Indicative Capacity (rounded): 305

Use promoted: Residential

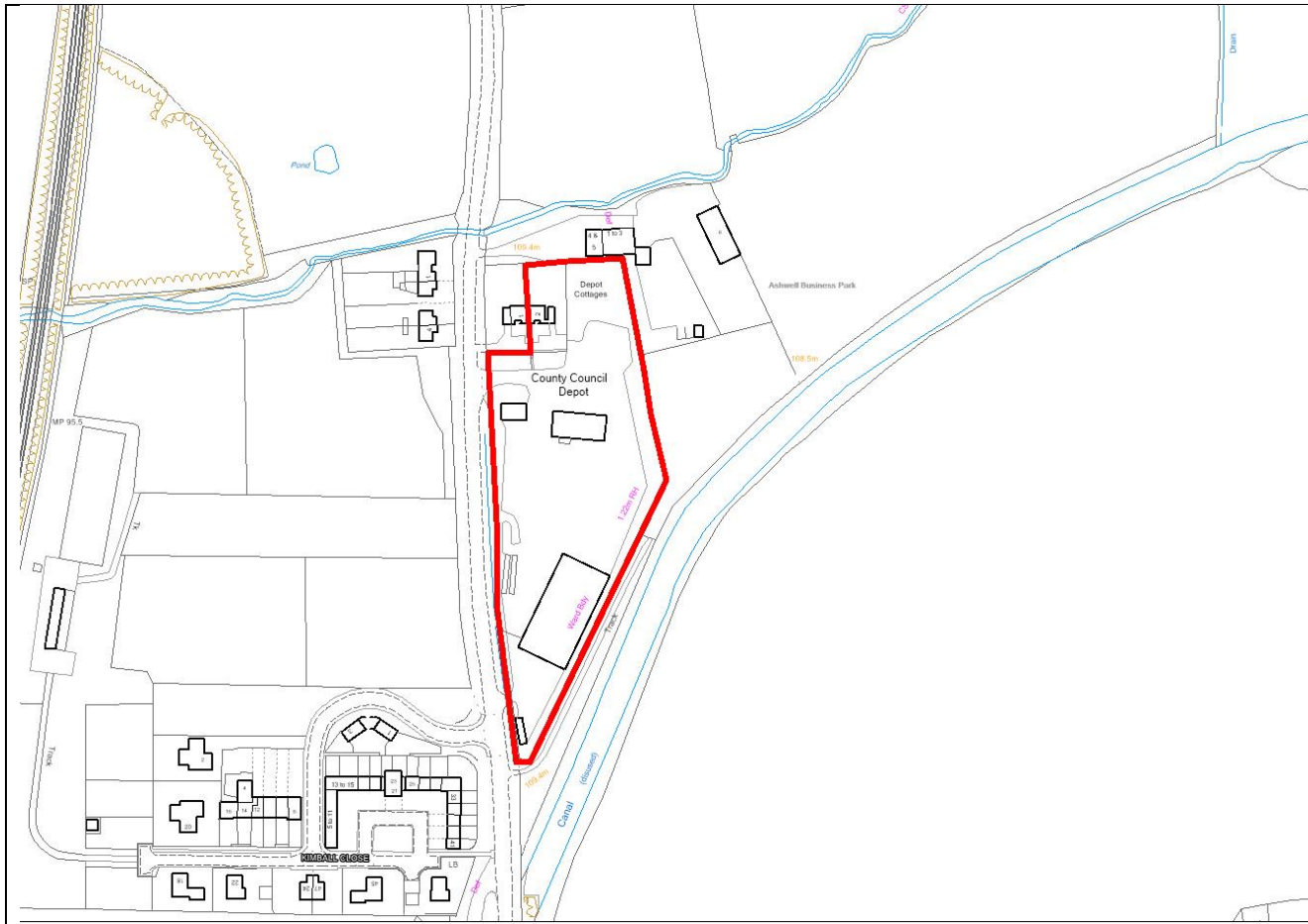
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/LAN/05

Site Address: Highways Depot, Ashwell Road, Langham



Parish: Langham

Site Area (ha): 1.214

Indicative Capacity (rounded): 29

Use promoted: Mixed

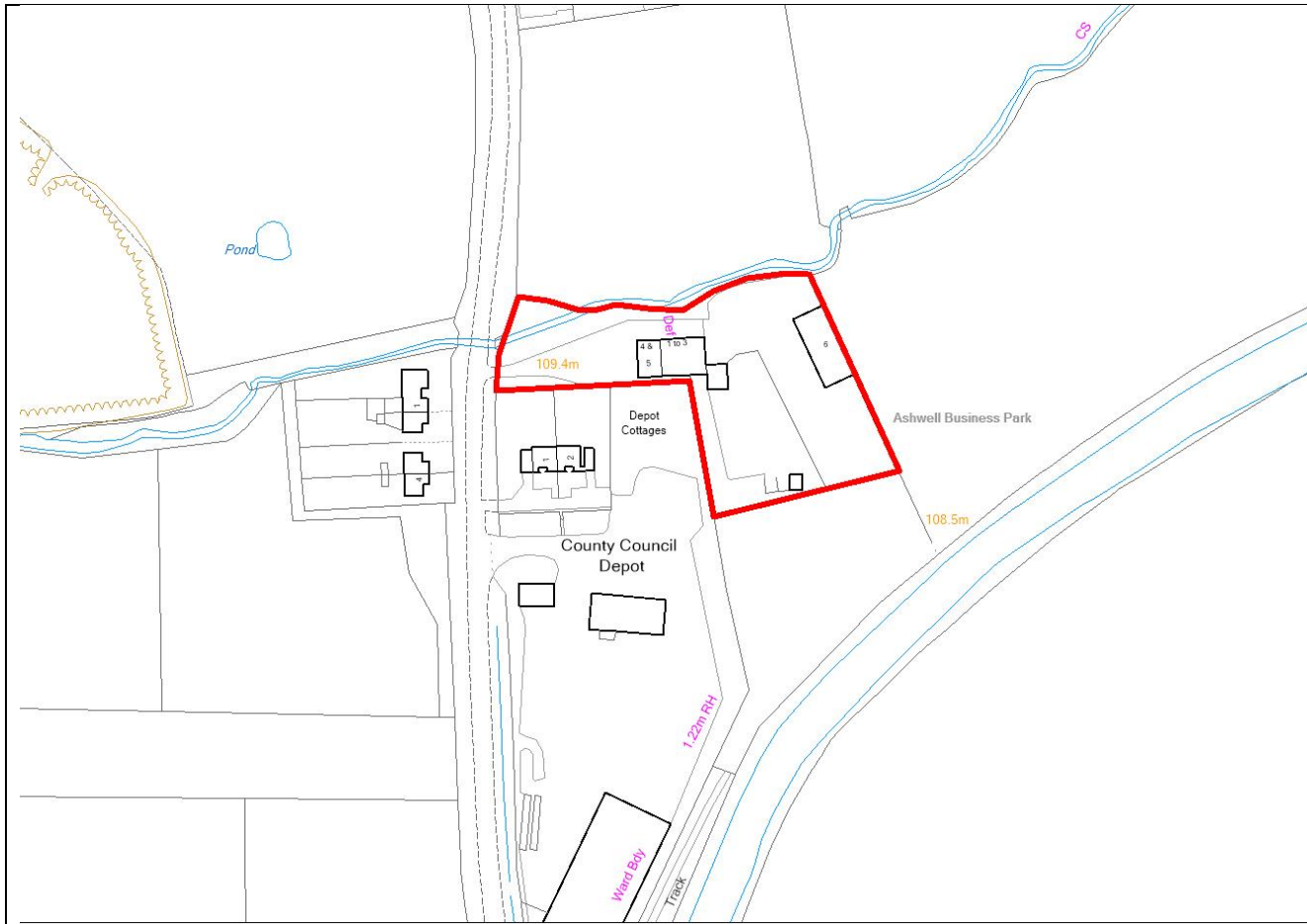
Further information if mixed or other use promoted: Residential; Employment

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/LAN/06

Site Address: Business Units, Ashwell Road, Langham



Parish: Langham

Site Area (ha): 0.540

Indicative Capacity (rounded): 15

Use promoted: Mixed

Further information if mixed or other use promoted: Residential; Employment

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/LAN/07

Site Address: The Field, Burley Road, Langham



Parish: Langham

Site Area (ha): 1.595

Indicative Capacity (rounded): 38

Use promoted: Residential

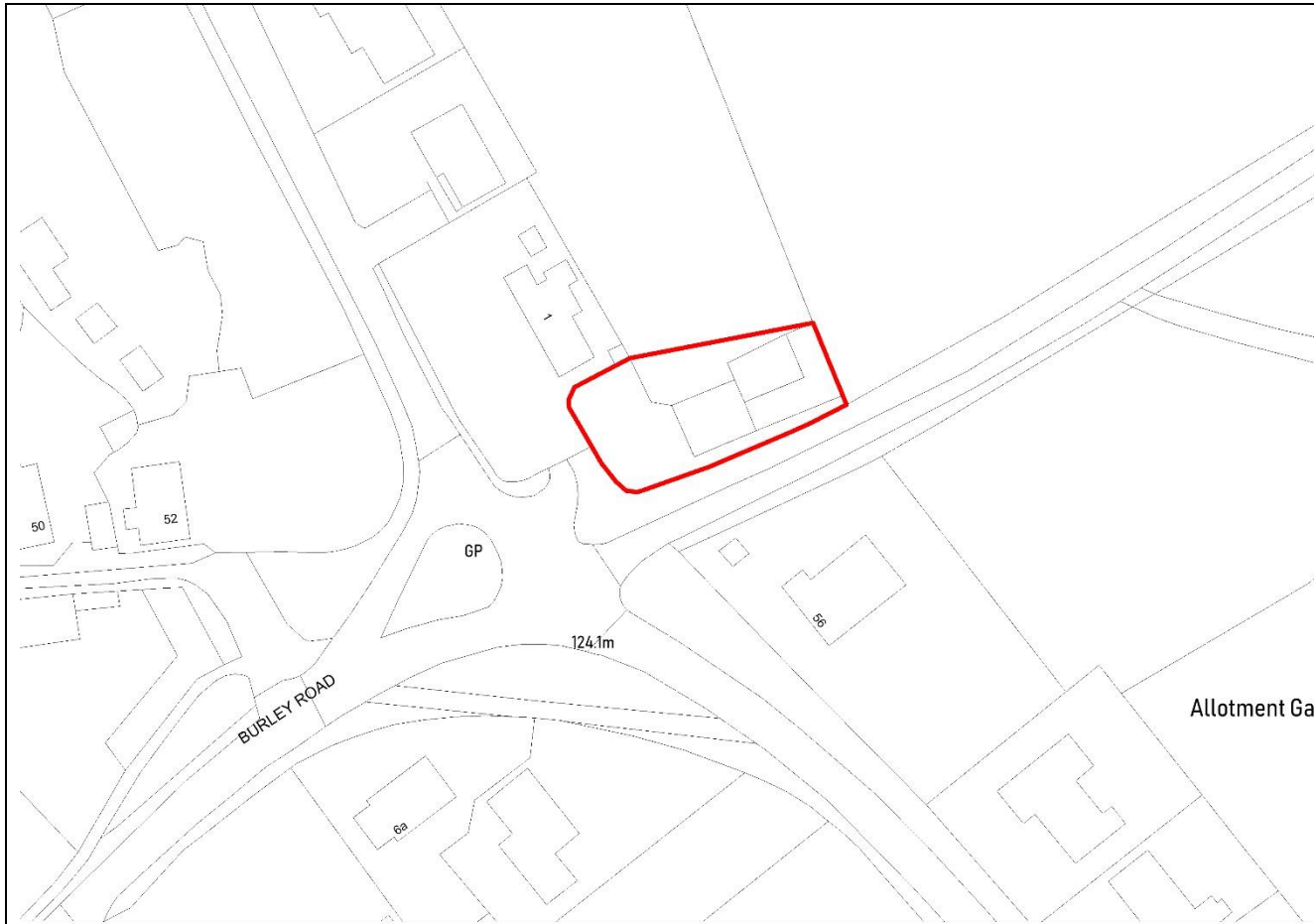
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/LAN/11

Site Address: Land north of Burley Road, Langham



Parish: Langham

Site Area (ha): 0.0547

Indicative Capacity (rounded): 2

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Capacity threshold

Notes: The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).

SHELAA Site Reference: SHELAA/LAN/13

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



Parish: Langham	
Site Area (ha): 0.81	Indicative Capacity (rounded): 0.81
Use promoted: Employment	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Location	
Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham, Stamford or a Local Service Centre and is not promoted as a new settlement.	

SHELAA Site Reference: SHELAA/LYD/01

Site Address: Main Street, Lyddington



Parish: Lyddington

Site Area (ha): 0.714

Indicative Capacity (rounded): 20

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/LYN/01

Site Address: Land off Lyndon Road, Lyndon



Parish: Lyndon

Site Area (ha): 0.560

Indicative Capacity (rounded): 16

Use promoted: Mixed

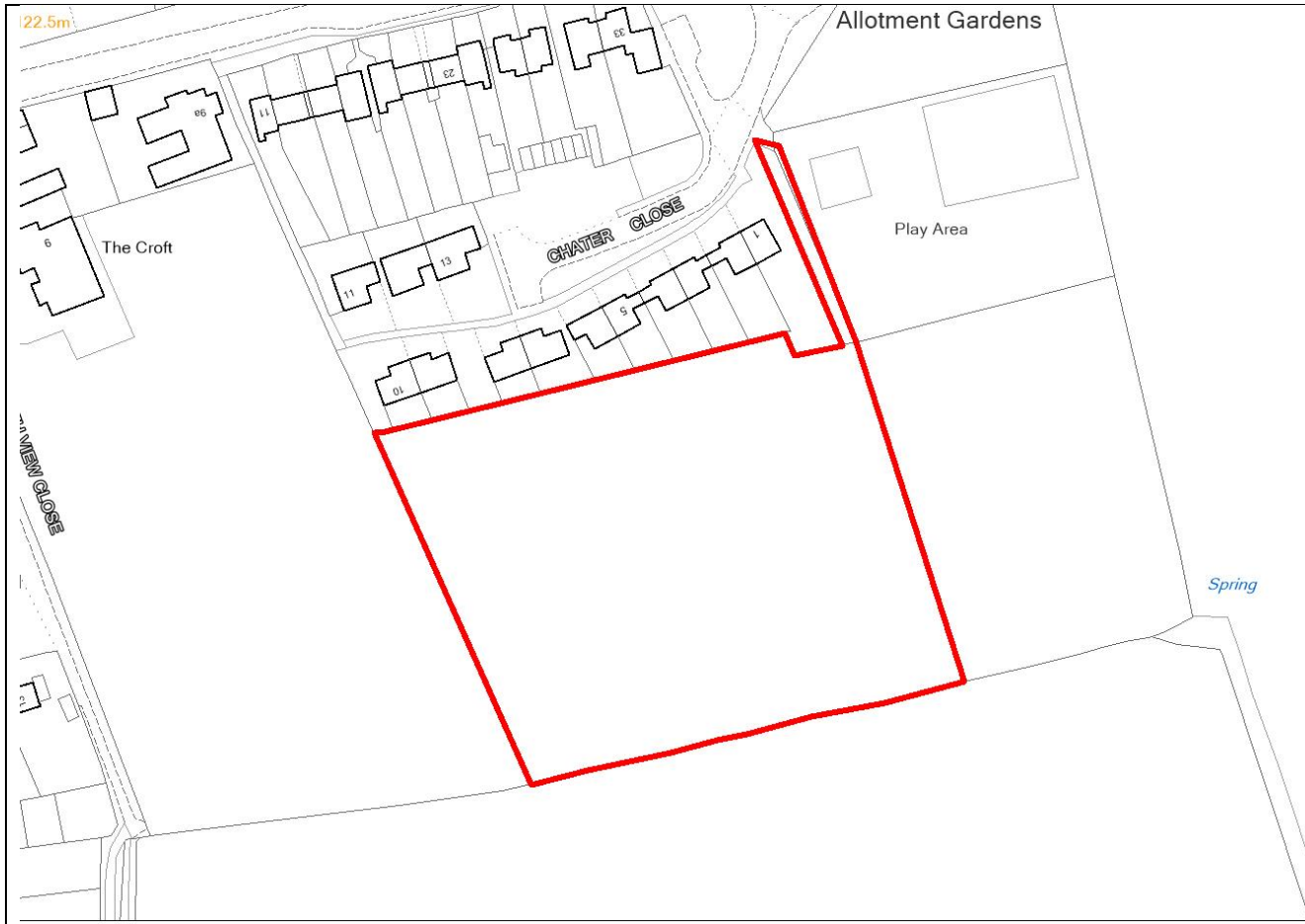
Further information if mixed or other use promoted: Residential; Employment

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MAN/01

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



Parish: Manton

Site Area (ha): 0.936

Indicative Capacity (rounded): 27

Use promoted: Residential

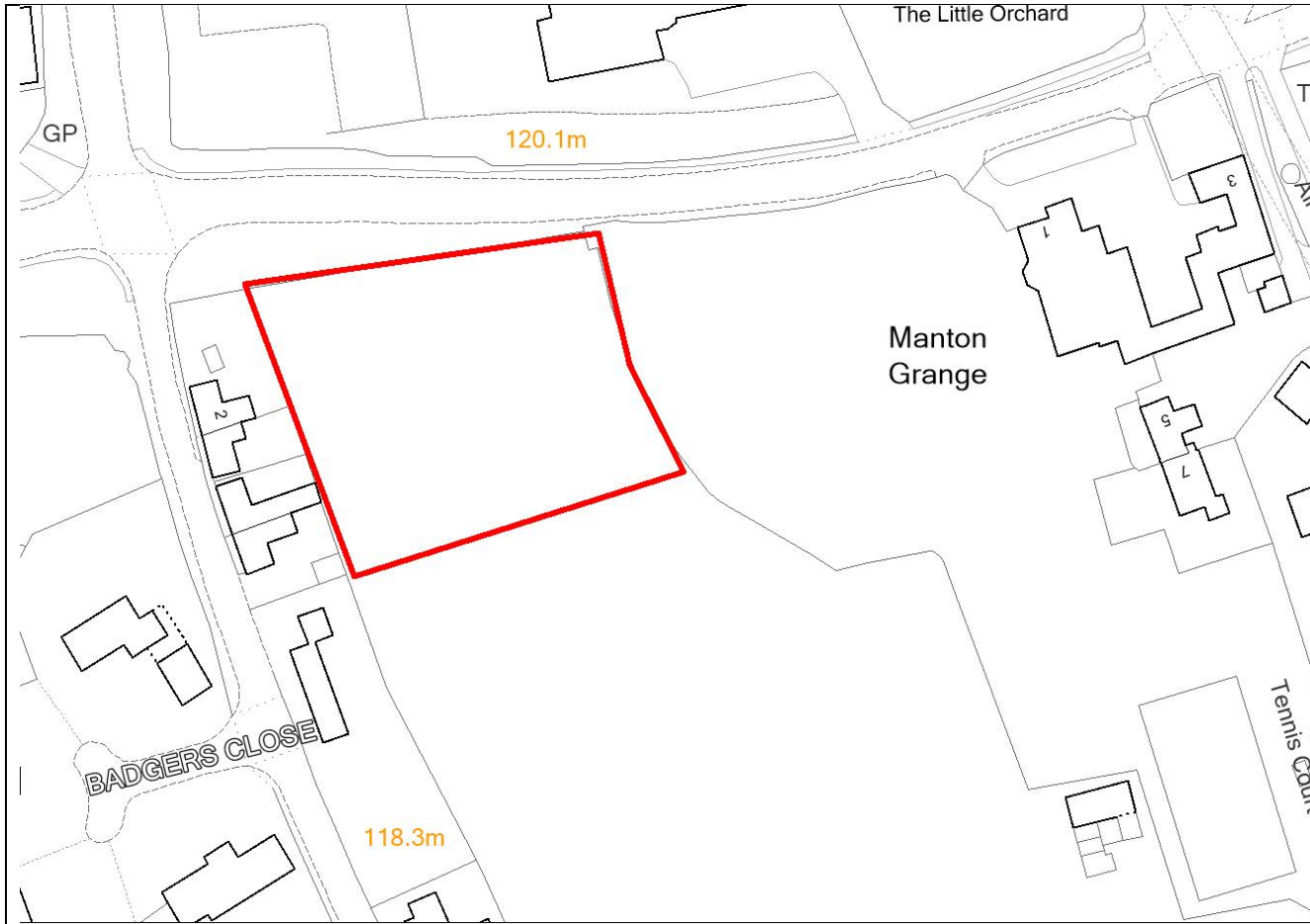
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MAN/02

Site Address: Land at Lyndon Road, Manton



Parish: Manton

Site Area (ha): 0.270

Indicative Capacity (rounded): 8

Use promoted: Residential

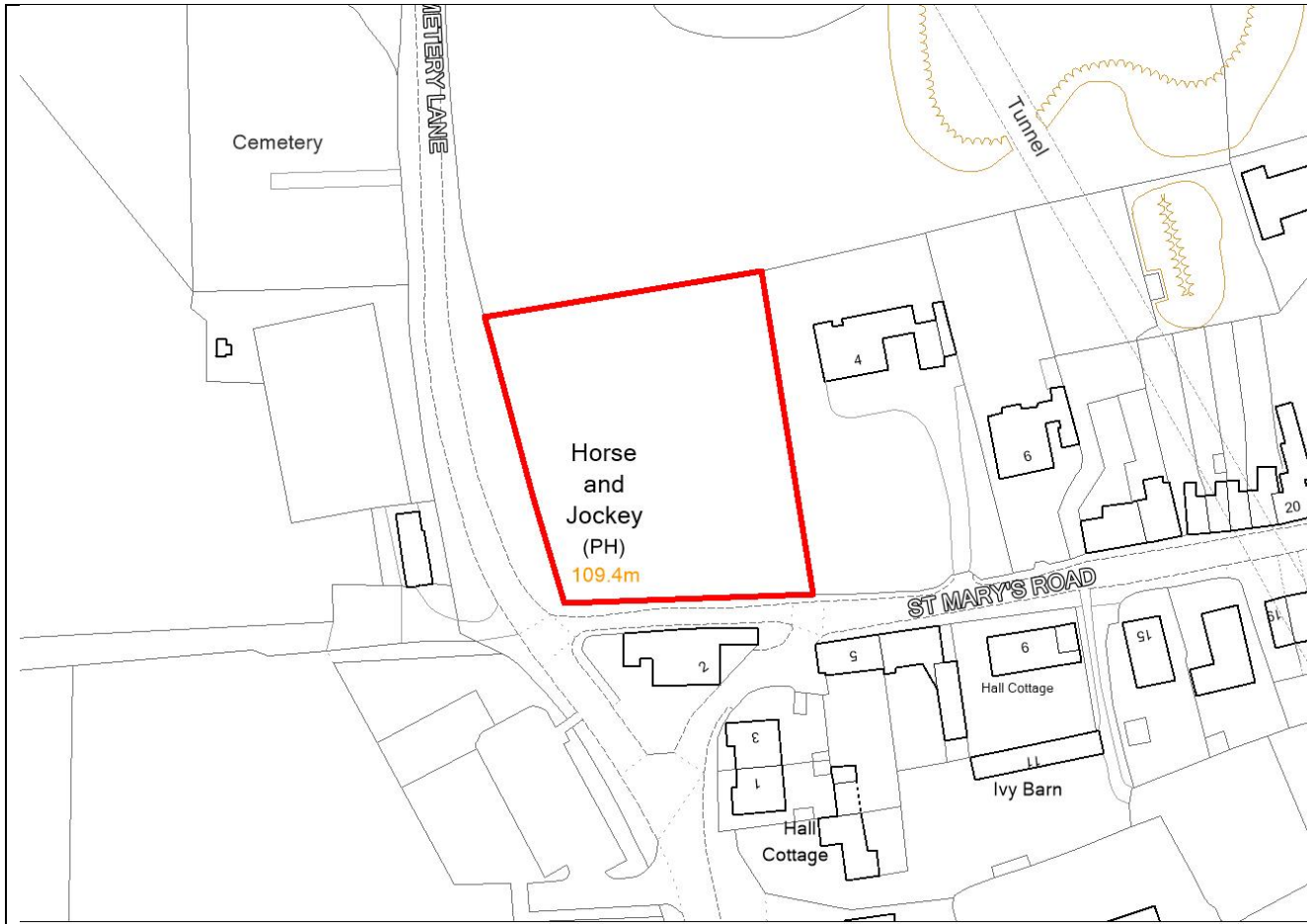
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MAN/03

Site Address: St Mary's Road, Manton



Parish: Manton

Site Area (ha): 0.341

Indicative Capacity (rounded): 10

Use promoted: Residential

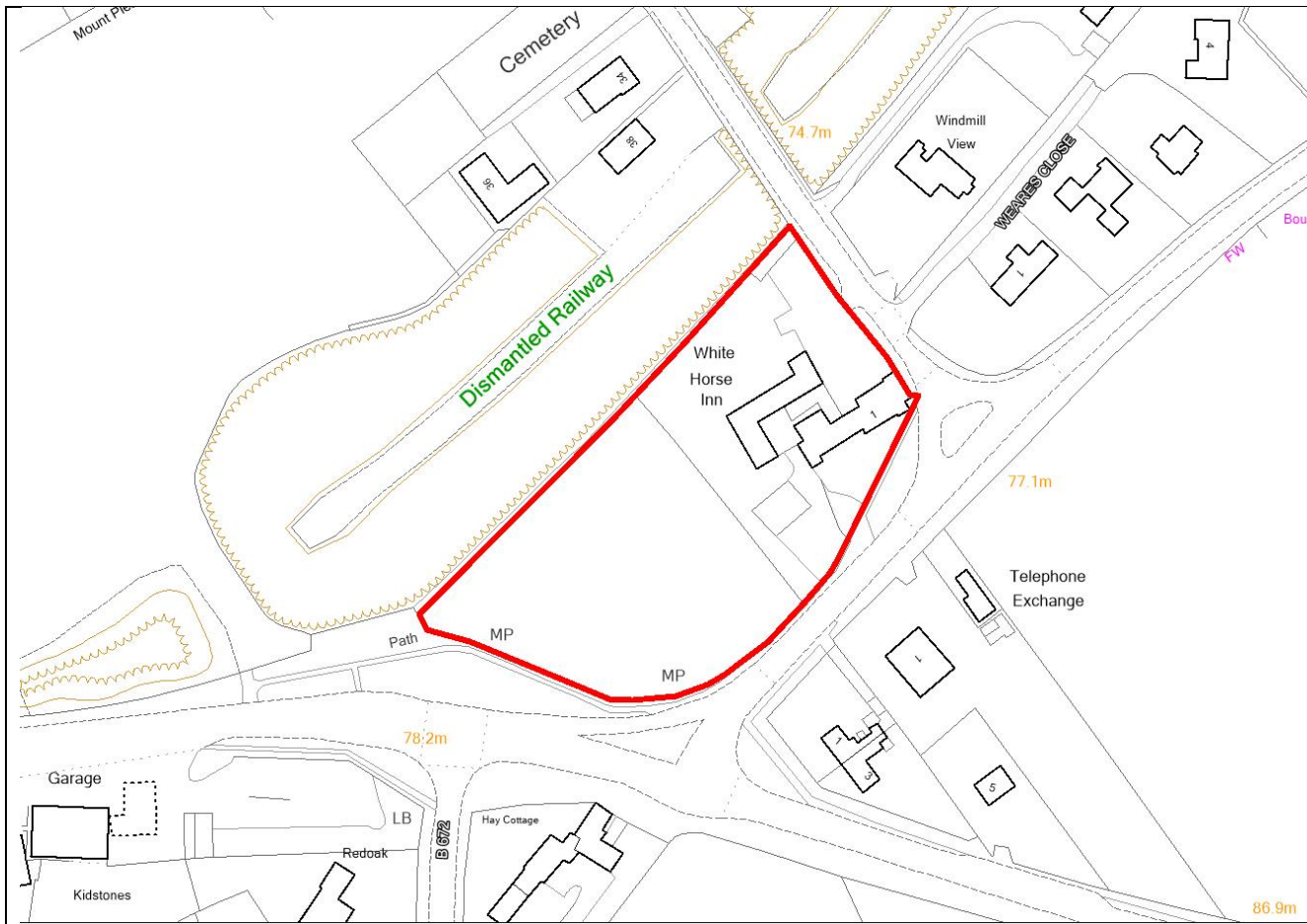
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/01

Site Address: Land adjoining The White Horse Inn, Morcott



Parish: Morcott

Site Area (ha): 0.810

Indicative Capacity (rounded): 23

Use promoted: Mixed

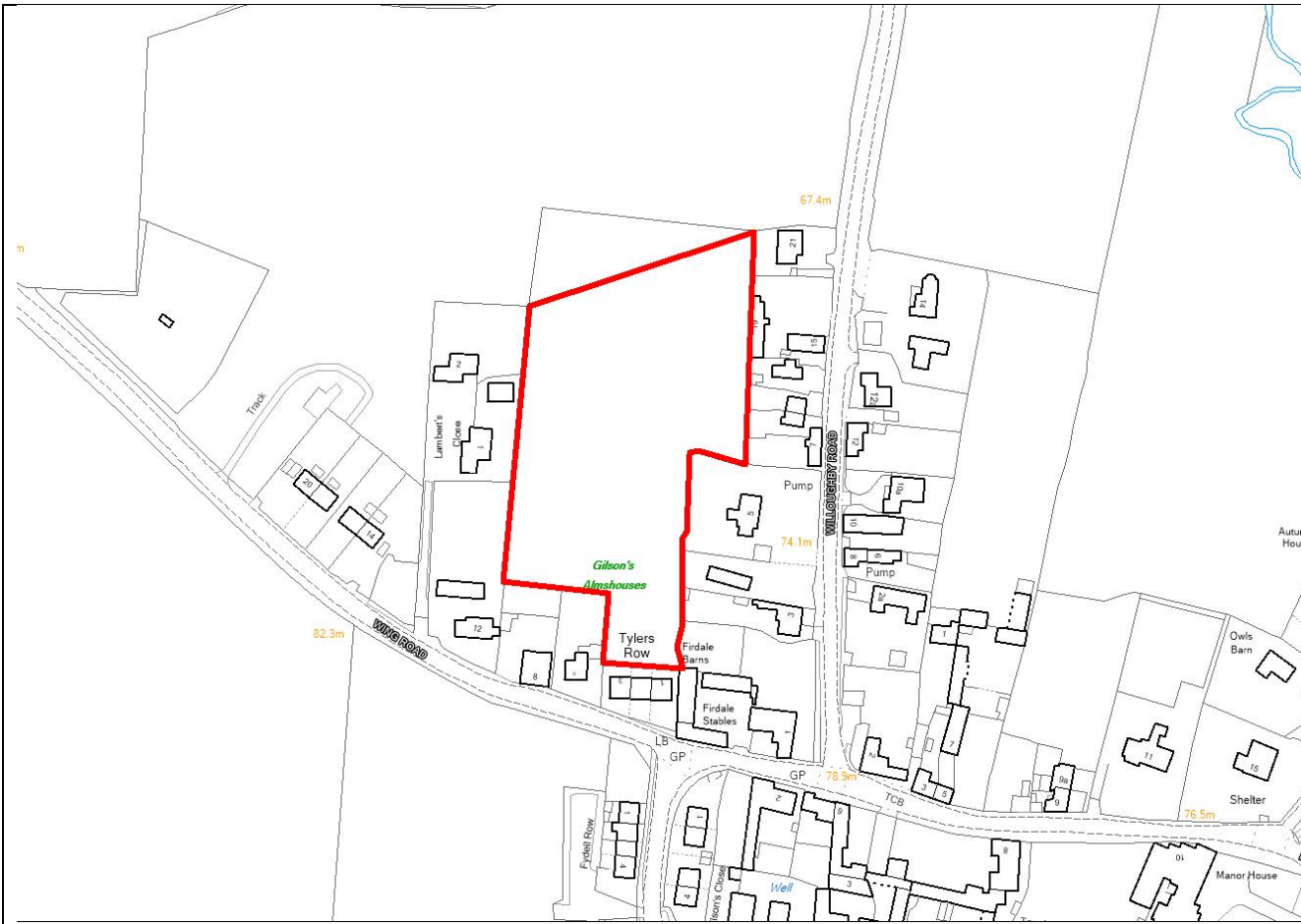
Further information if mixed or other use promoted: Residential; Community Facility

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/02

Site Address: Land north of Wing Road, Morcott



Parish: Morcott

Site Area (ha): 0.951

Indicative Capacity (rounded): 27

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/03

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



Parish: Morcott

Site Area (ha): 0.469

Indicative Capacity (rounded): 13

Use promoted: Residential

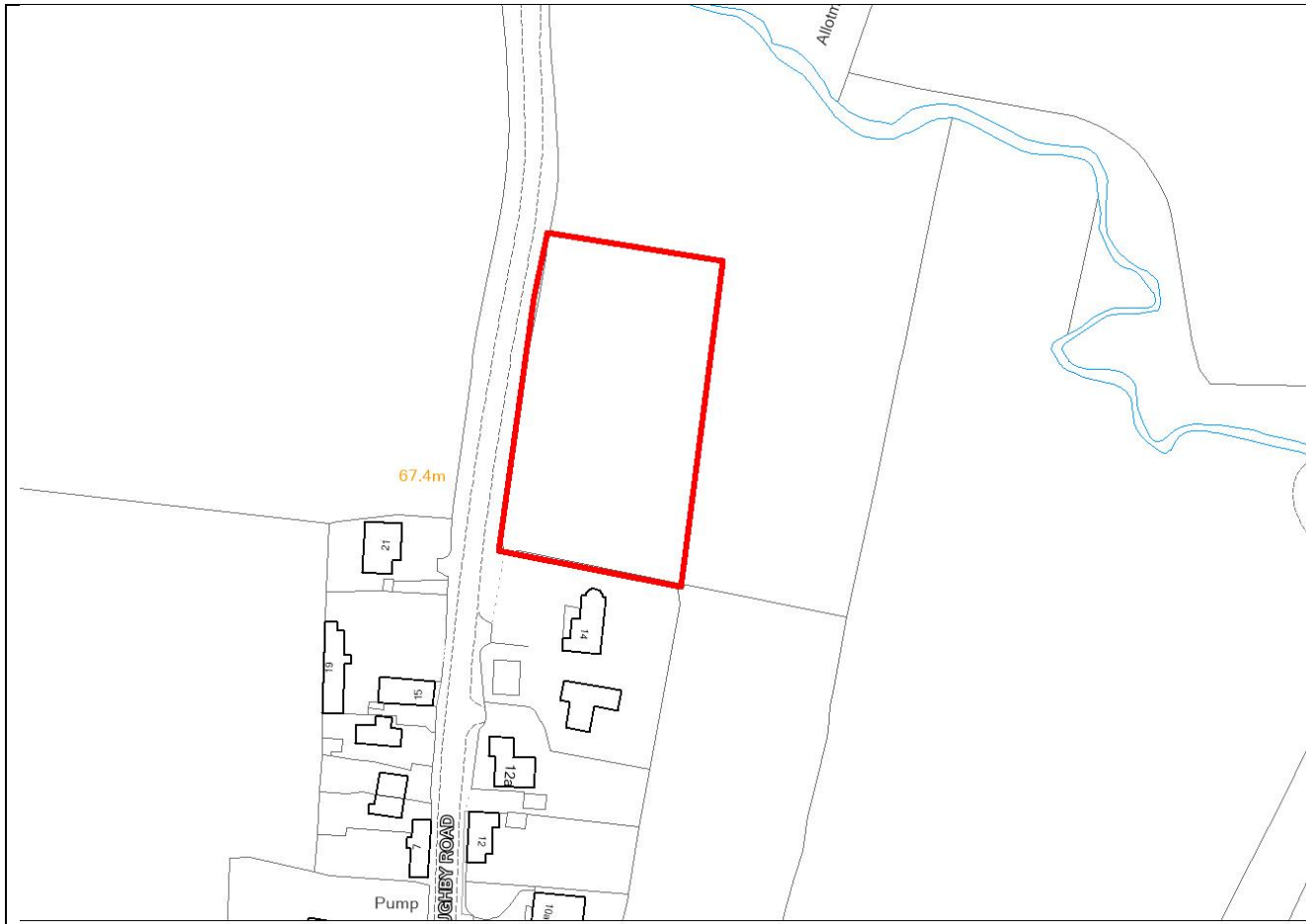
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/04

Site Address: Land east of Willoughby Road, Morcott



Parish: Morcott

Site Area (ha): 0.351

Indicative Capacity (rounded): 10

Use promoted: Residential

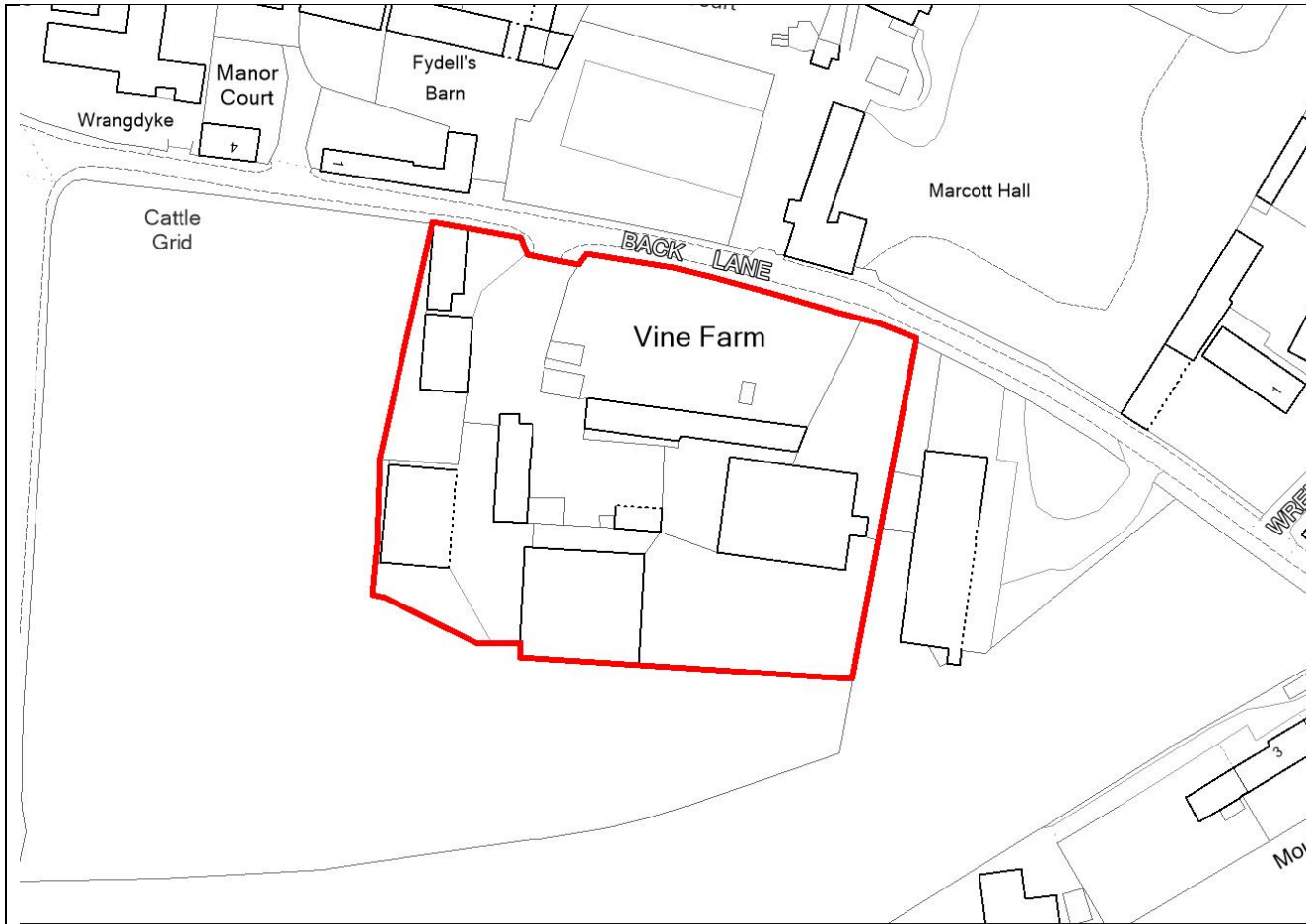
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/05

Site Address: Barns and Land off Back Lane, Morcott



Parish: Morcott

Site Area (ha): 0.705

Indicative Capacity (rounded): 20

Use promoted: Residential

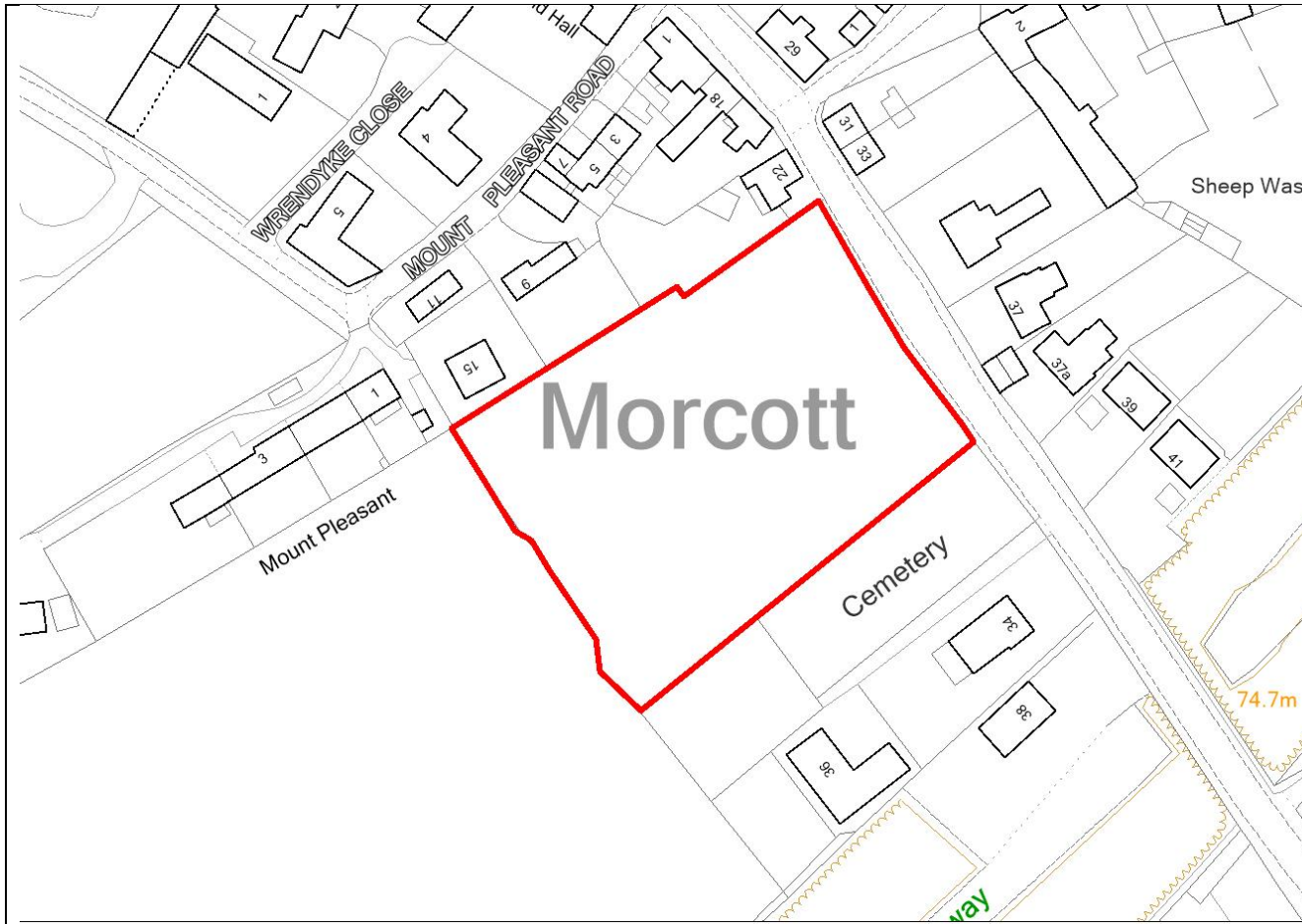
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/06

Site Address: Land off High Street, Morcott



Parish: Morcott

Site Area (ha): 0.491

Indicative Capacity (rounded): 14

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/07

Site Address: The Windmill, Morcott



Parish: Morcott

Site Area (ha): 6.029

Indicative Capacity (rounded): 109

Use promoted: Mixed

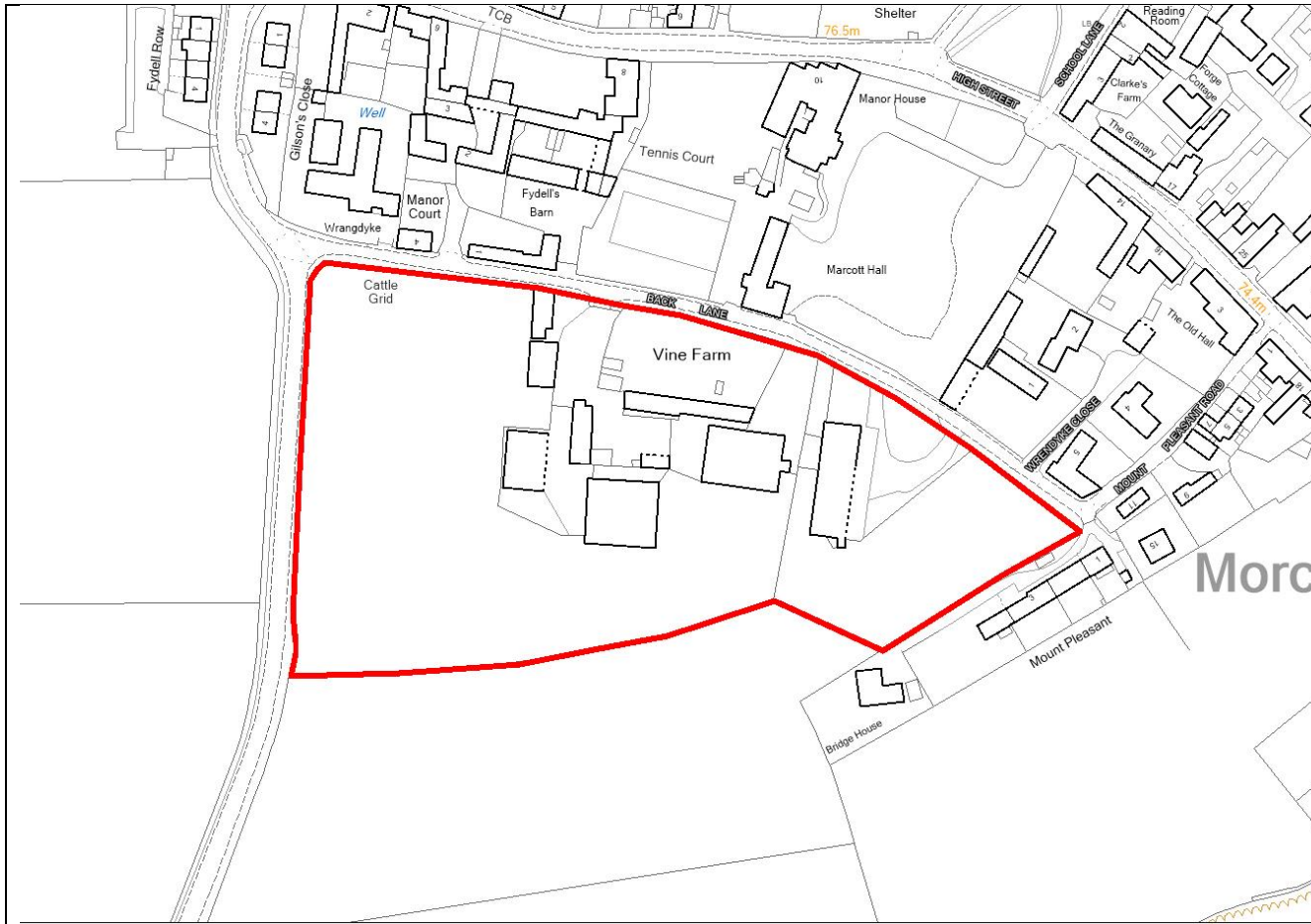
Further information if mixed or other use promoted: Residential; Employment; Retail; Community Facility; Energy & Waste; Sports & Leisure

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/MOR/08

Site Address: Vine Farm, Back Lane, Morcott



Parish: Morcott

Site Area (ha): 2.378

Indicative Capacity (rounded): 57

Use promoted: Residential

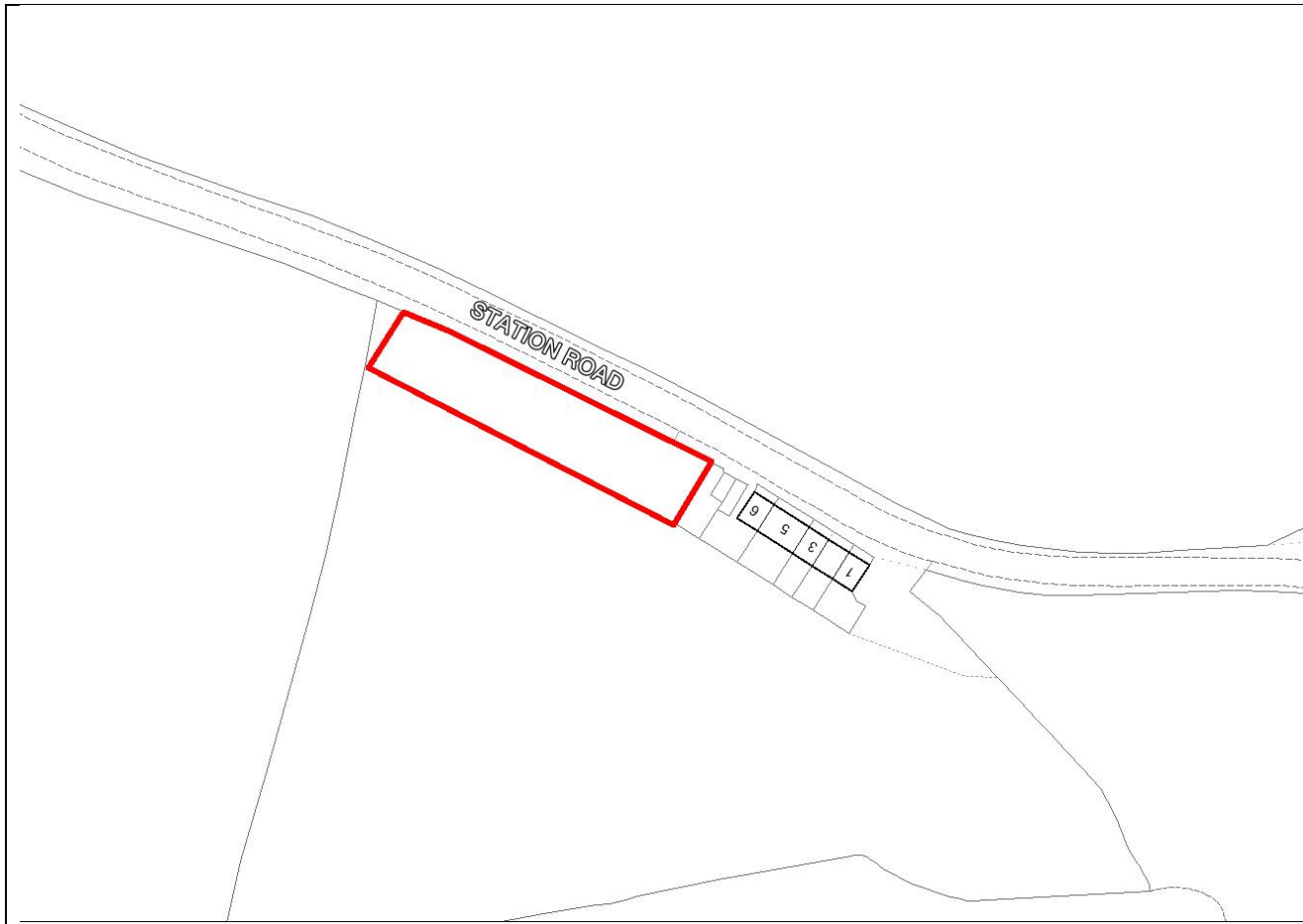
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/NOR/01

Site Address: Station Road, North Luffenham



Parish: North Luffenham

Site Area (ha): 0.092

Indicative Capacity (rounded): 3

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location; Capacity threshold

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.; The site falls below the size thresholds for the proposed use (0.15ha for housing and 0.25ha or 500 square metres floor space for economic development).

SHELAA Site Reference: SHELAA/NOR/02

Site Address: Pinfold Lane, North Luffenham



Parish: North Luffenham

Site Area (ha): 0.230

Indicative Capacity (rounded): 7

Use promoted: Residential

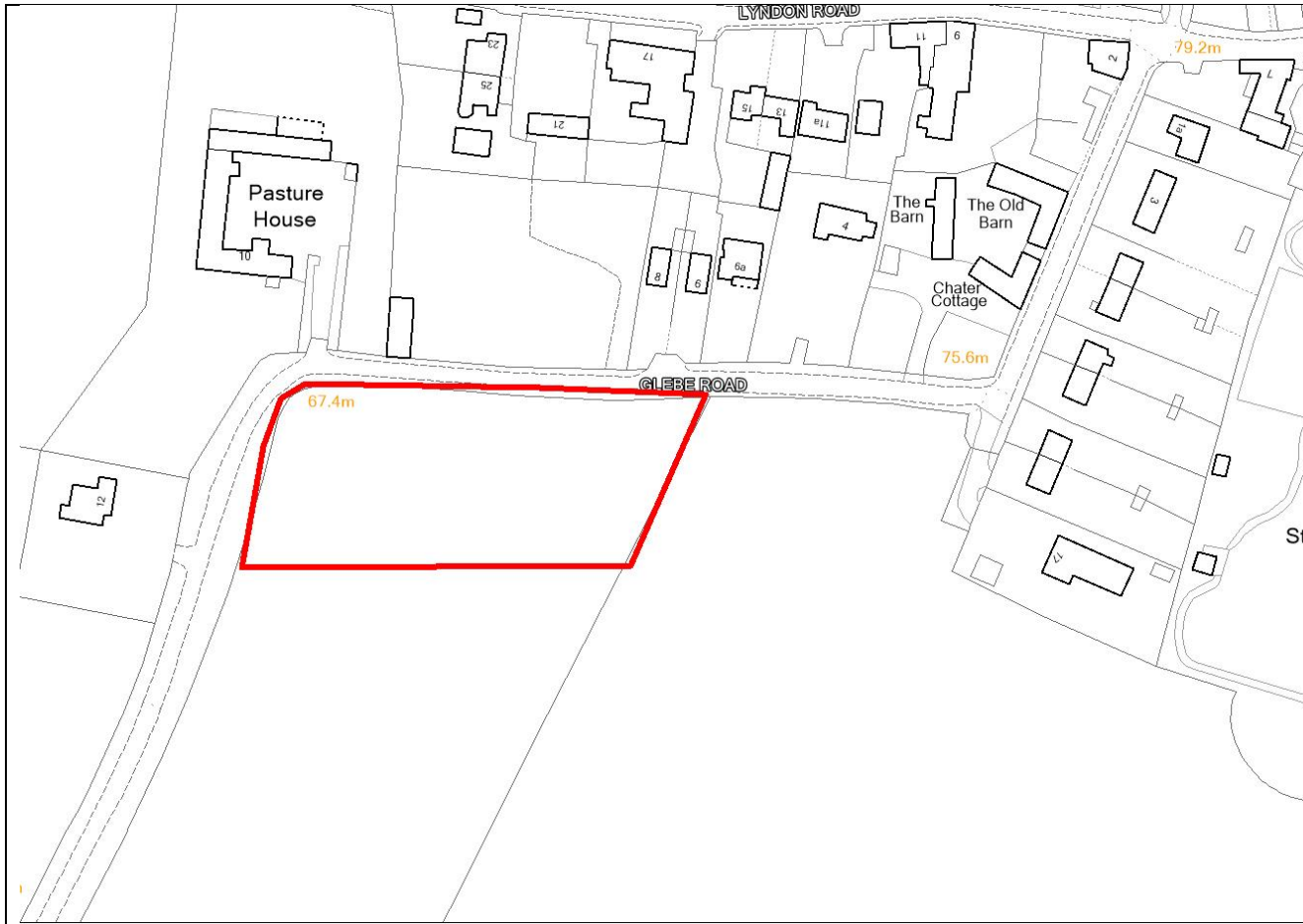
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/NOR/03

Site Address: Land south of Glebe Road, North Luffenham



Parish: North Luffenham

Site Area (ha): 0.457

Indicative Capacity (rounded): 13

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/NOR/04

Site Address: Land south of Glebe Road, North Luffenham



Parish: North Luffenham

Site Area (ha): 0.327

Indicative Capacity (rounded): 9

Use promoted: Residential

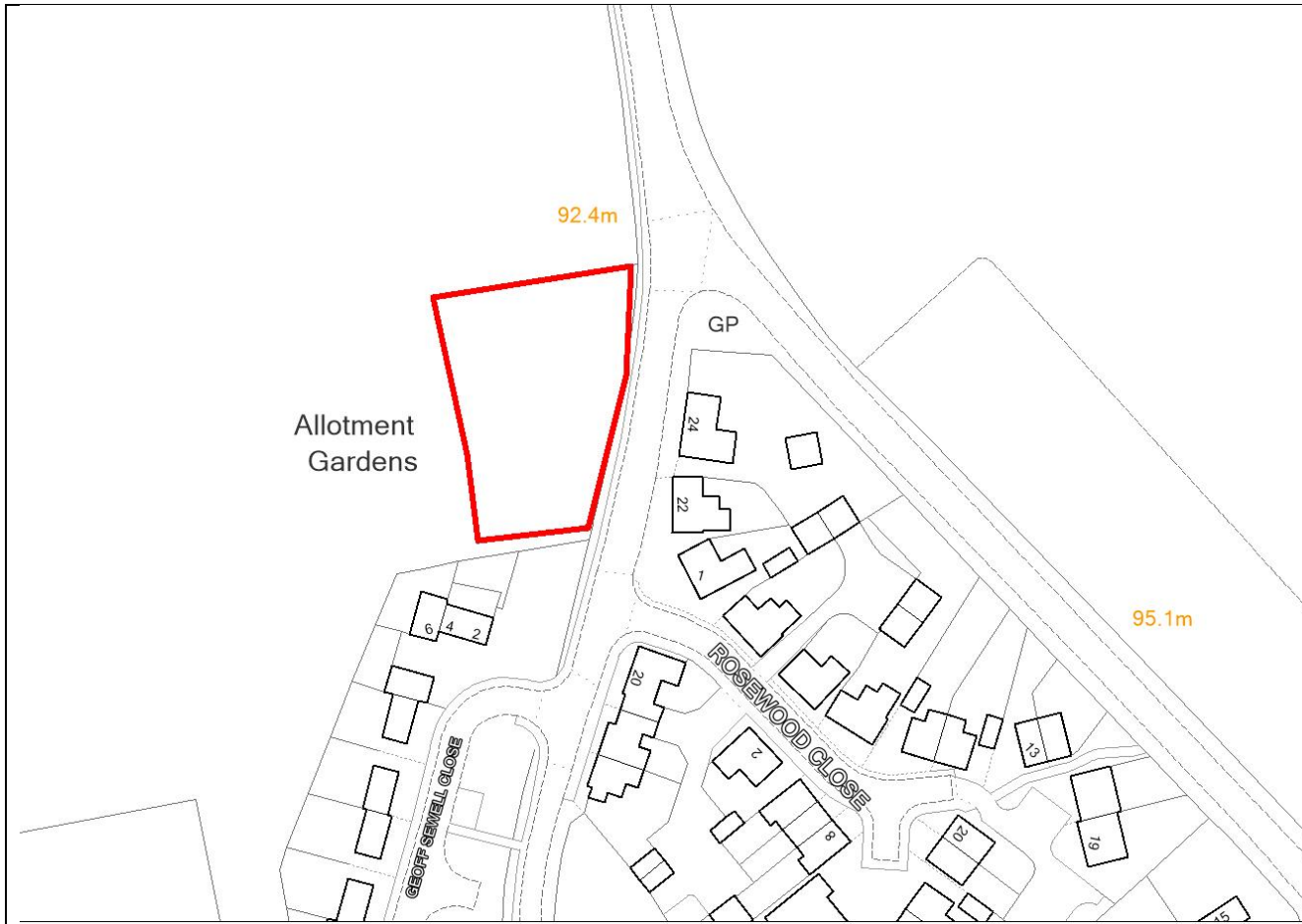
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/NOR/05

Site Address: Land off Pinfold Lane, North Luffenham



Parish: North Luffenham

Site Area (ha): 0.161

Indicative Capacity (rounded): 5

Use promoted: Residential

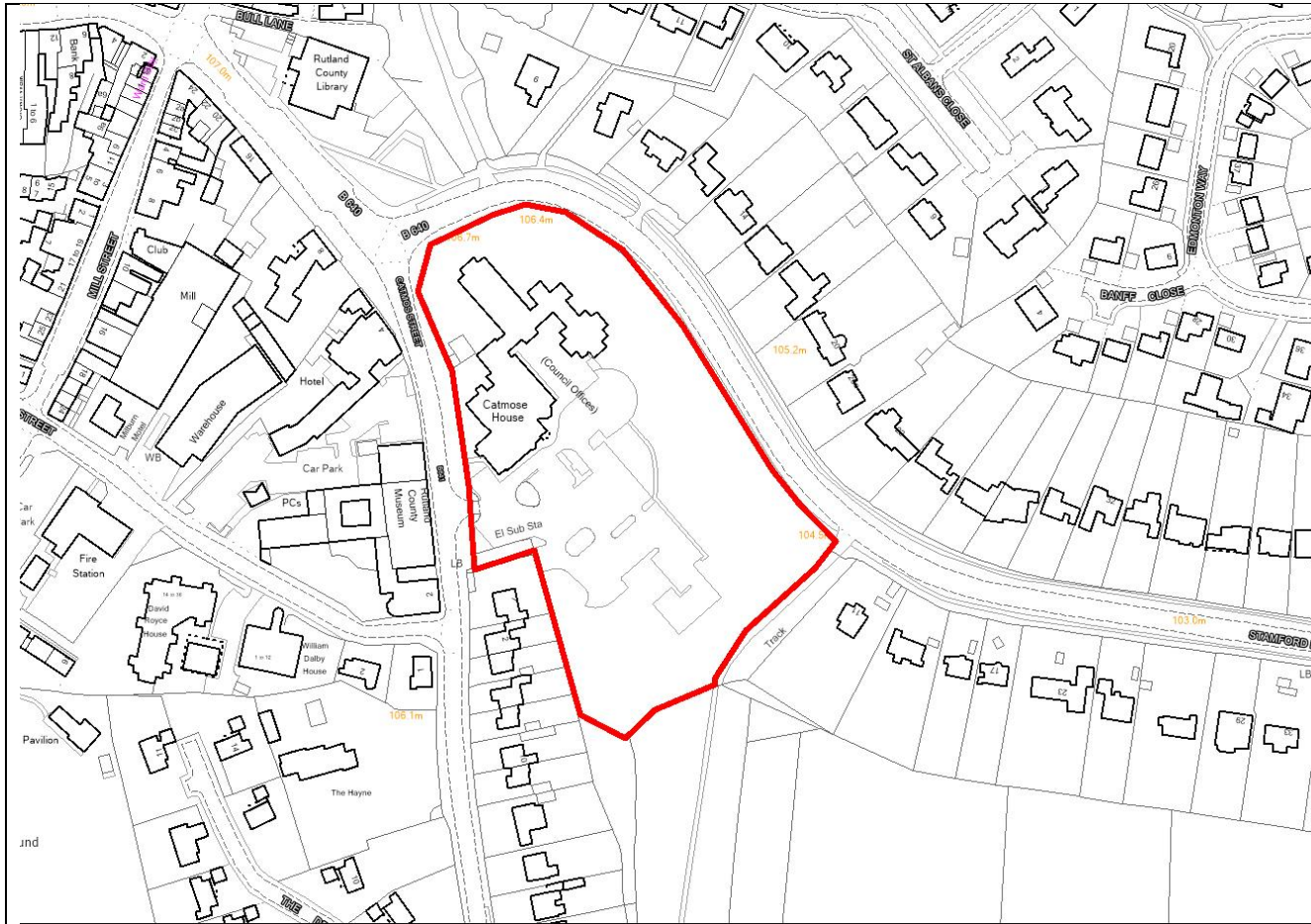
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/OAK/14

Site Address: Catmose, Oakham



Parish: Oakham

Site Area (ha): 1.81

Indicative Capacity (rounded): 44

Use promoted: Mixed

Further information if mixed or other use promoted: Residential; Employment; Retail; Tourism; Sports & Leisure

Reason for site not advancing to next stage of SHELAA assessment: Unavailable.

Notes: The site is not currently available for development.

SHELAA Site Reference: SHELAA/OAK/17

Site Address: Long Row, Oakham



Parish: Oakham

Site Area (ha): 0.68

Indicative Capacity (rounded): 20

Use promoted: Mixed

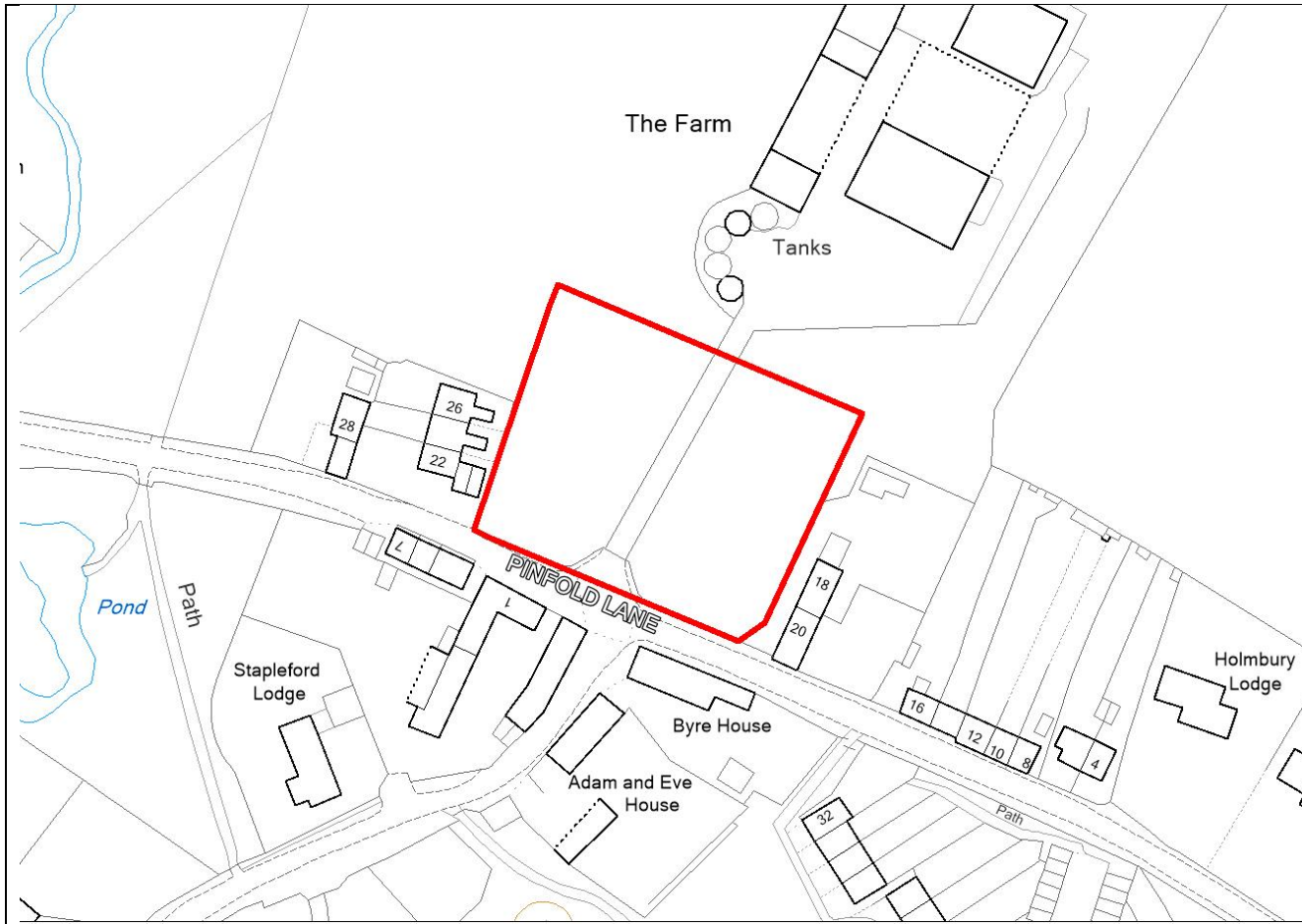
Further information if mixed or other use promoted: Residential; Employment; Retail; Community Facility

Reason for site not advancing to next stage of SHELAA assessment: Unavailable.

Notes: The site is not currently available for development.

SHELAA Site Reference: SHELAA/SOU/01

Site Address: Pinfold Lane, South Luffenham



Parish: South Luffenham

Site Area (ha): 0.329

Indicative Capacity (rounded): 9

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/SOU/02

Site Address: Land at Pinfold Lane, South Luffenham



Parish: South Luffenham

Site Area (ha): 2.406

Indicative Capacity (rounded): 58

Use promoted: Residential

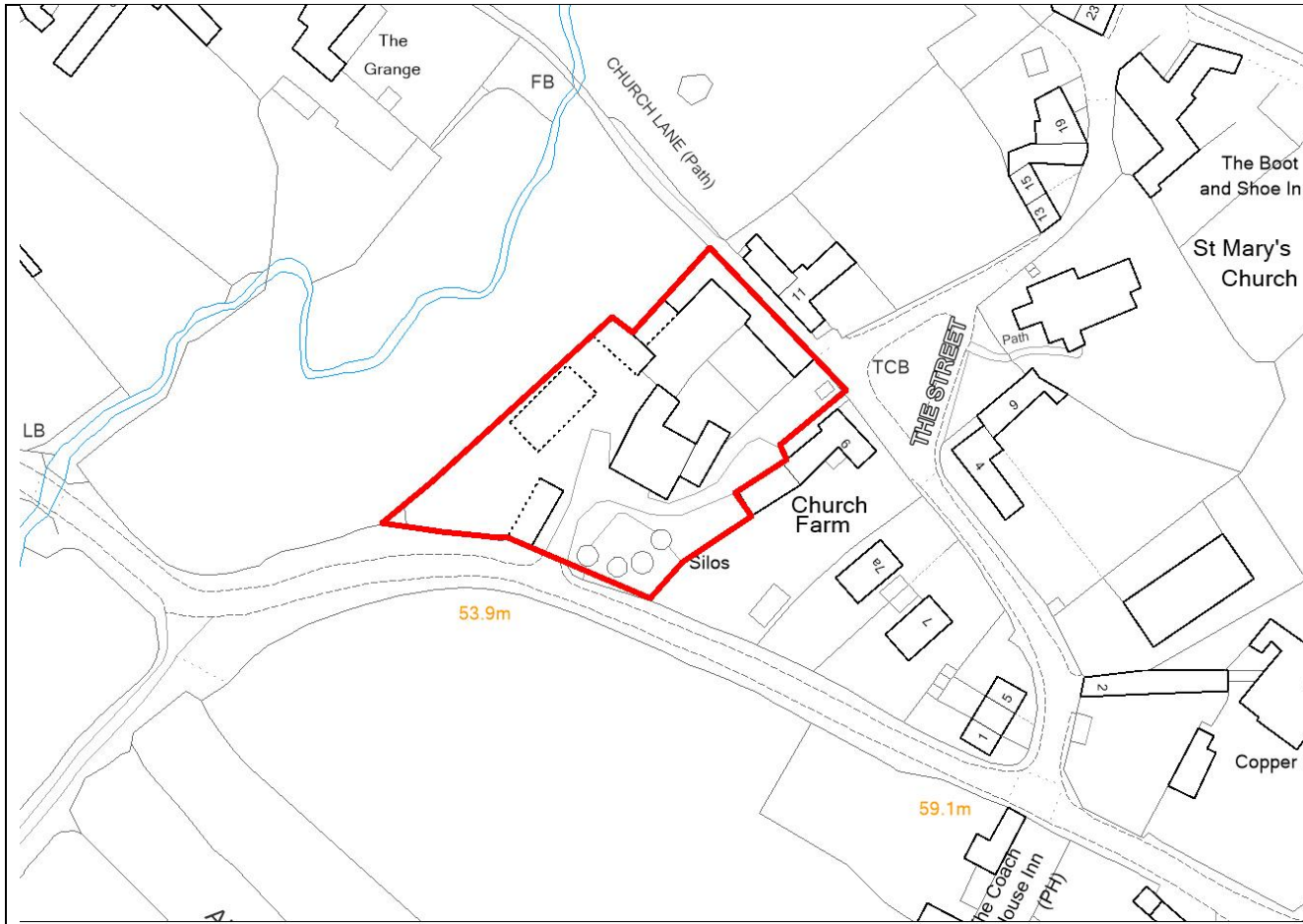
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/SOU/03

Site Address: Back Lane, South Luffenham



Parish: South Luffenham

Site Area (ha): 0.336

Indicative Capacity (rounded): 10

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/SOU/04a

Site Address: Wireless Hill, South Luffenham



Parish: South Luffenham

Site Area (ha): 7.694

Indicative Capacity (rounded): 138

Use promoted: Employment

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/SOU/04b

Site Address: Wireless Hill Employment Site, South Luffenham



Parish: South Luffenham

Site Area (ha): 2.760

Indicative Capacity (rounded): 66

Use promoted: Employment

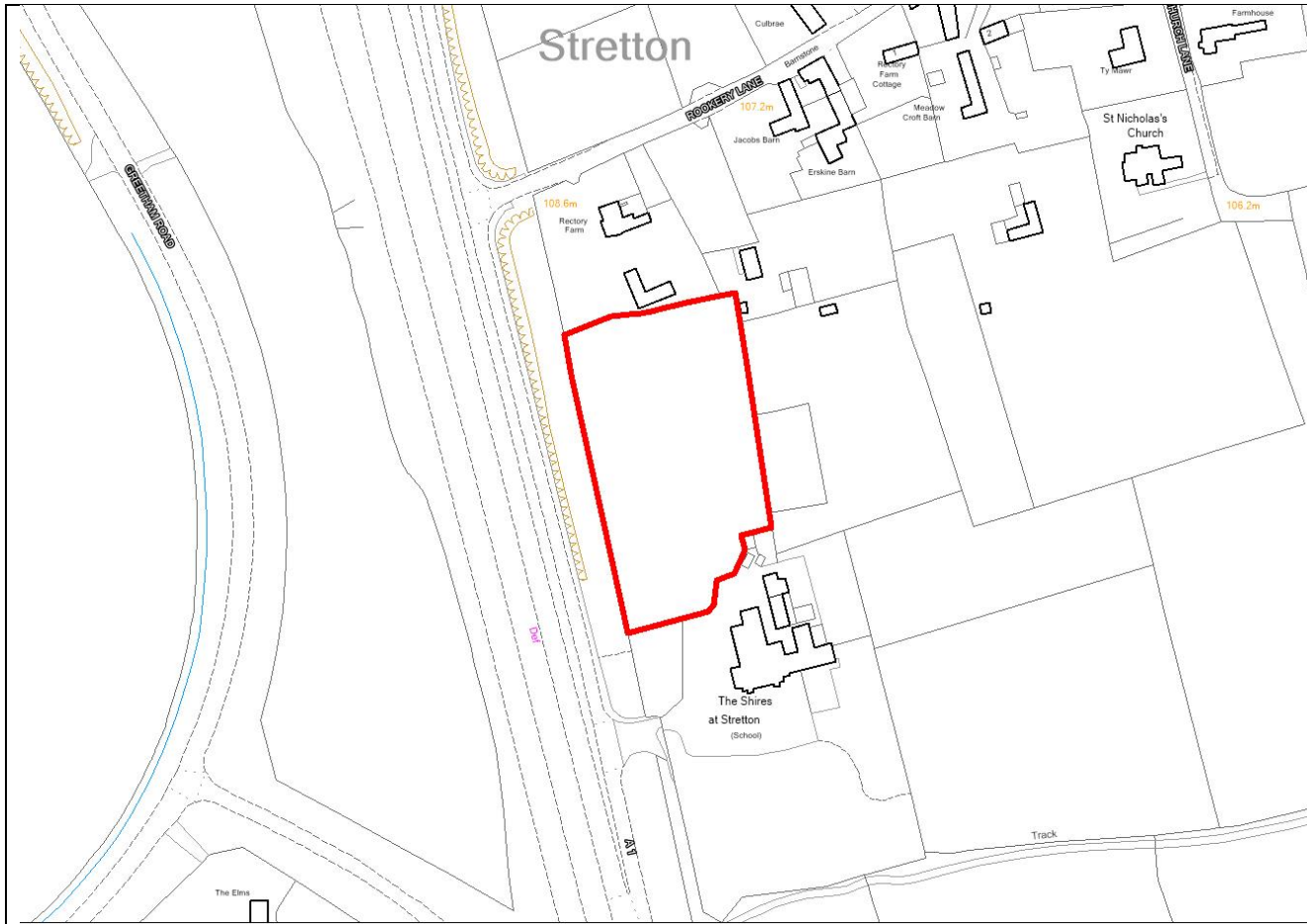
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/STR/01

Site Address: Shires Lane, Stretton



Parish: Stretton

Site Area (ha): 0.716

Indicative Capacity (rounded): 20

Use promoted: Mixed

Further information if mixed or other use promoted: Residential; Employment; Retail; Energy & Waste; Gypsy & Traveller Site

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/STR/02

Site Address: Stocken Hall Road, Stretton



Parish: Stretton

Site Area (ha): 0.953

Indicative Capacity (rounded): 27

Use promoted: Mixed

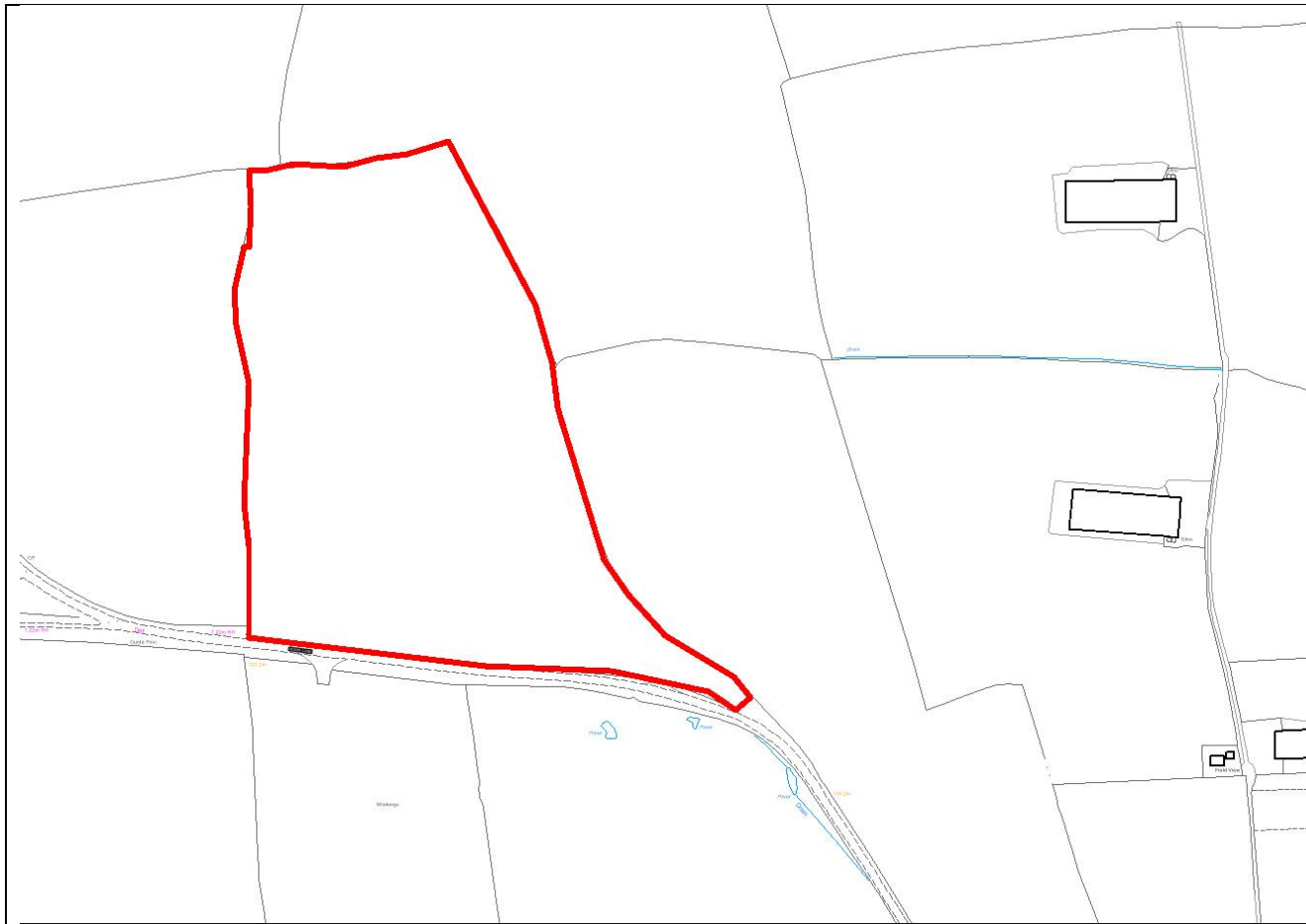
Further information if mixed or other use promoted: Residential; Employment; Energy & Waste; Gypsy & Traveller Site

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/STR/03

Site Address: Hooby Lane, Stretton



Parish: Stretton

Site Area (ha): 9.539

Indicative Capacity (rounded): 172

Use promoted: Other

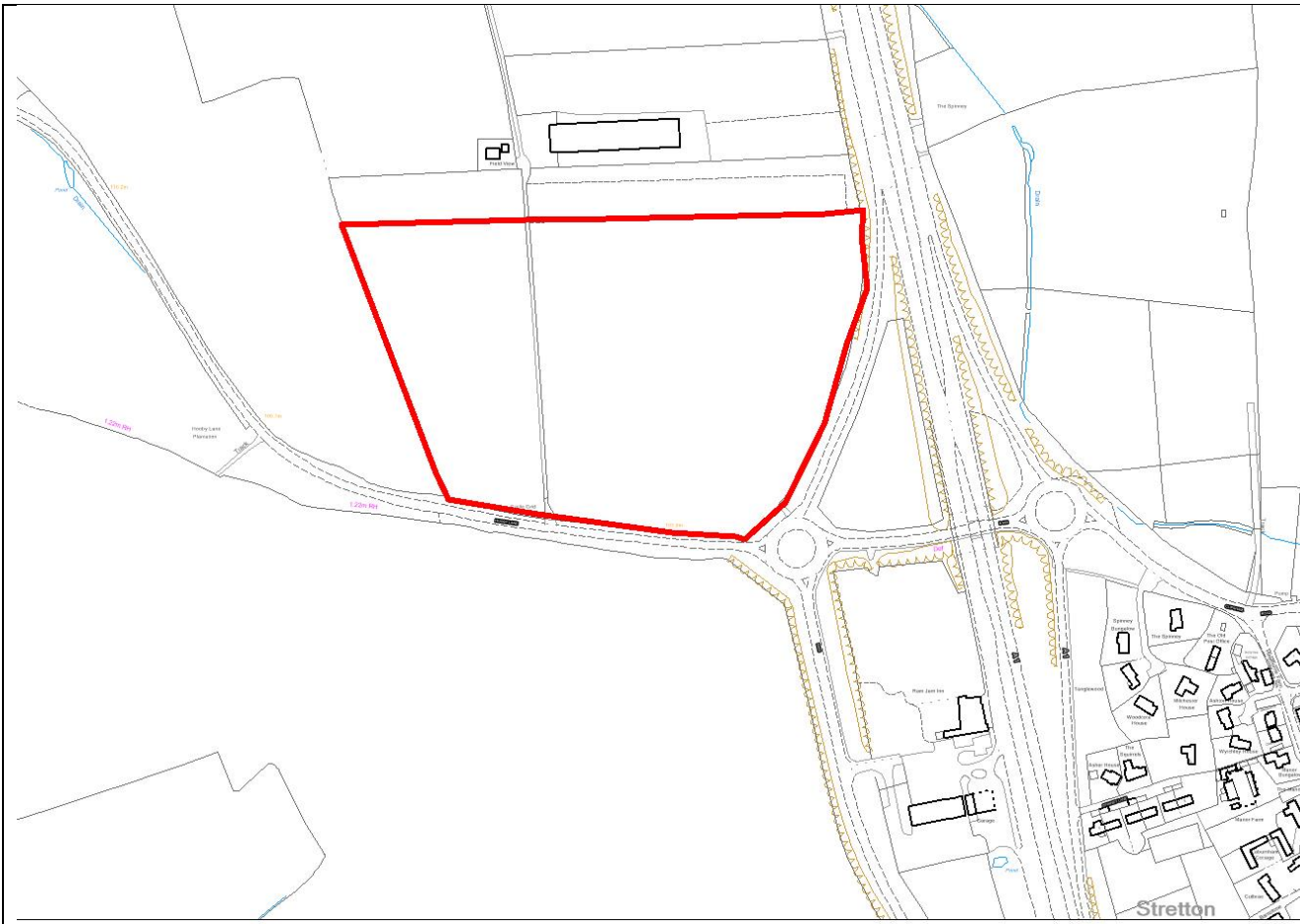
Further information if mixed or other use promoted: Minerals

Reason for site not advancing to next stage of SHELAA assessment: Location; Other Use

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site is promoted for a minerals use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).

SHELAA Site Reference: SHELAA/STR/04

Site Address: Rectory Farm, Stretton



Parish: Stretton

Site Area (ha): 7.929

Indicative Capacity (rounded): 143

Use promoted: Employment

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/THI/01

Site Address: Silverwood Farm, Thistleton



Parish: Thistleton

Site Area (ha): 0.585

Indicative Capacity (rounded): 17

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/THI/02

Site Address: Land off Main Street, Thistleton



Parish: Thistleton

Site Area (ha): 0.723

Indicative Capacity (rounded): 21

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/THI/03

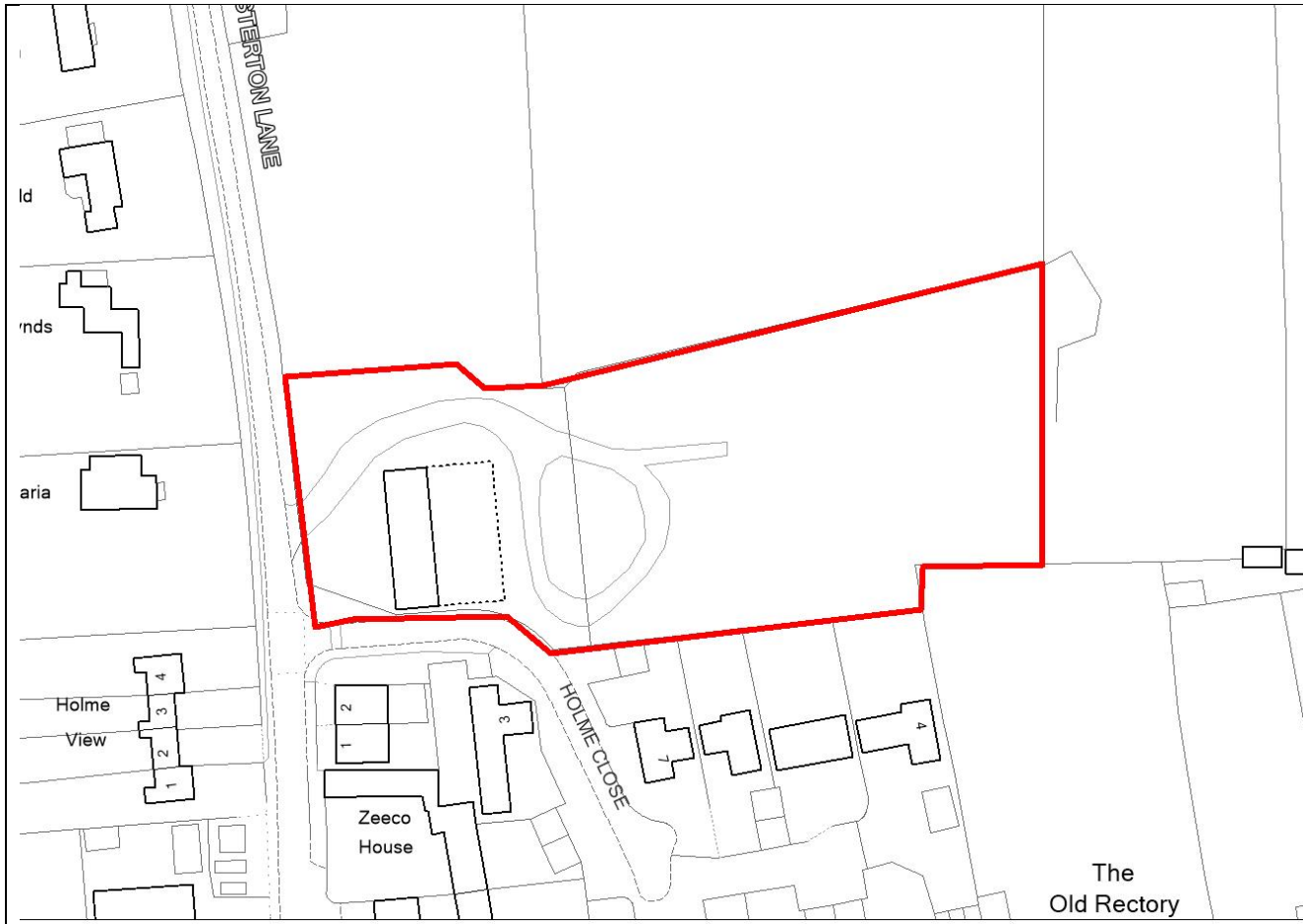
Site Address: Grange Farm, Main Street, Thistleton



Parish: Thistleton	
Site Area (ha): 0.387	Indicative Capacity (rounded): 11
Use promoted: Residential	
Further information if mixed or other use promoted: Not applicable	
Reason for site not advancing to next stage of SHELAA assessment: Location; Prior Approval not required	
Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; Prior approval notification (2017/0872/PAD) confirmed prior approval not required for conversion of 2 barns to 2 dwellings. Site progress, monitored through the Five Year Land Supply Monitoring Report published annually.	

SHELAA Site Reference: SHELAA/TIN/01a

Site Address: Land adjacent to Holme Close, Tinwell



Parish: Tinwell

Site Area (ha): 0.768

Indicative Capacity (rounded): 22

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/TIN/01b

Site Address: Land adjacent to Holme Close, Tinwell



Parish: Tinwell

Site Area (ha): 0.780

Indicative Capacity (rounded): 22

Use promoted: Residential

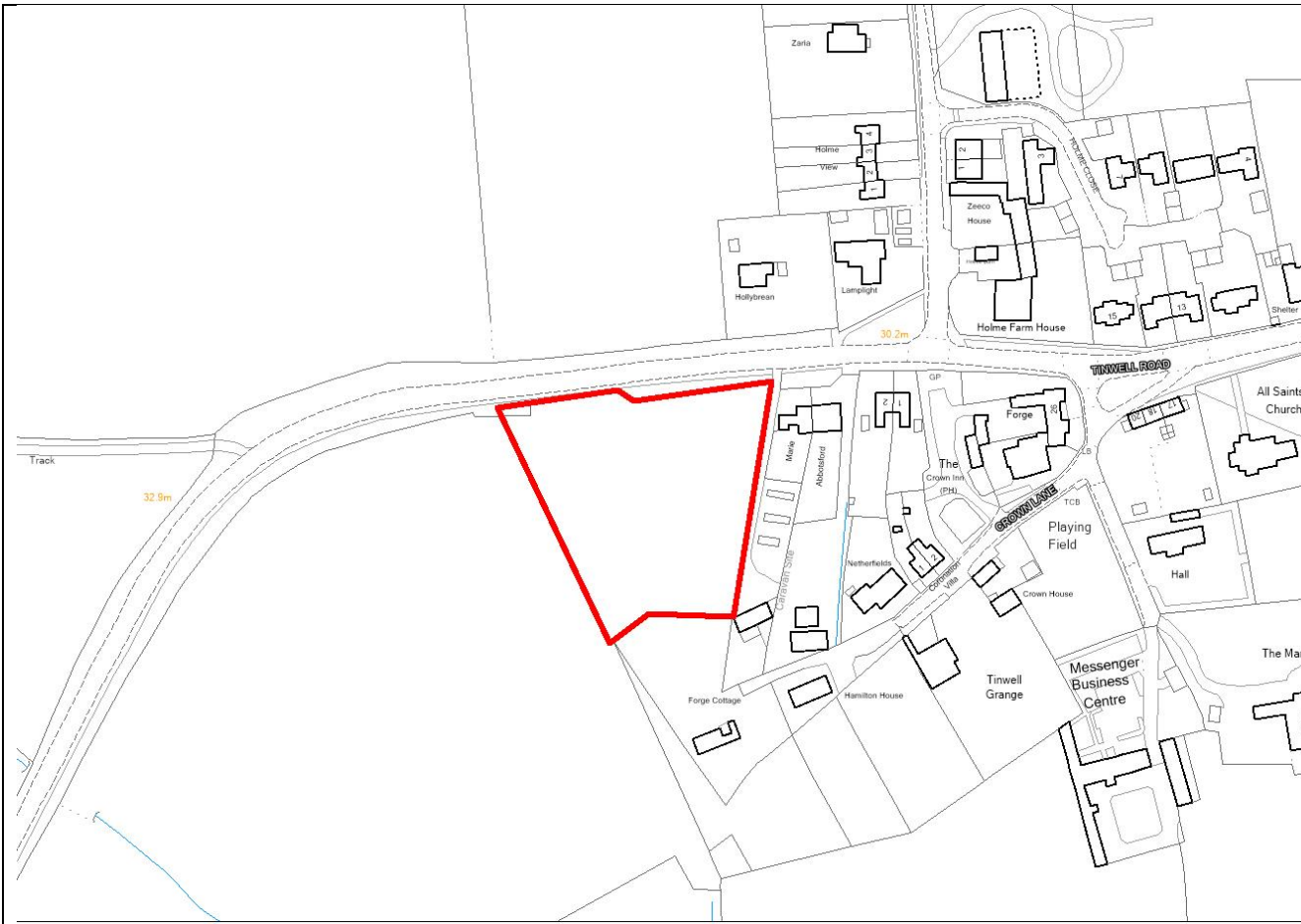
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/TIN/02

Site Address: Land south of Stamford Road, Tinwell



Parish: Tinwell

Site Area (ha): 0.692

Indicative Capacity (rounded): 20

Use promoted: Residential

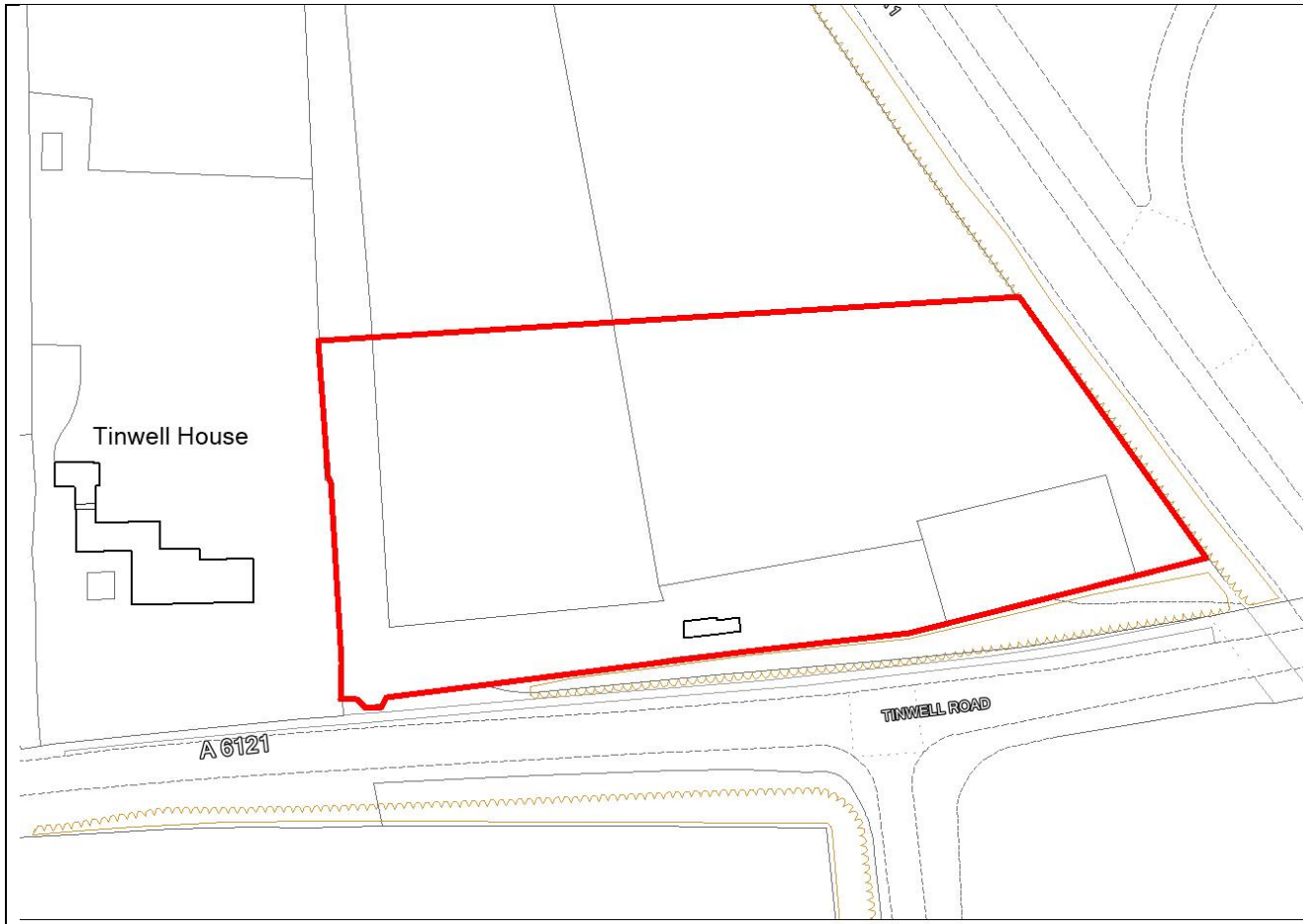
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/TIN/03

Site Address: Land north of Main Street, Tinwell



Parish: Tinwell

Site Area (ha): 0.986

Indicative Capacity (rounded): 28

Use promoted: Residential

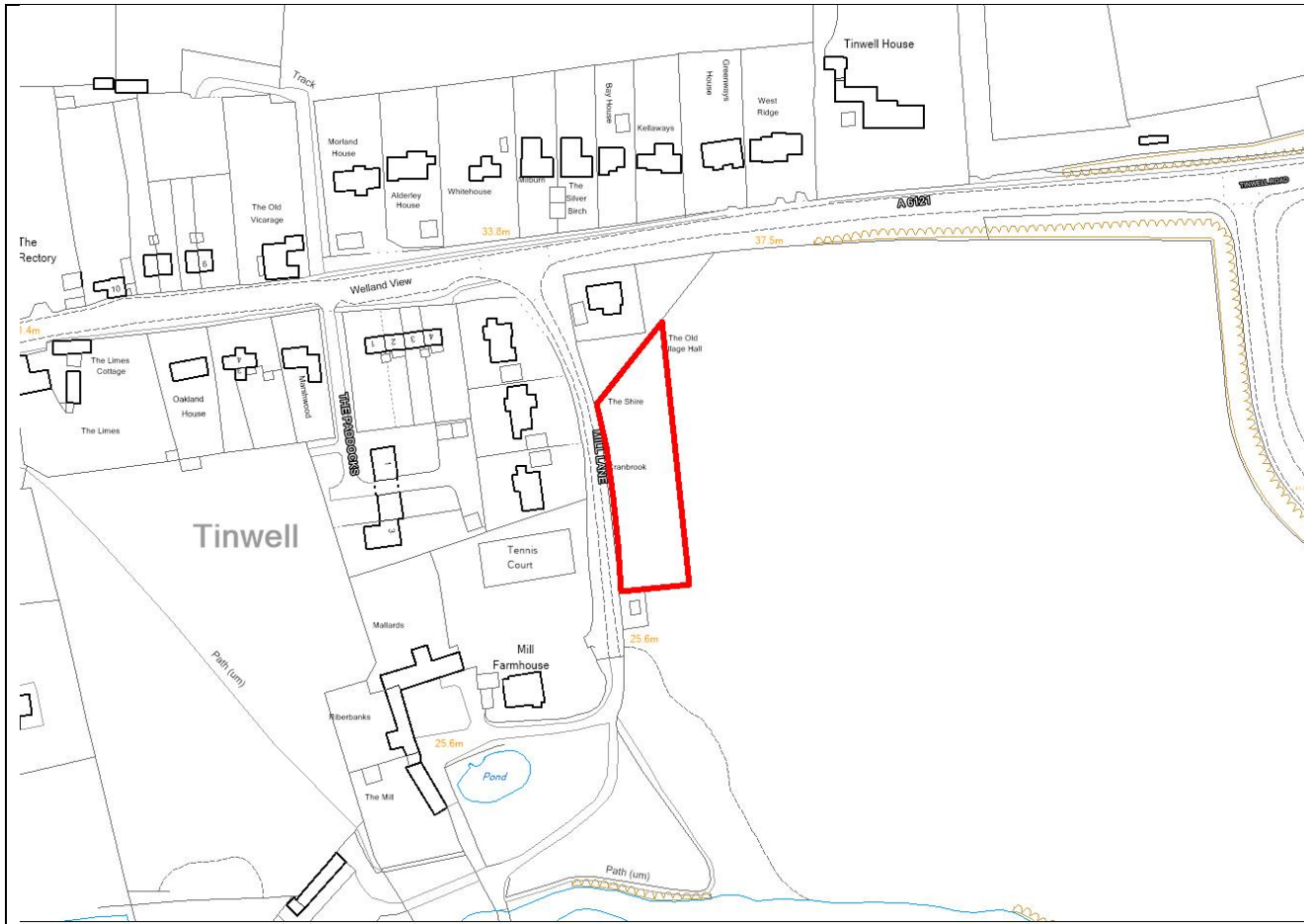
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/TIN/04

Site Address: Land off Mill Lane, Tinwell



Parish: Tinwell

Site Area (ha): 0.234

Indicative Capacity (rounded): 7

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/TIX/01

Site Address: Redundant Farm Buildings, Tixover



Parish: Tixover

Site Area (ha): 0.374

Indicative Capacity (rounded): 11

Use promoted: Residential

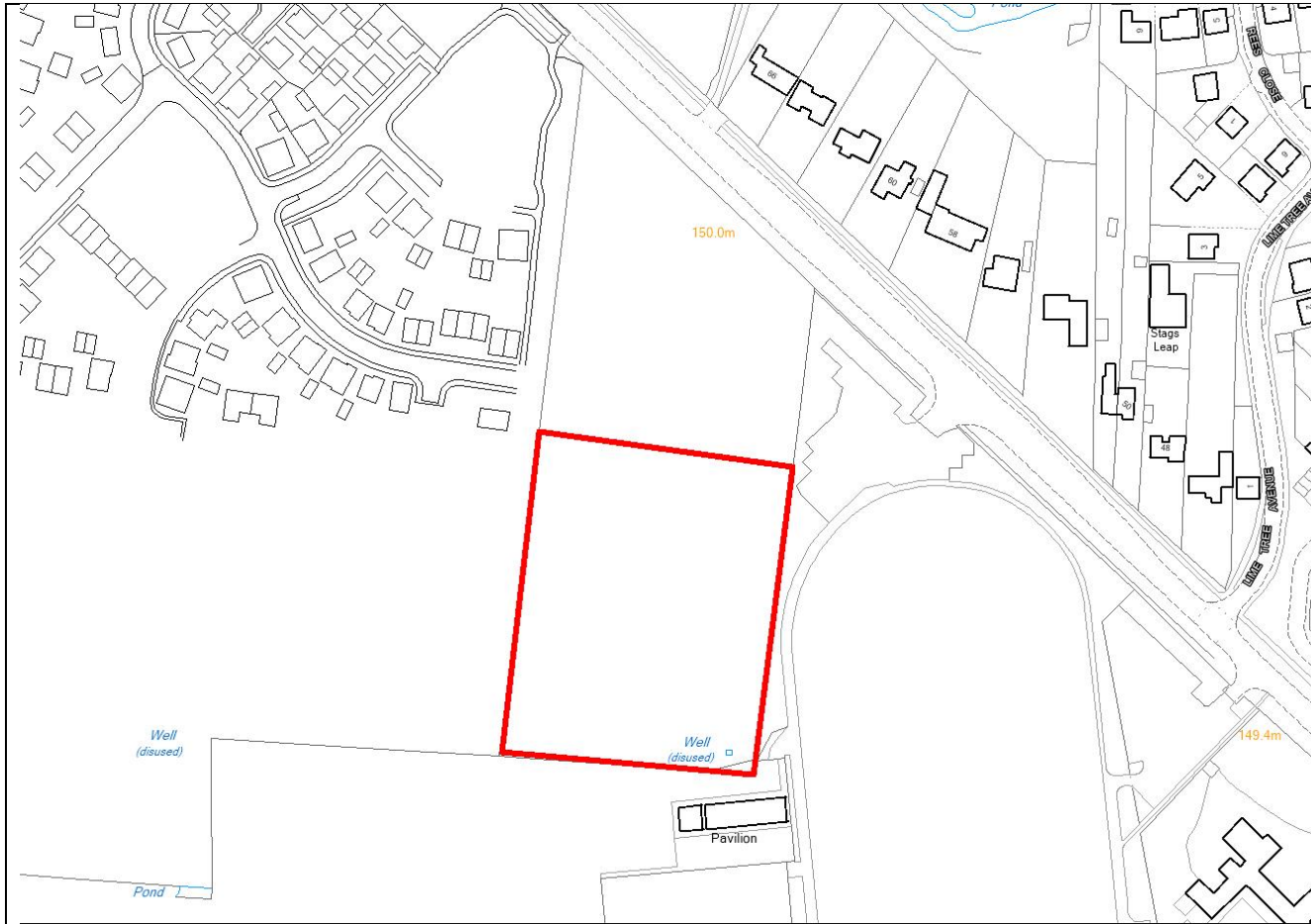
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/UPP/06b

Site Address: Land off Leicester Road, Uppingham



Parish: Uppingham

Site Area (ha): 0.86

Indicative Capacity (rounded): 25

Use promoted: Residential

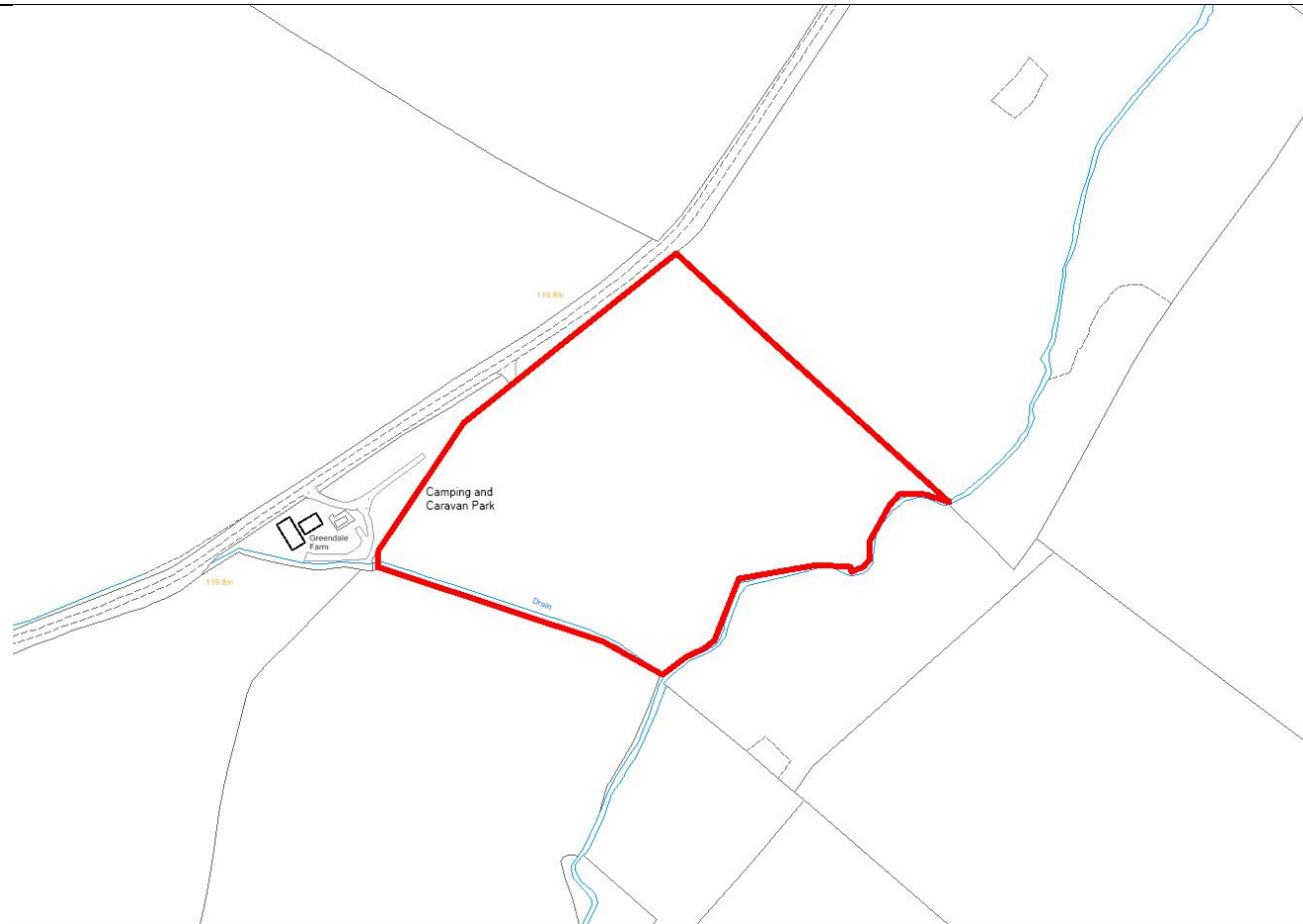
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Unavailable.

Notes: The site is allocated as Important Open Space in the Uppingham Neighbourhood Plan and is therefore not considered available for development.

SHELAA Site Reference: SHELAA/WHI/11

Site Address: Pickwell Lane, Whissendine



Parish: Whissendine

Site Area (ha): 2.796

Indicative Capacity (rounded): 67

Use promoted: Other

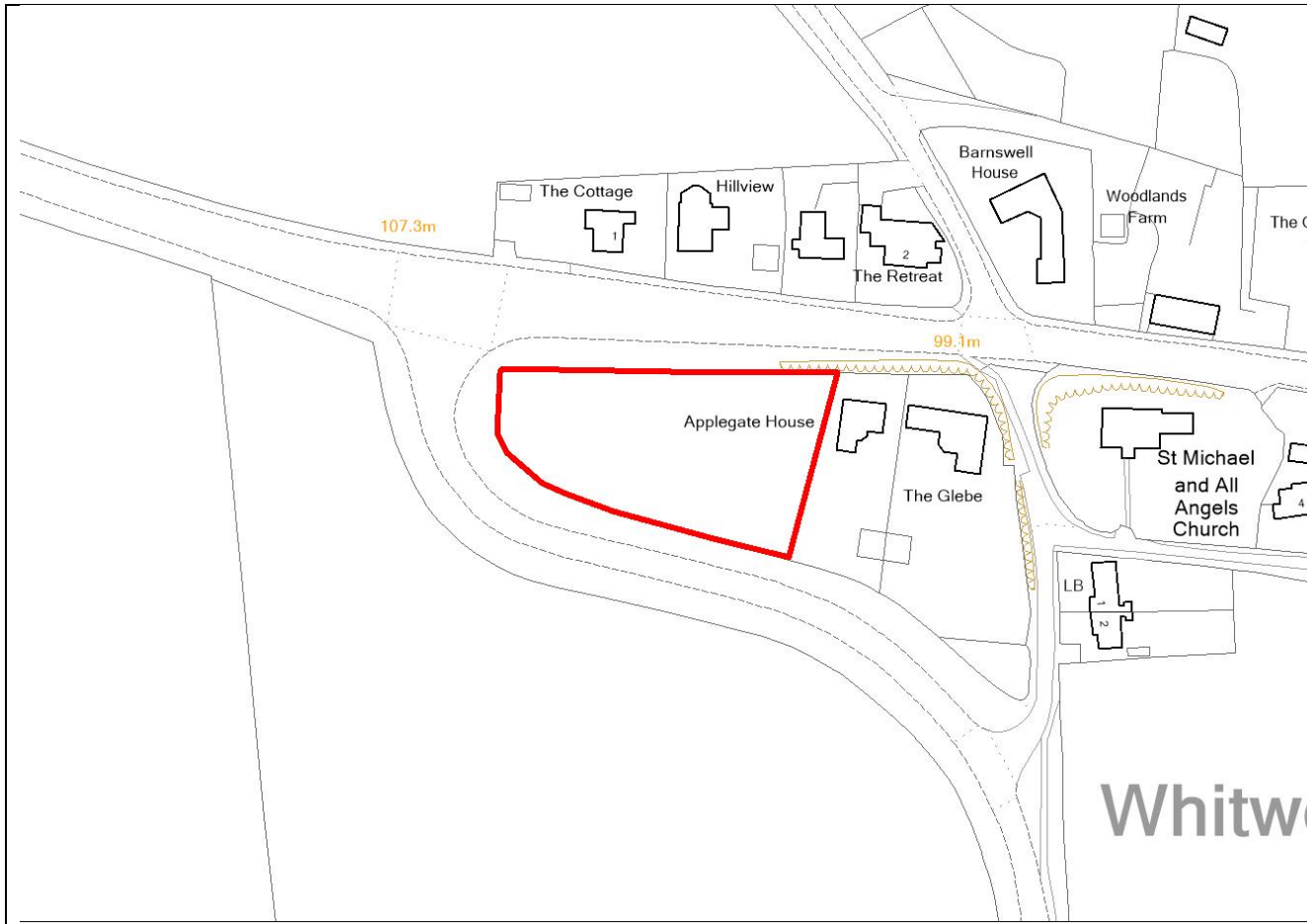
Further information if mixed or other use promoted: Tourism

Reason for site not advancing to next stage of SHELAA assessment: Location; Other Use

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement; The site is promoted for a tourism use. This is an 'other' use not assessed in the SHELAA (a use other than residential, employment development including use classes B1, B2 and B8 or retail development).

SHELAA Site Reference: SHELAA/WHT/01

Site Address: Land off Bull Brigg Lane, Whitwell



Parish: Whitwell

Site Area (ha): 0.267

Indicative Capacity (rounded): 8

Use promoted: Residential

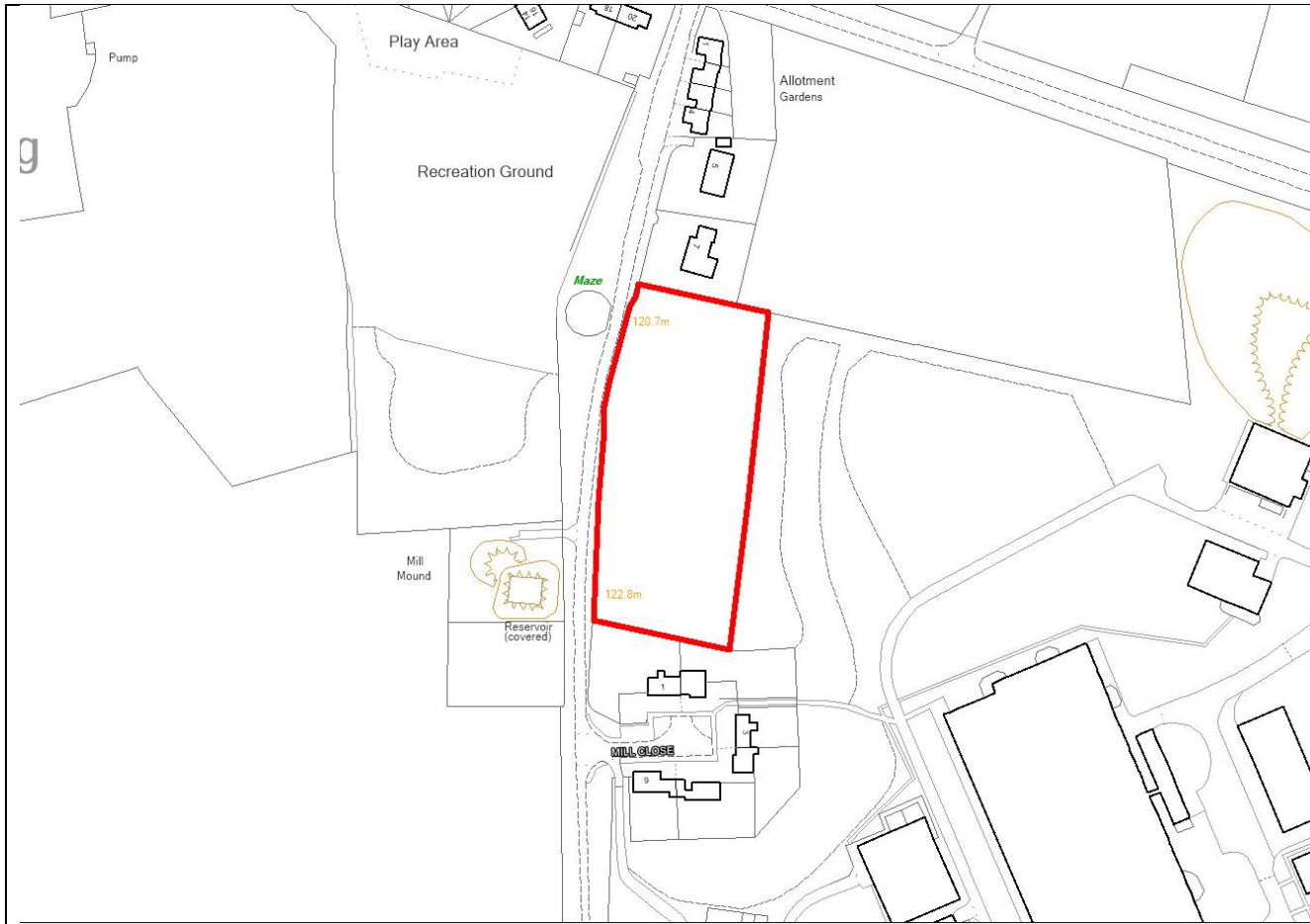
Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

SHELAA Site Reference: SHELAA/WIN/01

Site Address: Glaston Road, Wing



Parish: Wing

Site Area (ha): 0.618

Indicative Capacity (rounded): 18

Use promoted: Residential

Further information if mixed or other use promoted: Not applicable

Reason for site not advancing to next stage of SHELAA assessment: Location

Notes: The site is not located adjacent to or within the built up area of Oakham, Uppingham or a Local Service Centre and is not promoted as a new settlement.

Rutland SHELAA Report December 2019: Appendix G

Sites Screened out at Stage 2a – Site Information Sheets



Parish: Cottesmore
Gross Site Area (ha): 0.32
Developable Site Area (ha): 0.30
Brownfield/ Greenfield Status: Greenfield
Current Use: Paddock/ Grassland
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 9
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

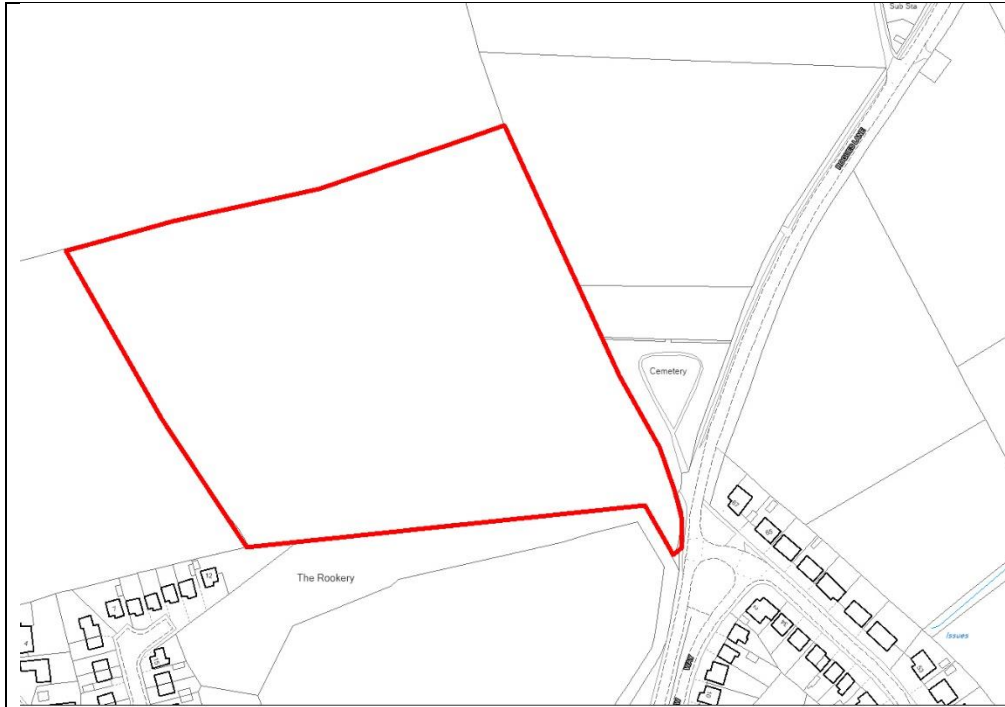
Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3148	Distance to nearest Local Wildlife Site (m)	1217	Distance to nearest BAP Habitat (m)	372
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1204	Distance to nearest Scheduled Ancient Monument (m)	1588
Distance to nearest Listed Building (m)	38	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on one side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	88.18	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access route too narrow. Highways have objected to a previous planning application as the access is too narrow and may cause cars to wait on the B668 before accessing the site.				
Relationship to Settlement Comments	Accessed from the Main Street through existing built up area and there is some built form already within the site. Built up area adjacent to the east. Well connected.				



Parish: Cottesmore
Gross Site Area (ha): 4.21
Developable Site Area (ha): 2.53
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility
Indicative Capacity: 76
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

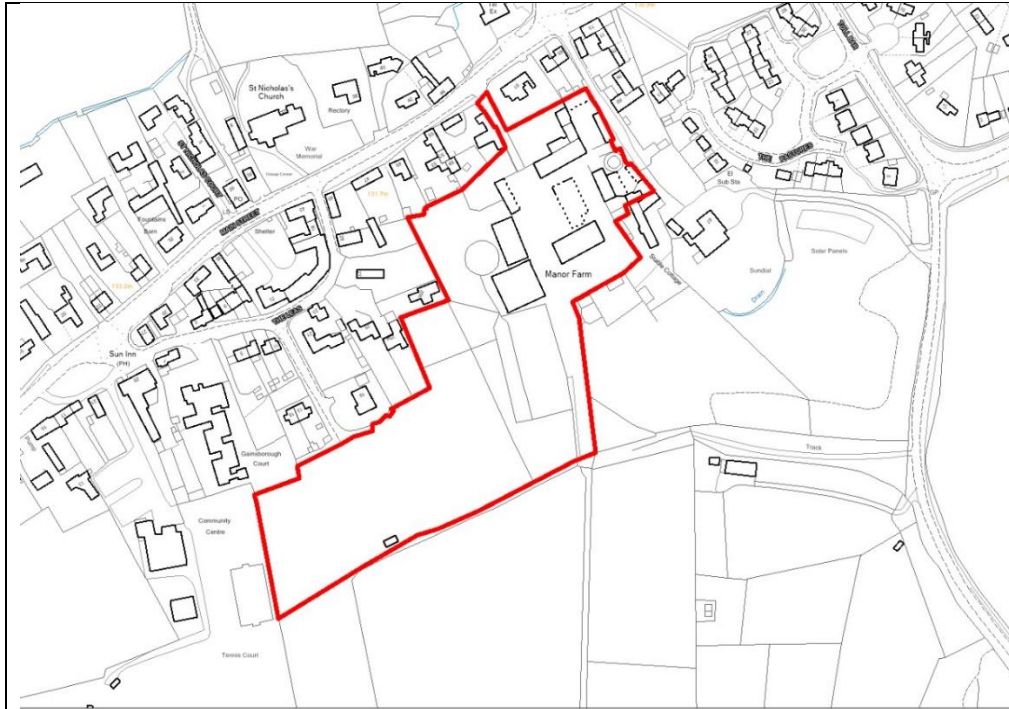
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor connectivity and relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3190	Distance to nearest Local Wildlife Site (m)	1156	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1129	Distance to nearest Scheduled Ancient Monument (m)	1612
Distance to nearest Listed Building (m)	189	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site adjoins the Planned Limits of Development at only one corner.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	72.98	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access onto Rouges Lane would be acceptable as it is a straight road within a 30mph limit. Junction of Rouges Lane with Toll Bar will need to be assessed to ensure there is sufficient capacity for an increase in vehicle movements.				
Relationship to Settlement Comments	Significant strip of trees along the southern boundary and only really connected to the existing built form at the south western corner of the site. Has a small area of frontage onto Rogues Lane where there is development on the opposite side of the road. The cemetery abuts the site along part of the eastern boundary. There is a feeling of disconnect from the settlement and therefore the site is not considered to have a positive relationship with the built form of the existing settlement. The site is therefore considered unsuitable on this basis.				



Parish: Cottesmore
Gross Site Area (ha): 2.96
Developable Site Area (ha): 2.37
Brownfield/ Greenfield Status: Greenfield
Current Use: Farmyard and Grassland
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 71
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2971	Distance to nearest Local Wildlife Site (m)	942	Distance to nearest BAP Habitat (m)	195
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	928	Distance to nearest Scheduled Ancient Monument (m)	1463
Distance to nearest Listed Building (m)	14	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins Planned Limits of Development on two sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	72.23	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0.02	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access between two houses with maximum width of 4m. Access directly onto Main Street is acceptable but narrows as enters sites. Visibility splays are poor especially for large increase in traffic.				
Relationship to Settlement Comments	Located in the centre of the settlement with access from Main Street. Built form existis to the east, west and north of the site and the community centre is adjacent to the most western boundary.				



Parish: Cottesmore
Gross Site Area (ha): 1.70
Developable Site Area (ha): 1.36
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 41
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Development in this location is contrary to Cottesmore Neighbourhood Plan Policy H7 which safeguards this area of land from development.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3010	Distance to nearest Local Wildlife Site (m)	848	Distance to nearest BAP Habitat (m)	133
Distance to nearest Conservation Area (m)	133	Distance to nearest Registered Park or Garden (m)	821	Distance to nearest Scheduled Ancient Monument (m)	1597
Distance to nearest Listed Building (m)	411	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.89	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Outside of 30mph limit however good visibility and on a straight road.				
Relationship to Settlement Comments	Abuts the settlement along the south western boundary only. Has frontage along south eastern boundary along Greetham Road. Development in this location is contrary to Cottesmore Neighbourhood Plan Policy H7 which safeguards this area of land from development.				



Parish: Cottesmore
Gross Site Area (ha): 1.03
Developable Site Area (ha): 0.82
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 25
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

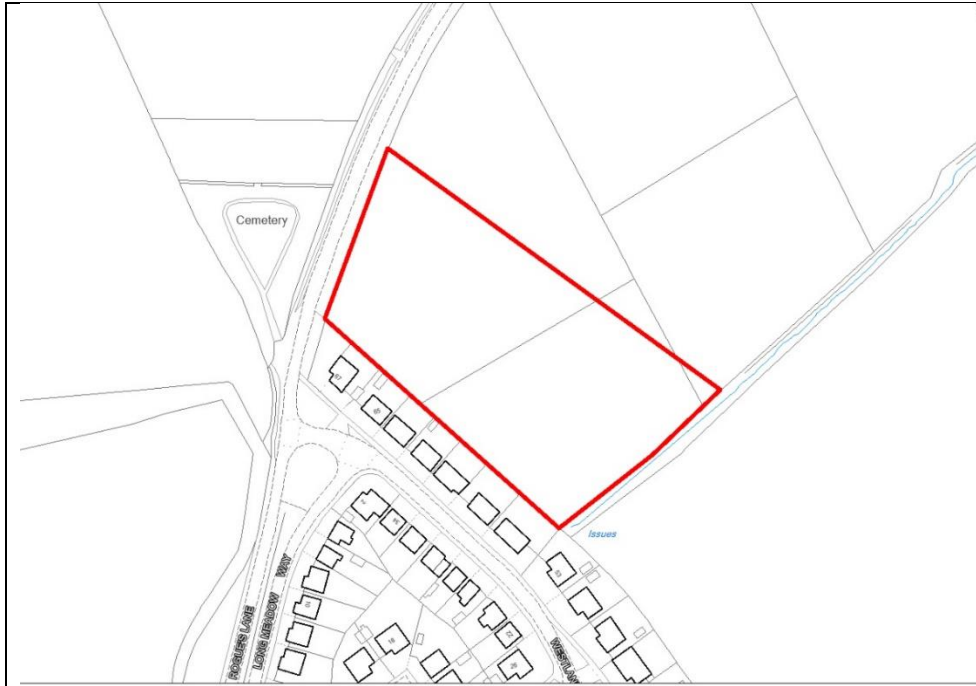
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2982	Distance to nearest Local Wildlife Site (m)	1390	Distance to nearest BAP Habitat (m)	517
Distance to nearest Conservation Area (m)	8	Distance to nearest Registered Park or Garden (m)	1378	Distance to nearest Scheduled Ancient Monument (m)	1390
Distance to nearest Listed Building (m)	78	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Opposite the Planned Limits of Development at one corner of the site.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.65	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Within 30mph limit, good visibility in both directions.				
Relationship to Settlement Comments	The site has some frontage onto The Spinney and the road which bounds the western boundary of the site but it is not closely related to any existing built form of the village, albeit there is development to the south east of the site. Adjacent to domestic curtilage of neighbouring property to the east. The site does feel detached from the settlement due to its protrusion into the open countryside which is uncharacteristic in this location. The relationship to the existing settlement is therefore considered to be unacceptable.				



Parish: Cottesmore
Gross Site Area (ha): 1.28
Developable Site Area (ha): 1.02
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 31
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

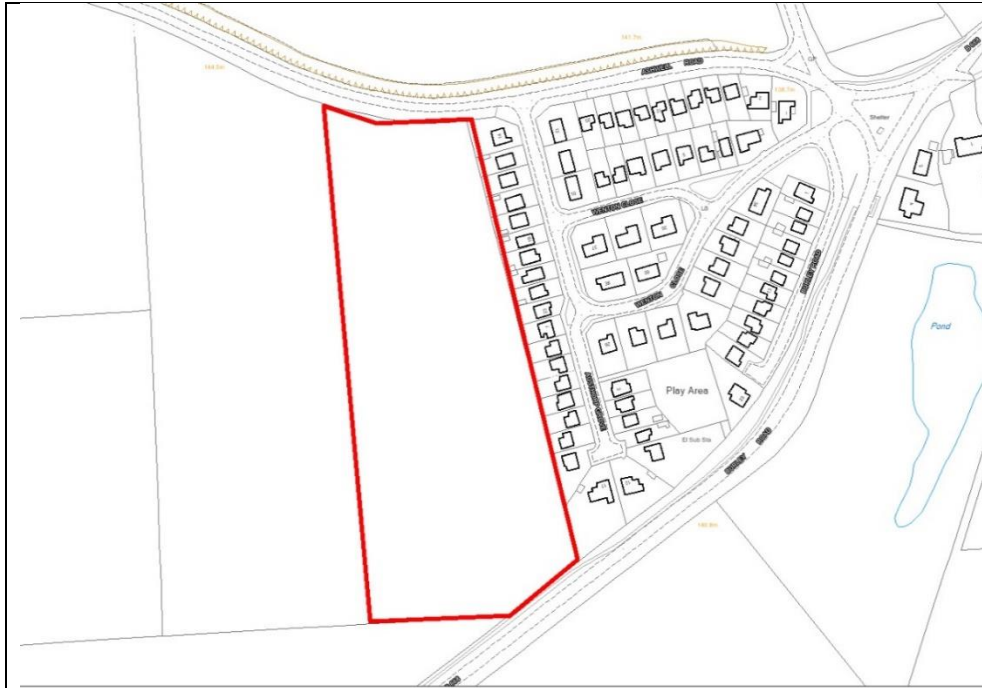
Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Development in this location is contrary to Cottesmore Neighbourhood Plan Policy H7 which safeguards this area of land from development.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	A	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3028	Distance to nearest Local Wildlife Site (m)	1055	Distance to nearest BAP Habitat (m)	49
Distance to nearest Conservation Area (m)	49	Distance to nearest Registered Park or Garden (m)	1028	Distance to nearest Scheduled Ancient Monument (m)	1624
Distance to nearest Listed Building (m)	389	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.73	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Good visibility and on a straight road. Junction with toll bar will need considering.				
Relationship to Settlement Comments	Abuts the settlement along the south western boundary only. Has frontage along Rogues Lane. Cemetery located on to the opposite side of Rogues Lane. Development in this location is also contrary to Cottesmore Neighbourhood Plan Policy H7 which safeguards this area of land from development.				



Parish: Cottesmore
Gross Site Area (ha): 3.10
Developable Site Area (ha): 2.48
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 74
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

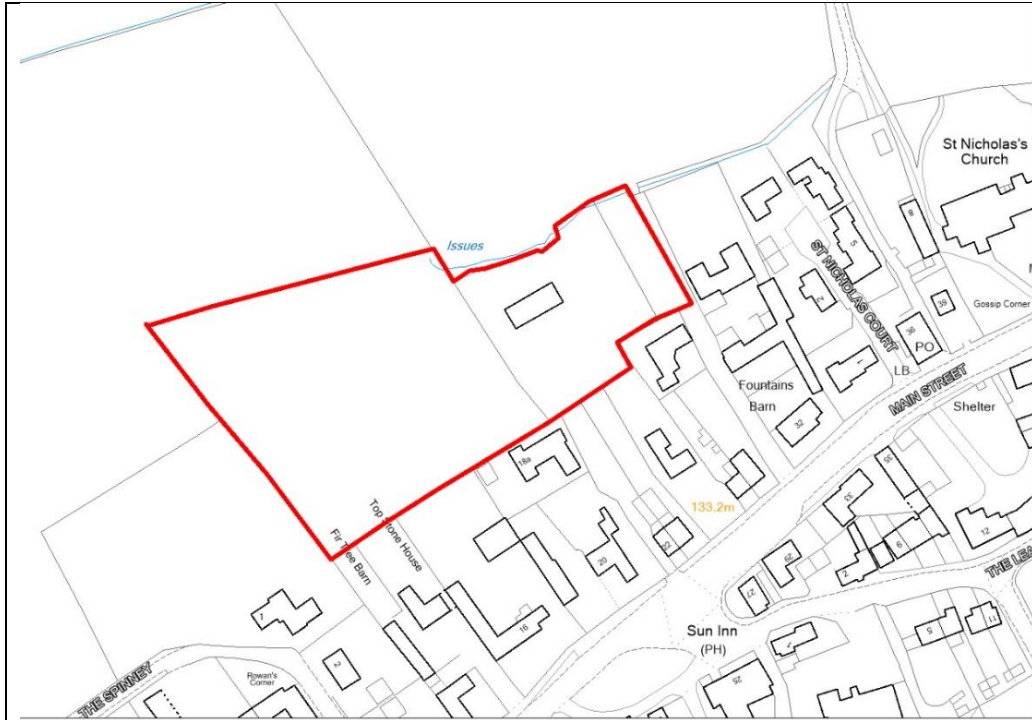
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Development in this location is contrary to Cottesmore Neighbourhood Plan Policy H7 which safeguards this area of land from development.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2565	Distance to nearest Local Wildlife Site (m)	1495	Distance to nearest BAP Habitat (m)	321
Distance to nearest Conservation Area (m)	190	Distance to nearest Registered Park or Garden (m)	1495	Distance to nearest Scheduled Ancient Monument (m)	950
Distance to nearest Listed Building (m)	323	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	96.60	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	North bound within 30mph limit. Southbound junction with B668 outside 30mph limit. Visibility is poor south east of the site. Access would be advised to be on Ashwell Road.				
Relationship to Settlement Comments	Abuts the settlement along the eastern boundary only and has frontages onto Ashwell Road and Burley Road. Development in this location is also contrary to Cottesmore Neighbourhood Plan Policy H7 which safeguards this area of land from development.				



Parish: Cottesmore
Gross Site Area (ha): 0.97
Developable Site Area (ha): 0.92
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 28
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3092	Distance to nearest Local Wildlife Site (m)	1270	Distance to nearest BAP Habitat (m)	372
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1255	Distance to nearest Scheduled Ancient Monument (m)	1520
Distance to nearest Listed Building (m)	47	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	27.03	% of site on Grade 3 Agricultural Land	72.96	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	97.81	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access route too narrow. Highways have objected to previous planning permission as the access is too narrow and may cause cars to wait on the B668 before accessing the site.				
Relationship to Settlement Comments	Well connected to the built form directly to the south and east. Accessed from Main Street.				



Parish: Edith Weston
Gross Site Area (ha): 0.39
Developable Site Area (ha): 0.37
Brownfield/ Greenfield Status: Greenfield
Current Use: Domestic garden area
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 11
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately

Overall Deliverability Status:
Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	A	R	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	1036	Distance to nearest BAP Habitat (m)	89
Distance to nearest Conservation Area (m)	131	Distance to nearest Registered Park or Garden (m)	4367	Distance to nearest Scheduled Ancient Monument (m)	320
Distance to nearest Listed Building (m)	146	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site itself is not connected to the Planned Limits of Development however the wider garden area abuts at one corner.
% of site on Grade 1 or 2 Agricultural Land	3.37	% of site on Grade 3 Agricultural Land	96.62	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.70	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	15.47	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	The site benefits from good visibility splays in both direction and pedestrian access to the site - if the current access is used.				
Relationship to Settlement Comments	Not well connected to existing built form of the settlement due to separation. Part of the domestic curtilage of a property with a car park situated further north. Considered unsuitable due to the poor relationship to the existing settlement.				



Parish: Empingham
Gross Site Area (ha): 0.28
Developable Site Area (ha): 0.27
Brownfield/ Greenfield Status: Greenfield
Current Use: Agricultural Yard
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 8
Additional Notes on Capacity: None
Currently Allocated: Yes H2
Earliest point site is available: 5-10 years
Overall Deliverability Status: Not deliverable – unsuitable site.

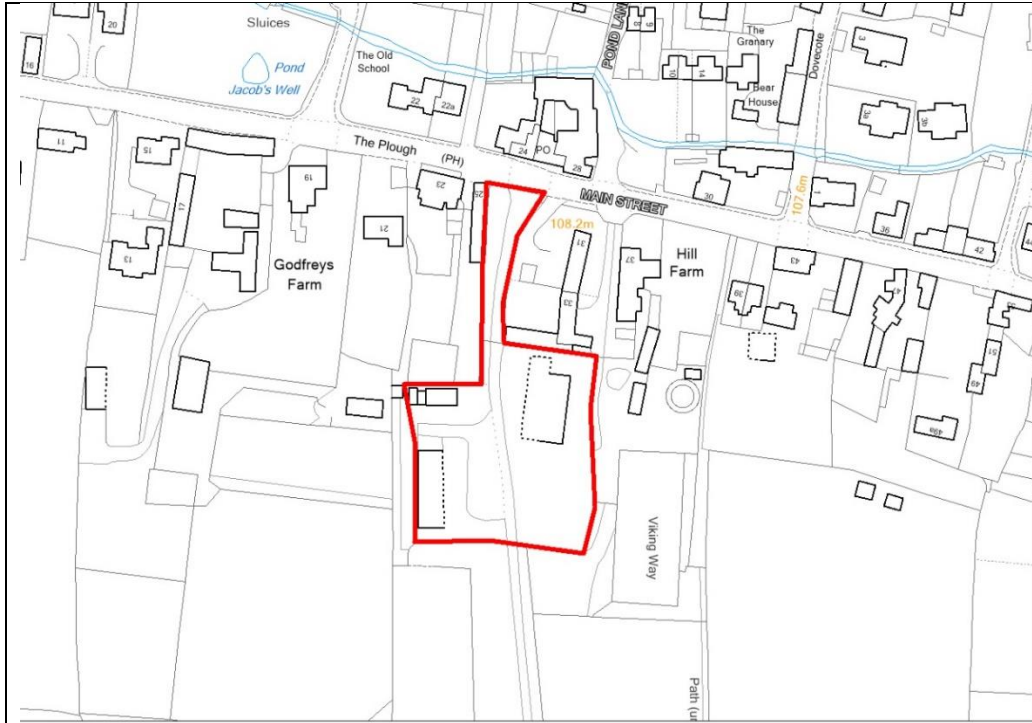
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	R	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	R	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	486	Distance to nearest Local Wildlife Site (m)	248	Distance to nearest BAP Habitat (m)	238
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	2526	Distance to nearest Scheduled Ancient Monument (m)	87
Distance to nearest Listed Building (m)	0	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within Planned Limits of Development
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.01	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	20.92	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access insufficient width – between two building is 3.8m however set further back from highway boundary.				
Relationship to Settlement Comments	Well located within existing built form of the settlement.				



Parish: Greetham
Gross Site Area (ha): 0.41
Developable Site Area (ha): 0.39
Brownfield/ Greenfield Status: Greenfield
Current Use: Agricultural Yard
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment
Indicative Capacity: 12
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

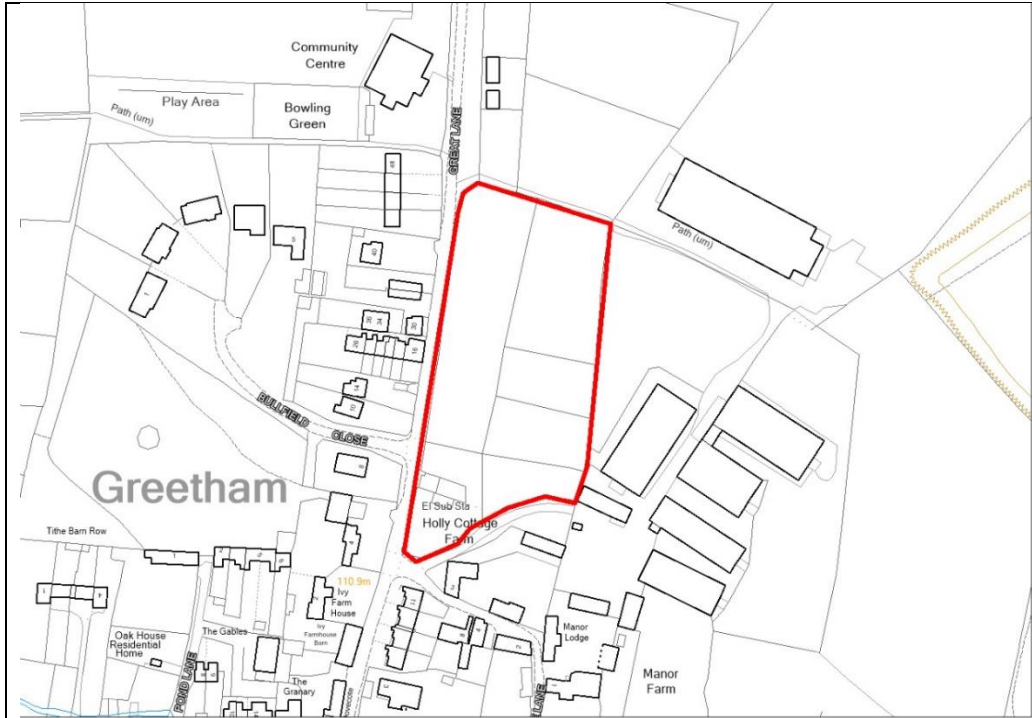
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1338	Distance to nearest Local Wildlife Site (m)	318	Distance to nearest BAP Habitat (m)	343
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1183	Distance to nearest Scheduled Ancient Monument (m)	333
Distance to nearest Listed Building (m)	22	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limit of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	85.29	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Located within middle of a busy village where the addition of further vehicular movements accessing this site would create a detrimental impact in terms of the impact on highway and pedestrian safety in relation to the current traffic calming island in place in close proximity to the access point.				
Relationship to Settlement Comments	Well connected to settlement with development to the north, east and west of the site. Accessed from Main Street in the centre of the village. Agricultural buildings located on part of the site.				



Parish: Greetham
Gross Site Area (ha): 0.87
Developable Site Area (ha): 0.82
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 25
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	A	G	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1027	Distance to nearest Local Wildlife Site (m)	38	Distance to nearest BAP Habitat (m)	131
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1455	Distance to nearest Scheduled Ancient Monument (m)	385
Distance to nearest Listed Building (m)	13	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limit of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	90.51	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	6.46	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Great Lane is a very narrow road with limited parking for the neighbouring properties. Great Lane is closed off at the northern end and access is only via B668. Additionally traffic on this road could be determinetal to highways safety. Impact on wider network minimal.				
Relationship to Settlement Comments	Well connected to the existing built form with development to all sides.				



Parish: Greetham
Gross Site Area (ha): 0.41
Developable Site Area (ha): 0.39
Brownfield/ Greenfield Status: Brownfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 12
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	A	G	G	G	A	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1584	Distance to nearest Local Wildlife Site (m)	598	Distance to nearest BAP Habitat (m)	773
Distance to nearest Conservation Area (m)	140	Distance to nearest Registered Park or Garden (m)	1037	Distance to nearest Scheduled Ancient Monument (m)	170
Distance to nearest Listed Building (m)	287	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Adjoins the Planned Limit of Development on 2 sides (one partially).
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	91.5	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	The proposed access will be opposite a private drive serving 3 dwellings and is within 25m of the junction with Cottesmore Road. The access would be detrimental to highways safety as there will be too much traffic movement at the junction of the estate.				
Relationship to Settlement Comments	Well connected to the existing built form with development along the southern boundary. Limited northern extension to relatively new development.				



Parish: Langham
Gross Site Area (ha): 1.59
Developable Site Area (ha): 1.27
Brownfield/ Greenfield Status: Brownfield
Current Use: Industrial buildings
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 38
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

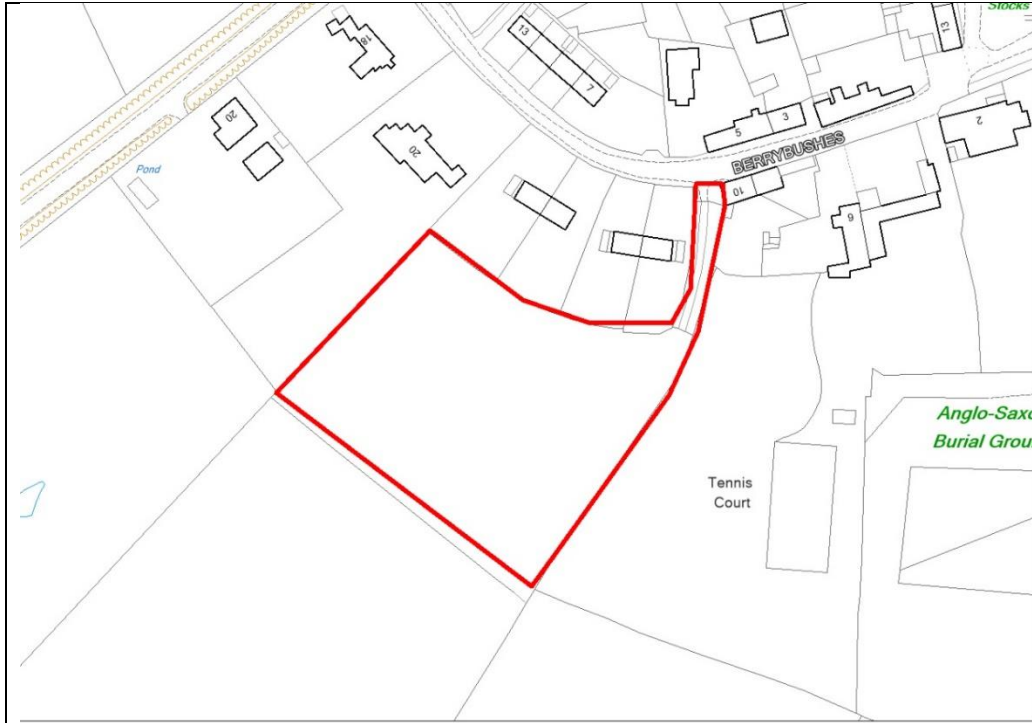
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement; Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	4191	Distance to nearest Local Wildlife Site (m)	732	Distance to nearest BAP Habitat (m)	253
Distance to nearest Conservation Area (m)	283	Distance to nearest Registered Park or Garden (m)	4449	Distance to nearest Scheduled Ancient Monument (m)	3220
Distance to nearest Listed Building (m)	667	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	whilst adjacent built form the site does not adjoin the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Unsure of access. Access has previously been requested off the dirt track from Cold Overton Road. This would be an unacceptable access for the development as the track is in a poor condition and not adopted. The visibility onto Cold Overton Road is also poor due to large trees overcrowding the access. If access was via Melton Road speed limit is 60mph and visibility would not support additional traffic.				
Relationship to Settlement Comments	On the very edge with only minimal connection to built form of the mobile home park. Not well connected.				



Parish: Market Overton
Gross Site Area (ha): 0.58
Developable Site Area (ha): 0.55
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 17
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2615	Distance to nearest Local Wildlife Site (m)	895	Distance to nearest BAP Habitat (m)	551
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4121	Distance to nearest Scheduled Ancient Monument (m)	1134
Distance to nearest Listed Building (m)	9	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	92.04	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Poor access and poor visibility splays. Location has been previously refused.				
Relationship to Settlement Comments	Site sits behind frontage development along Berrybushes. Domestic curtilage of a property adjacent to the west along with another dwelling and tennis court to the east. Only appears to be one similar backland development in this area of the settlement, Woodhead Close. It is directly accessed from road within the settlement however and does have built up area on three sides.				



Parish: Oakham
Gross Site Area (ha): 1.22
Developable Site Area (ha): 0.97
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 29
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 5-10 years
Overall Deliverability Status: Not deliverable – unsuitable site.

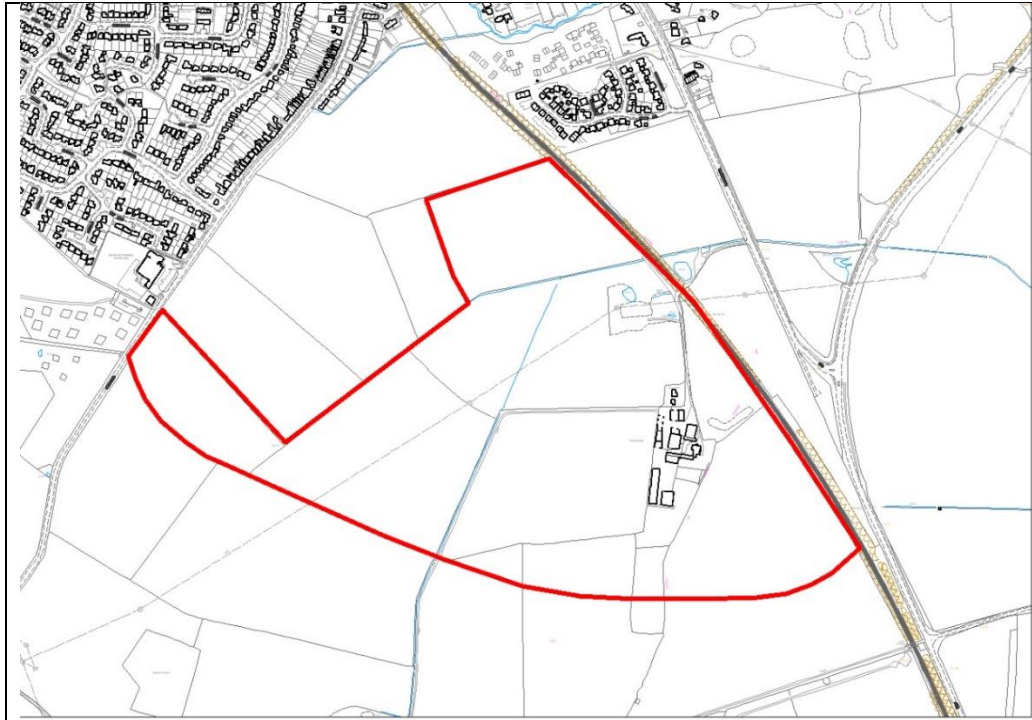
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2430	Distance to nearest Local Wildlife Site (m)	1225	Distance to nearest BAP Habitat (m)	298
Distance to nearest Conservation Area (m)	1013	Distance to nearest Registered Park or Garden (m)	3336	Distance to nearest Scheduled Ancient Monument (m)	1466
Distance to nearest Listed Building (m)	665	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Not directly connected to the Planned Limits of Development - picked up due to buffer used on the GIS.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	96.5	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Outside 30mph limit with poor visibility due to location on hill.				
Relationship to Settlement Comments	Whilst there is a property directly to the west of the site, there is a break in built form and the site appears separated from the main built form of the town. Not well connected and therefore identified as suitable due to this poor relationship to the built up area of the settlement.				



Parish: Oakham
Gross Site Area (ha): 47.21
Developable Site Area (ha): 28.32
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Road Infrastructure
Indicative Capacity: 850
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

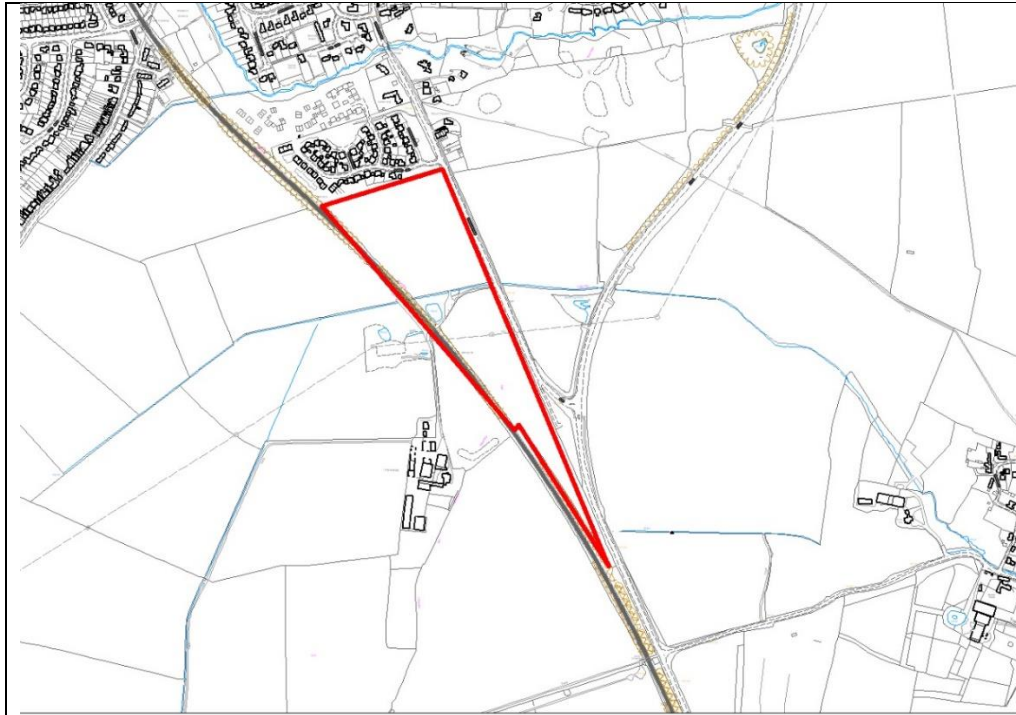
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	579	Distance to nearest Local Wildlife Site (m)	188	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	219	Distance to nearest Registered Park or Garden (m)	2028	Distance to nearest Scheduled Ancient Monument (m)	863
Distance to nearest Listed Building (m)	331	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins Planned Limit of Development at one corner to the west of the site however is reliant on SHELAA/OAK/04 and SHELAA/OAK/07 to have a relationship with the existing settlement.
% of site on Grade 1 or 2 Agricultural Land	74.64	% of site on Grade 3 Agricultural Land	24.14	% of site on Grade 4, 5 or urban Agricultural Land	1.22
% of site in High Landscape Sensitivity Area	11.85	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Brooke Road has current parking and traffic issues. Brooke Road junction with Welland way will need assessing to judge capacity. The crossing will need assessing to judge if there is enough capacity for vehicles to wait with additional vehicles and railway line down. West of Bypass - Junction needs to be considered as a roundabout may be needed. Need to look at a collective impact with OAK04, 07, 06, 05 with a view to provide a link road from Brooke Road to Uppingham Road, to include a railway bridge.				
Relationship to Settlement Comments	Not directly connected to existing built form of the town. Would only be considered if other adjacent sites were also considered suitable including SHELAA/OAK/07 and SHELAA/OAK/04.				



Parish: Oakham
Gross Site Area (ha): 8.29
Developable Site Area (ha): 4.97
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Road Infrastructure
Indicative Capacity: 149
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years

Overall Deliverability Status:
 Not deliverable – unsuitable site as a wider site but reduced site area with better relationship to settlement carried forward and assessed under SHELAA/OAK/05.

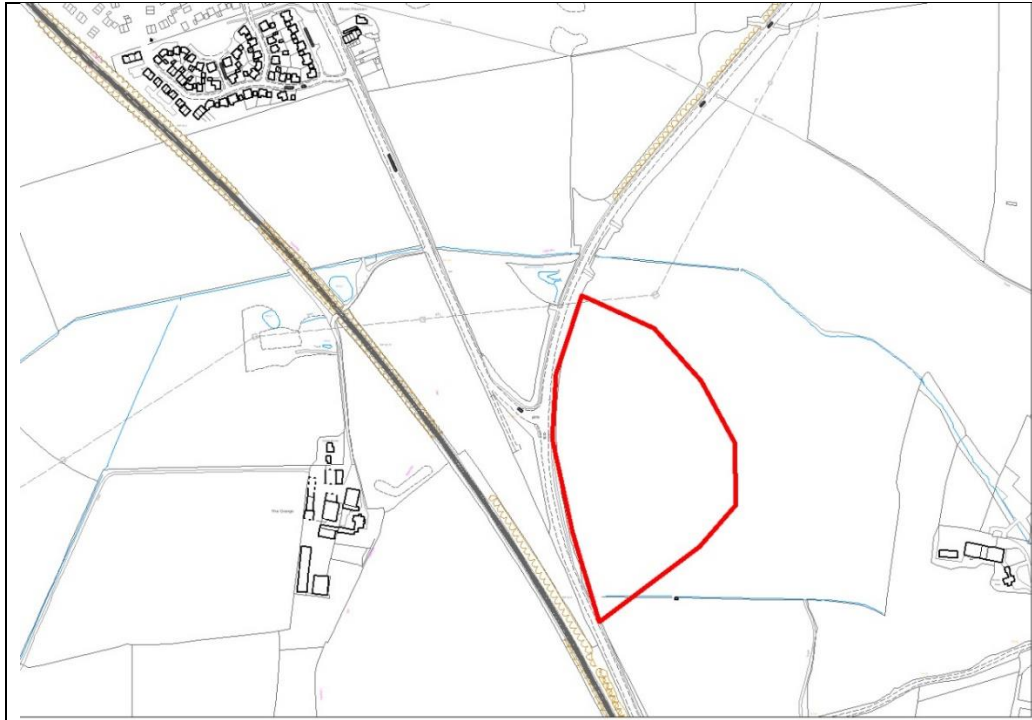
Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	560	Distance to nearest Local Wildlife Site (m)	253	Distance to nearest BAP Habitat (m)	11
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1947	Distance to nearest Scheduled Ancient Monument (m)	825
Distance to nearest Listed Building (m)	247	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	93.78	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	6.21
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	48.77	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	If this site is developed this will prevent a future link from the west side of the railway line to east ever being built. The sites should all come forward as one, providing a west to east link over the railway line. The highway has sufficient capacity at this location, however the developer will need to consider the link onto the highway, either Uppingham Rd or A606. The footpath between the site and Oakham will need to be upgraded so it is suitable for cyclists and pedestrians.				
Relationship to Settlement Comments	Connected to existing built form of the town on the northern boundary. However due to the scale, shape and layout of the site it would form a significant protrusion into open countryside and would have an impact on the character of the settlement. There are also other issues relating to landscape that would need further assessment. However due to the depth of the site from the existing built form this site is considered to be unsuitable.				



Parish: Oakham
Gross Site Area (ha): 6.88
Developable Site Area (ha): 4.12
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Road Infrastructure
Indicative Capacity: 124
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

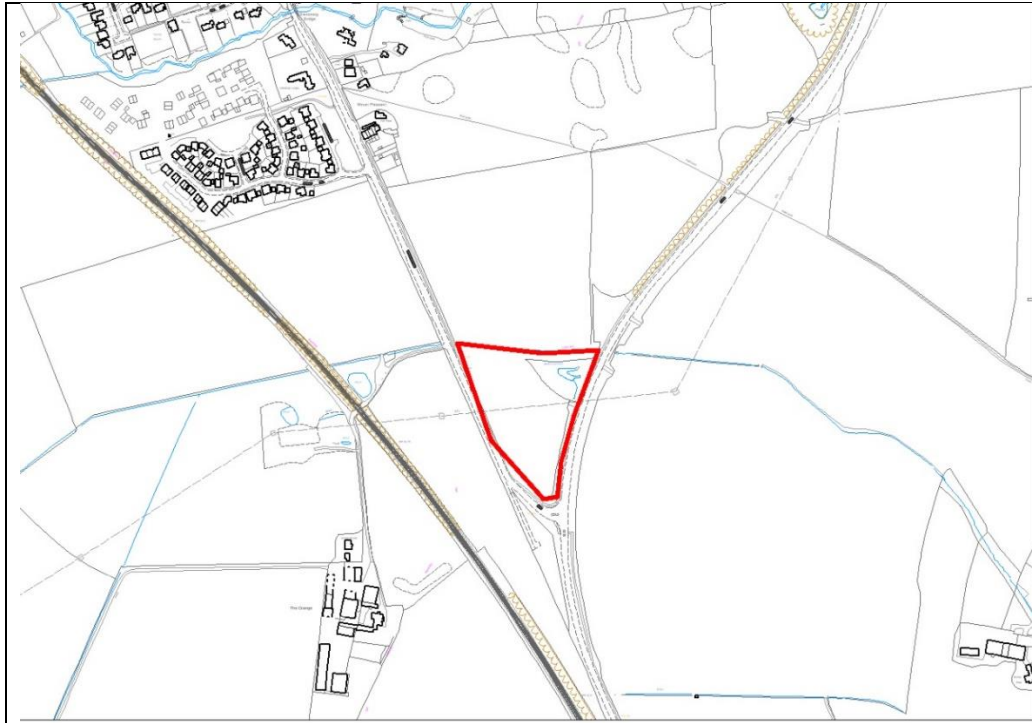
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	295	Distance to nearest Local Wildlife Site (m)	286	Distance to nearest BAP Habitat (m)	291
Distance to nearest Conservation Area (m)	214	Distance to nearest Registered Park or Garden (m)	1691	Distance to nearest Scheduled Ancient Monument (m)	1194
Distance to nearest Listed Building (m)	515	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site not directly connected to Planned Limits of Development. Would only be connected through other promoted sites.
% of site on Grade 1 or 2 Agricultural Land	60.28	% of site on Grade 3 Agricultural Land	39.71	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Highways would have concerns where this site links onto the adopted highway. A new junction would be required on the A606 in the form of a roundabout including Uppingham Road. A T junction would not be suitable at this location. Some highway works would be required. The footpath between the site and Oakham will need to be upgraded so it is suitable for cyclists and pedestrians.				
Relationship to Settlement Comments	Not directly connected to existing built form of the town. Would only be considered if other adjacent sites were also considered suitable including SHELAA/OAK/02, SHELAA/OAK/08b, SHELAA/OAK/06b and SHELAA/OAK/06c. Due to a dependence on such a significant amount of additional sites. Not considered suitably located at present.				



Parish: Oakham
Gross Site Area (ha): 2.12
Developable Site Area (ha): 1.69
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Road Infrastructure
Indicative Capacity: 51
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

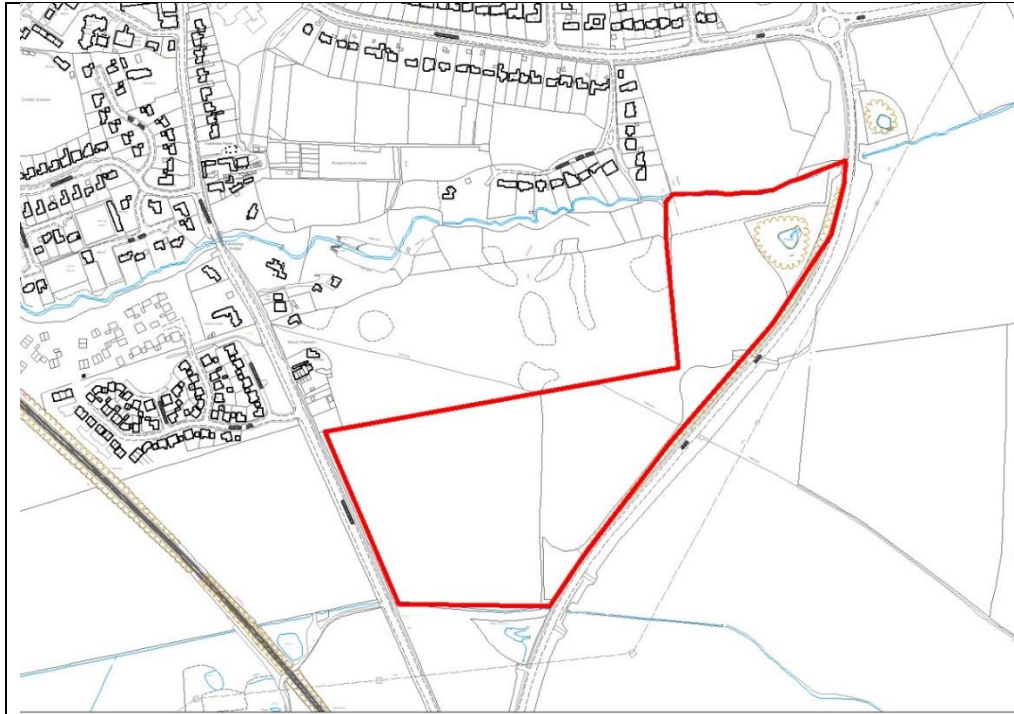
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	441	Distance to nearest Local Wildlife Site (m)	572	Distance to nearest BAP Habitat (m)	168
Distance to nearest Conservation Area (m)	219	Distance to nearest Registered Park or Garden (m)	1757	Distance to nearest Scheduled Ancient Monument (m)	1061
Distance to nearest Listed Building (m)	490	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site not directly connected to Planned Limits of Development. Would only be connected through other promoted sites.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.28	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Highways would have concerns where this site joins onto the highway network. Ideally an access should be taken from Uppingham Road and not the A606. If site OAK/06c came forward highways would request that this site is considered to be included within the roundabout design. The footpath between the site and Oakham will need to be upgraded so it is suitable for cyclists and pedestrians.				
Relationship to Settlement Comments	Not directly connected to existing built form of the town. Would only be considered if other adjacent sites were also considered suitable including SHELAA/OAK/02 and SHELAA/OAK/08b.				



Parish: Oakham
Gross Site Area (ha): 11.84
Developable Site Area (ha): 7.10
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 213
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	R	R	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	A	G	G	G	G	G	A	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	477	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1253	Distance to nearest Scheduled Ancient Monument (m)	838
Distance to nearest Listed Building (m)	267	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Site adjoins Planned Limits of Development at two corner points only. To enable a more connected relationship to the built form of Oakham, SHELAA/OAK/02 and SHELAA/OAK/08a would need to be utilised.
% of site on Grade 1 or 2 Agricultural Land	76.15	% of site on Grade 3 Agricultural Land	23.85	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.76	% of site in Medium Landscape Sensitivity Area	0.01	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access onto bypass; works to bypass will be require to put in a turning lane. Need to look at a collective with OAK04, 07, 06, 05 with a view to provide a link road from Brooke Road to Uppingham Road, to include a railway bridge.				
Relationship to Settlement Comments	Detached from settlement. The site would only be suitable if considered with adjacent sites SHELAA/OAK/02 and/or SHELAA/OAK/08a. Due to this reliance on two other sites being found acceptable and concerns about the cumulative impact on the landscape this site is currently considered unsuitable.				



Parish: Ryhall
Gross Site Area (ha): 1.28
Developable Site Area (ha): 1.02
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 31
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

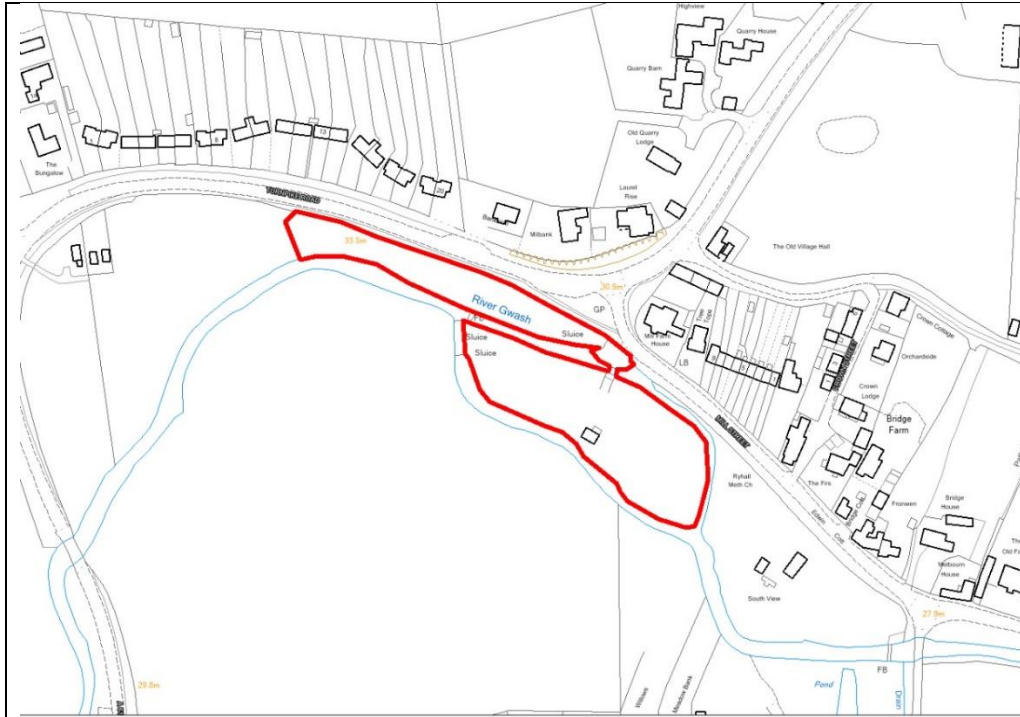
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1468	Distance to nearest Local Wildlife Site (m)	895	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	167	Distance to nearest Registered Park or Garden (m)	4246	Distance to nearest Scheduled Ancient Monument (m)	2113
Distance to nearest Listed Building (m)	235	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Northern edge adjoins Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	97.28	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Land at junction of B1176 and Turnpike Road - Access would be poor as on a bend with a busy A road. Would seek for development to install a roundabout.				
Relationship to Settlement Comments	Site does contain some existing built form and is partially located opposite frontage development along Turnpike Road however due to the site being located on a bend it appears slightly disconnected from the settlement. There is no built form adjacent any of the boundaries, only on the opposite side of the road once round the bend. The site also forms the entrance into the settlement and is a sensitive site in terms of landscape also. On the basis of this poor relationship with the built form of the settlement it is considered unsuitable.				



Parish: Ryhall
Gross Site Area (ha): 0.89
Developable Site Area (ha): 0.84
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 25
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

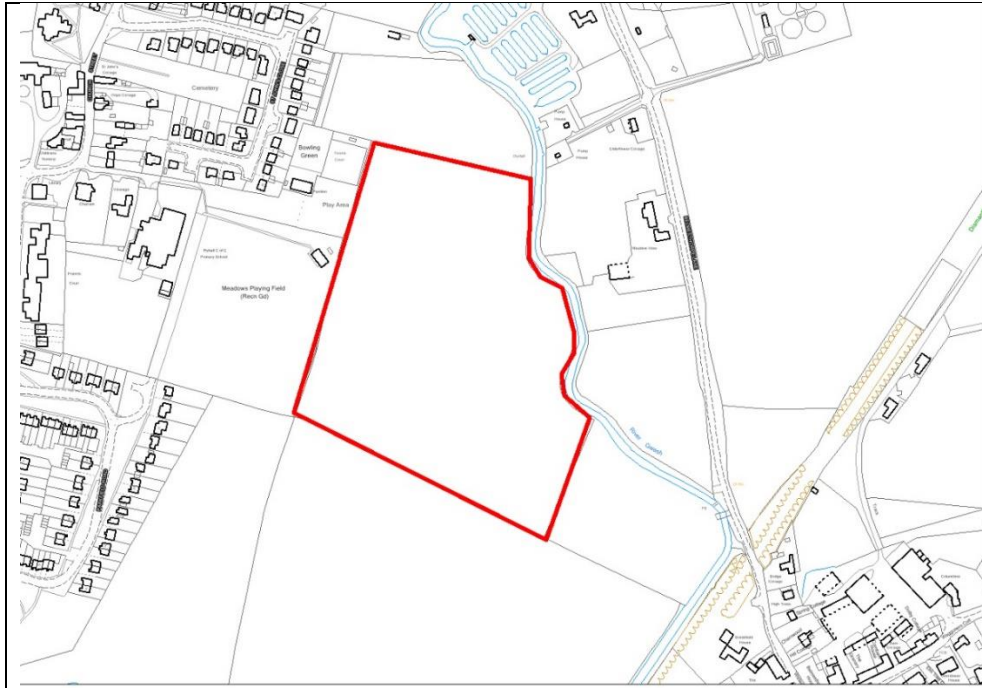
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	R	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1620	Distance to nearest Local Wildlife Site (m)	914	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4216	Distance to nearest Scheduled Ancient Monument (m)	2048
Distance to nearest Listed Building (m)	39	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The Planned Limits of Development adjoins the north edge of the site.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	100	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Greater than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Visibility poor due to bends and close proximity to junction. Within 30mph.				
Relationship to Settlement Comments	Site is set back slightly from the road and as a result it is disconnected from the frontage of Mill Street. It is directly opposite existing built form to the north of Mill Street however there is no significant development to the south of Mill Street and therefore there is a poor relationship between the site and the existing settlement. The site is therefore considered unsuitable on this basis.				



Parish: Ryhall
Gross Site Area (ha): 5.46
Developable Site Area (ha): 3.28
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility; Sports & Leisure
Indicative Capacity: 98
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

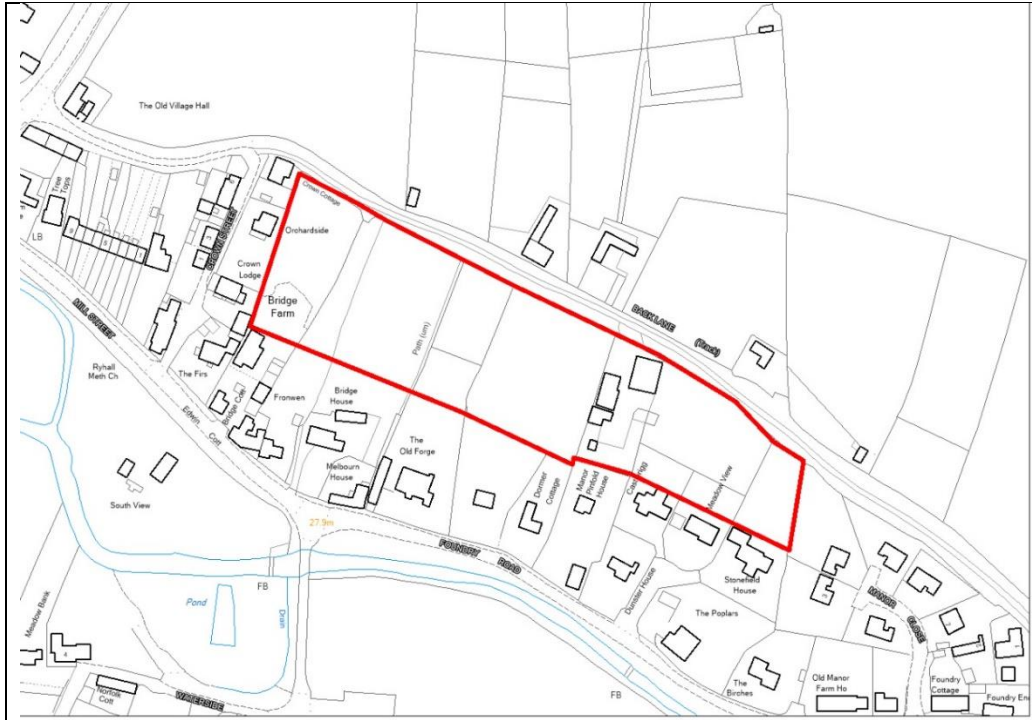
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact; Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	R	G	G	R	A	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2062	Distance to nearest Local Wildlife Site (m)	428	Distance to nearest BAP Habitat (m)	161
Distance to nearest Conservation Area (m)	180	Distance to nearest Registered Park or Garden (m)	3441	Distance to nearest Scheduled Ancient Monument (m)	2221
Distance to nearest Listed Building (m)	204	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The Planned Limits of Development adjoins the western edge of the site.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	34.28	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Greater than 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
% of site that overlaps with Public Open Space	0.12	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Highway Officer Comments	No access identified.				
Relationship to Settlement Comments	Limited connectivity to the built form of the settlement and relatively large scale site for the size of settlement. Adjacent playing field, play area and tennis court. Not clear where access would be achieved from.				



Parish: Ryhall
Gross Site Area (ha): 1.55
Developable Site Area (ha): 1.24
Brownfield/ Greenfield Status: Mixed
Current Use: Gardens/ Yards
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 37
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

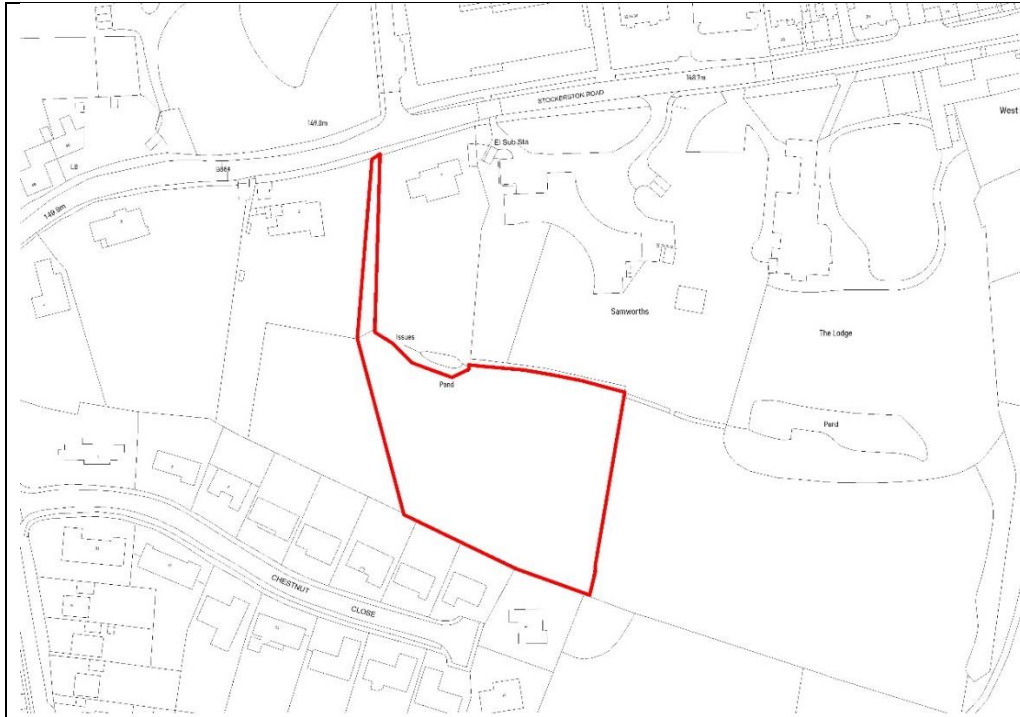
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	G	R	R	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	A	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1889	Distance to nearest Local Wildlife Site (m)	656	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4126	Distance to nearest Scheduled Ancient Monument (m)	1907
Distance to nearest Listed Building (m)	16	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The Planned Limits of Development adjoins the eastern, western and southern edges of the site.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	92.42	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Highway Officer Comments	Back Lane is considered a BOAT (byway open to all traffic). It is not appropriate for additional traffic for a development. Back Lane is single track and not maintained to a normal highway standard. If a development was to serve off this road it will need to be significantly upgraded to an adoptable road to accommodate 2 way traffic.				
Relationship to Settlement Comments	Site is connected to existing built form as it forms several garden areas to existing properties. Not clear where access would be achieved from.				



Parish: Uppingham
Gross Site Area (ha): 0.57
Developable Site Area (ha): 0.54
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 16
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	R	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2339	Distance to nearest Local Wildlife Site (m)	420	Distance to nearest BAP Habitat (m)	528
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	6750	Distance to nearest Scheduled Ancient Monument (m)	1333
Distance to nearest Listed Building (m)	87	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is enclosed by the Planned Limits of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	8.63	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Stockerston Road is a wide road with a 20mph limit and traffic calming measures. The access is too small for the size of the development. An access of this length must be able to accommodate a separate footpath to carriageway, and the carriageway must be able to accommodate a fire engine (5m wide minimum).				
Relationship to Settlement Comments	Bounds existing development along northern, southern and western boundaries, therefore well connected to existing settlement.				



Parish: Whissendine
Gross Site Area (ha): 0.62
Developable Site Area (ha): 0.58
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 18
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

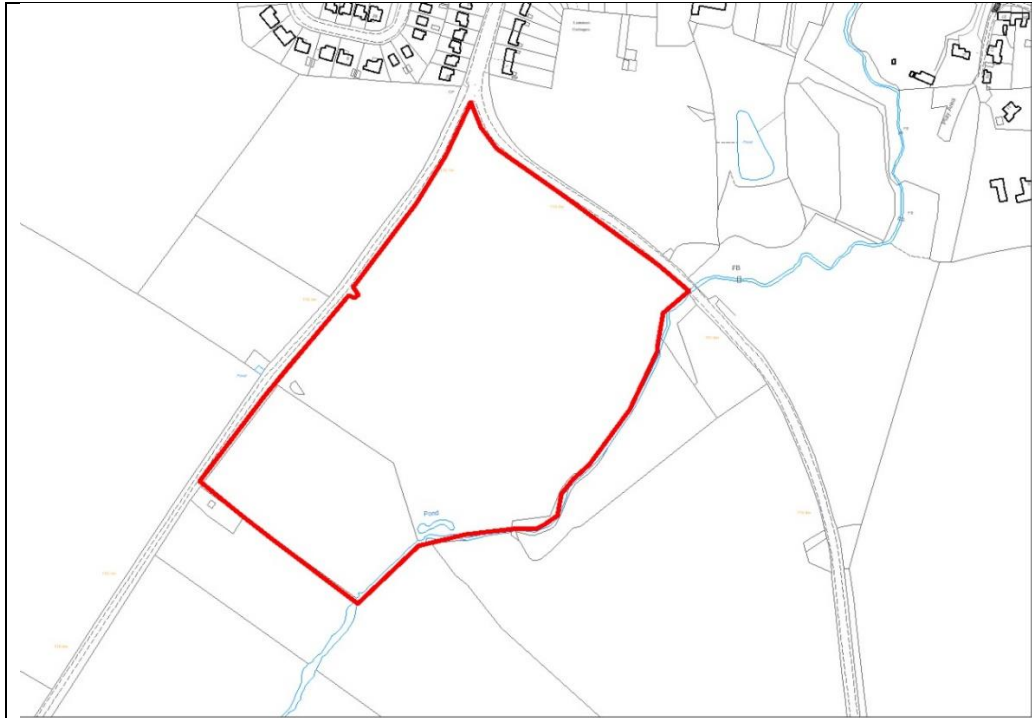
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3069	Distance to nearest Local Wildlife Site (m)	2130	Distance to nearest BAP Habitat (m)	110
Distance to nearest Conservation Area (m)	2699	Distance to nearest Registered Park or Garden (m)	3138	Distance to nearest Scheduled Ancient Monument (m)	1122
Distance to nearest Listed Building (m)	200	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged on northern side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.89	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Hortons Lane access is very poor and narrow.				
Relationship to Settlement Comments	Appears to be access off Hortons Lane. Development along northern boundary and farm complex to the south of the site. Could be comprehensively developed with adjacent site SHELAA/WHI/02.				



Parish: Whissendine
Gross Site Area (ha): 6.60
Developable Site Area (ha): 3.96
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 119
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

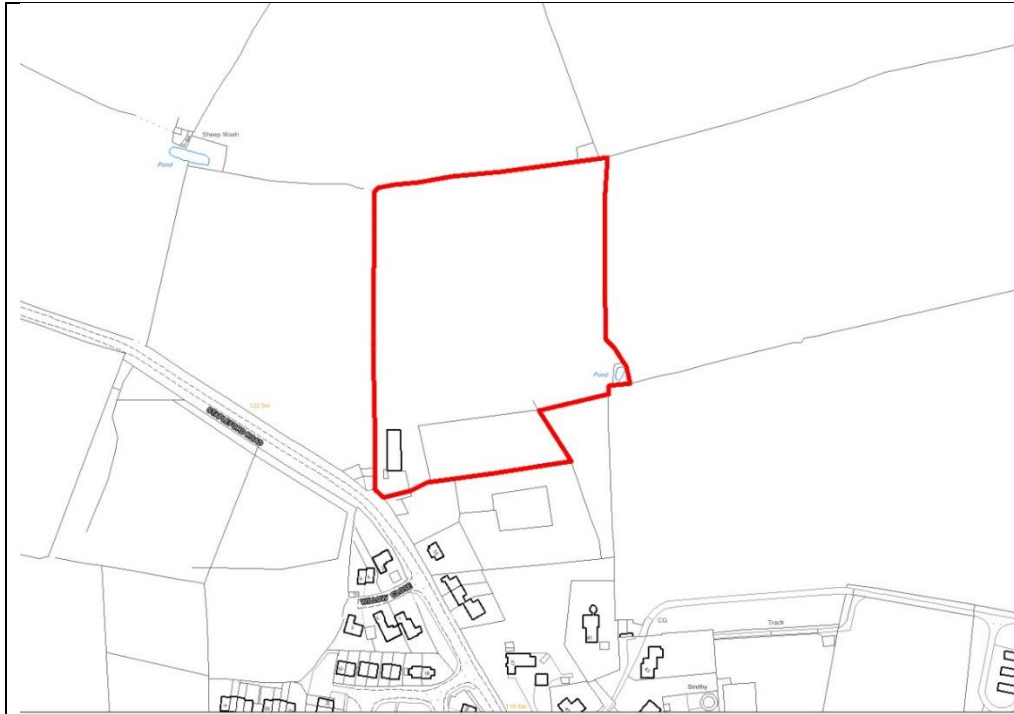
Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3166	Distance to nearest Local Wildlife Site (m)	1831	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	2698	Distance to nearest Registered Park or Garden (m)	3024	Distance to nearest Scheduled Ancient Monument (m)	1553
Distance to nearest Listed Building (m)	208	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged only at very northern corner.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	21.48	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access onto Pickwell lane would require some upgrade of the road. Access onto Oakham Road would reduce visibility splays as on a bend and hill.				
Relationship to Settlement Comments	Whilst the most northern corner is in close proximity to existing built form, the significant majority of the site feels remote from the built up area of the settlement. The site is considered unsuitable due to the poor relationship to the existing settlement.				



Parish: Whissendine
Gross Site Area (ha): 2.61
Developable Site Area (ha): 2.08
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture and part garden
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Sports & Leisure
Indicative Capacity: 63
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2282	Distance to nearest Local Wildlife Site (m)	2284	Distance to nearest BAP Habitat (m)	812
Distance to nearest Conservation Area (m)	3588	Distance to nearest Registered Park or Garden (m)	2192	Distance to nearest Scheduled Ancient Monument (m)	1111
Distance to nearest Listed Building (m)	204	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Doesn't edge the Planned Limits of Development. Picked up by GIS due to buffer applied.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	58.13	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	Access is outside the 30mph limit and therefore increased visibility splays are required. These can almost be achieved at this location. The road is suitable to take additional traffic.				
Relationship to Settlement Comments	Only the south western corner of the site is in close proximity to the built up area of the settlement. Protrudes into open countryside significantly, in terms of the depth from the frontage. The site is therefore considered to be unsuitable due to the poor relationship with the existing settlement.				



Parish: Whissendine
Gross Site Area (ha): 6.54
Developable Site Area (ha): 3.92
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture and part garden
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 118
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable – reason: Poor relationship to existing settlement; Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2244	Distance to nearest Local Wildlife Site (m)	2441	Distance to nearest BAP Habitat (m)	710
Distance to nearest Conservation Area (m)	3215	Distance to nearest Registered Park or Garden (m)	2322	Distance to nearest Scheduled Ancient Monument (m)	721
Distance to nearest Listed Building (m)	142	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins Planned Limits of Development at the south western corner only.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	32.21	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Highway Officer Comments	The access road leading to the development is through a private drive. The private drive is too narrow to become adopted highway and will result in vehicles reversing back onto the highway to allow others to pass. A development of this size must be served by an adopted highway.				
Relationship to Settlement Comments	Only very small part of southern boundary abuts existing built up area of settlement. The site protrudes significantly into open countryside to north and east making the site detached from the settlement.				

Rutland SHELAA Report December 2019: Appendix H

Stage 2b Site Assessment – Site Information Sheets

SHELAA Reference: SHELAA/BAE/02

Site Address: Land off Barleythorpe Road, Oakham



Parish: Barleythorpe
Gross Site Area (ha): 6.21
Developable Site Area (ha): 3.73
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 112
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	R*	G	G	G	A

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

Suitability Assessment Constraint Data

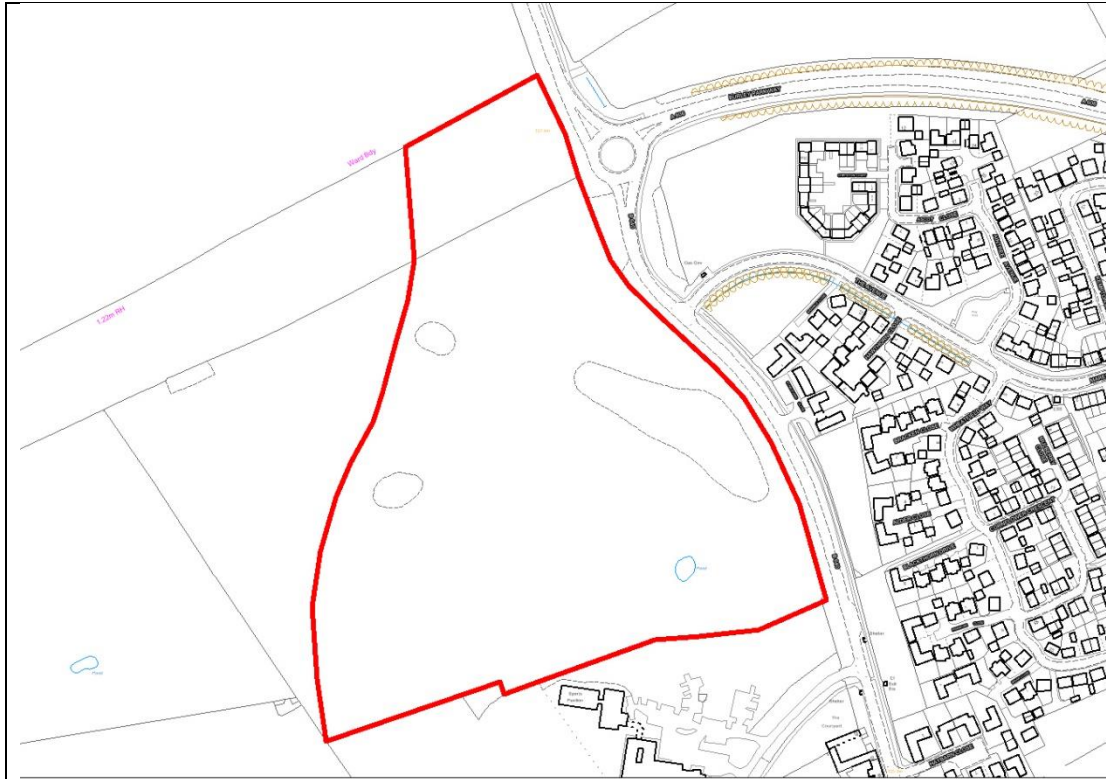
Distance to nearest SSSI Impact Risk Zone (m)	2023	Distance to nearest Local Wildlife Site (m)	1184	Distance to nearest BAP Habitat (m)	80
Distance to nearest Conservation Area (m)	538	Distance to nearest Registered Park or Garden (m)	2725	Distance to nearest Scheduled Ancient Monument (m)	1012
Distance to nearest Listed Building (m)	36	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins Oakham Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	89.90	% of site on Grade 3 Agricultural Land	10.09	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	78.09	% of site in Medium Landscape Sensitivity Area	5.76	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0.54	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The proposed access onto Pastures Lane is a private road; this access would not be suitable for increased traffic due to the access width. If this site is to be developed it would be advised the applicant look into creating a new access onto Main Road Barleythorpe with appropriate access width and site lines.	
Relationship to Settlement Comments	Opposite frontage development onto B640 along part of the eastern boundary and has some frontage onto Pasture Lane where there are three dwellings located. Also opposite built up area of the village along the northern boundary. The extent of the site towards the south however is not well connected to the settlement and there are concerns about the impact on the landscape. Further assessment would be required with regard to landscape to confirm if the site is suitable. Identified as being potentially suitable on that basis, subject to further assessment.	
Topography	Relatively flat.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	Yes - The site is within a Natural England Impact Zone (Ramsar/ SSSI/SAC/SPA) but is unlikely to have an adverse impact on any designated site, meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerow, mature trees, watercourse and grassland. Surveys required include Badger and Great Crested Newts of nearby pond and phase 1 habitat survey. Pending surveys, opportunities for enhancement.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Four listed buildings to immediate north of area including Barleythorpe Manor house (DLE5503). Known archaeological remains on site include it being within Historic Core of Barleythorpe (MLE9502). Post-medieval fishponds (MLE5022) 60m to NW. Iron Age/Roman features (MLE16972 & MLE16973) 60m south. A field system (MLE16642) to east and probable bronze age barrow (MLE22646) to east. 2008 excavations of Iron Age settlement at Catmose College (immediate south of area). 2014 trial trenching completed to east around 'archaeologically sensitive' BA barrow. Medium risk.	A
Landscape	This site forms the eastern extent of study site number 5A in the LS&C Study 2010, with high overall landscape sensitivity and high overall landscape capacity in that study. That study could have recorded a slightly higher landscape capacity to accommodate development but it is recognised that the lower lying land within this study site and within which site BAE/02 is located presents an important landscape and townscape function in maintaining a gap between Oakham and Barleythorpe. Consequently a red landscape RAG rating is considered appropriate. Assessment supported by Landscape Architect.	R
Lead Flood Authority Flood Risk	No objections in principle as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving.	G
Environmental Health & Contamination	No constraints identified.	G

Highways Authority: Access	Pasture Lane is a narrow, unadopted section of highway. RCC would object to any additional traffic being added onto the highway at this location. Access onto the B640 will either be within a 40mph or 30mph limit depending on site access location. This road is suitable to take additional traffic with good visibility in both directions.	G
Highways Authority: Wider Road Network	The B640 road is suitable to take additional traffic with good visibility in both directions. The footpath that runs adjacent to the site boundary and B640 would need to be upgraded as part of any development at this site.	A

SHELAA Reference: SHELAA/BAE/03

Site Address: Land adjacent to Barleythorpe Hall, Main Road



Parish: Barleythorpe
Gross Site Area (ha): 8.85
Developable Site Area (ha): 5.31
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 159
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

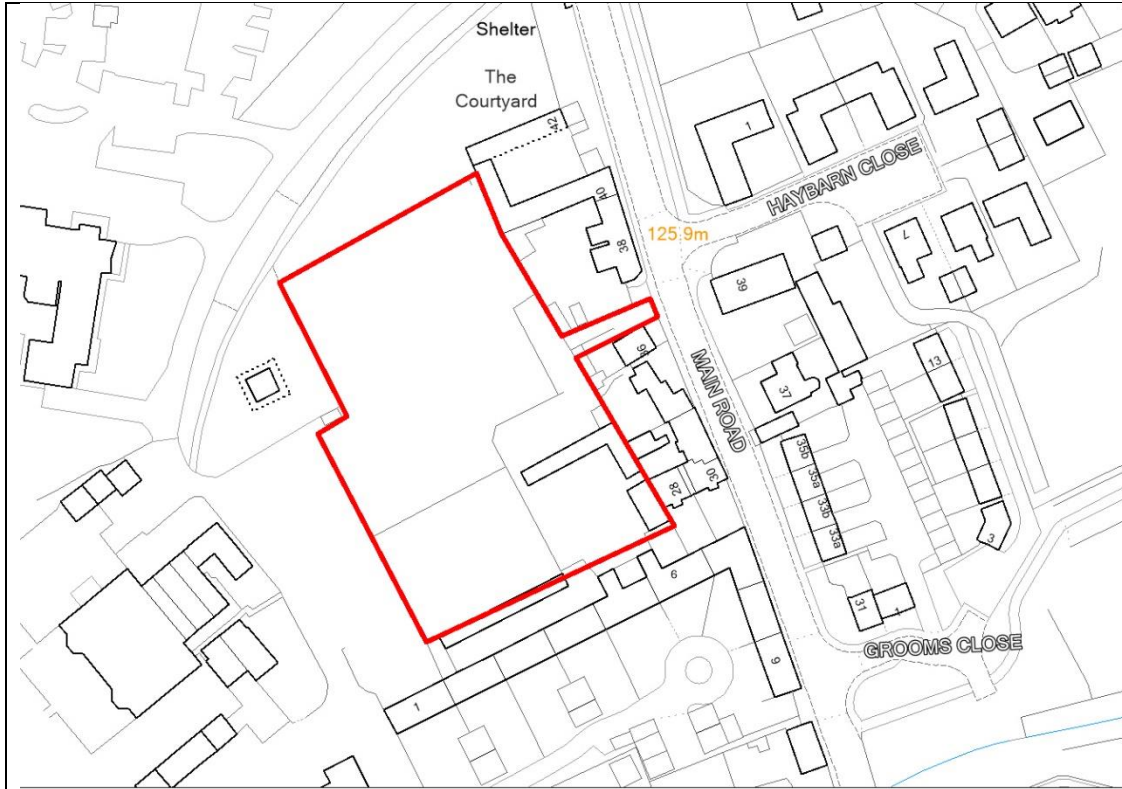
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2539	Distance to nearest Local Wildlife Site (m)	1190	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	480	Distance to nearest Registered Park or Garden (m)	2971	Distance to nearest Scheduled Ancient Monument (m)	1561
Distance to nearest Listed Building (m)	161	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is edged on two sides of the PLD of Oakham and Barleythorpe.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.59	% of site in Medium Landscape Sensitivity Area	0.05	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access. Impact on wider network minimal.	
Relationship to Settlement Comments	Directly opposite built up area of Oakham to the east but not as well located in relation to settlement of Barleythorpe which is the village located to the west of the B640 road to the south of this site.	
Topography	Relatively flat.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	Yes - The site is within a Natural England Impact Zone (Ramsar/ SSSI/SAC/SPA) but is unlikely to have an adverse impact on any designated site, meaning that Natural England consultation is not required.	G
Local Ecology Designations	R+F possible spp-rich grassland, hedgerows, ponds, mature trees. Phase 1 Habitat Survey, badgers, GCN survey of on-site and nearby ponds required. Mitigation dependent on surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No designated heritage assets on site or within vicinity. No known archaeological remains on site however within vicinity are Historic Settlement Core of Barleythorpe (MLE9502) 90m south. Prospect mound (MLE5023) 40m south. Anglo-Saxon grub-house (MLE17746) 60m to south-east. Late Neolithic site (MLE18644) and possible IA/Roman field system (MLE21087) to immediate east. Trial trenching (ELE5310) to east and 2001 cultural heritage technical report for Oakham Bypass. Large area. Medium risk.	A
Landscape	This site was assessed as Study Zone 1 in the LS&C Study 2018, with high overall landscape sensitivity and low to medium overall landscape capacity. The study recognises that development here would intrude into the countryside, would be isolated from the town and would overall have a negative effect on landscape character and settlement form and pattern. Consequently a red landscape RAG rating is considered appropriate for site BAE/03. Assessment supported by Landscape Architect.	R
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving.	G
Environmental Health & Contamination	No constraints identified.	G
Highways Authority: Access	Access onto the B640 will either be within a 40mph or 30mph limit depending on site access location. This road is suitable to take additional traffic with good visibility in both directions.	G
Highways Authority: Wider Road Network	The B640 is suitable to take additional traffic with good visibility in both directions. Due to the size of the development, there should be too access into the site. One of which could be taken from the existing Langham roundabout.	A

SHELAA Reference: SHELAA/BAE/04

Site Address: North of Barleythorpe



Parish: Barleythorpe
Gross Site Area (ha): 0.54
Developable Site Area (ha): 0.52
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 8
Additional Notes on Capacity: Capacity limited to 8 due to previous approval and due to the site being limited by a private drive access arrangement.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	n/a	G	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	A	G

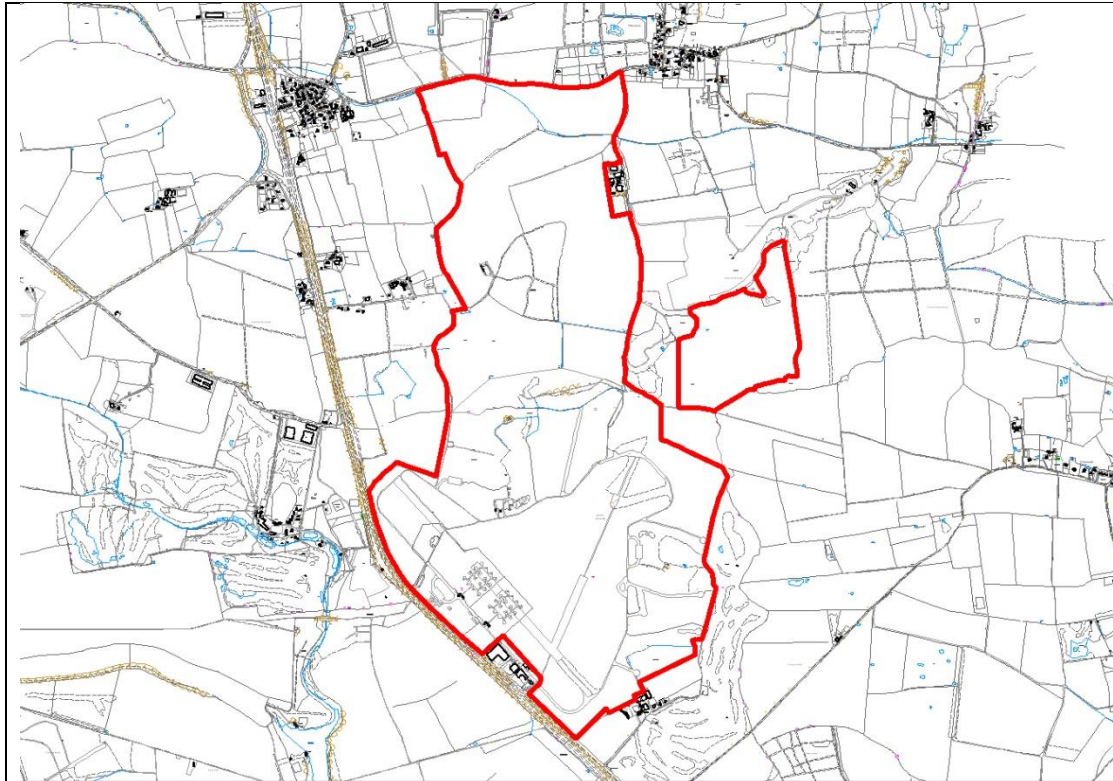
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2414	Distance to nearest Local Wildlife Site (m)	1176	Distance to nearest BAP Habitat (m)	30
Distance to nearest Conservation Area (m)	982	Distance to nearest Registered Park or Garden (m)	2923	Distance to nearest Scheduled Ancient Monument (m)	1417
Distance to nearest Listed Building (m)	11	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The site will be served off a private drive. As this is a long drive it must be a minimum of 5.5m for its entire length (plus 0.5m if bound on either side). This is to allow emergency services/bin collections to access the site.	
Relationship to Settlement Comments	Site sites behind built up area along frontage of Main Road. Development directly to the south and west also. Well connected to settlement.	
Topography	Relatively flat with no topographical constraints to development.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	Yes - The site is within a Natural England Impact Zone (Ramsar/ SSSI/SAC/SPA) but is unlikely to have an adverse impact on any designated site, meaning that Natural England consultation is not required.	G
Local Ecology Designations	Overgrown kitchen garden. Badger and bat surveys required. Pending surveys but opportunities for bat mitigation within development but if badgers are present this maybe difficult.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Listed C17 stone house to immediate east (MLE19239). Clock house & stables (MLE19368) to south. Entirely within Historic settlement core of Barleythorpe (MLE9502). Known archaeological remains within vicinity include Prospect mound (MLE5023) 90m to NW. C19th Barleythorpe Hall 50m to west. Within curtilage of Barleythorpe Hall Country House. Medium risk.	A
Landscape	Site BAE/04 lies within Barleythorpe's PLD and thus has not been assessed. It's location within the village would suggest that development within the site may be appropriate in landscape and visual terms, subject to detailed assessment, and thus a landscape RAG rating of green would appear appropriate. Assessment supported by Landscape Architect.	G
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving. The type of sustainable drainage method will need to take into account the skid of surface water flooding to neighbouring properties. There is a possible risk of surface water flooding to the properties south of this site and north of Manor Lane.	A
Environmental Health & Contamination	Potential for contaminated land to be present. Phased contaminated ground assessment required.	A
Highways Authority: Access	The site will be served off a private drive. As this is a long drive it must be a minimum of 5.5m for its entire length (plus 0.5m if bound on either side). This is to allow emergency services/bin collections to access the site.	G
Highways Authority: Wider Road Network	The B640 is suitable to take additional traffic with good visibility in both directions.	G

SHELAA Reference: SHELAA/CLI/01

Site Address: Woolfox, south of Clipsham



Parish: Clipsham; Greetham; Stretton; Empingham; Pickworth
Gross Site Area (ha): 493.19
Developable Site Area (ha): 295.91
Brownfield/ Greenfield Status: Mixed
Current Use: Agriculture and woodland
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Education; Community Facility; Open Space
Indicative Capacity: 7560
Additional Notes on Capacity: The Woolfox masterplan identifies 27 hectares of employment land, 4 hectares used for trunk road service area and a net amount of 252 hectares for housing. The net figure of 252 hectares is identified as the developable area and in order to apply a consistent calculation across all sites the standard 30dph is utilised. On this basis at a capacity of 30dph there is a residential capacity of 7560 homes. Phase one is identified as delivering 2500 homes.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable - Site is considered unsuitable and the viability of the site is not evidenced sufficiently raising concerns about achievability.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Viability of site not demonstrated
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	R	R	R	n/a	R	A	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	A	G	A	G	A	n/a

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	50	Distance to nearest Scheduled Ancient Monument (m)	1033
Distance to nearest Listed Building (m)	235	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Promoted as new settlement. No connection to existing settlement.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	97.8	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Within a zone 2 or 3 SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Significant highway works required. Junction and capacity needs to be assessed to ascertain what impact this will have on network (localised and wider).	
Relationship to Settlement Comments	Promoted as new settlement and is not connected to any existing settlement.	
Topography	Mostly gentle undulation/slope – so moderate topographical constraints would need mitigation adding to viability issues. But with some steep slope/ undulations - significant topographical constraints preventing development of site.	A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public rights of way affected – requiring mitigation. A bridleway crosses the central portion of the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone (SSSI). Natural England should be consulted of the risks.	A
Local Ecology Designations	Ancient woodland, calcareous grassland, hedgerows, trees, arable. There are a number of known protected species on site and a number of Local Wildlife Sites. Surveys required include Phase 1, badger (on site), GCN (on site), bat roosts (trees and buildings on site), bat foraging, reptiles, possible invertebrates (depending on design). This is a very significant site, some development would be possible, but this is a very interesting area ecologically and significant mitigation would be required. The centre of this site contains ancient woodlands; there is a significant opportunity here to provide a wide corridor through the centre of the site (E to W) to reconnect these woodlands, and link them to Pickworth Great Wood. Also opportunities for calcareous grassland creation. Opportunities would need to be discussed pending updated surveys.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Northern extent lies between Stretton (DLE7362) and Clipsham (DLE466) conservation areas. Known archaeological remains on site include possible enclosure cropmark (MLE17237, 21788 & 21789) and Woolfox Lodge Airfield (MLE21790, MLE15978, MLE15979). Clipsham Quarries (MLE21829) to immediate east, Pickworth Wood (MLE16929) also east. Deserted medieval village, Hardwick (MLE5217) to south east, Exton Park (MLE5385) to south. Roman villa site, Black Piece (MLE5114) to east.	A
Landscape	The extensive site CLI/01 represents a new garden village development in the countryside and thus has not been assessed in any of the LS&C studies of land on the edge of settlements undertaken on behalf of the Council. A landscape and visual impact assessment (LVIA) of the proposed development has been undertaken by the promoters of this site. The LVIA assesses overall landscape and visual sensitivity taking into account landscape and visual susceptibility and landscape and visual value in accordance with recognised guidance. A review of the LVIA has been undertaken by Bayou Bluenvironment (BBe, August 2019) which agrees with the LVIA's assessment of low landscape value, susceptibility and overall landscape sensitivity of the character of the proposed Phase 1 development which predominantly covers the former airfield.	R

	<p>However, BBe does not agree with the LVIA's assessment of medium landscape value, susceptibility and overall landscape character sensitivity of the proposed Phase 2 development which would be within arable farmland considered to have high landscape susceptibility and high overall landscape sensitivity. With regard to visual sensitivity, the LVIA assesses the value, susceptibility and overall sensitivity from a number of representative viewpoints as mostly medium or high for Phase 1 and Phase 2 of the proposed development. However, it does not reach overall conclusions on landscape sensitivity and capacity, but concludes that the Woolfox Garden Village could be designed to respect the landscape elements, character and visual amenity of the site and its surroundings. The BBe review suggests the LVIA underplays the likely impact of the proposals, and whilst adoption of the methodology used in the previous LS&C studies is not appropriate (because the site is not land surrounding a built up area) BBe's review of the LVIA would suggest a preliminary assessment of Phase 1 as moderate landscape sensitivity, low to moderate landscape value, overall medium capacity and landscape RAG rating of amber for Phase 1. For Phase 2 a preliminary assessment of high landscape sensitivity, moderate to high landscape value and overall low capacity of Phase 2 to accommodate development with a landscape RAG rating of red for Phase 2 of the proposed development, subject to detailed assessment.</p>	
Lead Flood Authority Flood Risk	<p>No objections in principle. An ordinary water course runs across the top of the site, the developer will need to design a scheme that does not build any houses on the flood zone 3, and allows water to flow through the development without posing a flood risk up or down stream. The developer will need to design a masterplan for sustainable drainage throughout the site and ensure the drainage scheme utilise the levels of the land. The drainage will need to be phased, but also linked.</p>	A
Environmental Health & Contamination	<p>Potential for contaminated land, air quality, noise and lighting issues. Phased contaminated land assessment; acoustic design statement; air quality assessment Lighting to meet E3 required.</p>	A
Highways Authority: Access	<p>For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required. The developer will need to look at key areas such as: B668 junction with A1, B668 and A1 Grantham Lane junctions, Greetham Village, Cottessmore Village, Empingham Village and junctions with the A606.</p>	A
Highways Authority: Wider Road Network	<p>For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required. The developer will need to look at key areas such as: B668 junction with A1, B668 and A1 Grantham Lane junctions, Greetham Village, Cottessmore Village, Empingham Village and junctions with the A606.</p>	A

SHELAA Reference: SHELAA/COT/01

Site Address: Land off Main Street, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 1.25
Developable Site Area (ha): 1.00
Brownfield/ Greenfield Status: Greenfield
Current Use: Grassland
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 8
Additional Notes on Capacity: Consultation with Highways has confirmed that due to the limitations of the access any development of the site would need to be restricted to 8 dwellings or less.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R*	G	G	G	G
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

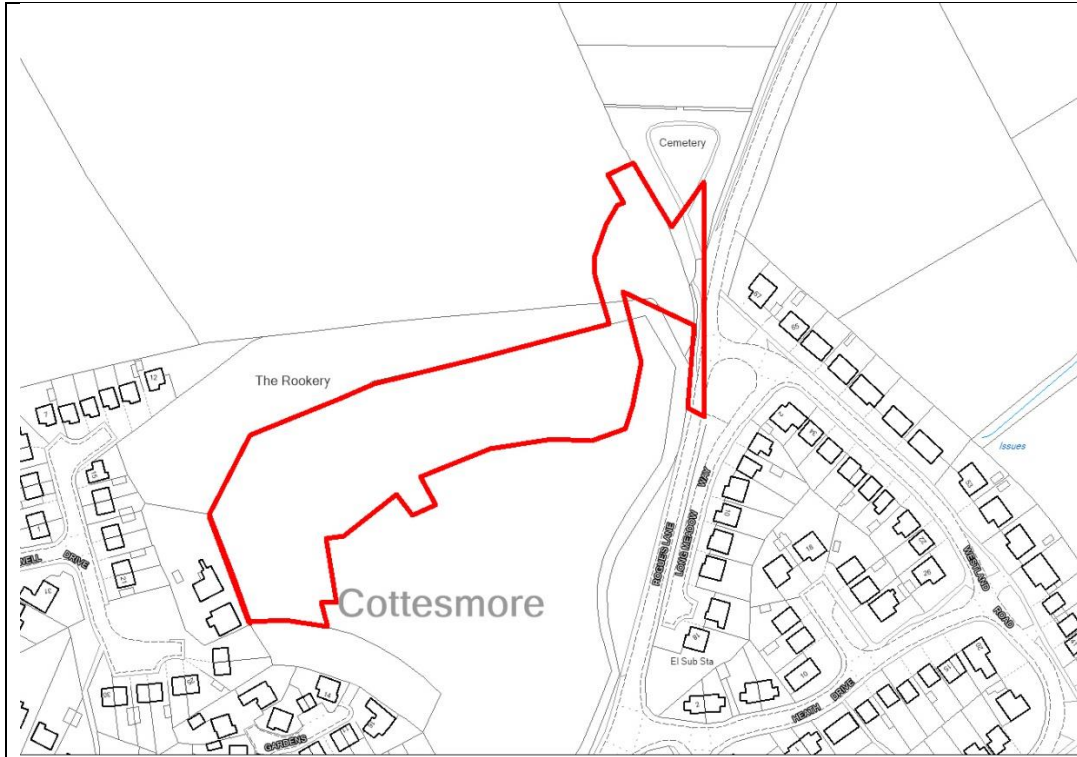
Distance to nearest SSSI Impact Risk Zone (m)	2865	Distance to nearest Local Wildlife Site (m)	1129	Distance to nearest BAP Habitat (m)	399
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1122	Distance to nearest Scheduled Ancient Monument (m)	1312
Distance to nearest Listed Building (m)	26	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 3 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	96.01	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0.23	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Previously planning permission has been refused on highway grounds. On site consultation with site promoter and highways identified that the work would involve the removal of the large hedge leading into the site, the whole road constructed to an adoptable standard, and a maximum of 8 dwellings in order to be acceptable in highways terms.	
Relationship to Settlement Comments	Well connected with built form to the north, east and western boundaries. Sports field directly to the south also. Accessed from B668.	
Topography	Level ground.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. GIS plotting of site overlaps an open space by 0.24%. Site does not actually impact on an open space.	G
Important Open Space	No loss/impact. Not designated. GIS plotting of site overlaps an open space by 0.24%. Site does not actually impact on an open space.	G
Rights of Way	Public right of way E155 skirts southern edge of site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Mature trees and hedgerows. Surveys required include badger. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey. Okay with mitigation.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated and could have potential to enhance the current impact of the site on the conservation area.	A
Archaeology	Known Archaeological Remains within the vicinity of the site include the site being within Historic Settlement Core. Medieval earthworks c.65m to east of the site. It appears unaffected by recent development (the area lies to the north of the former Cottesmore South Ironstone Quarry), it lies within what we believe to be the historic settlement core of Cottesmore (this is the area thought to have been occupied by the medieval and post-medieval communities), and therefore preserving a high potential for archaeological remains of those periods. Probable earthwork remains of the historic village have been recorded both to the west and east of this site, which implies a strong potential for similar remains to be present here. However the absence of reported remains from the site itself, may relate to either the site not having been accessed when the survey was undertaken, remains being present but not observable, that they have been removed by later activity (e.g. agriculture), or finally that they were never present. Whilst not substantial in size the density and significance of archaeological remains in such an area could be notable. On balance I would suggest the site has a high potential, but this could be addressed by a precautionary pre-determination approach to evaluation. It is the possible presence of earthwork remains that would potentially present an obstacle to development. If such remains were <u>not</u> present, I would expect the site could be developed, but would still require thorough investigation (trial trenching) of the buried archaeological interest.	R
Landscape	Site COT/01 is located in zone C4 within the LS&C Study 2012 with moderate overall landscape sensitivity, moderate to high landscape value and overall low to medium landscape capacity for the wider zone to accommodate development.	A

	The site is one of several irregular land parcels along the northern and western parts of the zone, with a complex mix of land uses including gardens, fields and paddocks mostly grazed by horses, and playing fields. Various field boundaries include hedges, timber or wire fences and trees adding to landscape complexity and variable enclosure. Site COT/01 is well screened from public highways but a public footpath runs along the site's southern boundary giving it a semi-enclosed nature. The 2012 LS&C Study recognises that landscape and visual amenity could be affected by development which reduces the wider zone's capacity to low to medium instead of medium. However, the study also recognises that the semi-enclosed nature of the western part of zone C4, including site COT/01, offers some development potential in landscape and amenity terms. Consequently a landscape RAG rating of amber is considered appropriate.	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Impact on surrounding residential housing needs to be considered through an assessment.	A
Highways Authority: Access	On site consultation with site promoter and highways identified that the work would involve the removal of the large hedge leading into the site, the whole road constructed to an adoptable standard, and a maximum of 8 dwellings in order to be acceptable in highways terms.	A
Highways Authority: Wider Road Network	No or little impact on the wider road network.	G

SHELAA Reference: SHELAA/COT/03

Site Address: Land west of Rogues Lane, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 1.33
Developable Site Area (ha): 1.07
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 32
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Heritage, Landscape and Flood Risk assessments indicate red RAG ratings.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R*	G	G	A	A
* Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3167	Distance to nearest Local Wildlife Site (m)	1128	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1101	Distance to nearest Scheduled Ancient Monument (m)	1777
Distance to nearest Listed Building (m)	112	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Adjoins the Planned Limits of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	94.29	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	1.71	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access via Creswell Drive has a 6m carriage way which is suitable for more traffic. Access onto Rouges Lane would be acceptable as it is a straight road within a 30mph limit. Junction of Rouges Lane with Toll Bar will need to be assessed to ensure there is sufficient capacity for an increase in vehicle movements.				
Relationship to Settlement Comments	Connected to the village at the eastern and western boundaries, adjacent to existing built form. Area with significant trees along the complete northern boundary and part of the southern boundary. The significant tree coverage does give the feeling of the site being detached from the settlement. Further assessment required on the impact on landscape before suitability status is confirmed therefore identified as potentially suitable at this stage.				
Topography	The site is within zone C1 of the landscape study and is referred to as a small wooded parcel of land partially enclosing a separate arable field east of Rogue's Lane and is relatively flat. Relatively flat with no topographical constraints to development.				G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. GIS plotting of site overlaps an open space by 1.71%. Site does not actually impact on an open space.				G
Important Open Space	No loss/impact. Not designated. GIS plotting of site overlaps an open space by 1.71%. Site does not actually impact on an open space.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Arable, some woodland. Surveys required include badger. Recommended mitigation includes retention of a 10m buffer zone of natural vegetation to woodland; other mitigation pending surveys. Okay with mitigation.				A
Heritage	The site is within the conservation area. There are no other designated heritage assets within the vicinity of the site. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant detrimental impact on conservation area which could not be mitigated.				R
Archaeology	Known Archaeological Remains within the vicinity of the site include the site of Cottessmore Hall & stables 30m south of area. Trial trenching suggests ditches/settlement may continue into this area. Much of the area has been excavated. A known or anticipated substantial archaeological potential of regional or national importance, with (above and/or below ground) remains likely to impact upon the viability, character and/or scope of development. Early evaluation by desk-based and field assessment essential to inform the design and scope of any planning application.				R
Landscape	C1 overall is assessed as Moderate to High landscape and settlement character sensitivity. Conclusions on Landscape Capacity: Overall Moderate landscape sensitivity and Moderate landscape value give Medium capacity for Zone C1 to accommodate development. Development would present significant extension of the village to the north of Mill Lane where it could be prominent and with low capacity for mitigation, potentially detracting from the traditional built form,				R

	<p>pattern and scale of the village. The small parcel of land within should be considered independently of C1, but is of insufficient scale to justify a study zone in its own right. Whilst integral to the existing built form of the settlement and enjoying a mature established screen from the wider landscape context, its intrinsic value as open space supports a view that this should be safeguarded from development. Sensitivity to development is High, Capacity for development is low. Consultation with Landscape Architect confirms that a landscape RAG rating of red is appropriate for this site which has higher sensitivity and lower capacity for development than the wider zone C1 within the LS&C Study 2012 within which it is located.</p>	
Lead Flood Authority Flood Risk	EA flood risk high. Significant flood risk or potential to exacerbate flood risk downstream – known issues.	R
Environmental Health & Contamination	No constraints known. Contamination unlikely and no detrimental effects identified currently.	G
Highways Authority: Access	Access via Creswell Drive has a 6m carriage way which is suitable for more traffic. Access onto Rogues Lane would be acceptable as it is a straight road within a 30mph limit.	G
Highways Authority: Wider Road Network	Junction of Rogues Lane with Toll Bar will need to be assessed to ensure there is sufficient capacity for an increase in vehicle movements. Impact on the wider road network requiring mitigation.	A

SHELAA Reference: SHELAA/COT/12b

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



Parish: Cottesmore
Gross Site Area (ha): 0.18
Developable Site Area (ha): 0.17
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 5
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R*	G	G	G	G
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

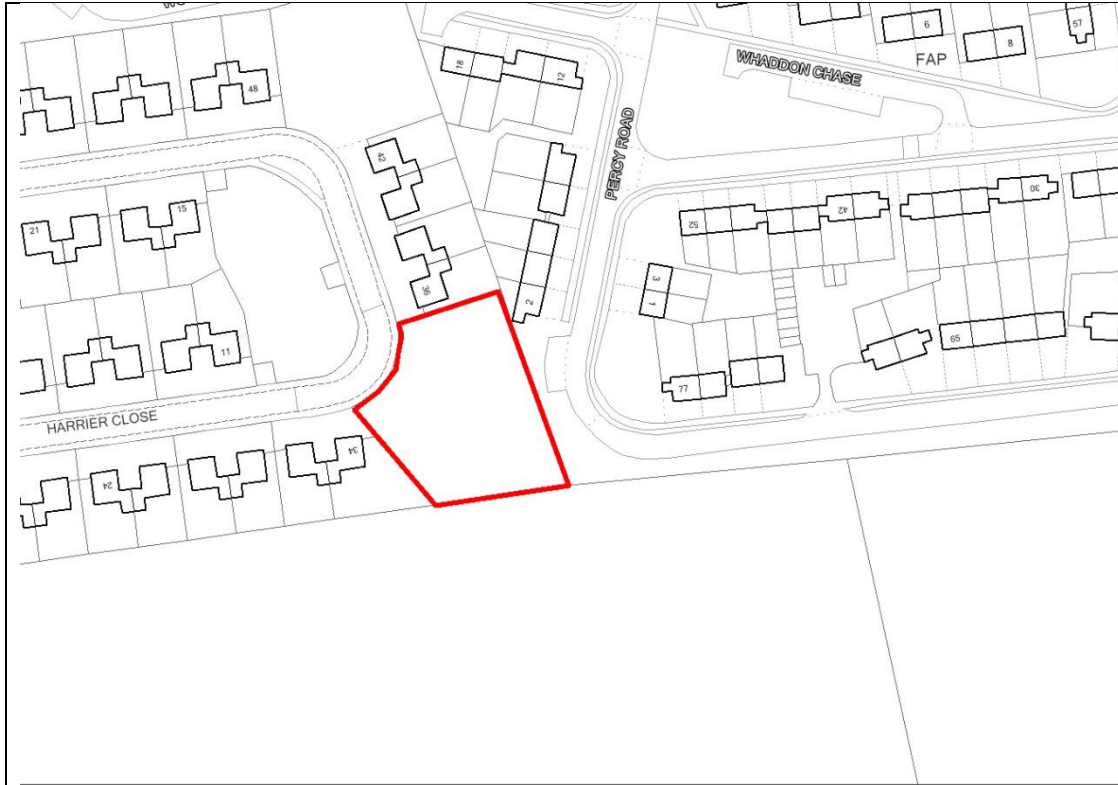
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2653	Distance to nearest Local Wildlife Site (m)	1378	Distance to nearest BAP Habitat (m)	230
Distance to nearest Conservation Area (m)	585	Distance to nearest Registered Park or Garden (m)	1378	Distance to nearest Scheduled Ancient Monument (m)	1323
Distance to nearest Listed Building (m)	919	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within built up area of part of Cottesmore which is proposed to be PLD
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	71.64	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Good access. Impact on wider network minimal.				
Relationship to Settlement Comments	Well connected to existing built form with frontage onto Cottesmore Road and Harrier Close.				
Topography	Not assessed for landscape study. Relatively flat.				G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.				G
Important Open Space	Not designated. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Mature trees and hedgerows. Surveys required include badger and bats. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey.				G
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No known archaeological remains on site include being within Cottesmore Airfield (MLE15964). Surrounded by airfield. Within heavily developed housing estate but looks like undisturbed ground.				G
Landscape	Comments received from Landscape Architect as the site is not within the scope of previous studies. Beyond the scope of the 2012 LS&C study. Site COT/12b would appear to be located within the MoD housing estate adjacent to existing built development with low landscape sensitivity and the capacity to accommodate further housing. Consequently a green RAG rating is likely to be appropriate subject to detailed assessment.				G
Lead Flood Authority Flood Risk	None identified.				G
Environmental Health & Contamination	No known constraints. Contamination unlikely.				G
Highways Authority: Access	Good access.				G
Highways Authority: Wider Road Network	Impact on wider network minimal.				G

SHELAA Reference: SHELAA/COT/12e

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



Parish: Cottesmore
Gross Site Area (ha): 0.18
Developable Site Area (ha): 0.17
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 5
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R*	G	G	G	G

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

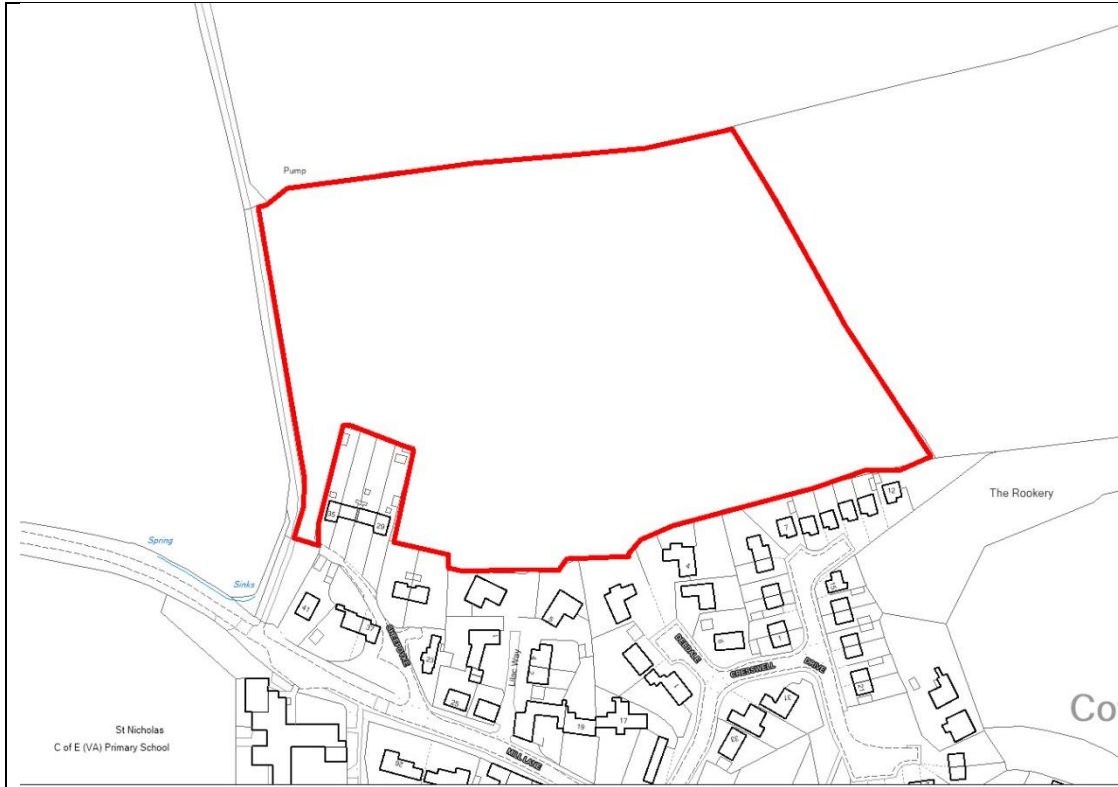
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2481	Distance to nearest Local Wildlife Site (m)	1281	Distance to nearest BAP Habitat (m)	413
Distance to nearest Conservation Area (m)	720	Distance to nearest Registered Park or Garden (m)	1281	Distance to nearest Scheduled Ancient Monument (m)	1132
Distance to nearest Listed Building (m)	1060	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within built up area of part of Cottesmore which is proposed to be PLD
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	91.79	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Good access. Impact on wider network minimal.				
Relationship to Settlement Comments	Well connected to existing built form to the north, east and west with frontage onto Harrier Close.				
Topography	Not assessed for landscape study. Relatively flat.				G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.				G
Important Open Space	Not designated. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Mature trees and hedgerows. Surveys required include badger and bats. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey.				G
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No known archaeological remains on site include being within Cottesmore Airfield (MLE15964). Surrounded by airfield. Within heavily developed housing estate but looks like undisturbed ground.				G
Landscape	Comments received from Landscape Architect as the site is not within the scope of previous studies. Beyond the scope of the 2012 LS&C study. Site COT/12e would appear to be located within the MoD housing estate adjacent to existing built development with low landscape sensitivity and the capacity to accommodate further housing. Consequently a green RAG rating is likely to be appropriate subject to detailed assessment.				G
Lead Flood Authority Flood Risk	None identified.				G
Environmental Health & Contamination	No known constraints. Contamination unlikely.				G
Highways Authority: Access	Good access.				G
Highways Authority: Wider Road Network	Impact on wider network minimal.				G

SHELAA Reference: SHELAA/COT/13

Site Address: Land north of Mill Lane, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 4.25
Developable Site Area (ha): 2.55
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 77
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason:			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

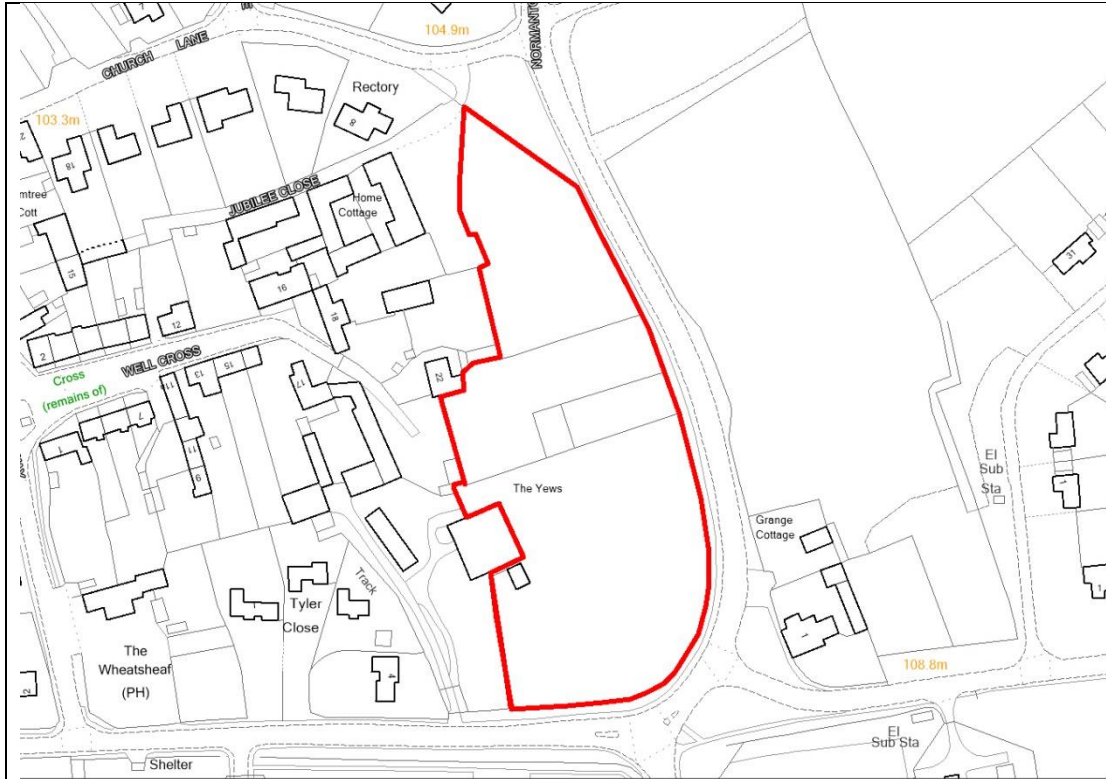
Distance to nearest SSSI Impact Risk Zone (m)	3403	Distance to nearest Local Wildlife Site (m)	1297	Distance to nearest BAP Habitat (m)	15
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1271	Distance to nearest Scheduled Ancient Monument (m)	1476
Distance to nearest Listed Building (m)	39	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	96.20	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The access is within the 30mph limit. However it is directly opposite the school and will be between the car park to the school and the off street parking for the school. The developer may be required to install some highway improvements to ensure an accident does not occur in relation to the school. The access would have good visibility in both directions, as it is a straight road.	
Relationship to Settlement Comments	Connected to existing built form along the full extent of the southern boundary only. Masterplan provided shows access from Mill Lane. Development would present significant extension of the village to the north of Mill Lane where it could be prominent. Further assessment required to establish impact on landscape due to scale of proposed site therefore identified as potentially suitable at this stage, subject to further assessment.	
Topography	The site is within zone C1 of the landscape study. The study considers the zone to be on the gently falling Cottesmore plateau landscape area.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Ridge & Furrow, possible species rich grassland and hedgerows. Surveys required include Phase 1 Habitat and Badger. Recommended mitigation cannot be identified whilst surveys pending.	A
Heritage	Borders the conservation area. Listed building 40m to south. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on site include Good ridge and furrow. Known archaeological remains within vicinity of site include bordering Historic Settlement Core. Ridge and furrow good but isolated.	A
Landscape	The site is within zone C1 of the landscape study. Overall Moderate landscape sensitivity and Moderate landscape value give Medium capacity for Zone C1 to accommodate development. Development would present significant extension of the village to the north of Mill Lane where it could be prominent and with low capacity for mitigation, potentially detracting from the traditional built form, pattern and scale of the village. However, the Creswell Drive development which consolidates previously dispersed and agricultural development north of Mill Lane might be slightly extended with limited visual or settlement form harm. Overall, development across the main zone would be poorly related to the current extent and scale of Cottesmore. Consultation with Landscape Architect confirms that a landscape RAG rating of amber is appropriate for this site in accordance with the assessment within the LS&C Study 2012 of moderate sensitivity and medium capacity of zone C1 within which it is located.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Dependent what the mixed site is composed of its compatibility between the uses and adjacent land-uses . This then may require detailed environment assessment to be undertaken.	A

Highways Authority: Access	Access onto Mill Lane within the 30mph limit and has good visibility in both direction. The position of the access road, will need to take into account its relationship with the school opposite.	A
Highways Authority: Wider Road Network	None.	G

SHELAA Reference: SHELAA/EDI/02

Site Address: The Yews, Well Cross, Edith Weston



Parish: Edith Weston
Gross Site Area (ha): 1.02
Developable Site Area (ha): 0.82
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 25
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Heritage Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	G	R	R	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	A	R*	G	G	G	A
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	694	Distance to nearest BAP Habitat (m)	280
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4584	Distance to nearest Scheduled Ancient Monument (m)	128
Distance to nearest Listed Building (m)	3	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	24.77	% of site on Grade 3 Agricultural Land	75.23	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	48.74	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	50.75
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0.20	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	The site is on a bend, in close proximity to the roundabout and other road junctions. The site access will need to be designed with good visibility's in both directions. It could have the potential to join on to the existing roundabout.				
Relationship to Settlement Comments	Well connected to the settlement with built form along full extent of the western boundary, officers mess opposite to the south and built form opposite the south eastern corner of the site. The site itself places a role as a visually open space within the settlement which needs to be considered in more detail. Further assessment is required to confirm the suitability status of the site so identified as potentially suitable subject to further assessment.				
Topography	The site is within zone EW6 of the landscape study. Relatively level ground.				G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.				G
Important Open Space	Not designated. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	The site is within Impact zone for Rutland Water (Ramsar). All planning applications (except householder) within the impact zone require consultation with Natural England on likely risks.				A
Local Ecology Designations	Possible species rich grassland, gardens, mature trees. Surveys required include Phase 1 Habitat, Badger, Bat and Tree. Recommended mitigation is dependent on pending surveys. Part ok with mitigation and part needs further survey work before making decision.				A
Heritage	Within the conservation area. Bordered by 2 listed buildings and a further 4 listed buildings within 40m. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant detrimental impact on the conservation area setting that cannot be mitigated.				R
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of site include Former Medieval Village Earthworks 10m west of site. In COA and large site but northern half under trees and allotment-type gardens. Southern half undisturbed. Pre-determination evaluation by desk-based and appropriate field assessment.				A
Landscape	Zone EW6 Low sensitivity with medium to high capacity for development. Area has indistinct character and is not important to the setting of the village. On balance a slightly lower capacity has been applied to reflect the visual sensitivities of the site when approaching from the south but in context of redevelopment of St Georges barracks this would form part of the separation area between the village and the development at the barracks. Consultation with Landscape Architect provides the following comments: Site EDI/02 is located within two zones assessed in the 2012 LS&C Study: the northern part of the site is within zone EW5 whilst the southern part of the site is within zone EW6. The 2012				A

	assessment recognises the higher sensitivity and lower capacity of the northern part of the site (EW5 high landscape sensitivity and low to medium capacity) compared to the southern part of the site (EW6 low sensitivity and medium to high capacity). Despite the lower sensitivity and higher capacity of the southern part of the site, the 2012 assessment does recognise the visual sensitivities of this part of the site. Agree with the initial landscape assessment that retention of the openness of the southern part of the site could be important in maintaining separation with St. George's Barracks. An overall amber RAG rating would therefore seem appropriate. Note the RAG landscape sensitivity rating is shown as red but the site's sensitivity is split almost equally between high (red) and low (green) sensitivity in the 2012 LS&C Study.	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Adjacent to MOD site, therefore possible contaminated land. Site risk assessment and remediation needed. No other environmental impacts identified.	A
Highways Authority: Access	The site is on a bend, in close proximity to the roundabout and other road junctions. The site access will need to be designed with good visibility's in both directions. Depending on the access location. The development will need to keep St George's Barracks development in mind, as the mini roundabout will be upgraded as part of the St George's scheme (amber due to St George's Barracks development).	A
Highways Authority: Wider Road Network	None.	G

SHELAA Reference: SHELAA/EDI/03

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



Parish: Edith Weston
Gross Site Area (ha): 3.95
Developable Site Area (ha): 3.16
Brownfield/ Greenfield Status: Brownfield
Current Use: Barracks
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 70
Additional Notes on Capacity: Site capacity reduced to account for landscaping requirements on the redevelopment of the brownfield site.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	R	G	G	R	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

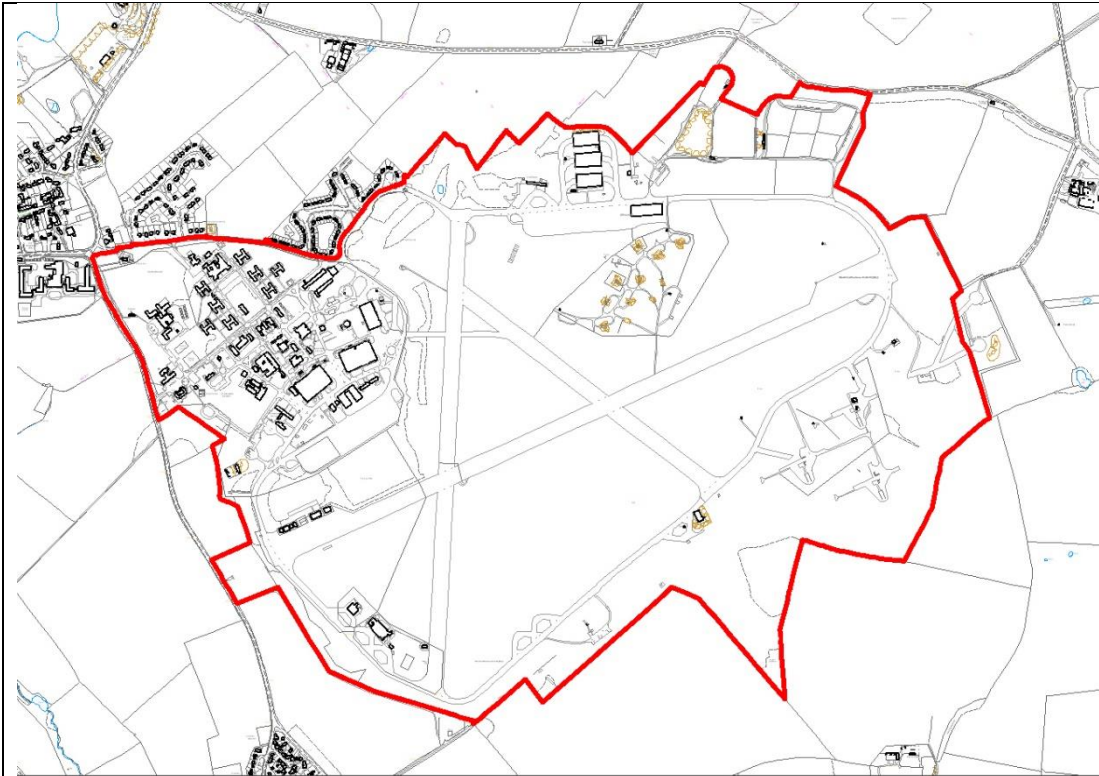
Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	430	Distance to nearest BAP Habitat (m)	204
Distance to nearest Conservation Area (m)	8	Distance to nearest Registered Park or Garden (m)	4723	Distance to nearest Scheduled Ancient Monument (m)	117
Distance to nearest Listed Building (m)	9	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site is opposite the Planned limits of Development on 1 side and is brownfield.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.46	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The access location will need careful consideration at this location. The mini roundabout at the junction of Edith Weston Rd/Manton Rd/Pennine Drive, will need to be looked at in more detail. This development may not effect the mini roundabout, however future development may require the roundabout to be extended.	
Relationship to Settlement Comments	Brownfield site which has existing built form and associated curtilage land covering the site and is directly opposite the built form of the settlement.	
Topography	Gently sloping site north to south.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	None identified.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	Site within Impact zone and at nearest point 495m from Rutland Water (Ramsar). As the development is likely to be more than 10 houses and outside an existing settlement/urban area, consultation with Natural England is required on likely risks.	A
Local Ecology Designations	Features: Known species rich grassland, buildings, hedgerows, hardstanding. Surveys required include Phase 1 Habitat, Bats (buildings) and Badger. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation. Other mitigation pending surveys.	A
Heritage	Borders conservation area to north. Listed building at north west corner of the site and further listed buildings 100m north. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Impact on heritage assets can be mitigated and enhancements to the setting of the listed building could be possible through re-use of the site.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of the site include Medieval village earthworks and Historic Core to immediate north. Medium Risk – A known or anticipated significant archaeological potential of local importance or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment.	A
Landscape	Landscape visual assessment has been undertaken which demonstrates site is low sensitivity to development. Consultation with Landscape Architect confirms that the site was not included in the 2012 LS&C Study because the site is essentially developed. Landscape sensitivity to redevelopment is likely to be low and thus a landscape RAG rating of green would seem appropriate.	G
Lead Flood Authority Flood Risk	Low risk of fluvial flooding.	G
Environmental Health & Contamination	Contaminated land possible. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. No other detrimental environmental impacts identified.	A

Highways Authority: Access	The access location will need careful consideration at this location. The mini roundabout at the junction of Edith Weston Road/Manton Road/Pennine Drive, will need to be looked at in more detail. This development may not affect the mini roundabout, however future development may require the roundabout to be extended.	A
Highways Authority: Wider Road Network	Impact on the wider road network minimal.	G

SHELAA Reference: SHELAA/EDI/04

Site Address: St George's Barracks, Edith Weston



Parish: Edith Weston
Gross Site Area (ha): 286
Developable Site Area (ha): 171.59
Brownfield/ Greenfield Status: Brownfield
Current Use: MOD site including airfield and buildings
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Education; Community Facility; Open Space; Sports & Leisure
Indicative Capacity: 2215 dwellings; 14ha employment land
Additional Notes on Capacity: St Georges Masterplan identifies that 14 hectares of employment land will be provided along with 2215 dwellings across 80 hectares of developable area.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason:			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	R	G	R	n/a	R	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	n/a

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	273	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	3	Distance to nearest Registered Park or Garden (m)	4804	Distance to nearest Scheduled Ancient Monument (m)	238
Distance to nearest Listed Building (m)	0	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is promoted as a new settlement.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The local highway network will need to be improved to accommodate the additional traffic. Traffic calming features and roundabout improvements around the site will be required.	
Relationship to Settlement Comments	The site is promoted as a new settlement.	
Topography	Gently sloping.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	No loss or impact.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	Site within Impact zone and at nearest point 495m from Rutland Water (Ramsar). The following developments (relevant to this proposal) require Natural England consultation on likely risks: of any residential development of 10 or more houses outside existing settlements/urban areas; Infrastructure including pipelines, pylons and overhead cables; Any transport proposals including roads and water; Large non-residential developments outside existing settlements where net additional gross internal floorspace is >1,000m ² or footprint exceeds 0.2ha; Large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone require consultation with Natural England on likely risks.	A
Local Ecology Designations	Known species rich grassland, buildings, hardstanding, scrub/trees. Surveys required include Phase 1/Phase 2 Habitat, Reptile, Wintering, passage and breeding birds, Badger, Great Crested Newt, Bats (buildings – foraging may be required depending on layout). Mitigation is dependent on pending surveys.	A
Heritage	Designated heritage assets on site include Grade II* Thor missile site. No other designated heritage assets identified within vicinity of site. Very large area with listed missile site for which the setting of will be a consideration. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Impact on listed missile site can be mitigated due to the significant space available and the ability to layout the site to take into account the heritage asset.	A
Archaeology	Known archaeological remains on site including Military Airfield, WWII pillboxes, Possible prehistoric site, Anglo-Saxon cemetery and Ridge and furrow. Known archaeological remains within the vicinity of the site include Prehistoric, Roman, Saxon and medieval. Very large area with listed missile site for which 'Setting' may be a consideration. Some parts of the area may be suitable for development. High Risk – a known of anticipated substantial archaeological potential of regional or national importance with (above and/or below ground) remains likely to impact upon the viability, character and/or scope of development. Early evaluation by desk-based and field assessment essential to inform the design and scope of any planning permission.	A
Landscape	Comments received from Landscape Architect due to the fact the site was not covered by the previous studies. Site not included in the 2012 LS&C Study because the western area of the site on the edge of Edith Weston is essentially developed. Landscape sensitivity and capacity to accommodate development is likely to vary across this large site as recognised in the St. George's Barracks Baseline Landscape Visual Appraisal (LVA), April 2018 (as amended September 2019). The LVA concludes that "the condition of the site landscape reflects its functional requirement as a military base. The arrangement of buildings and open spaces associated with the barracks and the golf course are therefore utilitarian	G

	and well maintained. There is a sense of enclosure to these parts of the site as a result of the built form and associated network of boundary trees. In comparison, the former airfield is characteristically open, windswept and abandoned in nature, with a sense of remoteness in places. Its former use evidenced by the presence of runways and the Thor missile launch pads. Views from this part of the site are often far reaching due to the open characteristics of the plateau on which it sits and limited built form. Overall, considering the range of landscape and built elements which vary in value across the site, the landscape / townscape value of the site is judged to be low - medium".Although not a landscape sensitivity and capacity study, a preliminary assessment based on the LVA is that overall landscape sensitivity of this brownfield site is potentially moderate with low to moderate landscape value giving a medium to high capacity to accommodate development, subject to detailed assessment. Thus a landscape RAG rating of green would be appropriate at this stage.	
Lead Flood Authority Flood Risk	Low risk of fluvial flooding.	G
Environmental Health & Contamination	Possible contaminated land. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. With regards to air quality, the potential size of the development may have impacts on local air quality, depending on the local highway network. Depending on any proposals for new highways, an Air Quality Impact Assessment may be required with associated mitigation scheme(s).	A
Highways Authority: Access	The local highway network will need to be improved to accommodate the additional traffic. Traffic calming features and roundabout improvements around the site will be required.	A
Highways Authority: Wider Road Network	High impact on wider network. Junctions may begin to reach/exceed their maximum capacity and therefore extensive highway improvements will be required. This will need to include the junction at the A6003 Manton and A606 Empingham. It will also need to look at the A1/A60A junction to ensure that the development does not push junctions over capacity. The development will need to be served by multiple accesses.	A

SHELAA Reference: SHELAA/EMP/01

Site Address: West of 17 Whitwell Road, Empingham



Parish: Empingham
Gross Site Area (ha): 0.17
Developable Site Area (ha): 0.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Grassland
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 5
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

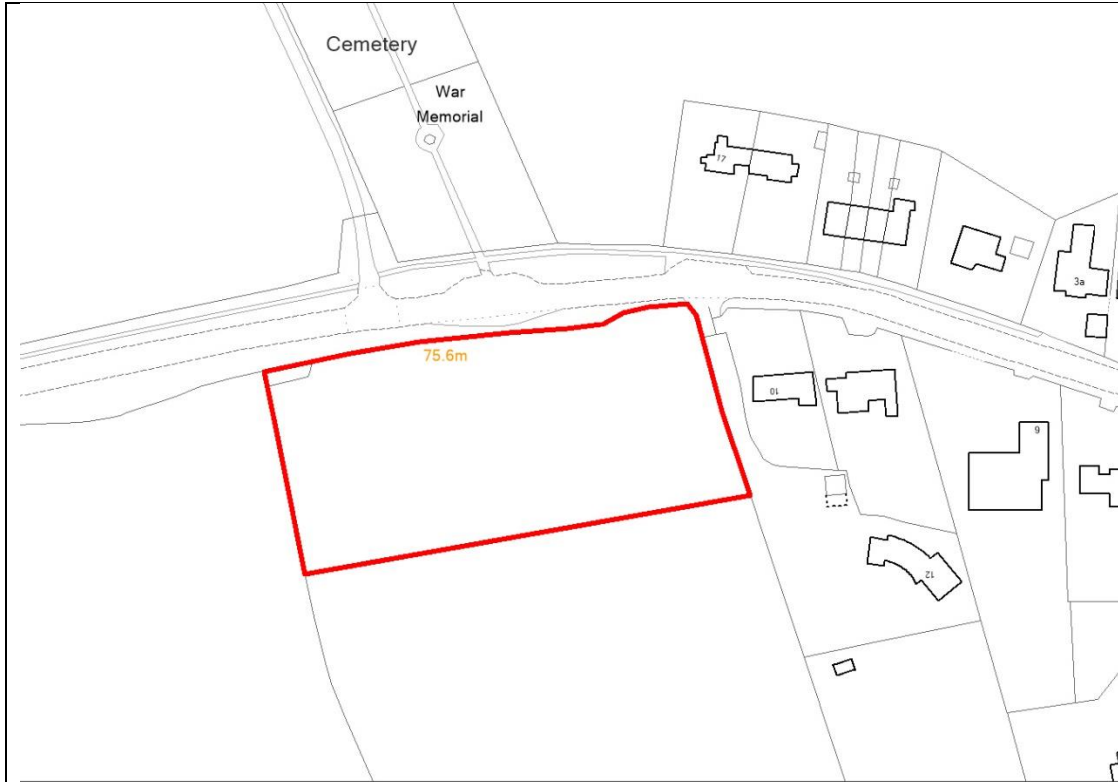
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	259	Distance to nearest Local Wildlife Site (m)	316	Distance to nearest BAP Habitat (m)	302
Distance to nearest Conservation Area (m)	163	Distance to nearest Registered Park or Garden (m)	2476	Distance to nearest Scheduled Ancient Monument (m)	319
Distance to nearest Listed Building (m)	20	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	1.37	% of site in Medium Landscape Sensitivity Area	0.02	% of site in Low Landscape Sensitivity Area	98.59
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Large verge enables good visibility splays. Turning would need to be provided within the site.	
Relationship to Settlement Comments	Well connected located between existing frontage development and cemetery. Natural extension to settlement.	
Topography	The site is within zone E1 of the landscape study. Relatively flat land.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public right of way E216 skirts eastern edge of site. Agent considers it not to be an impediment to development in that a layout can be designed around the definitive route.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Mature trees & hedgerows. Surveys required include Badger. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey. Okay with mitigation.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of site include Historic Settlement Core 20m to south. Cemetery along western boundary. Ploughed agricultural land.	G
Landscape	The site is within zone E1 of the landscape study. Conclusions on Landscape Capacity, overall low landscape sensitivity and low to moderate landscape value. A judgement has been made to allocate High capacity for Zone E1 to accommodate development. On balance a slightly higher capacity has been allocated because development would not be isolated from the village, would not be conspicuous in the countryside and would not detract from the traditional built form, pattern and scale of the village. Consultation with Landscape Architect confirms that the RAG landscape sensitivity rating should be green (low sensitivity).	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No known constraints. Contamination unlikely.	G
Highways Authority: Access	Good access. Large verge enables good visibility splays. Turning would need to be provided within the site.	G
Highways Authority: Wider Road Network	No or little impact.	G

SHELAA Reference: SHELAA/EMP/03

Site Address: Land off Whitwell Road, Empingham



Parish: Empingham
Gross Site Area (ha): 0.62
Developable Site Area (ha): 0.59
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 18
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason:			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

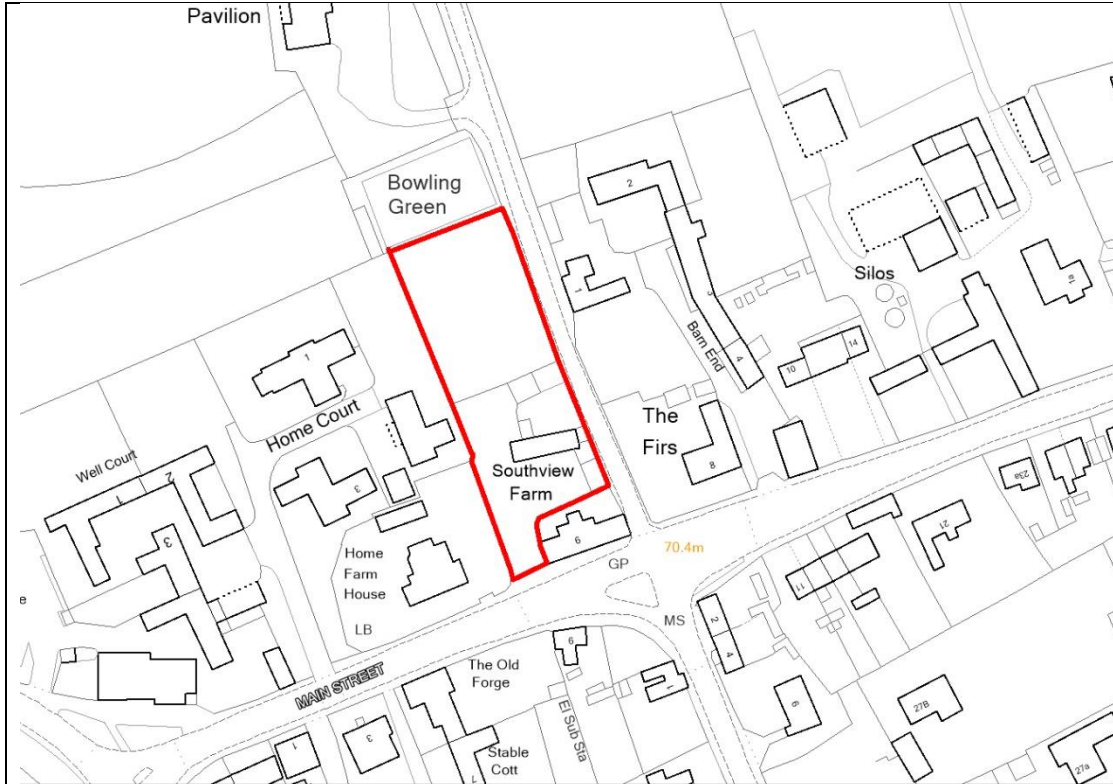
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	154	Distance to nearest Local Wildlife Site (m)	360	Distance to nearest BAP Habitat (m)	193
Distance to nearest Conservation Area (m)	138	Distance to nearest Registered Park or Garden (m)	2547	Distance to nearest Scheduled Ancient Monument (m)	250
Distance to nearest Listed Building (m)	53	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.95	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Site has good visibility and good access onto the A606. Each property fronting onto the A606 will require turning to ensure no vehicle reverses onto the highway.	
Relationship to Settlement Comments	Located adjacent existing built form along the eastern boundary but does protrude further west than development along the northern side of Whitwell Road.	
Topography	The site is within zone E8 of the landscape study. The land rises from around 60m AOD up to 80m AOD at the A606 in the north and rises gradually from east to west.	A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Possible species rich grassland, hedgerows & mature tree. Surveys required include Phase 1 survey. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain and buffer mature tree. Other mitigation pending surveys.	A
Heritage	No heritage assets on the site. Designated heritage assets within the vicinity of the site include c.100m north of known earthworks associated with a Scheduled Monument moat site (DLE57). Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on the site include it being within the Historic Settlement Core. Known archaeological remains within the vicinity of the site include Earthworks 100m to south. Some distance from known earthworks but it is possible closes/boundaries continue into this area.	A
Landscape	The site is within zone E8 of the landscape study. Overall moderate landscape sensitivity and low to moderate landscape value. A judgement has been made to allocate the category Medium capacity for Zone E8 to accommodate development. On balance a slightly lower capacity has been allocated to reflect the wider visibility of the western edge of the village. Consultation with Landscape Architect confirms that the initial landscape assessment and RAG rating of amber is correct.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known however contamination possible.	A
Highways Authority: Access	Site has good visibility and good access onto the A606. Each property fronting onto the A606 will require turning to ensure no vehicle reverses onto the highway.	G
Highways Authority: Wider Road Network	None.	G

SHELAA Reference: SHELAA/EMP/05

Site Address: Southview Farm, Empingham



Parish: Empingham
Gross Site Area (ha): 0.28
Developable Site Area (ha): 0.26
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 6
Additional Notes on Capacity: Capacity limited to 6 due to the site being limited by a private drive access arrangement.
Currently Allocated: Yes H3
Earliest point site is available: 5-10 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	G	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	G

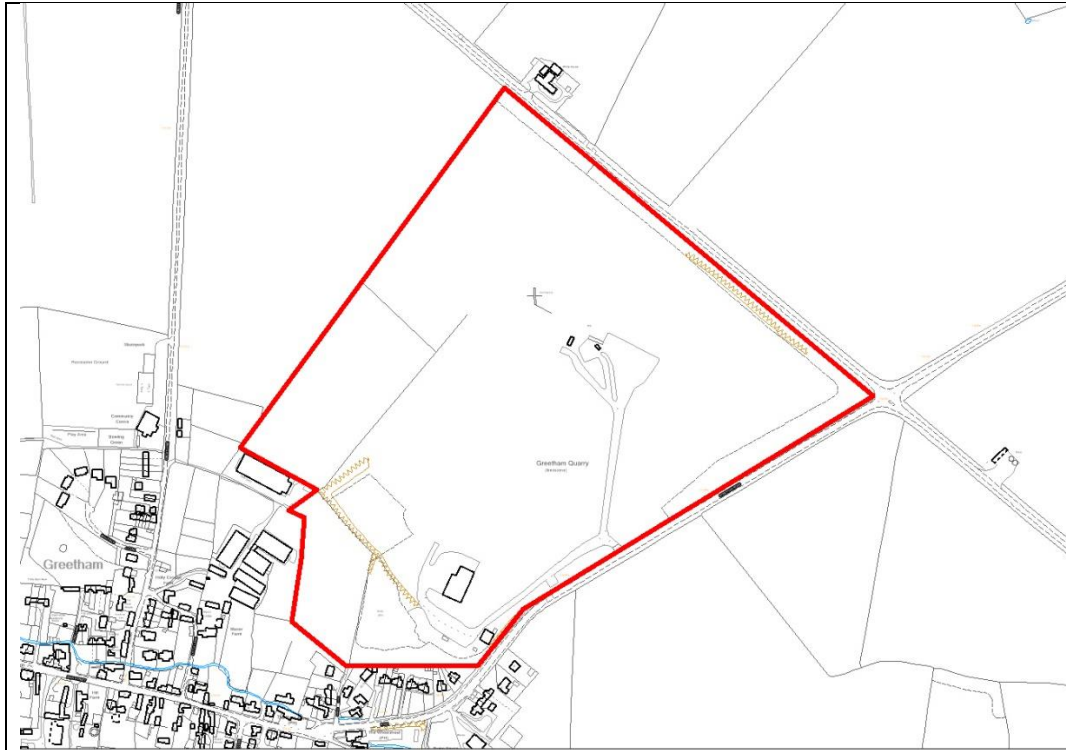
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	515	Distance to nearest Local Wildlife Site (m)	213	Distance to nearest BAP Habitat (m)	255
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	2509	Distance to nearest Scheduled Ancient Monument (m)	66
Distance to nearest Listed Building (m)	28	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within Planned Limits of Development
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	52.31
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access must be provided off Main Street and not Exton Lane. Main Street is wide with good visibility.	
Relationship to Settlement Comments	Well located within existing built form of the settlement.	
Topography	Within the planned limits of development. Relatively flat.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Garden buildings & hedgerows. Surveys required include Bat (buildings) and hedgerow. Pending surveys okay with mitigation.	A
Heritage	Within the conservation area. Listed building 28m to the east. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on site include the site being within Historic Settlement Core. Known archaeological remains within the vicinity include Stone farm buildings on the site and numerous historic buildings along Main Street.	A
Landscape	The site is within the built up area and development here is unlikely to cause harm to the landscape or setting of the village. Consultation with Landscape Architect confirms that the northern half of site EMP/05 lies within zone E1 assessed in the 2012 LS&C Study as low landscape sensitivity and high landscape capacity to accommodate development. Agree with the initial landscape assessment and RAG rating of green.	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	A
Highways Authority: Access	Possible for development - the access and amount of vehicles will need to be carefully decided. The size of development may benefit from two access - one onto Main Street and the other onto Exton Road.	A
Highways Authority: Wider Road Network	Exton Road is very narrow, leading to Main Street which has poor visibility in both direction.	A

SHELAA Reference: SHELAA/GRE/01

Site Address: Greetham Quarry, Stretton Road, Greetham



Parish: Greetham
Gross Site Area (ha): 27.60
Developable Site Area (ha): 16.56
Brownfield/ Greenfield Status: Greenfield
Current Use: Quarry
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Energy & Waste; Open Space
Indicative Capacity: 40
Additional Notes on Capacity: Supporting statement provided with site submission form outlines more than one option for the redevelopment of the quarry, including employment, retail, warehouse and distribution with the number of residential units limited to 30-40. No set amount of employment land is identified at this point in time.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Environmental Health & Contamination Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	A	R	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

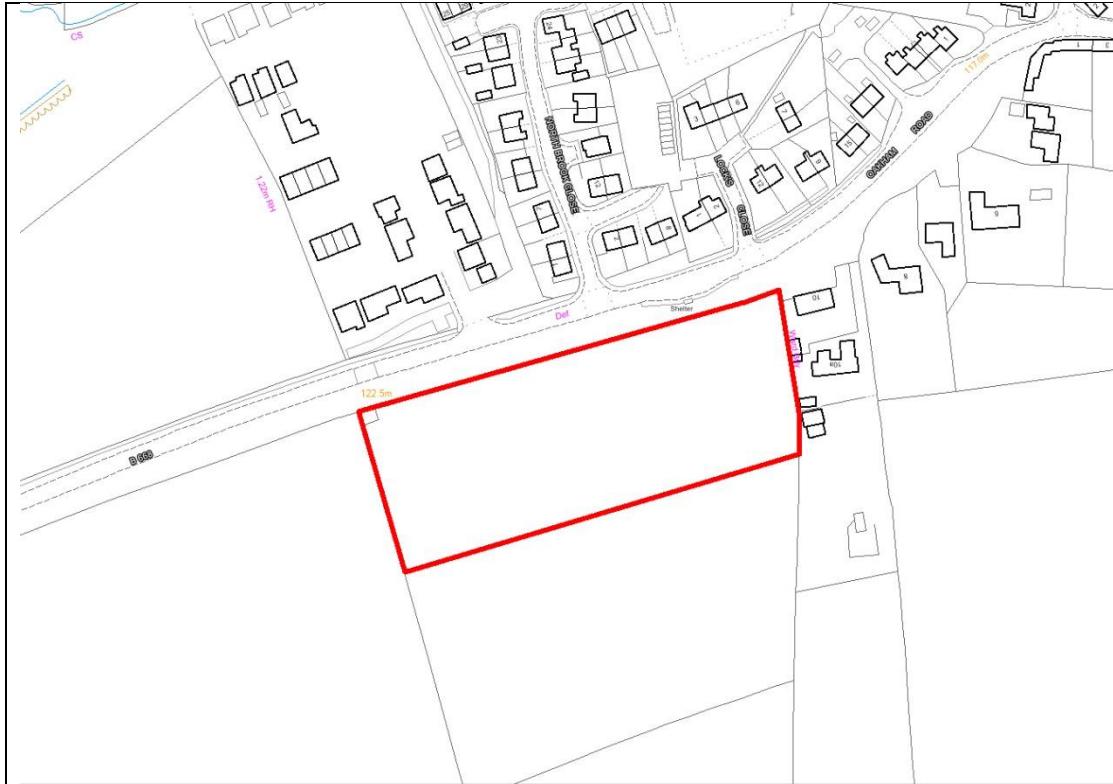
Distance to nearest SSSI Impact Risk Zone (m)	447	Distance to nearest Local Wildlife Site (m)	37	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1437	Distance to nearest Scheduled Ancient Monument (m)	476
Distance to nearest Listed Building (m)	41	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limit of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	5.07	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Quarry - Access is questionable in this location and would need careful consideration. Junction capacities and visibility splays will need to be taken into account very early on. Access onto B668 would require roundabout or right turn lane. Access onto Wood Lane may require junction mitigation works with B668.	
Relationship to Settlement Comments	Adjacent the built form of the settlement along the southern boundary only with frontage onto Stretton Road and Thistleton Lane. Quarry operation present on site with associated ancillary buildings. Does abut further larger scale buildings to the south western corner. The most north eastern extent not as well related to settlement but forms part of the quarry area. Scale of the site and the overall impact on the existing settlement would need further consideration and therefore this site is identified as potentially suitable subject to further assessment.	
Topography	Only part of the site (immediately adjacent to the eastern side of the village) was considered in the 2012 study however it was not assessed fully due to its use as a minerals operation.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpath along the south-western edge of the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Active limestone quarry, pockets of spp-rich grassland/scrub; field to west poss species-rich. Possible geological value. Surveys Required include Phase 1 Habitat Survey, badger and bat foraging. Recommended mitigation includes rare opportunity to create priority BAP habitat (limestone grassland). Retention of species-rich habitat and strategy for enhancement/creation. OK with significant mitigation/enhancement/restoration.	A
Heritage	No designated heritage assets on site but borders conservation area along southern boundary. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on site include southern (c.20%) in Historic Settlement Core. West half includes an excavated Iron Age settlement (including roundhouses) and evaluation of further settlement activity. NE corner includes flint finds & querns. Further ditches and enclosure cropmarks to east. Known archaeological remains within vicinity include further ditches and enclosure cropmarks to east. Small area at extreme south end, adjacent to Manor Farm still has moderate potential but the rest has already been quarried.	A
Landscape	Not assessed fully in 2012 study. Only part of the site is covered by zone G3. This area falling within the 150m buffer zone around the planned limits to development lies entirely across Greetham Quarry and its structural landscaping screen. It comprises of an active mineral working within a significant void within the immediate topography. The minerals operation is however generally well screened by roadside hedging and the mature structural planting to its eastern fringe. Study does conclude that the mineral operation is generally well screened. Consultation with Landscape Architect confirms that site GRE/01 is a large site comprising the mineral workings of Greetham Quarry. The site was beyond the scope of the 2012 LS&C Study apart from its extreme southern end lying within 150m of the built up boundary of the village, assessed as zone G2 and G3 in that study. Re-development of the entire site would double the size of the village with the potential to significantly affect the setting of the village in the landscape. Whilst some relatively modest development along the	A

	southern edge of the site would potentially be acceptable in landscape and visual terms, in keeping with the 2012 assessment of zone G2's moderate landscape sensitivity and medium capacity, the larger site's ability to accommodate development requires very careful assessment of potential landscape sensitivity and capacity. Consequently an amber RAG rating for that part of the site lying within zones G2 and G3 only would be appropriate.	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Noise and Dust from quarry, Odours and noise from farm on Little Lane. Environmental impacts on new and existing residents from other 'mixed uses'. Potential contaminated land if quarry backfilled. Will require impact assessments and integrated design process to mitigate any impacts on existing and new residents. Possible Traffic impacts on air quality off site on Main Street in Greetham.	R
Highways Authority: Access	Access is questionable and would need careful consideration. Junction capacities and visibility splays will need to be taken into account very early on. Access onto B668 would require roundabout or right turn lane. Access onto Wood Lane may require junction mitigation works with B668.	A
Highways Authority: Wider Road Network	Depending where the site access will be, will depend how it will effect the wider network. Impact on traffic through village high but traffic east onto A1 will be low impact.	A

SHELAA Reference: SHELAA/GRE/02

Site Address: Land south of Oakham Road, Greetham



Parish: Greetham
Gross Site Area (ha): 1.16
Developable Site Area (ha): 0.93
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 28
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1633	Distance to nearest Local Wildlife Site (m)	603	Distance to nearest BAP Habitat (m)	717
Distance to nearest Conservation Area (m)	98	Distance to nearest Registered Park or Garden (m)	940	Distance to nearest Scheduled Ancient Monument (m)	304
Distance to nearest Listed Building (m)	286	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limit of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.25	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Within 30mph limit, good visibility in both directions.	
Relationship to Settlement Comments	Directly opposite new development to the north and adjacent existing built form to the east. Well connected to the settlement.	
Topography	The site is within zone G6 of the landscape study. Relatively flat and open arable land.	G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerows. Surveys required include Badger. Mitigation required includes the retention of hedges with 5m buffer zone of natural vegetation; other mitigation pending survey. Okay with mitigation.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Cropmarks 120m to west. Turnpike road along northern boundary. Settlement Core 50m to NE. Reasonably large site.	A
Landscape	The site is within zone G6 of the landscape study. Conclusions on Landscape Capacity, overall Moderate landscape sensitivity and Low landscape value gives Medium to High capacity for Zone G6 to accommodate development. Landscape capacity for development along its northern fringes would be conspicuous from the Oakham Road and serve to extend the perceived boundaries of Greetham but would have limited other negative impacts. Delivery of sensitively designed development would serve to mitigate potential negative effects upon the wider character of the landscape and settlement. Consultation with Landscape Architect confirms that the initial landscape assessment and RAG rating of green are correct.	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Detrimental environmental effects unlikely.	G
Highways Authority: Access	Good accessibility. Within 30mph limit, good visibility in both directions.	G
Highways Authority: Wider Road Network	Low impact.	G

SHELAA Reference: SHELAA/GRE/09

Site Address: Stretton Road, Greetham



Parish: Greetham
Gross Site Area (ha): 1.24
Developable Site Area (ha): 0.99
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 30
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

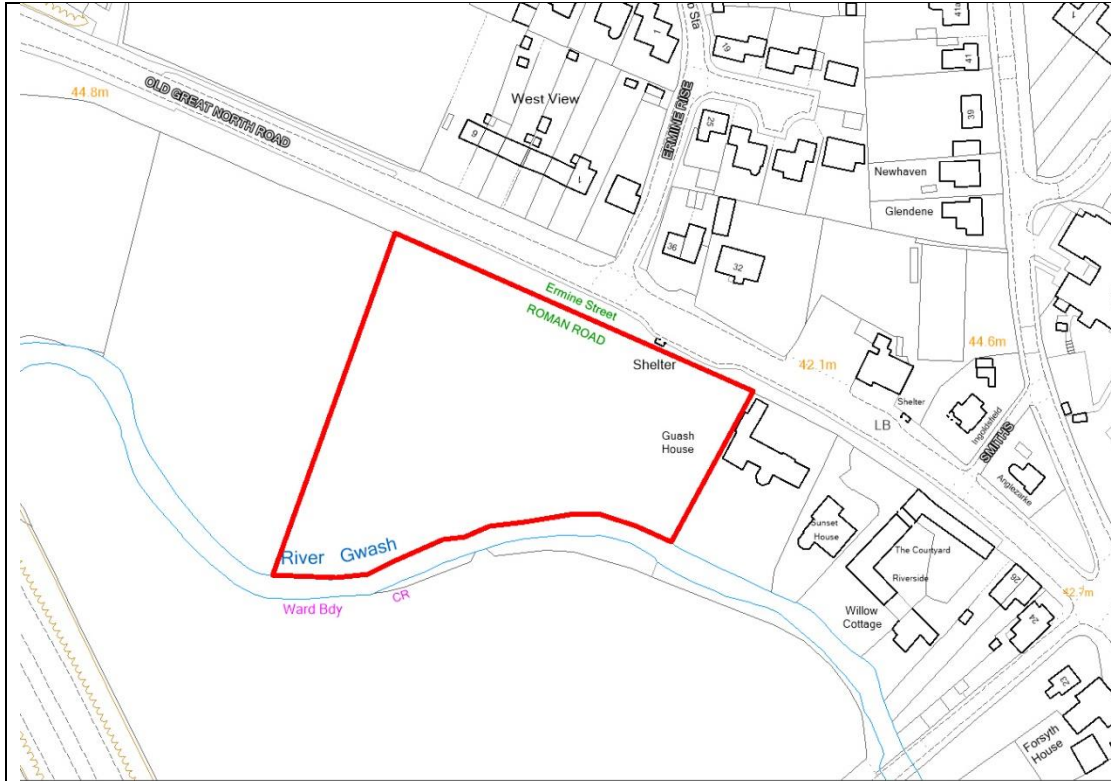
Distance to nearest SSSI Impact Risk Zone (m)	1009	Distance to nearest Local Wildlife Site (m)	425	Distance to nearest BAP Habitat (m)	20
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1263	Distance to nearest Scheduled Ancient Monument (m)	827
Distance to nearest Listed Building (m)	166	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limit of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	94.18	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	There is good visibility splays at this location. The access through the village however is restricted due to buildings abutting the highway. Consideration will need to be given to the type of employment land/what traffic will be generated, and if any highway improvements can be installed as part of this development through Greetham Village.	
Relationship to Settlement Comments	Adjacent and to the rear of existing built form along B668. Small area of frontage onto B668. Site would extend the built form in an uncharacteristic way for the settlement in terms of the angular protrusion into open countryside. Further assessment required to establish suitability status and therefore identified as potentially suitable at this stage.	
Topography	The site is within zone G4 of the Landscape Study. The zone falls gently.	A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public right of way runs through the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Grassland and hedgerows. Surveys required include Great Crested Newt, badger and Phase 1. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation; other mitigation pending survey.	A
Heritage	Borders conservation area to north west. No other designated heritage assets identified on site or within the vicinity. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Historic Core along north-west boundary. Pit alignment and cropmarks 60m to south. Pit alignment heading for area. Medium risk: A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within zone G4 of the Landscape Study. Moderate landscape and settlement character sensitivity in accordance with the following criteria: <ul style="list-style-type: none"> • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Is not important intervening open land between settlements • Of some importance to the setting of the village but the break between village and countryside is less distinctive. • Development would have some association with the village and may have some effect on settlement form and pattern. Moderate visual sensitivity in accordance with the following: <ul style="list-style-type: none"> • Of some importance to the setting of the village but development could be mitigated so that visual intrusion in to the countryside is acceptable • The land is partially open to public or private views where views of the countryside or open space are important, or is more open to views in which the countryside or open space is of less importance. 	A

	<ul style="list-style-type: none"> • Development likely to be perceptible but would not significantly alter the balance of feature or elements within the existing view. <p>Overall moderate landscape sensitivity is moderate to high landscape value in accordance with the following:</p> <ul style="list-style-type: none"> • Presents important public amenity value by way of views, access, sporting facilities, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity). • Does not lie within or adjacent to a designated landscape. <p>Overall moderate landscape sensitivity and moderate to high landscape value. A judgement has been made to allocate the category low to medium capacity for zone G4 to accommodate development.</p> <p>Consultation with the Landscape Architect confirms that the initial landscape assessment is correct. The RAG rating of amber is probably appropriate in accordance with the Council's criteria, although it should be noted that the 2012 LS&C Study makes the judgement that landscape capacity is slightly lower than medium (being low to medium) recognising potential impacts on recreational amenity, the PROW network, settlement form and pattern, and the area's wider prominence in the landscape.</p>	
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Potential contaminated land. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. Potential conflicts in adjacent land uses will have to be identified, assessed and mitigated – ideally using the design process to separate potentially conflicting uses.	A
Highways Authority: Access	There is good visibility splays at this location. The access through the village however is restricted due to buildings abutting the highway. Consideration will need to be given as proposed use and to what traffic will be generated and if any highway improvements can be installed as part of the this development through Greetham village.	A
Highways Authority: Wider Road Network	Impact on the village centre depending on type of development. The road can take additional traffic due to its classification however improvements will be required in the village.	A

SHELAA Reference: SHELAA/GRT/01

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



Parish: Great Casterton
Gross Site Area (ha): 0.91
Developable Site Area (ha): 0.87
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 16
Additional Notes on Capacity: Site capacity reduced to remove the area of the site within a flood risk zone. Reduced site area is therefore 0.57 hectares. 95% of 0.57 hectares = 0.54 hectares. 0.54 hectares x 30 dph = 16.2 dwellings.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	A	G	G	A

Suitability Assessment Constraint Data

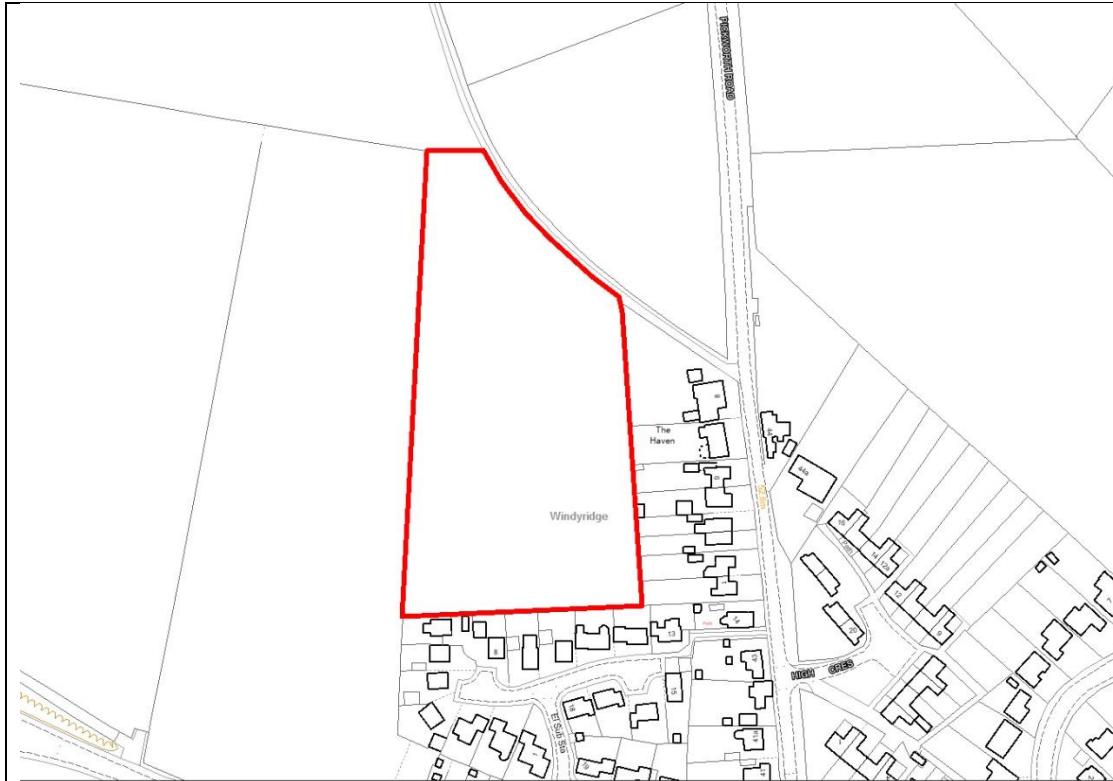
Distance to nearest SSSI Impact Risk Zone (m)	946	Distance to nearest Local Wildlife Site (m)	114	Distance to nearest BAP Habitat (m)	114
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4112	Distance to nearest Scheduled Ancient Monument (m)	186
Distance to nearest Listed Building (m)	143	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	1.21	% of site in Medium Landscape Sensitivity Area	98.68	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Within 30mph limit, good visibility in both directions.	
Relationship to Settlement Comments	Site is adjacent to existing built form on the eastern boundary and there is development directly opposite to the north for the full width of the frontage of the site. Well connected.	
Topography	The site is within zone GC8 of the Landscape Study. The land within this zone is lowest lying land abutting the village, lying within the valley of the River Gwash at approximately 40m AOD. A desktop study identifies the site as sloping ground.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerows, mature trees, watercourse (River Gwash), possible grassland. Surveys Required include otter, water vole, crayfish, badger and Phase 1 Habitat. Mitigation: Sensitive location along River Gwash. This must be protected with significant buffer zone c. 20m and no light intrusion. Gardens must not back onto river. Opportunities also for enhancement. Other mitigation may be required, pending surveys.	A
Heritage	No designated heritage assets on site but site borders conservation area. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity of the site include Ermine Street running along northern boundary. Historic Core along eastern edge. Roman cemetery lies c100m to ENE. Extensive Roman town & Roman road suggests potential for further archaeological remains. Medium Risk.	A
Landscape	Consultation with Landscape Architect confirms that Site GRT/01 lies at the eastern (village) end of zone GC8 in the LS&C Study Addendum, 2017. That study recognises that the eastern end of zone GC8 has more of an urban edge character due to the presence of adjoining housing on Main Street than the western end which is more isolated from the village. Development of the site within the eastern end of the zone would potentially be less visually perceptible than development in the western part of the zone. Although the 2017 LS&C Addendum assesses the wider zone as moderate landscape sensitivity and medium capacity, a slightly higher capacity (i.e. medium to high) could have been recorded which would be appropriate for site GRT/01 as long as detailed design addresses such issues as potential effect on listed buildings and other features in the Conservation Area. Consequently a landscape RAG rating of amber is correct for the entire zone GC8 when using the Council's criteria but an amber / green rating would be more appropriate for site GRT/01.	A
Lead Flood Authority Flood Risk	Part of the site within Flood Zone 2 and also Flood Zone 3, where the site borders the river. (EA Flood Risk Maps). However site capacity reduced to only include land outside of flood risk zone 2 and therefore amber rating given on this basis.	A
Environmental Health & Contamination	Contamination unlikely. Noise from A1, Air Quality from traffic (B1081 and possibly A1). Noise assessment required and mitigation scheme likely. Detailed site assessment for Air Quality and mitigation through appropriate site layouts/designs.	A

Highways Authority: Access	Within 30mph limit. Good visibility in both directions.	G
Highways Authority: Wider Road Network	Low level impact.	G

SHELAA Reference: SHELAA/GRT/03

Site Address: Land off Pickworth Road, Great Casterton



Parish: Great Casterton
Gross Site Area (ha): 1.59
Developable Site Area (ha): 1.27
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 38
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	A	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	984	Distance to nearest Local Wildlife Site (m)	43	Distance to nearest BAP Habitat (m)	53
Distance to nearest Conservation Area (m)	176	Distance to nearest Registered Park or Garden (m)	4213	Distance to nearest Scheduled Ancient Monument (m)	255
Distance to nearest Listed Building (m)	271	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.34	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Private track access - 5m access road. Access requires considerations including whether visibility splays can be achieved or not.	
Relationship to Settlement Comments	Site is adjacent existing built form on two sides to the east and to the south. Direct access to public roads does not appear to be obvious so concern about connectivity in that respect.	
Topography	The site is within zone GC1 of the Landscape Study. The study identifies the land as falling gradually from north to south.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable. No surveys required. No mitigation required.	G
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of site include Roman Road 50m to east. Roman cemetery 140m to SE but known to extend across the Roman Road (see MLE21951) towards development area. Roman Town is extensive in Great Casterton and known to extend northwards along Pickwell Road. Medium Risk. A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within Zone GC1 of the Landscape Study. Overall moderate landscape sensitivity and low to moderate landscape value give medium capacity for Zone GC1 to accommodate development. A slightly lower capacity has been allocated because although development would continue the pattern of growth westwards it would either be prominent on higher ground in the northern part of the zone. Development on the southern part of the zone, despite being on lower lying ground, would be prominent in close views from the Old Great North Road which could not be mitigated and from where currently the open nature allows the only views out to the countryside before joining the A1 northwards. Consultation with Landscape Architect confirms that site GRT/03 lies in the northeastern part of zone GC1 in the LS&C Study Addendum 2017 where development would potentially be prominent on high ground that could not be mitigated. Agree with amber RAG rating.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Detrimental environmental effects unlikely.	G
Highways Authority: Access	Private track access – 5m access road. Access requires considerations including whether visibility splays can be achieved or not.	A

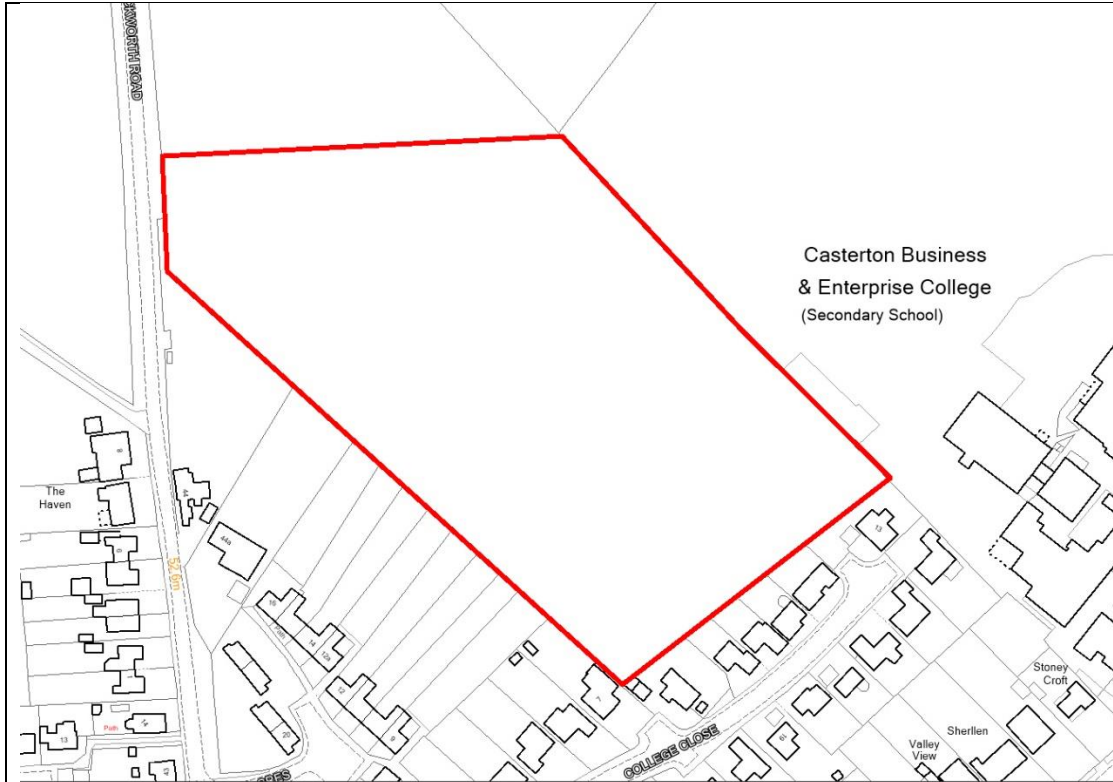
Highways Authority:
Wider Road Network

Low level impact.

G

SHELAA Reference: SHELAA/GRT/04

Site Address: Rear of College Close, Great Casterton



Parish: Great Casterton
Gross Site Area (ha): 2.62
Developable Site Area (ha): 2.09
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 63
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	R	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	R*	G	G	G	A
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

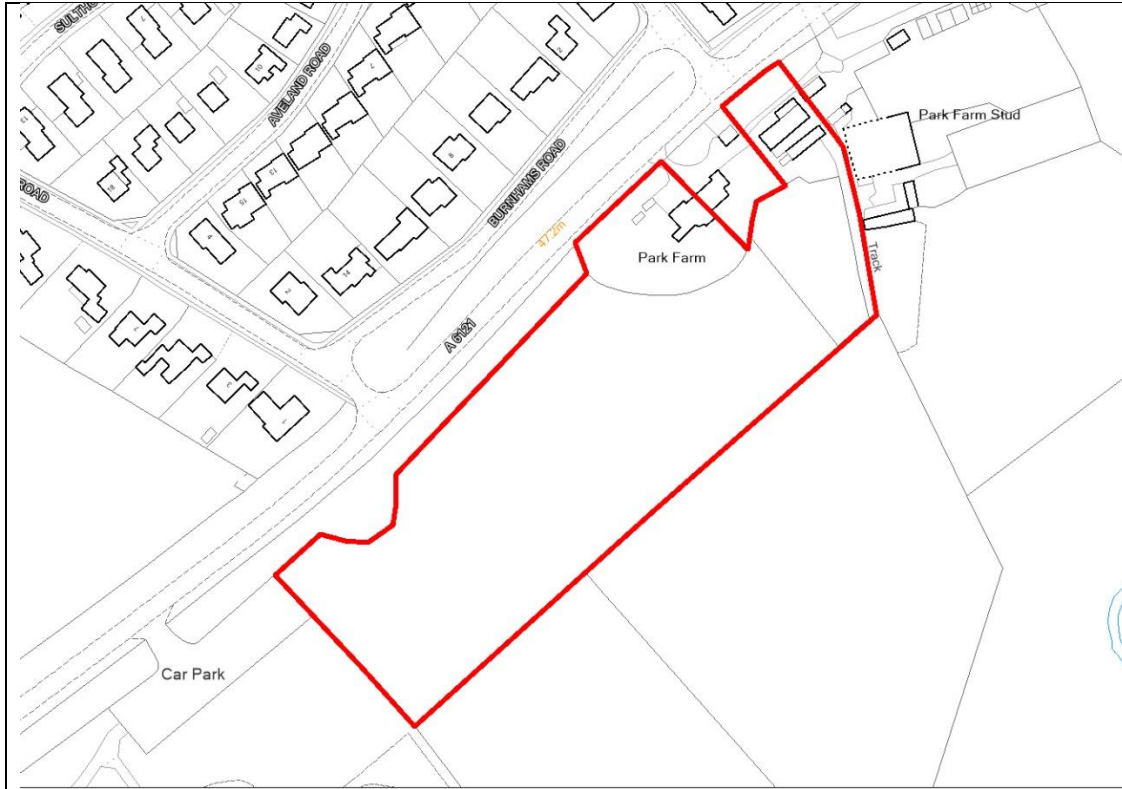
Distance to nearest SSSI Impact Risk Zone (m)	781	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	217	Distance to nearest Registered Park or Garden (m)	4033	Distance to nearest Scheduled Ancient Monument (m)	137
Distance to nearest Listed Building (m)	276	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 1 side and partly a second side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	97.42	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	8.99	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access is proposed onto College Close. Access road is good and access on Ryhall Road is good.	
Relationship to Settlement Comments	Site is adjacent existing built form on two sides to the south west and south east, has some frontage onto Pickworth Road. There are concerns at this initial stage on the impact on the landscape therefore further assessment is required in order to establish the suitability status of this site. The site is therefore identified as potentially suitable at this stage.	
Topography	The site is within zone GC3 of the Landscape Study. The western part of the zone is relatively flat, although in general the zone falls from north to south.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerows present. Surveys required include badger and hedges. Mitigation: Retain hedges with 5m buffer zone natural vegetation; other mitigation pending surveys.	A
Heritage	Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity of the site include Historic settlement core 40m to SW, roman road along western boundary. Undated pre-Roman pits noted in watching brief 10m SE of area. Pits suggest Roman Town may extend into this northern area. Medium Risk. A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within Zone GC3 of the Landscape Study. Overall high landscape sensitivity and low to moderate landscape value give low to medium capacity for zone GC3 to accommodate development. A slightly lower capacity has been allocated because development would be prominent on rising open ground above 55m AOD where it would be seen to extend above the current limit to built development in Great Casterton from a number of viewpoints around the village. Consultation with Landscape Architect confirms that the initial assessment is correct and that a red RAG rating is correct.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Detrimental environmental effects unlikely.	G

Highways Authority: Access	Access is proposed onto college close. Access Road is good and access on Ryhall Road is good.	G
Highways Authority: Wider Road Network	No significant impact identified.	G

SHELAA Reference: SHELAA/KET/01

Site Address: Park Farm, Luffenham Road, Ketton



Parish: Ketton
Gross Site Area (ha): 1.74
Developable Site Area (ha): 1.39
Brownfield/ Greenfield Status: Greenfield
Current Use: Part industrial, part residential and part agricultural
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility
Indicative Capacity: 42
Additional Notes on Capacity: Site submission form states that the site is promoted for housing and community facility uses. No further information provided on the type of community facility or where it would be located on site. Assessed for housing only at this stage until further information is known.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	A	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	362	Distance to nearest BAP Habitat (m)	21
Distance to nearest Conservation Area (m)	83	Distance to nearest Registered Park or Garden (m)	5862	Distance to nearest Scheduled Ancient Monument (m)	1611
Distance to nearest Listed Building (m)	310	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is edged on 1 side by the PLD, separated by the High Street.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	100	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Located on a straight road within the 30mph limit and good visibility splays.	
Relationship to Settlement Comments	Adjacent existing built form along the eastern boundary and opposite. Burial ground and car park directly to the south west of the site. Connected to the settlement but due to the type of the adjacent development being far less dense, doesn't appear to be as well connected. Further assessment required to establish the suitability status therefore identified as potentially suitable at this stage.	
Topography	Sloping ground.	A
Green Infrastructure	Not a public open space.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within 781m of Ketton Quarry SSSI. Site is within Natural England Impact Zone but no likely risks identified for type of development proposed. Consultation with Natural England not required.	G
Local Ecology Designations	Hedgerows, mature trees, possible grassland. Surveys required include badger, hedges and Phase 1 habitat. Mitigation dependent on pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of site include Turnpike Road formed western boundary. Medieval fishponds 100m to east. Large development area. Medium risk.	A
Landscape	The site is within zone K9 of the study and is assessed as high landscape and settlement character sensitivity . The area is highly sensitive to development that would affect landscape features and key characteristics of the Chater Valley. The area is sparsely settled and development would be isolated from the village and would detract from important aspects of settlement form and pattern. A lower capacity has been allocated to reflect the value of the area which is slightly downgraded in the assessment by lack of views and public access. Overall high landscape sensitivity and moderate to high landscape value results in low capacity for zone K9 to accommodate development. Consultation with Landscape Architect confirms agreement with initial landscape assessment and landscape RAG rating of red.	R
Lead Flood Authority Flood Risk	No flood risk/minimal downstream flood risk.	G
Environmental Health & Contamination	Not known to be close to quarry but needs to be checked against the area that the quarry has permission to extract. Environmental assessment to confirm status.	A
Highways Authority: Access	Located on a straight road with 30mph limit and good visibility splays.	G
Highways Authority: Wider Road Network	Low impact on wider road network.	G

SHELAA Reference: SHELAA/KET/02

Site Address: Land adjacent Empingham Road, Ketton



Parish: Ketton
Gross Site Area (ha): 6.22
Developable Site Area (ha): 3.73
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility; Open Space
Indicative Capacity: 107
Additional Notes on Capacity: Site submission form identifies that 0.3 hectares of the site would provide land for cemetery extension. Therefore the potential residential capacity is calculated based on a gross area of 5.929 (6.229 - 0.3). 60% of 5.929 = 3.5574 hectares developable area. At a density of 30dph this equates to a capacity of 107 dwellings (3.5574 x 30 = 106.722). Potential capacity adjusted therefore from 112 to 107.
Currently Allocated: Part H8
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	811	Distance to nearest BAP Habitat (m)	225
Distance to nearest Conservation Area (m)	249	Distance to nearest Registered Park or Garden (m)	5793	Distance to nearest Scheduled Ancient Monument (m)	2033
Distance to nearest Listed Building (m)	106	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Part of the site is a current allocation and is within the PLD. The remainder of the site extends away from the village boundary.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	52.95	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access outside 30mph however good visibility. The junction capacity with Main Street will need to be calculated to ensure it can cope with additional traffic.				
Relationship to Settlement Comments	Adjacent existing built form as site surrounds small estate development Wotton Close. Adjacent cemetery which runs along the eastern boundary of the site. Frontage onto Empingham Road. Does protrude further west than any other development on Empingham Road and the overall scale may have a significant impact on the character of the settlement. Further assessment required to establish the suitability status therefore identified as potentially suitable at this stage.				
Topography	Flat to sloping ground.				A
Green Infrastructure	Not a public open space.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	Site within 270m of Ketton Quarry SSSI. Site is within Natural England Impact Zone but no likely risks identified for type of development proposed.				G
Local Ecology Designations	Arable land with trees and hedges on the periphery. Surveys required include badger. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation and other mitigation pending surveys.				A
Heritage	No designated heritage assets on site. Part of the site is across the road from a listed building (disused windmill). Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. Any impact could be mitigated.				A
Archaeology	No known archaeological remains on the site. Known archaeological remains within the vicinity include Bronze Age barrow (MLE5422) c.120m to west of the area. Barrow located by AP/Geophys & trial trenching.				A
Landscape	The site is within zone K2 of the study and is assessed as Low to Moderate landscape and settlement character sensitivity. However, the site is adjacent to zone K1 which states that any further housing which breaches 65m AOD would be conspicuous and should be avoided in favour of more sensitively located sites. As this site lies within the same contours it makes sense to adjust site area to reflect this. Overall the zone has moderate landscape sensitivity and medium to high capacity to accommodate development. Priority 2 zone for development. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and landscape RAG rating of amber. Although the wider zone K2 within the LS&C Study 2012 shows a medium to high landscape capacity for the wider zone, the assessment of landscape capacity could have been slightly lower (medium) which would be appropriate for site KET/02 recognising the sloping topography of the site where new development could be prominent. Development should avoid the higher ground in the western part of the site by avoiding land above 65m AOD.				A
Lead Flood Authority Flood Risk	No flood risk/minimal downstream flood risk.				G

Environmental Health & Contamination	Site close to former landfill (Ketton Quarry). Site specific risk assessment for contamination. Nearby Ketton Quarry noise and dust. Impact assessment and design scheme required.	A
Highways Authority: Access	Access outside 30mph however good visibility.	G
Highways Authority: Wider Road Network	The junction capacity with Main Street will need to be calculated to ensure it can cope with additional traffic.	A

SHELAA Reference: SHELAA/KET/03

Site Address: Land at Bartles Hollow, Ketton



Parish: Ketton
Gross Site Area (ha): 5.27
Developable Site Area (ha): 3.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 95
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	R	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R*	A	G	G	A

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

Suitability Assessment Constraint Data

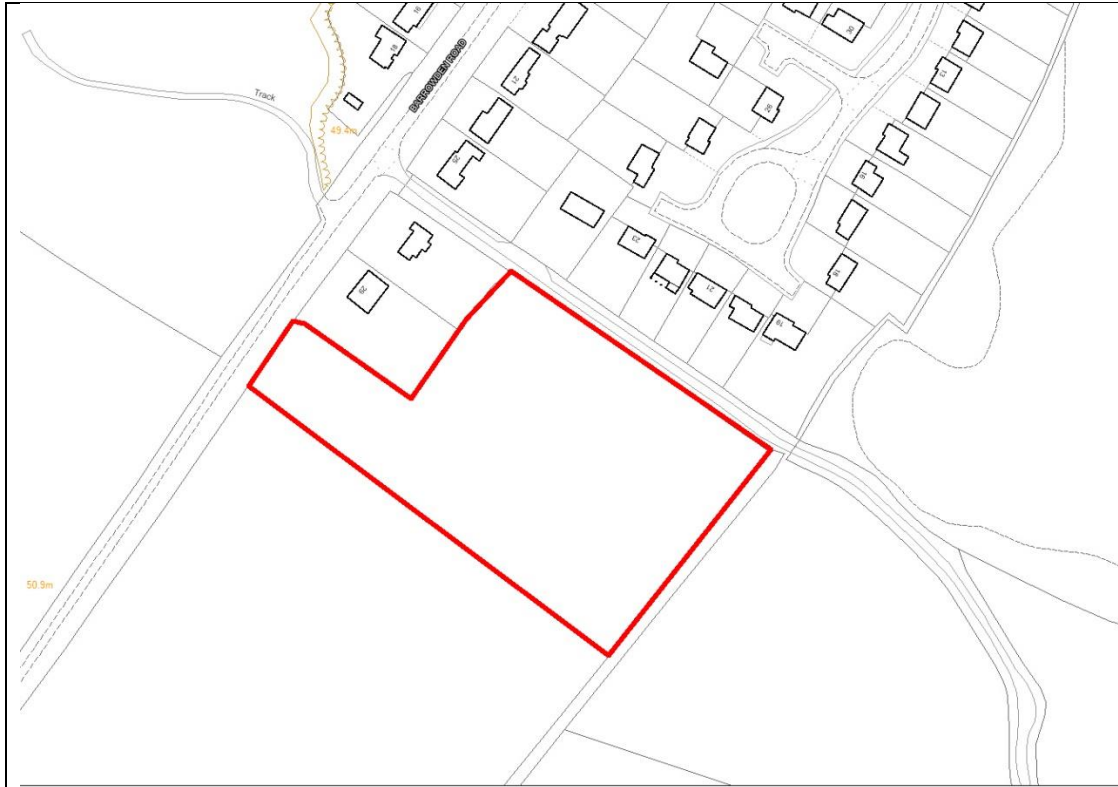
Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	727	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	342	Distance to nearest Registered Park or Garden (m)	6046	Distance to nearest Scheduled Ancient Monument (m)	1988
Distance to nearest Listed Building (m)	324	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is edged on 2 sides by Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	91.87	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0.34	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access onto Timbergate Road. Existing network 6m wide; enough capacity to take additional housing. Junction with Empingham Road capacity will need to be considered.				
Relationship to Settlement Comments	Well connected with built form along north eastern and south eastern boundaries. Does protrude beyond the line of development along south western boundary and the overall scale may have an impact.				
Topography	Sloping ground.				A
Green Infrastructure	Not a public open space. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	Site within 617m of Ketton Quarry SSSI. Site is within Natural England Impact Zone but no likely risks identified for type of development proposed. Consultation with Natural England not required.				G
Local Ecology Designations	Hedgerows and mature trees on site. Mitigation includes retention of 20m buffer zone to adjacent Cat's hill spinney woodland. No light intrusion and no gardens backing onto woodland. Surveys: bat surveys required.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Bronze Age barrow (MLE5422) c.500m to NW. Large development area. Medium risk.				A
Landscape	The site is within zone K1 of the study and is assessed as moderate to high landscape and settlement character sensitivity. Most recent village development has taken housing up the slope of rising land to 65m AOD. Any further housing that breached this height would be conspicuous and should be avoided in favour of more sensitively sited development. Any remaining land at or below this height on edge of the village in this location would be less sensitive and has the potential to accommodate further housing as an appropriate extension of the village with little impact on settlement form and pattern. Recent housing has taken the village up to the 65m AOD level, and further development beyond this height would be conspicuous and should be avoided. Overall the zone has moderate landscape sensitivity and moderate landscape value which give medium capacity to accommodate development. Priority 2 zone for development. Consultation with the Landscape Architect confirms agreement with the initial landscape assessment and landscape RAG rating of amber. However, development within site KET/03 should avoid the higher ground to the west and should ensure that the important gap between existing housing and Cat's Hill Spinney is retained.				A
Lead Flood Authority Flood Risk	No flood risk.				G

Environmental Health & Contamination	Not known to be close to quarry but needs to be checked against the area that the quarry has permission to extract. Environmental assessment to confirm status.	A
Highways Authority: Access	<p>Good access onto Park Road. Existing network 6m wide; enough capacity to take additional housing. An indicative layout has been submitted by the agent and reviewed by the Highway Authority. Comments as follows:</p> <ul style="list-style-type: none"> • The access out onto Park Road should continue as the main through road of the development with footpaths on either side. • Highways request that the site has footpaths throughout • The access points are ok. An assessment will need to be carried out on the junction of Empingham Road and Main Street to identify if any junction improvements are required to take the additional traffic. • 2 access points would be ideal on this development. This will mean that some of the traffic can avoid Empingham Road/Main Street Junction. 	G
Highways Authority: Wider Road Network	Low impact on the estate and wider road network such as junction of Empingham Road with High Street. See additional comments on access from Highway Authority on indicative layout.	G

SHELAA Reference: SHELAA/KET/04

Site Address: Land south of Barrowden Road, Ketton



Parish: Ketton
Gross Site Area (ha): 1.45
Developable Site Area (ha): 1.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 35
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	R	R	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

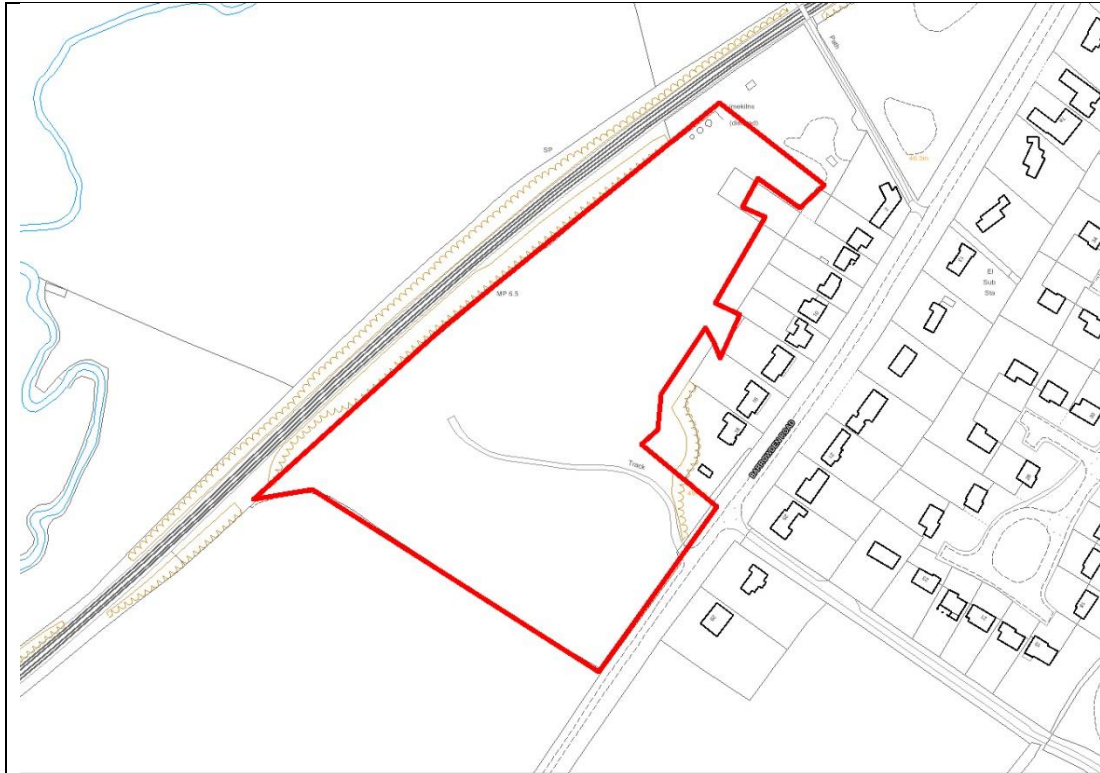
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	309	Distance to nearest Registered Park or Garden (m)	5411	Distance to nearest Scheduled Ancient Monument (m)	878
Distance to nearest Listed Building (m)	252	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is edged on 1 side by Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.92	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Current access to the site will need to be improved with development; situated on a straight road with good visibility.	
Relationship to Settlement Comments	Connected to existing settlement with development to the north and with some frontage onto Barrowden Road.	
Topography	Partly sloping ground.	A
Green Infrastructure	Not a public open space.	G
Important Open Space	Not designated.	G
Rights of Way	Public right of way runs alongside site connecting to Jurassic Way route.	G
National Ecology Designations	Site is within Natural England Impact Zone but no likely risks identified for type of development proposed.	G
Local Ecology Designations	Hedgerows and mature trees on site. A Candidate Local Wildlife Site (disused Geeston Quarry) to the north east of the site. A verge running from the candidate Local Wildlife Site runs alongside the roadside, bordering the north west side of the site. Leicestershire & Rutland Environmental Records: Arable land with hedges and trees. Retain hedges with 5m buffer zone of natural vegetation; other mitigation pending surveys. Badger, hedge and tree surveys required.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Kilthorpe Grange (MLE5413) c.80m to east of area. Roman Road along western boundary. Large development area. Medium risk.	A
Landscape	The site is within zone K7 of the study. The area is assessed as moderate landscape and settlement character sensitivity. A lower landscape capacity has been allocated to reflect the relatively elevated, open, exposed nature of the zone and its sensitive location at the transition of the Chater Valley and the Welland Valley. Overall moderate landscape sensitivity and low to moderate landscape value. The category is allocated medium capacity for zone K7 to accommodate development. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and landscape RAG rating of amber. The medium overall landscape capacity assessment within the LS&C Study 2012 could have been slightly higher (medium to high) but was medium to reflect the relatively elevated, open, exposed nature of the wider zone, characteristics that are less appropriate to site KET/04 which is relatively well related to the existing housing along Barrowden Road.	A
Lead Flood Authority Flood Risk	No flood risk.	G
Environmental Health & Contamination	No known constraints.	G
Highways Authority: Access	Current access to the site will need to be improved with development. Situated on a straight road with good visibility.	A
Highways Authority: Wider Road Network	No significant impact on wider road network.	G

SHELAA Reference: SHELAA/KET/05

Site Address: Land at Barrowden Road, Ketton



Parish: Ketton
Gross Site Area (ha): 3.35
Developable Site Area (ha): 2.68
Brownfield/ Greenfield Status: Brownfield
Current Use: Former quarry/ timber yard
Use Promoted: Residential (with 0.1ha employment)
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 78
Additional Notes on Capacity: Two site submission forms received for this site, one for entirely residential use and one for a mix of residential and employment use with 0.1 hectares being set aside for employment land. Site assessed on the basis of the mixed use at this point in time. $3.354 - 0.1 = 3.254$ hectares remaining gross site area for residential development. $80\% \text{ of } 3.254 = 2.6032$ hectares developable area. At a density of 30dph this equates to 78 dwellings ($2.6032 \times 30 = 78.096$).
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site. Marginal achievability.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Local Ecology Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	R	R	R	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

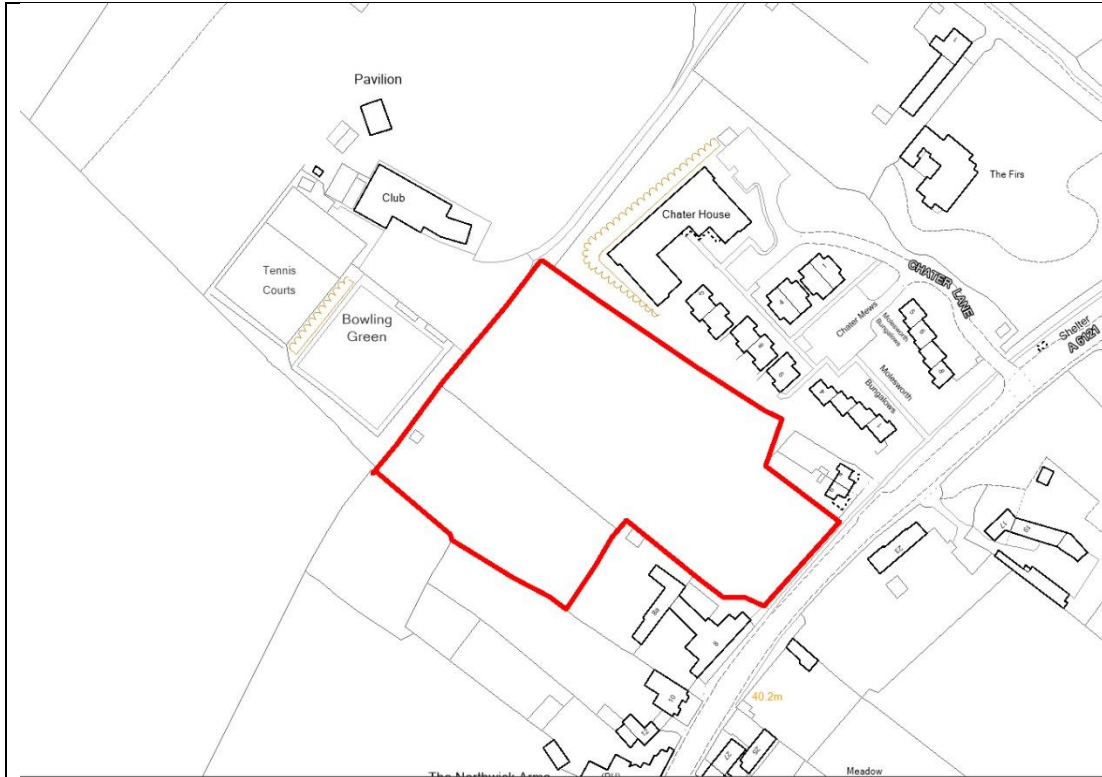
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	66	Distance to nearest Registered Park or Garden (m)	5447	Distance to nearest Scheduled Ancient Monument (m)	1077
Distance to nearest Listed Building (m)	284	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Eastern edge of site adjoins settlement boundary in part.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0.10	% of site in Low Landscape Sensitivity Area	89.59
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	On a straight road with good visibility.	
Relationship to Settlement Comments	Connected to existing settlement with development to the east. Site also has frontage onto Barrowden Road with development directly opposite the majority of the frontage area.	
Topography	The site is within Zone 8 of the Landscape study. The zone lies within the Chater Valley but is a former quarry. A desktop study identifies the site as sloping and undulating ground.	A
Green Infrastructure	Not a public open space.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within a Natural England impact zone but proposed use means it is unlikely to have an adverse impact on any designated site, meaning that Natural England consultation not required.	G
Local Ecology Designations	Calcerous grassland (Geeston Quarry); District level grassland; candidate Local Wildlife Site; Parish-level site adjacent. Surveys required: Badger and Phase 1 Habitat. No mitigation possible	R
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Roman road along western boundary. Looks to be a disused quarry. Medium risk.	G
Landscape	The area is assessed as low landscape and settlement character sensitivity. The area is assessed as Low visual sensitivity. Overall low landscape sensitivity. A medium to high capacity would be a possible result of using the matrix, but on balance, a slightly higher capacity has been allocated because development would not be isolated from the village, would not be conspicuous in the countryside and would not detract from the traditional built form, pattern and scale of the village. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and RAG rating of green.	G
Lead Flood Authority Flood Risk	No flood risk or minimal flood risk.	G
Environmental Health & Contamination	Contamination possible.	A
Highways Authority: Access	The access is situated on a straight section of road with good visibility. Away from services in core of village with poor access on highways/footpaths (no footpath along Barrowden Road) but wide verges. Footpath improvements will therefore be required along Barrowden road within wide verges.	G
Highways Authority: Wider Road Network	Moderate impact on village roads with poor access into main village and out to west to A47 – access along narrow roads in village may need improvement depending on scale of development in this area of the village.	A

SHELAA Reference: SHELAA/KET/06

Site Address: Chater House, High Street, Ketton



Parish: Ketton
Gross Site Area (ha): 1.23
Developable Site Area (ha): 0.98
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture/ vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 15
Additional Notes on Capacity: Site capacity reduced from 30 to 15 to take account of heritage asset constraints.
Currently Allocated: Yes H5
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	R	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	R*	G	G	G	G

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	966	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	5155	Distance to nearest Scheduled Ancient Monument (m)	2045
Distance to nearest Listed Building (m)	18	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	28.34	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	70.06	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	No highway concerns in principal. There is a large tree at the front of the site which will restrict the location of the access. However there is good visibility in both directions at this location and good pedestrian access.				
Relationship to Settlement Comments	Well connected to settlement with development to the north east, south and with bowling club and tennis courts to the north west.				
Topography	Desktop study identifies slightly sloping ground.				A
Green Infrastructure	No loss or impact. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.				G
Local Ecology Designations	Grassland, hedgerows, mature trees. Surveys required include Phase 1 habitat, badger, trees and hedges. Mitigation dependent on pending surveys.				A
Heritage	Eastern half of site within conservation area. Listed building adjacent to area and opposite. Numerous listed buildings along High Street. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.				A
Archaeology	Known archaeological remains on site include Within Historic Settlement Core. Known archaeological remains within vicinity include Post-medieval brewery cellar recorded in adjacent plot (south). Negative watching brief in back garden of plot to the north. A courtyard arrangement of cattle stalls/pens and outbuildings on 1st edition of OS map. Medium risk.				A
Landscape	Site within Planned Limits of Development of Ketton and outside the scope of the Landscape Study. Consultation with Landscape Architect confirms that the site was not assessed as site is within the village's PLD. However, a RAG rating of green would seem appropriate in landscape and visual terms due to potentially low sensitivity and higher capacity to accommodate development (subject to detailed assessment). An area of trees could be affected by development within the southern most part of the site.				G
Lead Flood Authority Flood Risk	No or minimal flood risk.				G
Environmental Health & Contamination	No known constraints.				G
Highways Authority: Access	Site has good visibility in both directions.				G

Highways Authority: Wider Road Network	No significant impact on the wider road network.	G
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SHELAA Reference: SHELAA/KET/07

Site Address: The Crescent, High Street, Ketton



Parish: Ketton	
Gross Site Area (ha): 1.30	
Developable Site Area (ha): 1.04	
Brownfield/ Greenfield Status: Brownfield	
Current Use: Vacant	
Use Promoted: Residential	
Further detail where mixed or other use promoted: Not applicable	
Indicative Capacity: 35	
Additional Notes on Capacity: Capacity increased to match the planning application submission.	
Currently Allocated: Yes	H7
Earliest point site is available: Immediately - 2017/0564/FUL pending for demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space.	
Overall Deliverability Status: Developable.	

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability from assessment however planning application on site being pursued.
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	R	G	A	n/a	A	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	A	G

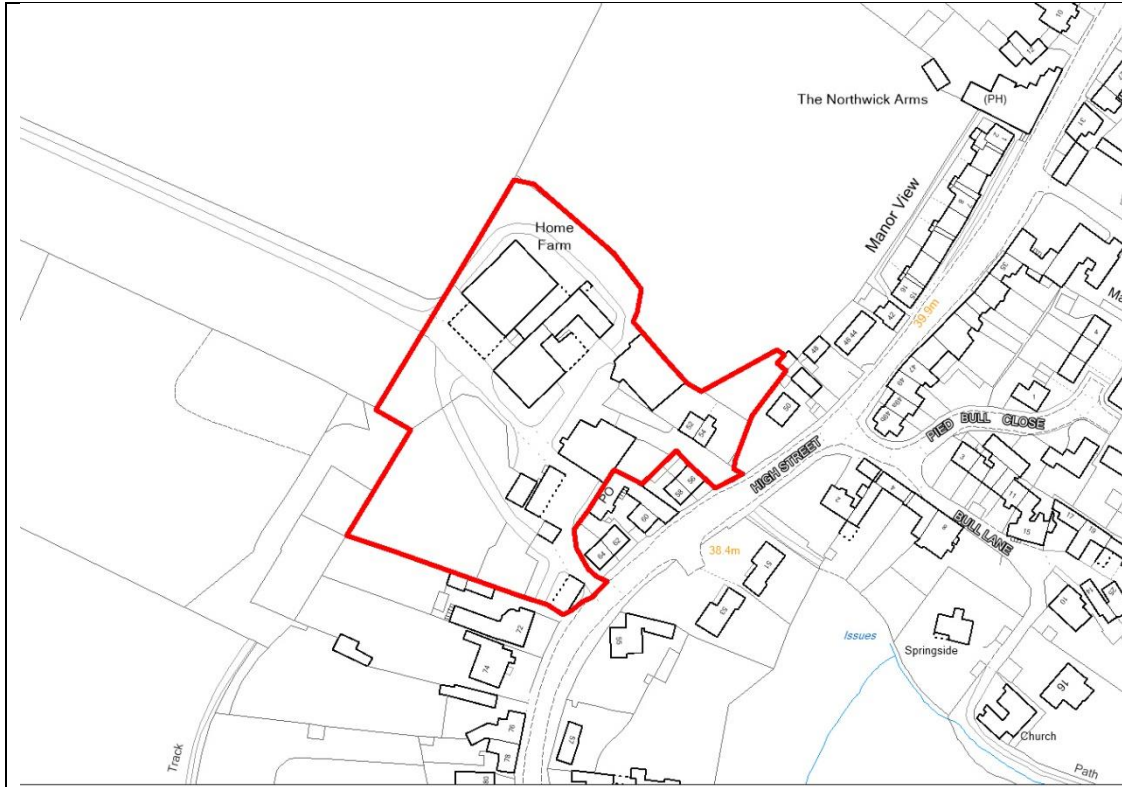
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	1144	Distance to nearest BAP Habitat (m)	16
Distance to nearest Conservation Area (m)	16	Distance to nearest Registered Park or Garden (m)	4796	Distance to nearest Scheduled Ancient Monument (m)	2129
Distance to nearest Listed Building (m)	4	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Site within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	No highway concerns in principal. There is good visibility in both directions at this location and good pedestrian access.	
Relationship to Settlement Comments	Well connected to existing settlement with built form to all sides.	
Topography	Desktop study identifies level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Gardens, trees and buildings. Surveys required include Phase 1 habitat, badger and bats (buildings). Mitigation dependent on pending surveys.	A
Heritage	No designated heritage assets within site. Borders conservation area to the south and west. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated. Potential to enhance setting.	A
Archaeology	Known archaeological remains on site include Four listed buildings on opposite side of the road. Known archaeological remains within vicinity of the site include SE boundary within Historic Core. Very close to Settlement Core and Ketton Grange. Conservation Area for Ketton being revised with possible inclusion of KET/07 due to conservation value.	A
Landscape	Area of existing built development surrounded by existing built development and area of scrubland to rear. Area of medium-high landscape capacity to the north west. Consultation with Landscape Architect confirms that the site was not assessed as site is within the village's PLD. However, a RAG rating of green would seem appropriate in landscape and visual terms due to potentially low sensitivity and higher capacity to accommodate development (subject to detailed assessment).	G
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Contamination unlikely. Possible noise from proposed stone mason's yard.	A
Highways Authority: Access	No highways concerns in principal. There is a large tree at the front of the site which will restrict the location of the access. However, there is good visibility in both directions at this location and good pedestrian access.	G
Highways Authority: Wider Road Network	Impact on wider road network minimal.	G

SHELAA Reference: SHELAA/KET/08

Site Address: Home Farm, Ketton



Parish: Ketton
Gross Site Area (ha): 1.10
Developable Site Area (ha): 0.88
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 10
Additional Notes on Capacity: Site capacity reduced to 10 to take account of heritage asset constraints.
Currently Allocated: Yes H6
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	G	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	761	Distance to nearest BAP Habitat (m)	156
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	5361	Distance to nearest Scheduled Ancient Monument (m)	1930
Distance to nearest Listed Building (m)	8	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	89.29	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The size of the development will depend on the size of the accesses. The Development must comply with the 6c's design guidance for access width. E.g. 5.5m + widening if bound by walls or hedges. Speeds through the village are relatively low, and there is good visibility at this section.	
Relationship to Settlement Comments	Well connected to existing built form, farm buildings located on site. Site has frontage onto High Street.	
Topography	Desktop study identifies sloping ground.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpath across the site, PRoW E229.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Buildings, scrub, rough grassland. Surveys required include Badger and bats (buildings). Mitigation dependent on pending surveys.	A
Heritage	Site mostly within conservation area. Areas surround a listed building and there are numerous listed buildings along High Street. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated. Potential to enhance setting.	A
Archaeology	Known archaeological remains on site include the site being almost entirely within historic core. Known archaeological remains within the vicinity include Roman tessellated pavement beneath one of the cottages adjacent to the area. Concerns previously raised by English Heritage.	A
Landscape	Site within Planned Limits of Development and outside of scope of Landscape Study. Consultation with Landscape Architect confirms that at the time of the LS&C Study in 2012 this area around Home Farm was outside the village's PLD and was included in the assessment which showed moderate landscape sensitivity and medium to high capacity to accommodate development. A landscape RAG rating of green would seem appropriate for this site.	G
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Home Farm – former farm, potential contamination. Site specific risk assessment and remediation if required. No other detrimental environmental effects identified.	A
Highways Authority: Access	The proposed location currently has two accesses either side of the post office. The far east access is very narrow with poor visibility due to high walls from neighbouring properties. The other access is wide with better visibility in both directions, however is bound at each side. This proposal would require minimum of a 6m access road.	A
Highways Authority: Wider Road Network	No significant impact on the wider road network.	G

SHELAA Reference: SHELAA/KET/09 Site Address: Field to the west of Empingham Road between the Windmill Field & Wytchley Road, Ketton



Parish: Ketton
Gross Site Area (ha): 11.67
Developable Site Area (ha): 7.00
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility; Energy & Waste; Open Space; Sports & Leisure
Indicative Capacity: 210
Additional Notes on Capacity: Site submission details identify that the site would be phased with the first phase being retirement village homes and the remainder being open market housing. The site submission includes that there is potential to include a community centre with a small swimming pool and care facility. No further information is provided on this, in terms of the area of land set aside for these additional uses. On that basis, it is assessed for residential at the current time.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	R	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

Suitability Assessment Constraint Data

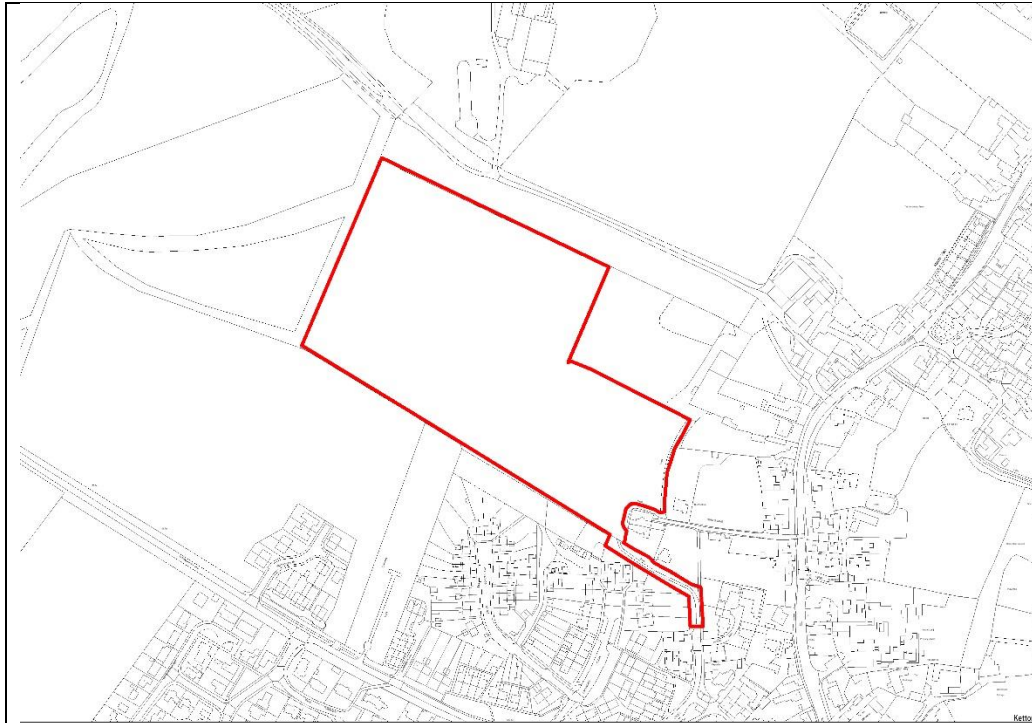
Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	893	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	432	Distance to nearest Registered Park or Garden (m)	6030	Distance to nearest Scheduled Ancient Monument (m)	2155
Distance to nearest Listed Building (m)	163	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	East side partly adjacent to the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	33.81	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access outside 30mph however good visibility. The junction capacity with Main Street will need to be calculated to ensure it can cope with additional traffic. Highway improvements may be required.				
Relationship to Settlement Comments	Connected to existing built form along part of eastern boundary and has frontage onto Empingham Road. Abuts adjacent site SHELAA/KET/03 along part of the eastern boundary which could provide comprehensive development if phased. However the south western extent of the site is not well connected to the settlement. Further assessment is therefore required to establish suitability status and therefore the site is identified as potentially suitable at this stage.				
Topography	Desktop study identifies sloping ground, steeply in parts.				A
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.				G
Local Ecology Designations	Grassland, ponds, hedgerows. Surveys required include Phase 1 habitat, badger and Great Crested Newt. Mitigation includes retention of 20m buffer zone to existing adjacent woodland, no light intrusion and no gardens backing onto woodland. Other mitigation pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No known designated archaeological remains on the site. Known archaeological remains within the vicinity include Bronze Age barrow and possible prehistoric enclosure 230m and 400m to the NW. Large development area.				G
Landscape	Site extends into open countryside. Moderate sensitivity and medium capacity. Development beyond the 65m contour would be inappropriate. This site is beyond that. Priority 3 zone for development. Consultation with Landscape Architect confirms that the site is within zone K1 in the LS&C Study 2012 where overall sensitivity is moderate and capacity is medium. However, landscape sensitivity is assessed as higher in the more elevated northern and western parts of the zone where development on the higher ground would be prominent, represent a poor landscape fit and poor association with settlement form and pattern. Land beyond the 65m contour is likely to be prominent and thus a landscape RAG rating of red would be appropriate for this site. Limited development westwards along Empingham Road may be justified in association with any limited new development on the other side of the road within site KET/02.				R
Lead Flood Authority Flood Risk	No or minimal flood risk.				G
Environmental Health & Contamination	Not known to be close to Ketton Quarry but needs to be checked against area that quarry has permission to extract. Environmental assessment to confirm status.				A

Highways Authority: Access	Access outside 30mph however good visibility. The junction capacity with Main Street will need to be calculated to ensure it can cope with additional traffic. Highway improvements may be required.	A
Highways Authority: Wider Road Network	Impact on wider network minimal – local highway improvements may be required.	G

SHELAA Reference: SHELAA/KET/10

Site Address: Field at the top of Hunts Lane, Ketton



Parish: Ketton
Gross Site Area (ha): 5.78
Developable Site Area (ha): 3.47
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility; Energy & Waste; Open Space; Sports & Leisure
Indicative Capacity: 39
Additional Notes on Capacity: Masterplan submitted with site submission information shows development only on the eastern part of the site at an estimated gross area of 1.631 hectares. Therefore the calculation is based on this revised figure. 80% of 1.631 hectares = 1.305 hectares. At a density of 30dph this gives a capacity of 39 dwellings (1.305 x 30 = 39.15).
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	A	A	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Suitability Assessment Constraint Data

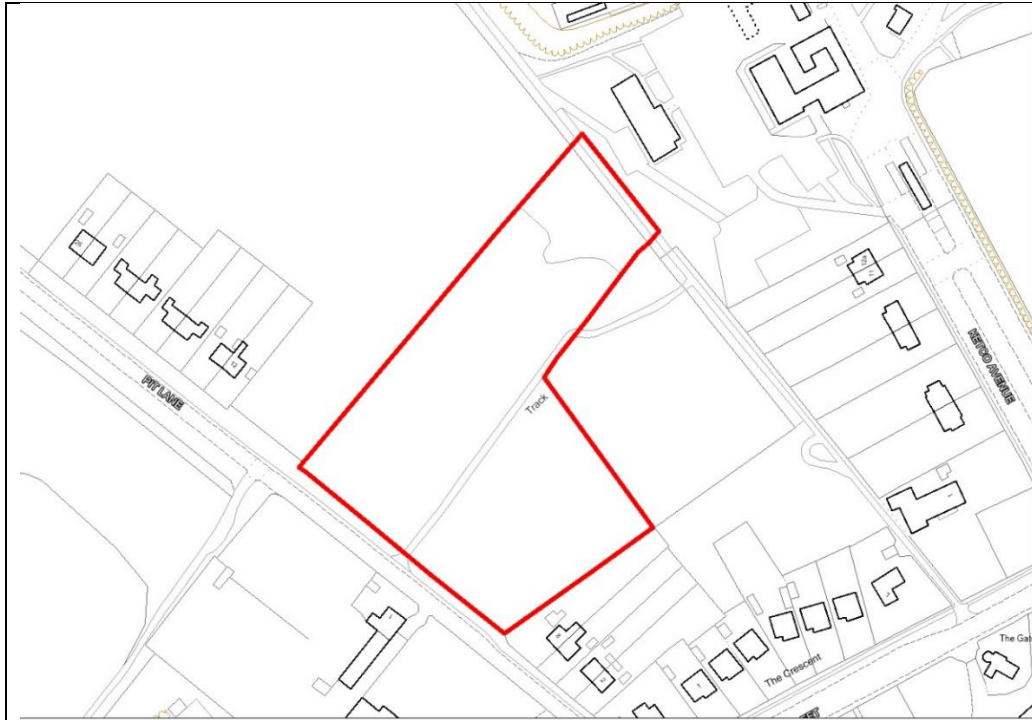
Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	727	Distance to nearest BAP Habitat (m)	37
Distance to nearest Conservation Area (m)	16	Distance to nearest Registered Park or Garden (m)	5568	Distance to nearest Scheduled Ancient Monument (m)	1927
Distance to nearest Listed Building (m)	84	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	South side partly adjacent the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	83.76	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	66.68	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Unsure how the site will be accessed. No development can access off Hunt's Lane as the road is too narrow with houses on both sides. Access could come via Empingham Road. This would then benefit from wide verges. The access of Empingham Road and A6121 and Church Road will need careful consideration and possible highway improvements. This size of development could have significant impact on this junction.	
Relationship to Settlement Comments	Connected to settlement along southern boundary which adjoins playground area and dwellings situated on Hunts Lane. Also connected along eastern boundary with development that fronts onto High Street. Cemetery abuts part of the southern boundary as does SHELAA/KET/02. The appropriateness of the access is queried along with the overall connectivity of the site to the existing settlement. Further assessment is required to establish suitability status and therefore identified as potentially suitable at this stage.	
Topography	Desktop study identifies sloping ground.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	PRoW E335 across the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Surveys required include badger. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation, other mitigation pending survey.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity include Borders Historic Core to east. Large development area. Medium risk.	A
Landscape	The site is within zone K2 of the study and is assessed as Low to Moderate landscape and settlement character sensitivity. The area is assessed as Moderate visual sensitivity. The site is summarised as overall moderate landscape sensitivity. Towards the centre of the zone located between the edge of the village and broadleaved woodland on the edge of the quarry, some pockets of currently open land may have the potential to accommodate some development, without affecting key landscape characteristics. A higher capacity has been allocated to reflect the indistinctive, unremarkable landscape character, the presence of the quarry and cement works and extensive woodland, mounding and planting to the north of the village. There may be some potential landscape capacity where development would be closely related to settlement form. Appropriate development in these locations would not affect settlement character to the setting of the village in the landscape. Mitigation to avoid or re-route important public access would be required. Overall the zone has moderate landscape sensitivity and medium to high capacity to accommodate development. Priority 2 zone for development. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and RAG rating of green. However, detailed assessment would be required to ensure adverse effects of development on the higher ground to the west are avoided.	G
Lead Flood Authority Flood Risk	No or minimal flood risk.	G

Environmental Health & Contamination	Within 250m of former landfill (Ketton Quarry). Site Specific Risk Assessment for potential contamination. Other potential issues.	A
Highways Authority: Access	Unsure how the site will be accessed. No development can access off Hunt's Lane as the road is too narrow with houses on both sides. Access could come via Empingham Road which would then benefit from wide verges. The access off Empingham Road and A6121 and Church Road will need careful consideration and possible highway improvements.	A
Highways Authority: Wider Road Network	The size of the development could have significant impact upon the junction.	A

SHELAA Reference: SHELAA/KET/11

Site Address: Land northeast of Pit Lane, Ketton



Parish: Ketton
Gross Site Area (ha): 1.38
Developable Site Area (ha): 1.10
Brownfield/ Greenfield Status: Brownfield
Current Use: Vacant
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 1.38
Additional Notes on Capacity: Employment Allocation.
Currently Allocated: Yes CS13
Earliest point site is available: Unknown - however currently allocated and planning permissions on parts of the site for new industrial units and office space (2019/0530/FUL) and two light industrial units (2019/0480/FUL).
Overall Deliverability Status: Deliverable.

Suitability Status:	Suitable	Availability Status:	Planning permission in place on part	Achievability Status:	Acheivable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	R	G	G	A	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	1175	Distance to nearest BAP Habitat (m)	109
Distance to nearest Conservation Area (m)	13	Distance to nearest Registered Park or Garden (m)	4925	Distance to nearest Scheduled Ancient Monument (m)	2194
Distance to nearest Listed Building (m)	86	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	64.40	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0.12	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	Yes

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The access will be via a private road (Pit Lane) and therefore permission from the land owner will need to be granted. Highways would have no concerns where pit lane joins the adopted highway, as there is good visibility with a very wide access.	
Relationship to Settlement Comments	Well connected to existing settlement with built form to all sides. There is a small gap between the frontage of the site and the residential properties to the west.	
Topography	Desktop study identifies level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Grassland, hedgerows, hard standing. Surveys required include badger and habitat. Mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending surveys.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on site include Undated remains under disused allotments – trial & trench & geophys revealed very little. No known archaeological remains within vicinity. Area has already been examined by archaeologists, nothing found.	G
Landscape	Site within Planned Limits of Development and outside the scope of the Landscape study. Consultation with Landscape Architect confirms that the site was not assessed as site is within the village's PLD. However, a RAG rating of green would seem appropriate in landscape and visual terms due to potentially low sensitivity and higher capacity to accommodate development (subject to detailed assessment).	G
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Contamination unlikely. Noise from proposed Stone Mason's Yard. The yard has been designed to have noisier activities on the boundaries to this site i.e. away from existing housing.	A
Highways Authority: Access	The access will be via a private road (Pit Lane) and therefore permission from the land owner will need to be granted. Highways would have no concerns where Pit lane joins the adopted highways, as there is good visibility with a very wide access.	A
Highways Authority: Wider Road Network	Impact on wider road network minimal.	G

SHELAA Reference: SHELAA/LAN/01

Site Address: Land north of Cold Overton Road, Langham



Parish: Langham
Gross Site Area (ha): 1.96
Developable Site Area (ha): 1.57
Brownfield/ Greenfield Status: Greenfield
Current Use: Caravan site and farm
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 47
Additional Notes on Capacity: None
Currently Allocated: Yes LNPO6 (part)
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Flood Risk Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

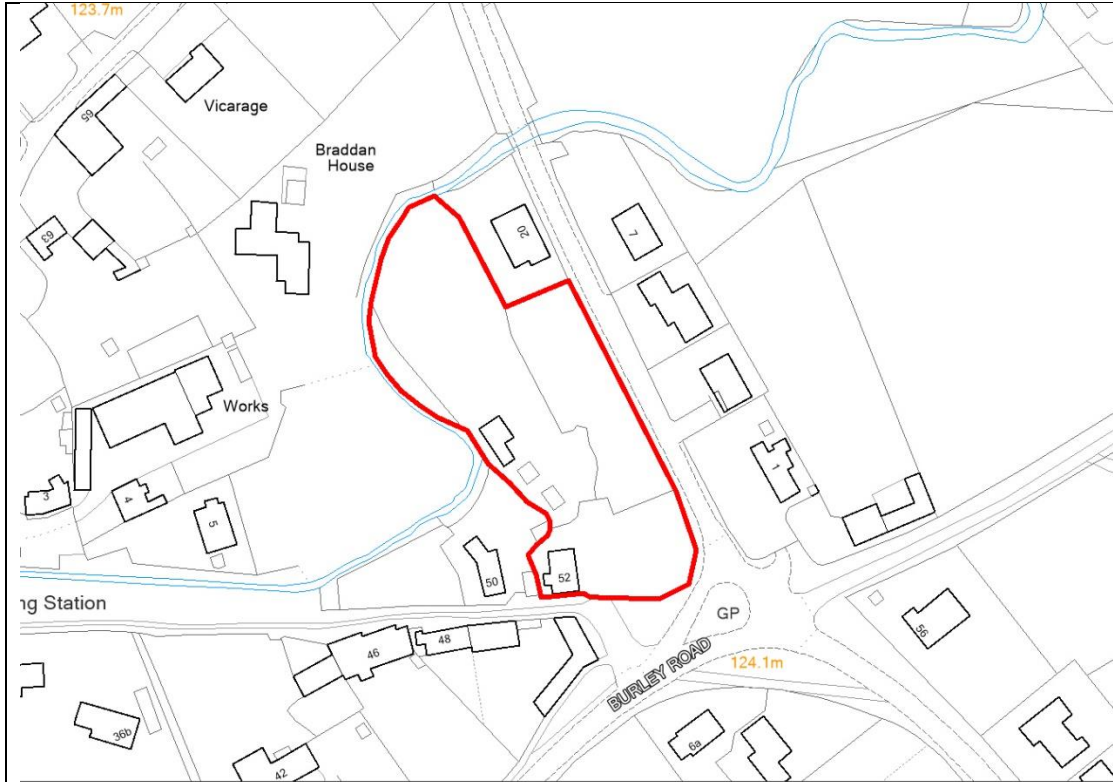
Distance to nearest SSSI Impact Risk Zone (m)	3709	Distance to nearest Local Wildlife Site (m)	1020	Distance to nearest BAP Habitat (m)	252
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	3922	Distance to nearest Scheduled Ancient Monument (m)	2768
Distance to nearest Listed Building (m)	185	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Part of site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	96.34	% of site in Low Landscape Sensitivity Area	2.14
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access onto Cold Overton Road is poor due to visibility. Access through The Range would be acceptable. Carriageway width 6m able to take additional traffic. Junction with Main Street will need to be considered to ensure sufficient capacity.	
Relationship to Settlement Comments	Adjacent to built form on south eastern and north western boundaries. Has some frontage onto Cold Overton Road. Open areas to east and west which give it some feeling of detachment.	
Topography	The site is within zone L6 of the landscape study. Relatively flat land.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpath (Rutland Round) crosses the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hardstanding, buildings, amenity grassland, hedgerows. Surveys required include badger, bats (buildings) and Great crested newts. Mitigation includes retention of hedges with 5m buffer of natural vegetation; other mitigation pending surveys.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity include Historic Core 80m to south-east. Large site area, currently a campsite.	A
Landscape	The site is within zone L6 of the landscape study. Overall Moderate landscape sensitivity and Moderate landscape value give Medium capacity for Zone L6 to accommodate development. Development within the zone could present extension of the village within a generally enclosed area where it would not be prominent in the wider visual context and with low need for visual mitigation. Impact on the traditional built form, pattern and scale of the village would not be significant partly as a consequence of preceding dilution of the extent of the village, but also as development could actually reflect its compact and rectilinear form. Consultation with Landscape Architect confirms agreement with initial assessment and RAG Rating.	A
Lead Flood Authority Flood Risk	Langham Brook tendency to flood and site within Flood Zone 3. EA flood risk high in areas and medium in areas.	R
Environmental Health & Contamination	Contamination unlikely. No known constraints.	G
Highways Authority: Access	Access onto Cold Overton Road is poor due to visibility and proximity to the watercourse. Junction at Cold Overton Road and Melton road will need to be assessed in terms of capacity and safety. This junction may need significant	A

	improvements with a development of this size. Access through The Range may be acceptable. Junction with Melton Road will need to be considered to ensure sufficient capacity and highway improvements may be required.	
Highways Authority: Wider Road Network	Carriageway width 6m able to take additional traffic. Junction with Main Street will need to be considered to ensure sufficient capacity.	A

SHELAA Reference: SHELAA/LAN/02

Site Address: 52 Burley Road, Langham



Parish: Langham
Gross Site Area (ha): 0.41
Developable Site Area (ha): 0.39
Brownfield/ Greenfield Status: Mixed
Current Use: Residential
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 12
Additional Notes on Capacity: None
Currently Allocated: Yes LNPO2
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Flood Risk and Heritage Assessments identify a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	G	R	n/a	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	R	A	G	R	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3404	Distance to nearest Local Wildlife Site (m)	1016	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	3408	Distance to nearest Scheduled Ancient Monument (m)	2610
Distance to nearest Listed Building (m)	12	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site is within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Greater than 50% of site intersects with Flood Risk Zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	90.06	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Depending on location of access but generally good with good visibility. Impact on wider network minimal.	
Relationship to Settlement Comments	Within existing built form of development.	
Topography	The site is within the planned limits of development and fall outside the scope of the landscape study. Relatively level land.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Designated as Important Open in Site Allocations and Policies DPD.	R
Rights of Way	Public footpath (Rutland Round) runs to the south of the site.	A
National Ecology Designations	Site within impact zone but unlikely to have an adverse impact on any designated site meaning that Natural England Consultation not required.	G
Local Ecology Designations	Very small site. Trees. Badger and tree survey required. Pending surveys but okay with mitigation.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant detrimental impact on the setting of the conservation area. Site plays a significant visual role as an open space in the context of the setting of the conservation area. Impact can not be mitigated.	R
Archaeology	Designated heritage assets on site include just bordering the conservation area at the extreme east end. No designated heritage assets within vicinity. No known archaeological remains on site.	A
Landscape	Site LAN/02 was not included within the LS&C Study 2017 because it lies within the built up area of the village.	G
Lead Flood Authority Flood Risk	Langham Brook tendency to flood and site within Flood Zone 3. EA flood risk high in areas and medium in areas.	R
Environmental Health & Contamination	No constraints known. Contamination unlikely.	G
Highways Authority: Access	Very small infill plot can be accessed off Ashwell Road.	G
Highways Authority: Wider Road Network	Low impact on road network generally.	G

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	G	G	G	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3925	Distance to nearest Local Wildlife Site (m)	672	Distance to nearest BAP Habitat (m)	367
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4068	Distance to nearest Scheduled Ancient Monument (m)	3009
Distance to nearest Listed Building (m)	203	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjacent Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	35.59
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The access onto Melton Road will need to be improved. This will need to be reduced to 1 access instead of the current 2. Melton Road will also require a right hand turn lane to prevent traffic from building up on the Main Road.	
Relationship to Settlement Comments	Reflects pattern of existing built form directly to the south and has access directly onto Melton Road.	
Topography	Part of the site is within zone L7 of the study. The zone falls gently.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	PROW cross the site.	A
National Ecology Designations	Site within impact zone but unlikely to have an adverse impact on any designated site meaning that Natural England Consultation not required.	G
Local Ecology Designations	Badger and bat (buildings) and Great Crested Newt surveys required. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation, other mitigation pending survey.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated. Potential to provide enhancement.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity include historic core 80m to south-east. Medium risk.	A
Landscape	The site is partly within zone L7 of the Landscape Sensitivity and Capacity study. The remainder of the site extends into the countryside, beyond the limit of the study. Overall Low landscape sensitivity and Low landscape value give High capacity for Zone L7 to accommodate development. This high landscape capacity assessment arises as a direct consequence of the study zone falling outside the Planned Limits to Development for Langham, but being predominantly developed over much of it as a holiday home park. This is strengthened by the existence of mostly strong boundary landscaping limiting views into and out of the site. Consequently the study method suggests that further (re)development across the site would have very limited additional landscape and settlement character implications. Permanent development would however present significant consolidation of the currently semi-permanent effect of the holiday park which has diluted the traditional built form, pattern and scale of the village. The open area of paddock to the north-eastern part of the zone is more open to view and partly separate from the core of Langham. However this is set within a context of the holiday home park as a visual backdrop and out-lying pairs of semi-detached dwelling and considerable urbanising influence of the road junction and signage in its vicinity. Consultation with Landscape Architect confirms agreement with initial landscape assessment and RAG rating.	G
Lead Flood Authority Flood Risk	Low or minimal flood risk.	G
Environmental Health & Contamination	Contamination possible – farm. Site upstream of Langham Brook. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. Consult with Highways regarding possible impact on Langham Brook. No other detrimental environmental effects known.	A

Highways Authority: Access	Land off Ranksborough Farm - unsure of access. Access has previously been requests off the dirt track from Cold Overton Road. This would be an unacceptable access for the development as the track is in a poor conditions and not adopted. The visibility onto cold Overton Road is also poor due to large trees overcrowding the access. If access was via Melton Road speed limit 60mph and visibility would not support additional traffic. Access onto Melton Road will require significant improvements (such as 1 access instead of 2), good pedestrian access into the site and out of the site and possibility of improved crossing facilitates.	A
Highways Authority: Wider Road Network	Impact on wider road minimal.	G

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	G

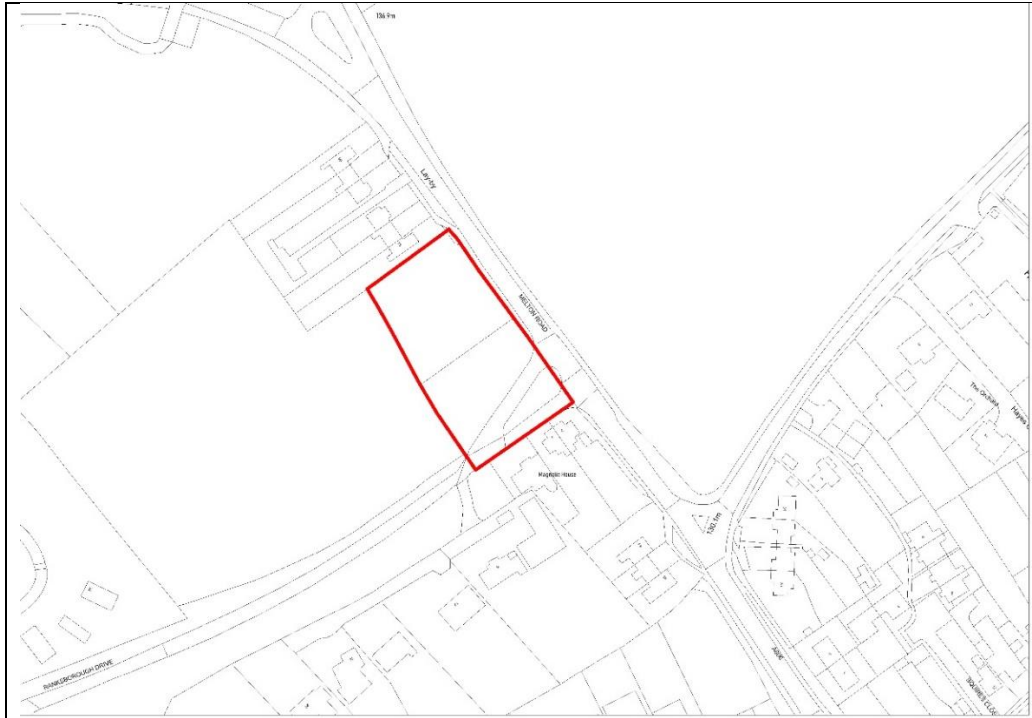
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3759	Distance to nearest Local Wildlife Site (m)	1114	Distance to nearest BAP Habitat (m)	321
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	3875	Distance to nearest Scheduled Ancient Monument (m)	2870
Distance to nearest Listed Building (m)	27	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site is within Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	No significant highway concerns. Impact on wider road minimal.	
Relationship to Settlement Comments	Site is within Planned Limits of Development. Well connected to settlement.	
Topography	Relatively flat with no topographical constraints to development.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Footpath runs alongside the site however it would not be affected by development.	G
National Ecology Designations	The site is outside of a Natural England Impact Zone.	G
Local Ecology Designations	Buildings. Bat survey required if traditional building. Pending survey but okay with mitigation.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Langham Conservation area (DLE7358). Listed buildings c.25m+ to the south and east (MLE17335, 5911 & 18709). Known archaeological remains on site include Historic Settlement Core of Langham (MLE10420). Very little within the vicinity apart from the HSC/listed buildings. Small site but within historic core. Medium risk.	A
Landscape	Site LAN/09 was not included within the LS&C Study 2017 because it lies within the built up area of the village. However, redevelopment of this brownfield site would appear appropriate with potentially low landscape sensitivity and high landscape capacity to accommodate development (subject to detailed assessment). Consequently a landscape RAG rating of green would seem appropriate.	G
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving.	G
Environmental Health & Contamination	Potential for Contaminated land. Phased contaminated ground assessment required.	A
Highways Authority: Access	No significant highway concerns.	G
Highways Authority: Wider Road Network	Impact on wider road minimal.	G

SHELAA Reference: SHELAA/LAN/10

Site Address: Melton Road, Langham



Parish: Langham
Gross Site Area (ha): 0.30
Developable Site Area (ha): 0.28
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 9
Additional Notes on Capacity: None
Currently Allocated: Yes LNPO4
Earliest point site is available: Unknown – Allocated in Neighbourhood Plan
Overall Deliverability Status: Deliverable.

Suitability Status:	Suitable	Availability Status:	Unknown – Allocated in Neighbourhood Plan	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	G	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

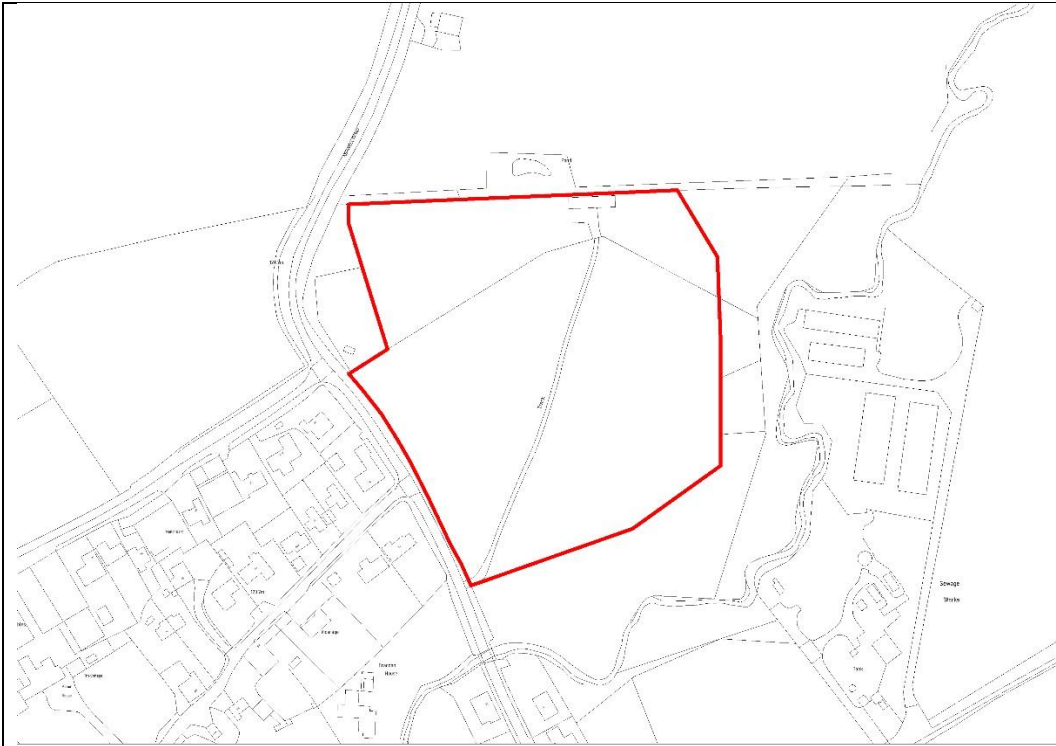
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3924	Distance to nearest Local Wildlife Site (m)	939	Distance to nearest BAP Habitat (m)	526
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4070	Distance to nearest Scheduled Ancient Monument (m)	3011
Distance to nearest Listed Building (m)	205	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjacent Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	99.93
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access onto Melton Road has good visibility in both direction. Turning must be provided for each property to ensure they enter the highway in a forward gear.	
Relationship to Settlement Comments	Site is adjacent Planned Limits of Development on 1 side but it situated adjacent to built form to the north also. Well connected to settlement.	
Topography	Relatively flat with no topographical constraints to development.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is outside of a Natural England Impact Zone.	G
Local Ecology Designations	Garden, rough grassland, scrub, trees. Phase 1, badger, bats (trees) surveys required. Pending surveys but okay with mitigation.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Langham Conservation Area (DLE7358) slightly overlaps with the southern extent of the area. Historic core (MLE10420) 60m to south. Listed C19th cottages c200m SE. No known archaeological remains on site or within vicinity. Small site but slightly impinges on the conservation area. Medium risk.	A
Landscape	Site LAN/10 is located in the far north eastern corner of study zone L7 assessed in the 2017 LS&C Study as overall low landscape sensitivity and high landscape capacity. The site represents only a small part of that wider study area, located along the road frontage between a pair of semi-detached properties and the entrance to the Ranksborough holiday home park, with further built development along the road frontage to the south. In this way development of the site would represent in-fill development with little impact on landscape sensitivity. Consequently a landscape RAG rating of green is considered appropriate.	G
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving .	G
Environmental Health & Contamination	Infilled Quarry and possible contamination. Phased contaminated ground assessment required.	A
Highways Authority: Access	Access onto Melton Road has good visibility in both direction. Turning must be provided for each property to ensure they enter the highway in a forward gear.	G
Highways Authority: Wider Road Network	Generally the A606 is suitable to take additional traffic however RCC would require the developer to carry out a transport statement to identify if any highway improvements are required as part of this development.	A

SHELAA Reference: SHELAA/LAN/12

Site Address: Land east of Ashwell Road, Langham



Parish: Langham
Gross Site Area (ha): 2.70
Developable Site Area (ha): 2.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Grassland
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 65
Additional Notes on Capacity: None
Currently Allocated: Yes LNP14
Earliest point site is available: Unknown
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Unknown Availability	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Flood Risk and Heritage Assessments identify a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

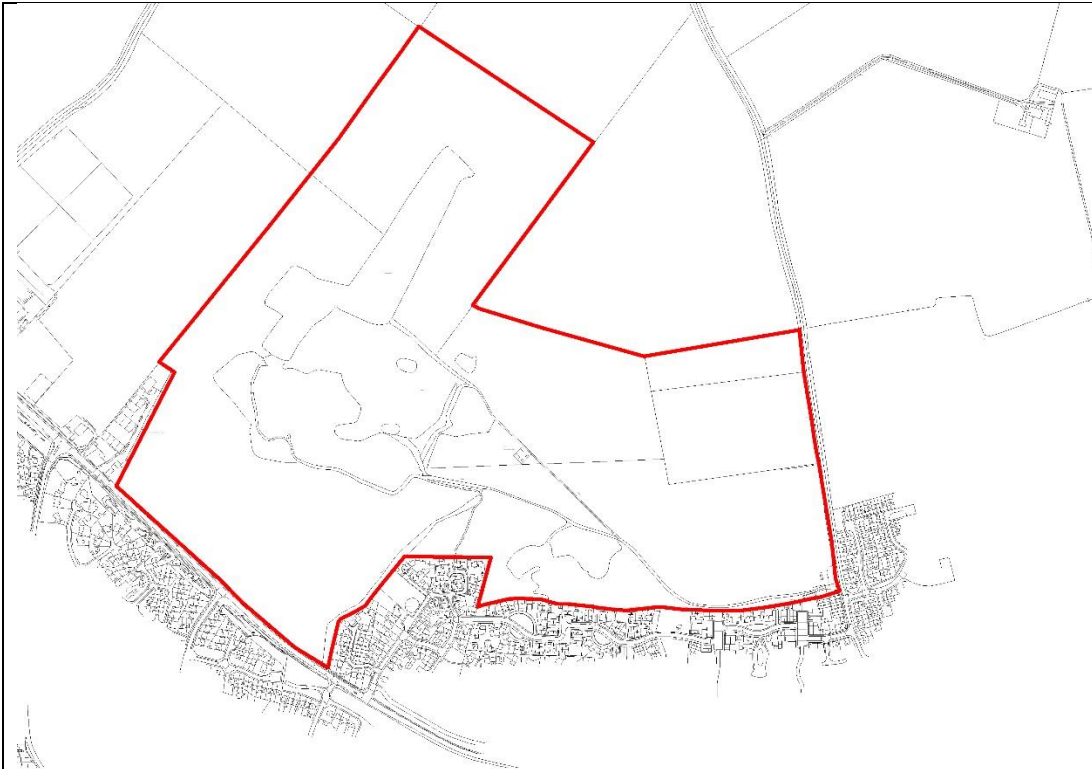
Distance to nearest SSSI Impact Risk Zone (m)	3492	Distance to nearest Local Wildlife Site (m)	989	Distance to nearest BAP Habitat (m)	151
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	3431	Distance to nearest Scheduled Ancient Monument (m)	2745
Distance to nearest Listed Building (m)	110	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjacent Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	87.54	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access onto Ashwell Road – this road is narrow with no footpaths. The surrounding village roads are narrow with limited footpaths. The developer will need to assess the junctions within Langham and surrounding roads to identify what improvements are required. (Junctions to include Ashwell Road with Burley Road, Burley Road with Melton Road, Manor Lane with A606 and Well street with A606.	
Relationship to Settlement Comments	Site is adjacent Planned Limits of Development on 1 side however the site is of a significant scale for the settlement and the impact on the character of the village needs further assessment in order to establish the suitability of the site. There is very limited development (in depth) to the east of the village in this location currently. The site is therefore identified as potentially suitable at this stage.	
Topography	Relatively flat with no topographical constraints to development.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is outside of a Natural England Impact Zone.	G
Local Ecology Designations	R+F possible spp-rich grassland, hedgerows, adjacent to watercourse. Phase 1 Habitat Survey, badgers, GCN of nearby pond required. Mitigation would include buffer hedgerows with 5m semi-natural vegetation; other mitigation pending surveys.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant detrimental impact on the setting of the conservation area. Site plays a significant visual role as an open space at the entrance to the village within the context of the setting of the conservation area. Impact can not be mitigated.	R
Archaeology	Langham Conservation Area (DLE7358) to immediate west. No known archaeological remains on site. Known archaeological remains within the vicinity include Historic Settlement Core of Langham (MLE10420) to immediate west. Prehistoric pit alignment 150m east of site (MLE5444). Possible Long Barrow (MLE5435) 300m east. Large development area with possible prehistoric potential. Medium risk.	A
Landscape	Site LAN/12 is located within study zone L2 assessed in the 2017 LS&C Study as overall moderate landscape sensitivity and medium to high landscape capacity. Development could present appreciable extension of the village to the east of Ashwell Road and hence beyond historic limits to the settlement, potentially detracting from the traditional rectilinear built form, pattern and scale of the village. However the zone is not unduly prominent in the landscape and some capacity for mitigation may be afforded by the exiting backdrop of established trees along the Langham Brook. Inclusion of the zone within the Langham Conservation Area suggests historic importance of the site, and may be influential in relation to wider planning considerations. An amber landscape RAG rating is considered appropriate for this site.	A
Lead Flood Authority Flood Risk	The majority of this site is within flood zone 3 and is therefore high risk of flooding from a water course. Additionally the site is a high risk of surface water flooding.	R
Environmental Health & Contamination	No constraints identified.	G

Highways Authority: Access	Access onto Ashwell Road – this road is narrow with no footpaths. The surrounding village roads are narrow with limited footpaths.	A
Highways Authority: Wider Road Network	The developer will need to assess the junctions within Langham and surrounding roads to identify what improvements are required. (Junctions to include Ashwell Road with Burley Road, Burley Road with Melton Road, Manor Lane with A606 and Well street with A606.	A

SHELAA Reference: SHELAA/LIT/01

Site Address: Quarry Farm, Little Casterton, Stamford



Parish: Little Casterton
Gross Site Area (ha): 66.76
Developable Site Area (ha): 40.06
Brownfield/ Greenfield Status: Greenfield
Current Use: Open grassland, scrub and former quarry
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Energy & Waste; Open Space
Indicative Capacity: 650
Additional Notes on Capacity: Site information provided promoter identifies that SHELAA/LIT/01c is identified for open space and that the residential capacity of the whole of the site is 650 dwellings. Site capacity updated to 650 on this basis.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	R	R	n/a	G	G	A	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

Suitability Assessment Constraint Data

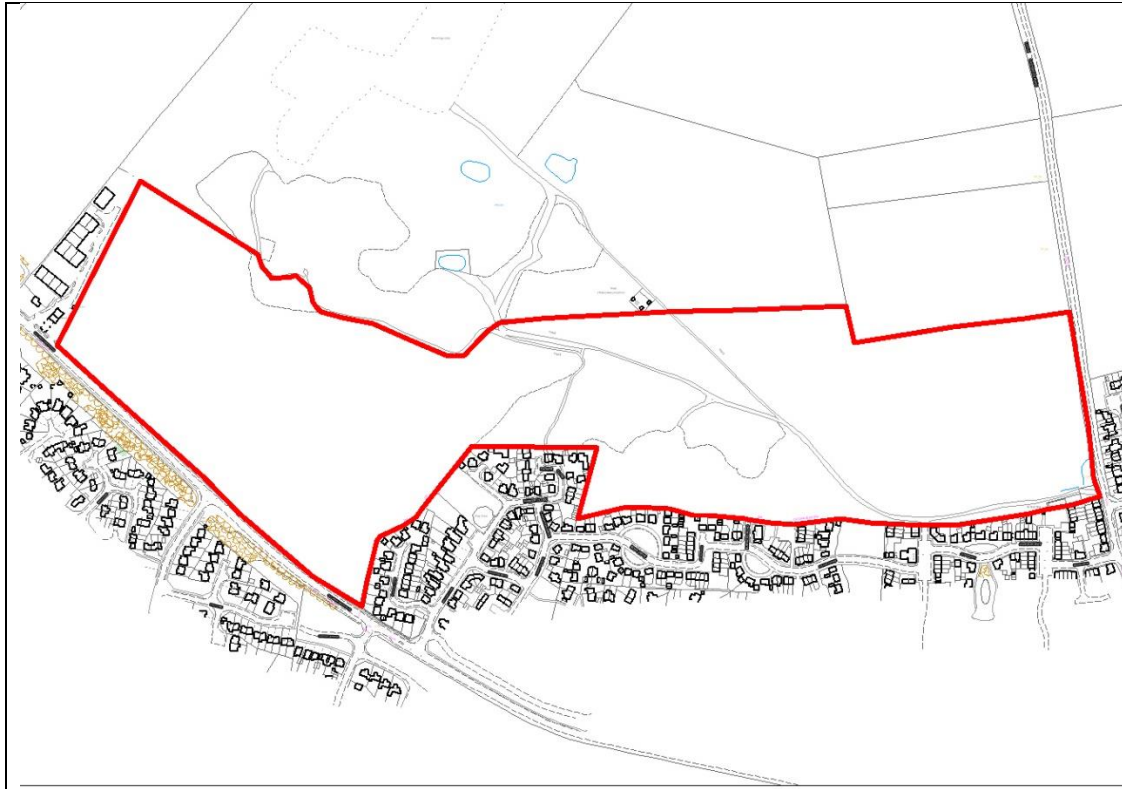
Distance to nearest SSSI Impact Risk Zone (m)	78	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	595	Distance to nearest Registered Park or Garden (m)	1821	Distance to nearest Scheduled Ancient Monument (m)	15
Distance to nearest Listed Building (m)	740	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required.				
Relationship to Settlement Comments	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.				
Topography	Land rises gently from the road but relatively flat with no topographical constraints to development.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	Within the Natural Impact zone of Great Casterton Road Banks (SSSI). Natural England will need to be consulted on likely risks of road infrastructure on the site.				A
Local Ecology Designations	Calcareous grassland (including rare species), scrub woodland in former brickworks and adjacent fields. Badger, GCN, Phase 1 habitat, bat foraging, specific mapping of rare plant species, invertebrate surveys required. Some development possible, with significant mitigation and habitat creation, and avoidance of spp-rich habitat. Great potential and opportunity for creation calcareous grassland (priority BAP habitat). Needs survey and proposed layout before making decision.				A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Sufficient separation to limit any significant impact.				G
Archaeology	No designated heritage assets on site or within vicinity. Known archaeological remains on site include post-medieval quarries/clay (MLE23470). Neolithic burial (MLE5466) found during quarrying - not precisely located. Ermine Street Roman Road (MLE5748) bounds the southern extent of the area. Prehistoric cropmarks (MLE5471) 500m north of area. Archaeological Assessment (ELE6230) revealed no evidence for archaeological potential across the western half of the site LIT/01a. Post-medieval quarries/clay (MLE23470) to west. Rectangular enclosure cropmarks (MLE5461) 600m to north. Prehistoric cropmarks (MLE5471) 100m west of area. The east is mostly quarried. Stamford (Linc.) is to the south. Medium Risk.				A
Landscape	Site LIT/01 covers an extensive area including land between the Old Great North Road and Quarry Farm Wood (and extending eastwards to Little Casterton Road [site LIT/01a]) and land extending to the north of Quarry Farm Wood into open countryside [site LIT/01b & site LIT/01c]. The area to the north of Quarry Farm Wood has not been assessed in any LS&C studies; it comprises open farmland with relatively high landscape sensitivity due to its importance to the setting of Stamford providing a distinctive break between the town and countryside. Subject to detailed assessment, landscape value of this area to the north and east of the woodland is probably low, resulting overall in moderate capacity for development but where development would be isolated from the town of Stamford. With regard to the area of site				A

	LIT/01 south of Quarry Farm Wood, the area between the woodland and the Old Great North Road was assessed in the 2010 LS&C Study as site SA, with overall moderate landscape sensitivity and medium to high landscape capacity to accommodate development. This represents a slightly higher capacity than the area to the east between Quarry Farm Wood and Little Casterton Road which was assessed in the LS&C Study 2010 as site SB with the same moderate overall landscape sensitivity but overall medium landscape capacity. Consequently for the entire site LIT/01 a landscape RAG rating of amber is considered appropriate but with the proviso that land to the north of Quarry Farm Wood (site LIT/01b and site LIT/01c) is more sensitive and has less capacity than land to the south due to its outlying location. Thus a red landscape RAG rating would be appropriate for land to the north (site LIT/01c) and north-east of Quarry Farm Wood (site LIT/01b). However if LIT/01 is developed as a comprehensive site rather than being broken down into these distinct parts then an amber rating would be appropriate.	
Lead Flood Authority Flood Risk	No Objections in principal. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving. A full drainage strategy will need to be carried out to identify areas of flood risk and surface water flooding.	G
Environmental Health & Contamination	Potential contaminated land, air quality, noise. Contaminated Land Assessment would be required for all of these sites (01, 01a, 01b and 01c) (or parts thereof). This is likely to extend to intrusive investigations, monitoring and mitigation schemes. Air Quality assessments are needed for traffic from the proposed sites (all) locations that will have to be considered are Stamford and Great Casterton. Sites that border the B1081 may need to have a stand off distance from the road to avoid impacts from vehicle emissions. Liaison with SKDC is important. Noise impact assessments and if required mitigation will be required for the BP garage on the B1081 and light industrial units off Casterton Road Business Park.	A
Highways Authority: Access	For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required.	A
Highways Authority: Wider Road Network	Key areas the developer will need to look at Great Casterton (village as a whole and local roads surrounding site), A606/A1 Junction, Little Casterton Road (including Little Casterton village). The developer will need to speak with Highways England and Lincolnshire as part of this development will access/serve off of their infrastructure.	A

SHELAA Reference: SHELAA/LIT/01a

Site Address: Quarry Farm, Little Casterton, Stamford



Parish: Little Casterton
Gross Site Area (ha): 26.80
Developable Site Area (ha): 16.08
Brownfield/ Greenfield Status: Mixed
Current Use: Open grassland, scrub and former quarry
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Energy & Waste; Open Space
Indicative Capacity: 483
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable as a part of SHELAA/LIT/01.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	R	R	n/a	G	G	A	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

Suitability Assessment Constraint Data

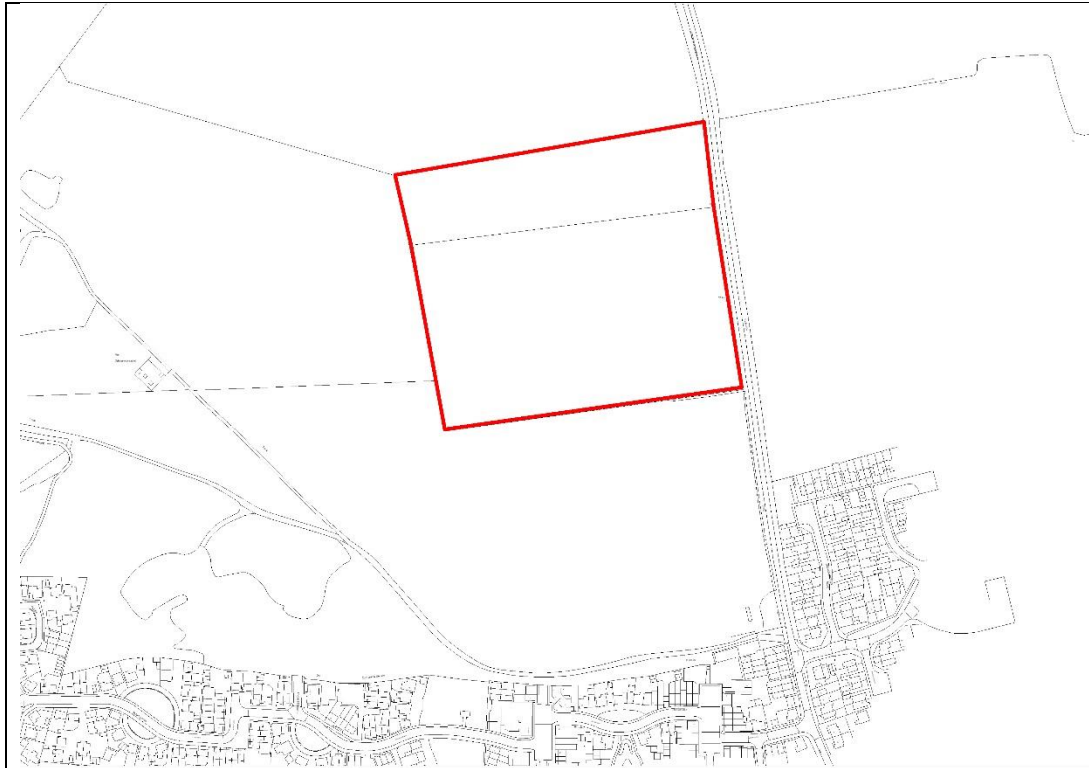
Distance to nearest SSSI Impact Risk Zone (m)	78	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	625	Distance to nearest Registered Park or Garden (m)	1821	Distance to nearest Scheduled Ancient Monument (m)	15
Distance to nearest Listed Building (m)	770	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required.				
Relationship to Settlement Comments	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.				
Topography	Land rises gently from the road but relatively flat with no topographical constraints to development.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	Within the Natural Impact zone of Great Casterton Road Banks (SSSI). Natural England will need to be consulted on likely risks of road infrastructure on the site.				A
Local Ecology Designations	Calcareous grassland (including rare species), scrub woodland in former brickworks and adjacent fields. Badger, GCN, Phase 1 habitat, bat foraging, specific mapping of rare plant species, invertebrate surveys required. Some development possible, with significant mitigation and habitat creation, and avoidance of spp-rich habitat. Great potential and opportunity for creation calcareous grassland (priority BAP habitat). Needs survey and proposed layout before making decision. Will require significant proportion of retained habitat.				A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Sufficient separation to limit any significant impact.				G
Archaeology	No designated heritage assets on site or within vicinity. Known archaeological remains on site include post-medieval quarries/clay (MLE23470). Neolithic burial (MLE5466) found during quarrying - not precisely located. Ermine Street Roman Road (MLE5748) bounds the southern extent of the area. Prehistoric cropmarks (MLE5471) 500m north of area. Archaeological Assessment (ELE6230) revealed no evidence for archaeological potential across the western half of the site LIT/01a. The east is mostly quarried. Stamford (Linc.) is to the south. Low Risk.				G
Landscape	Site LIT/01 covers an extensive area including land between the Old Great North Road and Quarry Farm Wood (and extending eastwards to Little Casterton Road [site LIT/01a]) and land extending to the north of Quarry Farm Wood into open countryside [site LIT/01b & site LIT/01c]. The area to the north of Quarry Farm Wood has not been assessed in any LS&C studies; it comprises open farmland with relatively high landscape sensitivity due to its importance to the setting of Stamford providing a distinctive break between the town and countryside. Subject to detailed assessment, landscape value of this area to the north and east of the woodland is probably low, resulting overall in moderate capacity for development but where development would be isolated from the town of Stamford. With regard to the area of site LIT/01 south of Quarry Farm Wood, the area between the woodland and the Old Great North Road was assessed in the 2010 LS&C Study as site SA, with overall moderate landscape sensitivity and medium to high landscape capacity to				A

	accommodate development. This represents a slightly higher capacity than the area to the east between Quarry Farm Wood and Little Casterton Road which was assessed in the LS&C Study 2010 as site SB with the same moderate overall landscape sensitivity but overall medium landscape capacity. Consequently for the entire site LIT/01 a landscape RAG rating of amber is considered appropriate but with the proviso that land to the north of Quarry Farm Wood (site LIT/01b and site LIT/01c) is more sensitive and has less capacity than land to the south due to its outlying location. Thus a red landscape RAG rating would be appropriate for land to the north (site LIT/01c) and north-east of Quarry Farm Wood (site LIT/01b). However if LIT/01 is developed as a comprehensive site rather than being broken down into these distinct parts then an amber rating would be appropriate.	
Lead Flood Authority Flood Risk	No Objections in principal. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving. A full drainage strategy will need to be carried out to identify areas of flood risk and surface water flooding.	G
Environmental Health & Contamination	Potential contaminated land, air quality, noise. Contaminated Land Assessment would be required for all of these sites (01, 01a, 01b and 01c) (or parts thereof). This is likely to extend to intrusive investigations, monitoring and mitigation schemes. Air Quality assessments are needed for traffic from the proposed sites (all) locations that will have to be considered are Stamford and Great Casterton. Sites that border the B1081 may need to have a stand off distance from the road to avoid impacts from vehicle emissions. Liaison with SKDC is important. Noise impact assessments and if required mitigation will be required for the BP garage on the B1081 and light industrial units off Casterton Road Business Park.	A
Highways Authority: Access	For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required.	A
Highways Authority: Wider Road Network	Key areas the developer will need to look at Great Casterton (village as a whole and local roads surrounding site), A606/A1 Junction, Little Casterton Road (including Little Casterton village). The developer will need to speak with Highways England and Lincolnshire as part of this development will access/serve off of their infrastructure.	A

SHELAA Reference: SHELAA/LIT/01b

Site Address: Little Casterton Road, Little Casterton



Parish: Little Casterton
Gross Site Area (ha): 5.591
Developable Site Area (ha): 3.3546
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 101
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable as a part of SHELAA/LIT/01.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	R	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

Suitability Assessment Constraint Data

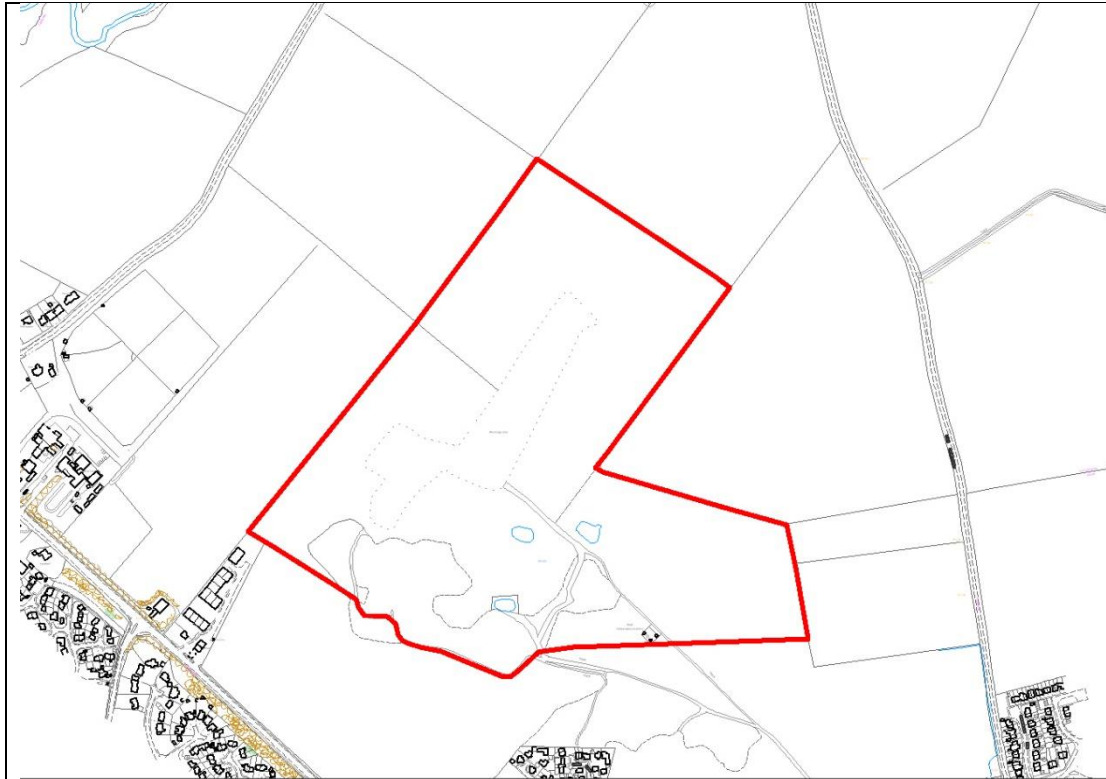
Distance to nearest SSSI Impact Risk Zone (m)	948	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	182
Distance to nearest Conservation Area (m)	1112	Distance to nearest Registered Park or Garden (m)	2005	Distance to nearest Scheduled Ancient Monument (m)	700
Distance to nearest Listed Building (m)	1143	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Little Casterton Road will need to be significantly upgraded to take this additional development. Little Casterton Road is currently a narrow rural road with no footpaths/cycle paths.				
Relationship to Settlement Comments	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.				
Topography	Land rises gently from the road but relatively flat with no topographical constraints to development.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	The site is outside of a Natural England Impact Zone.				G
Local Ecology Designations	Part calcareous grassland, arable field, hedgerows. Badger, Phase 1 habitat, possible mapping of rare plant species in grassland, GCN if 'major' application. No constraint on arable field provided that minimum of 5m buffer maintained to boundary hedgerows. Northern field subject to surveys. Great potential and opportunity for creation calcareous grassland (priority BAP habitat). Ok with mitigation.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No designated heritage assets on site or within vicinity. No known archaeological remains on site however within vicinity includes post-medieval quarries/clay (MLE23470) to west. Rectangular enclosure cropmarks (MLE5461) 600m to north. Large area. Medium Risk.				A
Landscape	Site LIT/01 covers an extensive area including land between the Old Great North Road and Quarry Farm Wood (and extending eastwards to Little Casterton Road [site LIT/01a]) and land extending to the north of Quarry Farm Wood into open countryside [site LIT/01b & site LIT/01c]. The area to the north of Quarry Farm Wood has not been assessed in any LS&C studies; it comprises open farmland with relatively high landscape sensitivity due to its importance to the setting of Stamford providing a distinctive break between the town and countryside. Subject to detailed assessment, landscape value of this area to the north and east of the woodland is probably low, resulting overall in moderate capacity for development but where development would be isolated from the town of Stamford. With regard to the area of site LIT/01 south of Quarry Farm Wood, the area between the woodland and the Old Great North Road was assessed in the 2010 LS&C Study as site SA, with overall moderate landscape sensitivity and medium to high landscape capacity to accommodate development. This represents a slightly higher capacity than the area to the east between Quarry Farm Wood and Little Casterton Road which was assessed in the LS&C Study 2010 as site SB with the same moderate overall landscape sensitivity but overall medium landscape capacity. Consequently for the entire site LIT/01 a landscape RAG rating of amber is considered appropriate but with the proviso that land to the north of Quarry Farm Wood (site LIT/01b				A

	and site LIT/01c) is more sensitive and has less capacity than land to the south due to its outlying location. Thus a red landscape RAG rating would be appropriate for land to the north (site LIT/01c) and north-east of Quarry Farm Wood (site LIT/01b). However if LIT/01 is developed as a comprehensive site rather than being broken down into these distinct parts then an amber rating would be appropriate.	
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving.	G
Environmental Health & Contamination	Potential contaminated land, air quality, noise. Contaminated Land Assessment would be required for all of these sites (01, 01a, 01b and 01c) (or parts thereof). This is likely to extend to intrusive investigations, monitoring and mitigation schemes. Air Quality assessments are needed for traffic from the proposed sites (all) locations that will have to be considered are Stamford and Great Casterton. Sites that border the B1081 may need to have a stand off distance from the road to avoid impacts from vehicle emissions. Liaison with SKDC is important. Noise impact assessments and if required mitigation will be required for the BP garage on the B1081 and light industrial units off Casterton Road Business Park.	A
Highways Authority: Access	Little Casterton Road will need to be significantly upgraded to take this additional development. Little Casterton Road is currently a narrow rural road with no footpaths/cycle paths.	A
Highways Authority: Wider Road Network	The junction of Little Casterton Road and Toll Bar will need to be assessed and establish whether mitigation is required. The developer will also need to contact Lincolnshire Highways to find out what impact this development would have on the junctions within Stamford.	A

SHELAA Reference: SHELAA/LIT/01c

Site Address: Quarry Farm, Little Casterton, Stamford



Parish: Little Casterton
Gross Site Area (ha): 34.32
Developable Site Area (ha): 20.59
Brownfield/ Greenfield Status: Mixed
Current Use: Former quarry and woodland
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Open Space; Sports & Leisure
Indicative Capacity: 618
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable as a part of SHELAA/LIT/01.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	R	R	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	A

Suitability Assessment Constraint Data

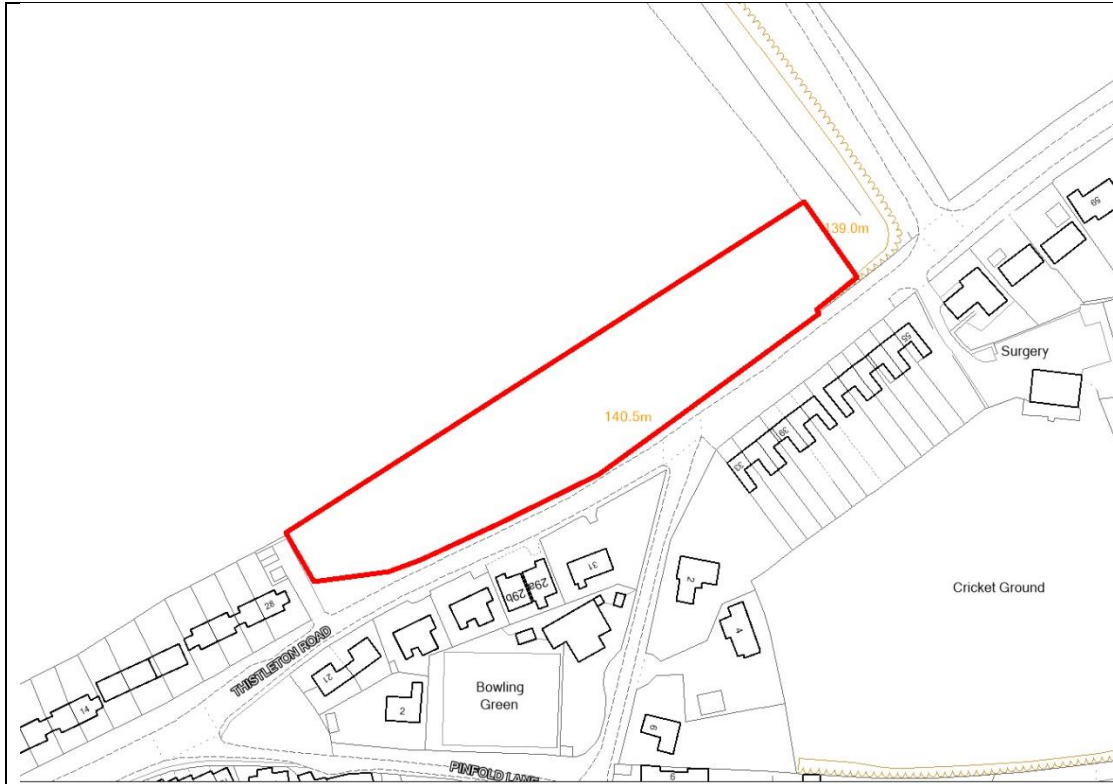
Distance to nearest SSSI Impact Risk Zone (m)	170	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	595	Distance to nearest Registered Park or Garden (m)	2184	Distance to nearest Scheduled Ancient Monument (m)	266
Distance to nearest Listed Building (m)	739	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access into the site is not clearly defined on the plans provided. Highways would have concerns, as to where a development of this size accesses onto the highway network.				
Relationship to Settlement Comments	The site is outside any Planned Limits of Development for settlements in Rutland however the site edges development in South Kesteven.				
Topography	Site includes highest point of a low hill, however site is of gentle undulation/slope – so moderate topographical constraints would need mitigation adding to viability issues.				A
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	No public rights of way affected.				G
National Ecology Designations	Site is within a Natural England Impact Zone (SSSI). Impact Zone indicates that Natural England to be consulted on likely risks.				A
Local Ecology Designations	Calcareous grassland (including rare species), scrub woodland in former brickworks and adjacent fields. Badger, GCN, Phase 1 habitat, bat foraging, specific mapping of rare plant species, invertebrate surveys required. Some development possible, with significant mitigation and habitat creation, and avoidance of spp-rich habitat. Great potential and opportunity for creation calcareous grassland (priority BAP habitat). Needs survey and proposed layout before making decision.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No designated heritage assets on site or within vicinity. Known archaeological remains on site include post-medieval quarries/clay (MLE23470). Prehistoric cropmarks (MLE5471) 100m west of area. Large area. Medium risk.				A
Landscape	Site LIT/01 covers an extensive area including land between the Old Great North Road and Quarry Farm Wood (and extending eastwards to Little Casterton Road [site LIT/01a]) and land extending to the north of Quarry Farm Wood into open countryside [site LIT/01b & site LIT/01c]. The area to the north of Quarry Farm Wood has not been assessed in any LS&C studies; it comprises open farmland with relatively high landscape sensitivity due to its importance to the setting of Stamford providing a distinctive break between the town and countryside. Subject to detailed assessment, landscape value of this area to the north and east of the woodland is probably low, resulting overall in moderate capacity for development but where development would be isolated from the town of Stamford. With regard to the area of site LIT/01 south of Quarry Farm Wood, the area between the woodland and the Old Great North Road was assessed in the 2010 LS&C Study as site SA, with overall moderate landscape sensitivity and medium to high landscape capacity to accommodate development. This represents a slightly higher capacity than the area to the east between Quarry Farm Wood and Little Casterton Road which was assessed in the LS&C Study 2010 as site SB with the same moderate overall				A

	landscape sensitivity but overall medium landscape capacity. Consequently for the entire site LIT/01 a landscape RAG rating of amber is considered appropriate but with the proviso that land to the north of Quarry Farm Wood (site LIT/01b and site LIT/01c) is more sensitive and has less capacity than land to the south due to its outlying location. Thus a red landscape RAG rating would be appropriate for land to the north (site LIT/01c) and north-east of Quarry Farm Wood (site LIT/01b). However if LIT/01 is developed as a comprehensive site rather than being broken down into these distinct parts then an amber rating would be appropriate.	
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving.	G
Environmental Health & Contamination	Potential contaminated land, air quality, noise. Contaminated Land Assessment would be required for all of these sites (01, 01a, 01b and 01c) (or parts thereof). This is likely to extend to intrusive investigations, monitoring and mitigation schemes. Air Quality assessments are needed for traffic from the proposed sites (all) locations that will have to be considered are Stamford and Great Casterton. Sites that border the B1081 may need to have a stand off distance from the road to avoid impacts from vehicle emissions. Liaison with SKDC is important. Noise impact assessments and if required mitigation will be required for the BP garage on the B1081 and light industrial units off Casterton Road Business Park.	A
Highways Authority: Access	Access into the site is not clearly defined on the plans provided. Highways would have concerns, as to where a development of this size accesses onto the highway network.	A
Highways Authority: Wider Road Network	Access into the site is not clearly defined on the plans provided. Highways would have concerns, as to where a development of this size accesses onto the highway network.	A

SHELAA Reference: SHELAA/MAR/01

Site Address: Land off Thistleton Road, Market Overton



Parish: Market Overton
Gross Site Area (ha): 0.61
Developable Site Area (ha): 0.58
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 17
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

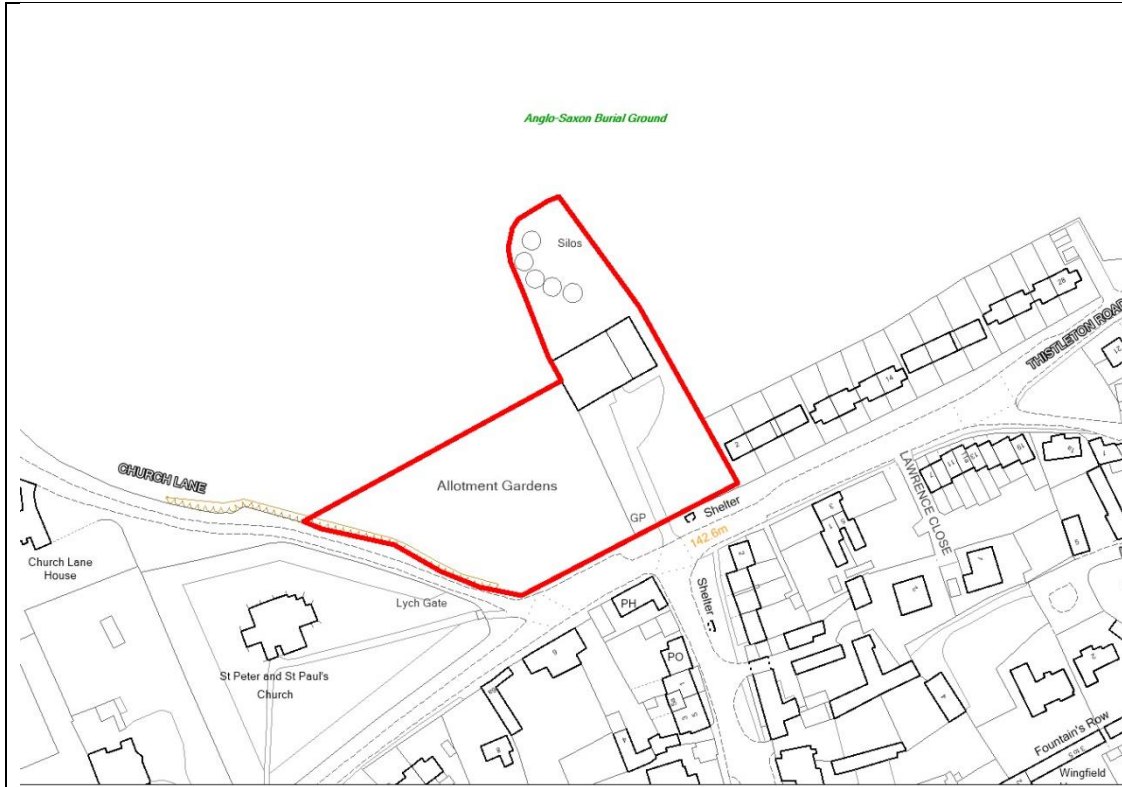
Distance to nearest SSSI Impact Risk Zone (m)	2136	Distance to nearest Local Wildlife Site (m)	1035	Distance to nearest BAP Habitat (m)	760
Distance to nearest Conservation Area (m)	33	Distance to nearest Registered Park or Garden (m)	4251	Distance to nearest Scheduled Ancient Monument (m)	1427
Distance to nearest Listed Building (m)	182	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	100	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	30mph. Good road condition and good access and visibility splays.	
Relationship to Settlement Comments	Built up area directly to the south west and opposite along the entire frontage of the site. Depth limited to that of the development adjacent.	
Topography	The site is within zone MO1 of the landscape study. Gently falling – to level topography with wide open arable fields.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerows. Surveys required include Great Crested Newts within 100m and badgers. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Other mitigation pending surveys.	A
Heritage	No designated heritage assets on site. Conservation area 40m to west. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Sufficient separation to limit any significant impact.	G
Archaeology	Known archaeological remains on site include the site slightly overlaps the Historic Settlement Core. Known archaeological remains within vicinity include Anglo-Saxon cemetery and medieval earthworks 50m to the southwest, another A/S cemetery 125m to northwest and Roman kiln site 150m to north. Much in the near vicinity which may extend into this area.	A
Landscape	The site is within zone MO1 of the landscape study. Conclusions on Landscape Capacity, overall High landscape sensitivity and Moderate landscape value give Low to Medium capacity for Zone MO1 to accommodate development. Whilst large parts of the zone have limited intrinsic value, its wider setting and significance as a clear boundary to the built limit to Market Overton suggest that development across the site would be broadly harmful to historic settlement form. Site within zone MO1 – report states development in MO1 would not be well related to the historic form and would erode the clear northern delineation of the village set by Thistleton Road. Overall Moderate to High landscape and settlement character sensitivity. Consultation with Landscape Architect confirms mostly in agreement with initial assessment however the LS&C Study 2012 does suggest lower sensitivity and higher capacity to accommodate development along the northern road frontage covered by this site MAR/01 - it states that if development was found to be appropriate within zone MO1 it should be limited to linear development either side of the existing housing fronting Thistleton Road and be subject to stringent control over design, scale and use of materials. Consequently, although a landscape RAG rating of red is appropriate across the wider zone probably a RAG rating of amber is more appropriate to site MAR/01.	A
Lead Flood Authority Flood Risk	None identified.	G

Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	30mph Good road condition and good access and visibility splays.	G
Highways Authority: Wider Road Network	No or little impact.	G

SHELAA Reference: SHELAA/MAR/02

Site Address: Land off Thistleton Road, Market Overton



Parish: Market Overton
Gross Site Area (ha): 0.76
Developable Site Area (ha): 0.72
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture, farm buildings and silo
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 22
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape and Heritage Assessments identify a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

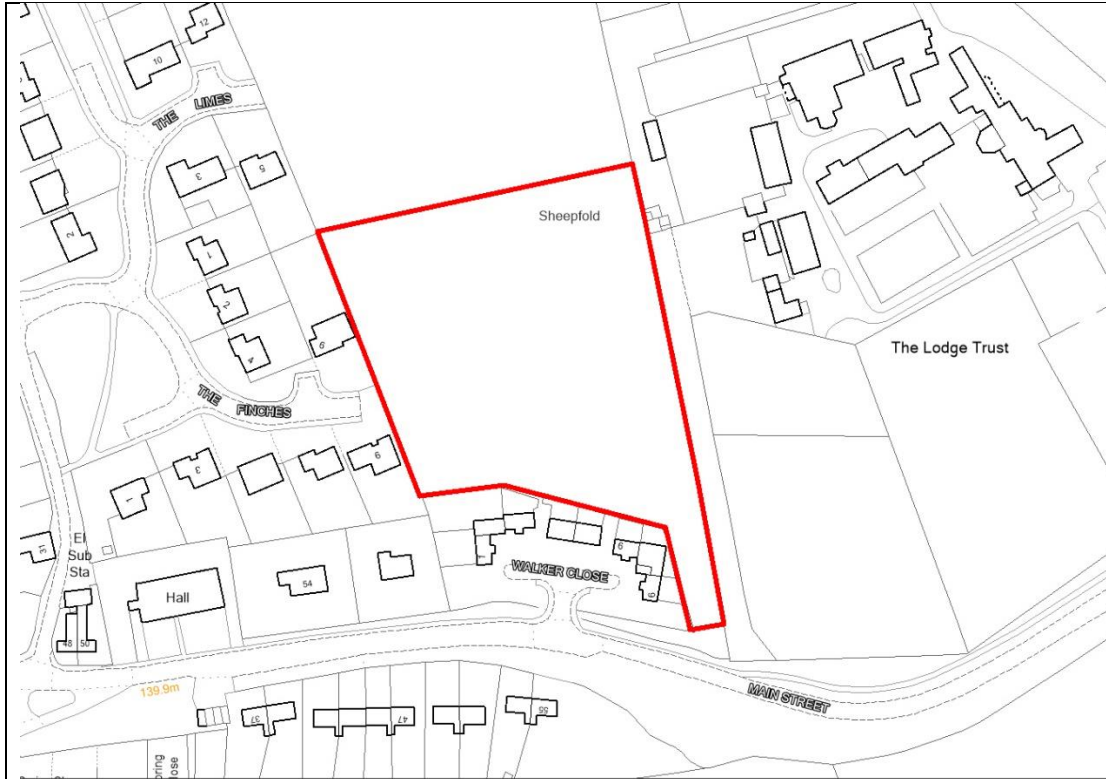
Distance to nearest SSSI Impact Risk Zone (m)	2368	Distance to nearest Local Wildlife Site (m)	875	Distance to nearest BAP Habitat (m)	744
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	4283	Distance to nearest Scheduled Ancient Monument (m)	1362
Distance to nearest Listed Building (m)	9	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Frontage of site adjoins Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.53	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	30mph. Good road condition and good access and visibility splays.	
Relationship to Settlement Comments	Site area juts out from line of existing residential properties but is drawn to include an agricultural yard and buildings. Southern part of site is well related to the village adjacent to built up area to the east and opposite the frontage of the site. The depth of the area where the agricultural building is sited does not appear as well related to the rest of the settlement. Further assessment therefore required in order to establish the suitability status of the site. Site is identified as potentially suitable subject to further assessment.	
Topography	The site is within zone MO1 of the landscape study. Gently falling – to level topography with wide open arable fields.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerows, mature trees. Surveys include Great Crested Newts within 250m and badgers. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Other mitigation pending surveys.	A
Heritage	No designated heritage assets on site. Conservation area 10m to south. Opposite a listed church. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant detrimental impact on the setting of the conservation area and adjacent listed buildings. Impact can not be mitigated.	R
Archaeology	Known archaeological remains on site include the site being within Settlement Core, medieval earthworks and possibly the location of an Anglo-Saxon cemetery. No other known archaeological remains within vicinity. Upstanding earthworks all ploughed away now.	A
Landscape	The site is within zone MO1 of the landscape study. The site is within zone MO1 of the landscape study. Conclusions on Landscape Capacity, overall High landscape sensitivity and Moderate landscape value give Low to Medium capacity for Zone MO1 to accommodate development. Whilst large parts of the zone have limited intrinsic value, its wider setting and significance as a clear boundary to the built limit to Market Overton suggest that development across the site would be broadly harmful to historic settlement form. Site within zone MO1 – report states development in MO1 would not be well related to the historic form and would erode the clear northern delineation of the village set by Thistleton Road. Overall Moderate to High landscape and settlement character sensitivity. Consultation with Landscape Architect confirms that further to the above consideration of site MAR/01, there may be some landscape capacity to accommodate limited linear development within site MAR/02 alongside the existing housing fronting Thistleton Road. However, the LS&C Study 2012 recognises the isolated large farm building and silos within this site as being visually prominent. Furthermore, development could serve to dilute the distinctive location of the Church. Consequently a landscape RAG rating of red is considered appropriate for site MAR/02.	R

Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Former farm, potential contamination. Site specific risk assessment and possible remediation maybe required. No other detrimental environmental effects known.	A
Highways Authority: Access	Access onto Thistleton Road - 30mph. Good road condition and good access and visibility splays.	G
Highways Authority: Wider Road Network	No or little impact.	G

SHELAA Reference: SHELAA/MAR/04a

Site Address: Main Street, Market Overton



Parish: Market Overton
Gross Site Area (ha): 0.95
Developable Site Area (ha): 0.90
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 27
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	G	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

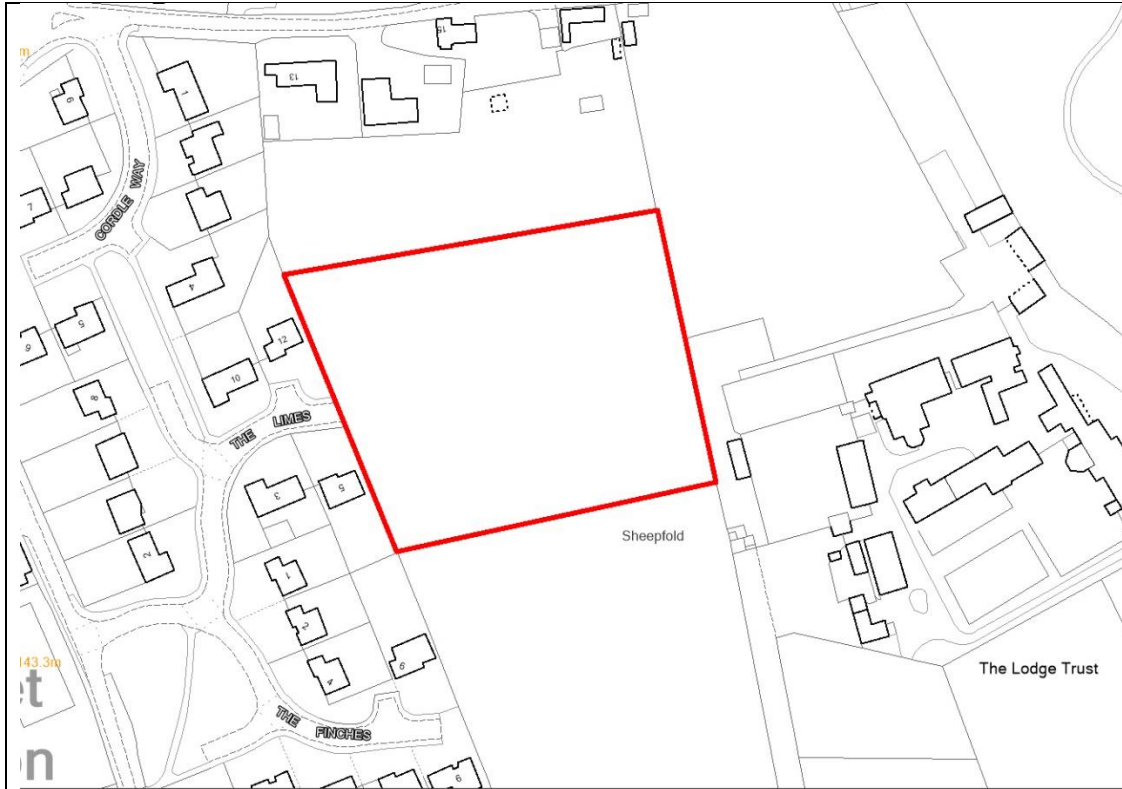
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2401	Distance to nearest Local Wildlife Site (m)	1336	Distance to nearest BAP Habitat (m)	1011
Distance to nearest Conservation Area (m)	61	Distance to nearest Registered Park or Garden (m)	3797	Distance to nearest Scheduled Ancient Monument (m)	1057
Distance to nearest Listed Building (m)	207	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	100
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access from Main Street good.	
Relationship to Settlement Comments	Site is adjacent built up area along the southern and western boundaries and there is also built form set back from Main Street adjacent to the eastern boundary of the site. Well connected to the settlement.	
Topography	The site is within zone MO3 of the landscape study. Site comprises large flat paddock.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Potential species-rich grassland, hedge. Surveys required include Phase 1 Habitat Survey, Great Crested Newts and badgers. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Mitigation required for known GCN population within 500m. Other mitigation pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include the immediate south to the area was stripped & recorded - Meso flint scatter + IA/Roman/AS evidence including a quarried-away villa. Potential for all periods. The excavation report suggests particular potential in northern half of area.	A
Landscape	Site within zone MO3. This zone is semi-enclosed and has a stronger association with the village. Development could be reasonably well related to the form of the settlement as it falls within an enclosed area closely associated with existing development. Development on the western side of this zone is unlikely to present significant harm to settlement from or landscape character and enjoy a significant degree of screening. Consultation with Landscape Architect confirms agreement with initial landscape assessment and RAG rating of green.	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Highways would have no objections to the proposed development if the access was via Main Street and not via The Limes/The Finches/Bowling Green Lane. The access will need to be a suitable width for the whole development and have good visibility in both directions. The Limes/The Finches/Bowling Green Lane are very narrow roads and highways would not recommend that additional traffic is added onto this part of the network. Highways would, however, request that there is a footpath/cycle way link from the The Limes through to the proposed site.	G
Highways Authority: Wider Road Network	No or little impact.	G

SHELAA Reference: SHELAA/MAR/04b

Site Address: Main Street, Market Overton



Parish: Market Overton
Gross Site Area (ha): 0.95
Developable Site Area (ha): 0.90
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 27
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	G	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

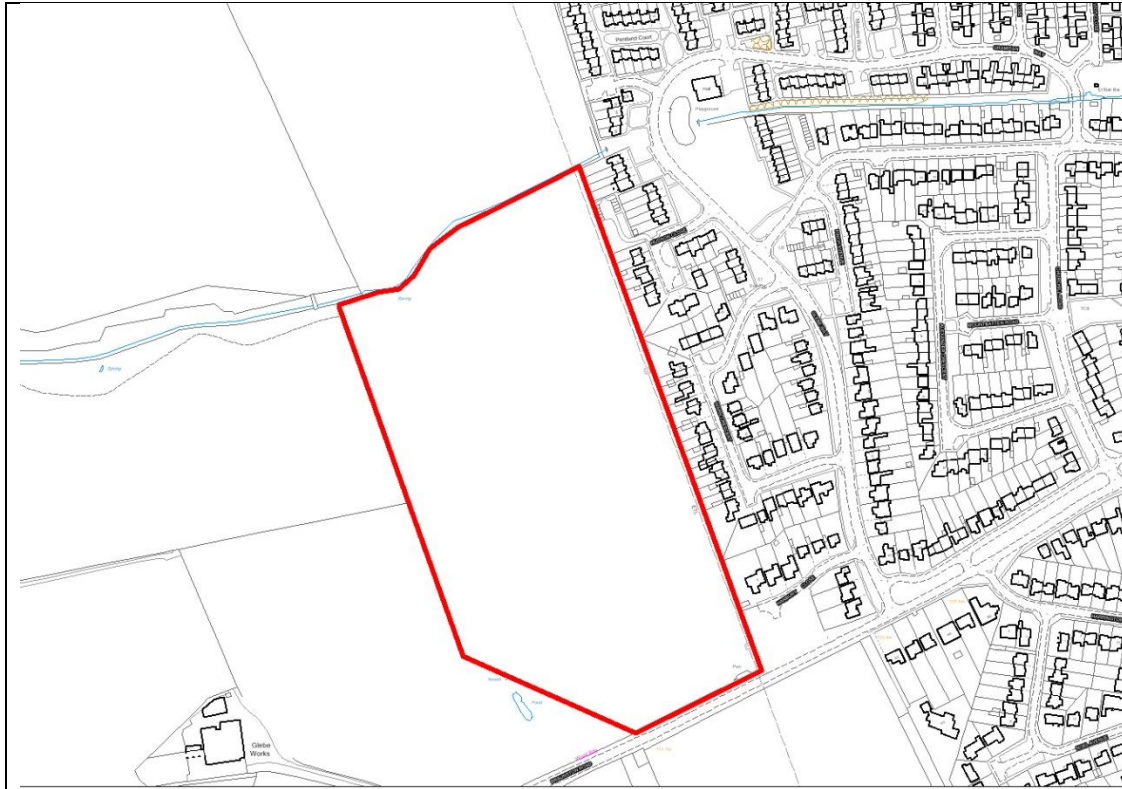
Distance to nearest SSSI Impact Risk Zone (m)	2326	Distance to nearest Local Wildlife Site (m)	1262	Distance to nearest BAP Habitat (m)	993
Distance to nearest Conservation Area (m)	34	Distance to nearest Registered Park or Garden (m)	3933	Distance to nearest Scheduled Ancient Monument (m)	1176
Distance to nearest Listed Building (m)	205	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	100
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	From The Limes the access road is 6m and would be adequate to take additional traffic.	
Relationship to Settlement Comments	Site is adjacent built up area along the western boundary and there is also built form set back from Main Street adjacent to the eastern boundary of the site. Well connected to the settlement with access from The Limes. Would be comprehensive if phased and developed with SHELAA/MAR/04a.	
Topography	The site is within zone MO3 of the landscape study. Site comprises large flat paddock.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Potential species-rich grassland, hedge. Surveys required include Phase 1 Habitat Survey, Great Crested Newts and badgers. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Mitigation required for known GCN population within 500m. Other mitigation pending surveys.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include the immediate south to the area was stripped & recorded - Meso flint scatter + IA/Roman/AS evidence including a quarried-away villa. Potential for all periods. The excavation report suggests particular potential in northern half of area.	A
Landscape	Site within zone MO3. This zone is semi-enclosed and has a stronger association with the village. Development could be reasonably well related to the form of the settlement as it falls within an enclosed area closely associated with existing development. Development on the western side of this zone is unlikely to present significant harm to settlement from or landscape character and enjoy a significant degree of screening. Consultation with Landscape Architect confirms agreement with initial landscape assessment and RAG rating of green.	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Highways would have no objections to the proposed development if the access was via Main Street and not via The Limes/The Finches/Bowling Green Lane. The access will need to be a suitable width for the whole development and have good visibility in both directions. The Limes/The Finches/Bowling Green Lane are very narrow roads and highways would not recommend that additional traffic is added onto this part of the network. Highways would, however, request that there is a footpath/cycle way link from the The Limes through to the proposed site. This site would therefore be dependent on SHELAA/MAR/04a being developed and therefore is given an amber RAG rating.	A

Highways Authority: Wider Road Network	No or little impact.	G
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SHELAA Reference: SHELAA/OAK/01

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



Parish: Oakham
Gross Site Area (ha): 8.22
Developable Site Area (ha): 4.93
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 148
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable. This site does have a red RAG rating for landscape but due to its location adjacent to the main town of Oakham it requires further consideration and therefore is identified as suitable at this point in time, subject to further assessment.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	R	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2177	Distance to nearest Local Wildlife Site (m)	553	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	927	Distance to nearest Registered Park or Garden (m)	3322	Distance to nearest Scheduled Ancient Monument (m)	1350
Distance to nearest Listed Building (m)	874	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	37.52	% of site on Grade 4, 5 or urban Agricultural Land	62.47
% of site in High Landscape Sensitivity Area	98.48	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0.02	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Outside of 30mph limit however good visibility and on a straight road.	
Relationship to Settlement Comments	Connected to settlement along full extent of eastern boundary and has frontage onto Braunston Road. There are potential issues relating to the impact on the character of the settlement and therefore further assessment particularly with regard to landscape is required in order to establish the suitability status. The site is therefore identified as potentially suitable subject to further assessment.	
Topography	Sloping site.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Ramsar site (Rutland Water) impact Zone – nearest point of site is located 2.7km from nearest point of the Ramsar site. The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Mature trees, hedgerows and watercourse on or adjacent to the site. Surveys required include Great Crested Newts (GCN) (ponds close by and GCNs within 50m); and badger. Mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include cropmarks of rectangular enclosure. Known Archaeological remains within vicinity include further cropmarks. Potentially a large development area. Medium risk.	A
Landscape	The site is within zone 4A of the LS&C. A slightly lower capacity has been allocated because the site presents an important landscape setting to west Oakham, emphasised by its rolling and rising relief. The existing interface between the town and the site is stark, but this is insufficient justification for an extension of that development on landscape grounds. The prominence of development from public vantage points would be high. Development across higher land to the west of Oakham would introduce an uncharacteristic element to settlement form. Overall high landscape sensitivity and moderate to high landscape value. The zone is allocated low capacity to accommodate proposed development. Consultation with Landscape Architect confirms agreement with initial assessment and red RAG rating.	R
Lead Flood Authority Flood Risk	Medium flood risk throughout the site.	A
Environmental Health & Contamination	No constraints known, contamination unlikely. No other detrimental environmental effects known.	G
Highways Authority: Access	Outside of 30mph limit however good visibility and on a straight road.	G
Highways Authority: Wider Road Network	Current highway comments identify that the development on its own is unlikely to impact on wider road network. Past comments state that on its own, impact on already significant congestion on west side of Oakham likely to require	A

	moderate mitigation. Cumulative development however on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation.	
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SHELAA Reference: SHELAA/OAK/02

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



Parish: Oakham
Gross Site Area (ha): 7.14
Developable Site Area (ha): 4.28
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 129
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Heritage Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	A	A

Suitability Assessment Constraint Data

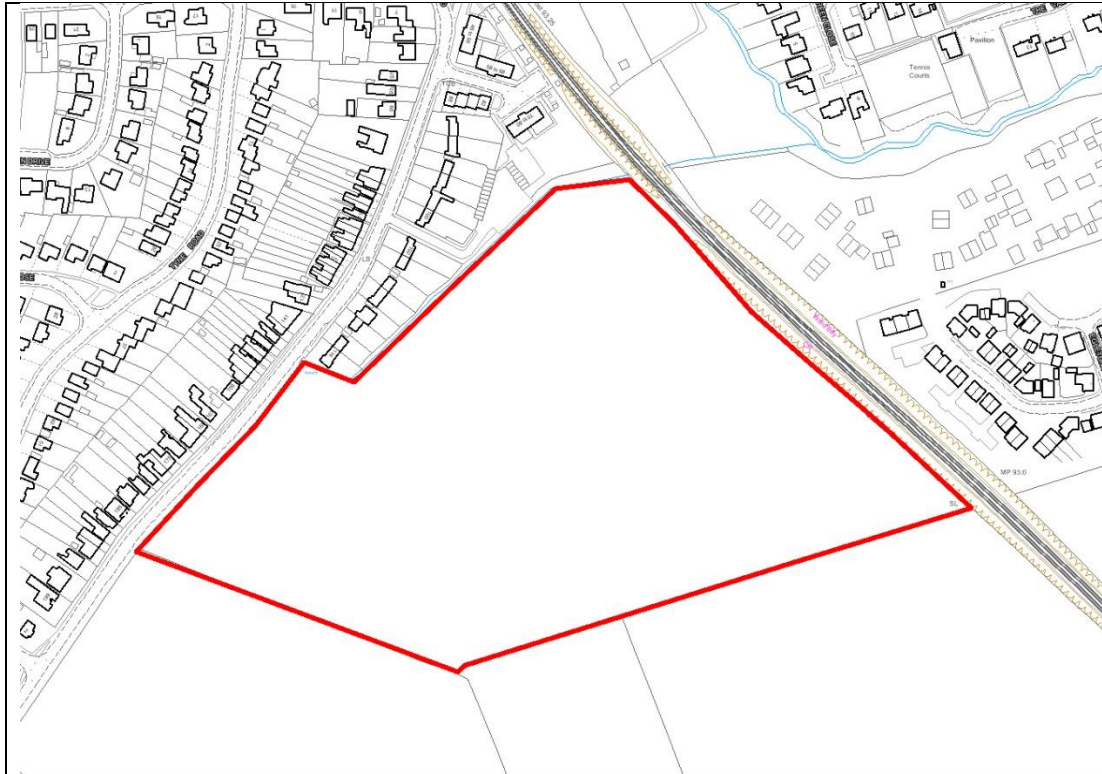
Distance to nearest SSSI Impact Risk Zone (m)	202	Distance to nearest Local Wildlife Site (m)	321	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1481	Distance to nearest Scheduled Ancient Monument (m)	692
Distance to nearest Listed Building (m)	119	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	25.93	% of site on Grade 3 Agricultural Land	63.89	% of site on Grade 4, 5 or urban Agricultural Land	10.18
% of site in High Landscape Sensitivity Area	97.76	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	North Access poor as near brow of hill, South Access onto Uppingham Road is acceptable.	
Relationship to Settlement Comments	Connected to existing built form along western boundary only. Does appear detached from the main built up area of the settlement and there are potential issues relating to the impact on the character of the settlement and therefore further assessment particularly with regard to landscape is required in order to establish the suitability status. The site is therefore identified as potentially suitable subject to further assessment.	
Topography	Site within Zone 2b of the Landscape Study. It is generally level with some fall to its north-east corner.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public Right of way E202 runs south east off Uppingham Road through middle of site.	A
National Ecology Designations	Site within Natural England Impact zone and has potential capacity over 50 houses so Natural England consultation required on likely risks.	A
Local Ecology Designations	Mature trees, hedgerows, water course, woodland, possible grassland to west adjacent to wooded stream valley and in long narrow field. Surveys required include badger, otter, water vole and crayfish. Mitigation includes survey data needed upfront. Retain 20m buffer along wooded stream valley with no light intrusion; retain buffer zones around clumps of trees etc. eastern part of site. Other mitigation pending surveys.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant detrimental impact on the setting of the conservation area. Impact can not be mitigated.	R
Archaeology	Known archaeological remains on site: Post medieval windmill mount on site and flint scatter lies partly within the eastern portion. Known archaeological remains within vicinity: Numerous Meso/Neolithic/bronze age/anglo-saxon remains in especially to the east, iron age and roman to west. Potentially a large development area. Medium risk.	A
Landscape	The site is within zone 2B of the LS&C. The site is particularly sensitive to development primarily because of the role its woodland features play in providing a fully screened approach to Oakham from the south. The 'green' southern edge to Oakham is an important landscape and townscape characteristic, and development in front of the woodland would completely alter that distinctive feature. It is also important in respect to public access as the 'Rutland Round' path crosses it. Overall high landscape sensitivity and high landscape value give low capacity for site 2B to accommodate the proposed development. Consultation with Landscape Architect confirms agreement with initial assessment and red RAG rating.	R
Lead Flood Authority Flood Risk	Medium flood risk.	A
Environmental Health & Contamination	No constraints known, contamination unlikely. No other detrimental environmental effects known.	G
Highways Authority: Access	South access onto Uppingham Road is acceptable. North access poor as near brow of hill.	G

Highways Authority: Wider Road Network	Current highway comments do not identify issue. Past comments state that on its own, impact on wider Oakham road network likely to require little mitigation. Cumulative development however on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation.	A
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SHELAA Reference: SHELAA/OAK/04

Site Address: Land south of Brooke Road, Oakham



Parish: Oakham
Gross Site Area (ha): 7.79
Developable Site Area (ha): 4.67
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 140
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Detrimental Highway Impact			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

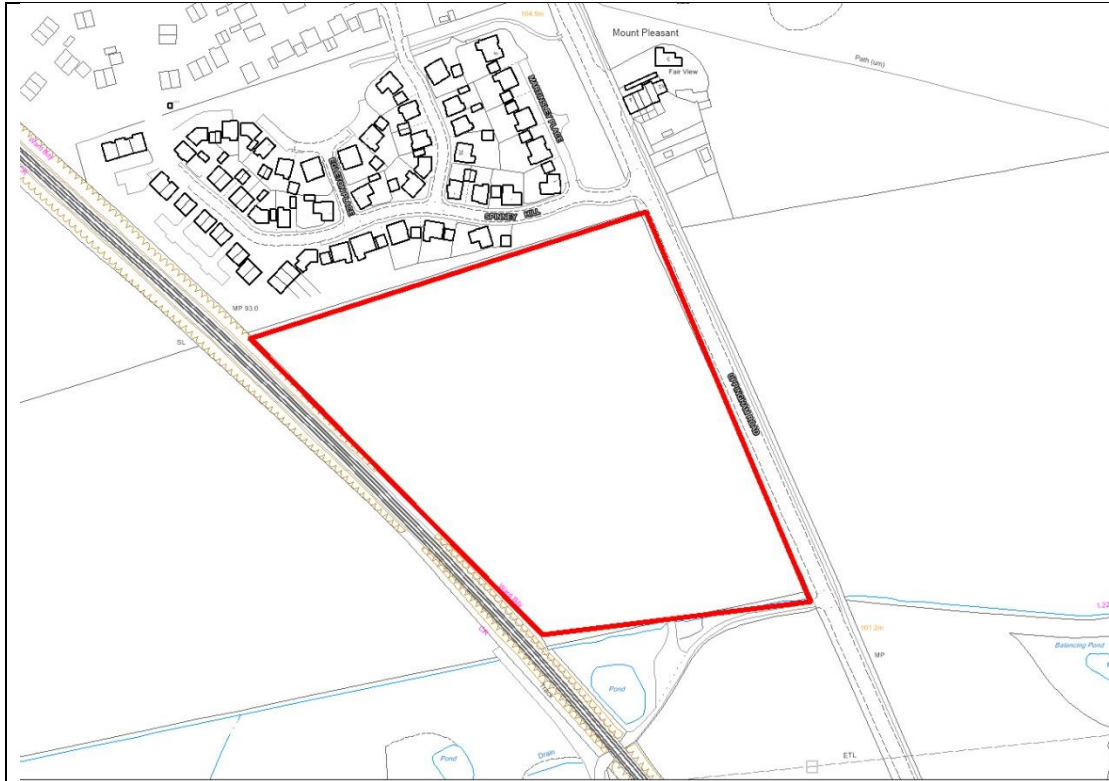
Distance to nearest SSSI Impact Risk Zone (m)	960	Distance to nearest Local Wildlife Site (m)	546	Distance to nearest BAP Habitat (m)	246
Distance to nearest Conservation Area (m)	210	Distance to nearest Registered Park or Garden (m)	2228	Distance to nearest Scheduled Ancient Monument (m)	678
Distance to nearest Listed Building (m)	319	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	1.14	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	98.84
% of site in High Landscape Sensitivity Area	0.98	% of site in Medium Landscape Sensitivity Area	98.95	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Brooke Road has current parking and traffic issues. Brooke Road junction with Welland Way will need assessing to judge capacity. The crossing will need assessing to judge if there is enough capacity for vehicles to wait with additional vehicles and railway line down. Need to look at a collective impact of OAK04, 07, 06, 05 with a view to provide a link road from Brooke Road to Uppingham Road, to include a railway bridge.	
Relationship to Settlement Comments	Well connected to existing built form with new development opposite the site to the east and existing built form along the north western boundary.	
Topography	Site 3A part of largely level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact zone and 1.19 miles from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks.	A
Local Ecology Designations	Hedgerow. Surveys required include Badger. Mitigation includes retention of hedges/stream with 5m buffer zone natural vegetation; other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include cropmark of rectangular enclosures (not detected by geophysics). Known archaeological remains within vicinity include Iron Age settlement activity to immediate east, and further cropmark enclosure to south west. Potentially a large development area. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within zone 3A of the LS&C. A slightly higher capacity has been allocated. The site presents quite low levels of landscape character Rutland County Council Landscape Sensitivity and Capacity Study importance because of inherent character and poor condition of its features. It is well related to development on lower Brooke Road although development would seriously impact upon private views from some properties. It relates relatively well to settlement form and would enjoy some framing effects from the road, railway and some existing vegetation. Visual prominence from elevated points to the south-west would be seen against the backdrop of the town. Strengthening of boundary features and structural planting could significantly help with integration into its landscape setting. Overall moderate landscape sensitivity and low to moderate landscape value. The zone is allocated as medium to high capacity for 3A to accommodate development. Consultation with Landscape Architect identified that the RAG Landscape Sensitivity Assessment should be Amber (not red) recognising moderate landscape sensitivity across the entire site. Further comments provided include 'Initial Landscape Assessment needs slightly rewording in accordance with the LS&C Study, May 2010. Consideration needs to be given to whether the new housing on Uppingham Road immediately to the east affects the site's landscape sensitivity and capacity. In my opinion the new housing does not reduce the site's landscape sensitivity from medium to low; in terms of capacity, the LS&C study allocated a slightly higher capacity (medium to high)	A

	where a medium capacity could have been allocated using the study's methodology. Thus an overall amber rating is considered appropriate'.	
Lead Flood Authority Flood Risk	North west of site flood risk medium. Former appraisal identified Oakham South Upstream catchment. Potential to exacerbate risk downstream.	A
Environmental Health & Contamination	Contamination unlikely. Noise from Railway. Possible congestion at Brooke Road crossing and Mill Street junction impacting on air quality. Noise survey and mitigation through design. Air quality assessment, possible mitigation.	A
Highways Authority: Access	Brooke Road current parking and traffic issues. Brooke Road junction with Wellend Way will need assessing to judge capacity. Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation.	A
Highways Authority: Wider Road Network	Traffic issues when line is down and network rail likely to increase frequency of closures. Highways Capacity Report concludes that 30 minute closure couples with a 200 unit development can be accommodated. 40 minute closure couples with a 200 unit development uses virtually all spare capacity eastbound in AM peak house, leaving no capacity for growth or other development proposals. If this site is allocated the highway (as a result of the railway) will be at full capacity. If network rail then added more trains onto their network, RCC will not have the scope within the highway to avoid congestion and long delays. There is no scope within the highway boundary surrounding the railway line to improve the infrastructure at this location.	R

SHELAA Reference: SHELAA/OAK/05

Site Address: Land off Uppingham Road, Oakham



Parish: Oakham
Gross Site Area (ha): 4.12
Developable Site Area (ha): 2.47
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 74
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

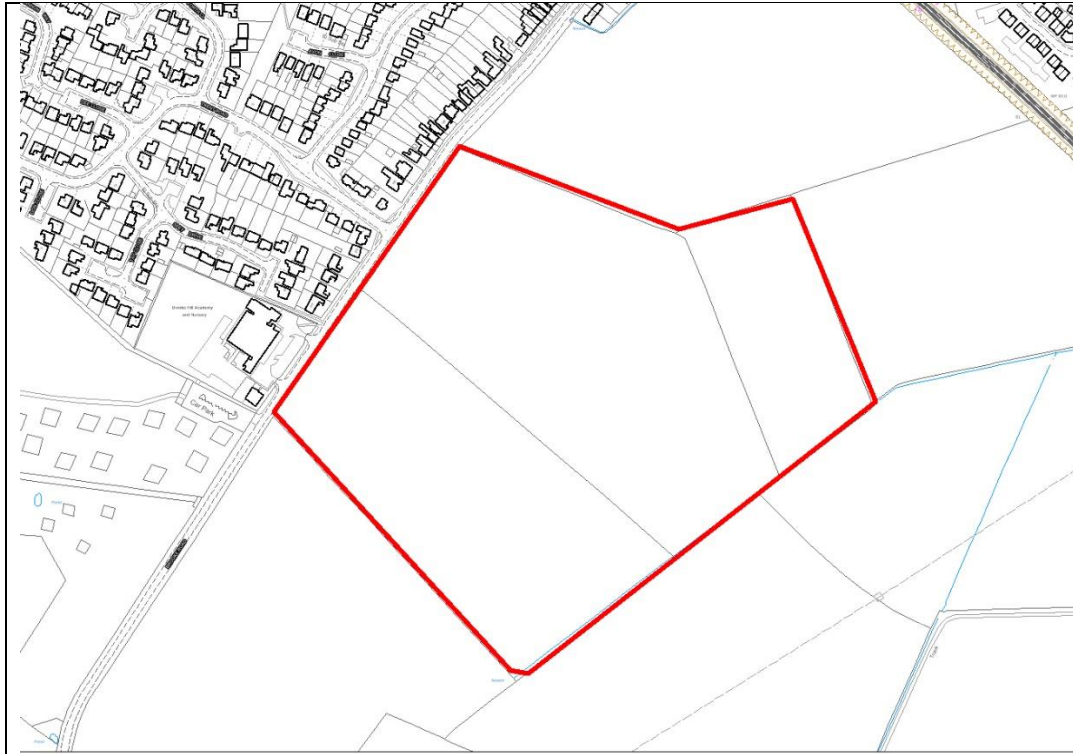
Distance to nearest SSSI Impact Risk Zone (m)	649	Distance to nearest Local Wildlife Site (m)	468	Distance to nearest BAP Habitat (m)	69
Distance to nearest Conservation Area (m)	0	Distance to nearest Registered Park or Garden (m)	1947	Distance to nearest Scheduled Ancient Monument (m)	822
Distance to nearest Listed Building (m)	245	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	87.31	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	12.68
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	98.17	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Straight road with good visibility. 40mph limit.	
Relationship to Settlement Comments	Well connected to existing built form with new development directly to the north.	
Topography	The site, Zoned 2D within the LS&CS, is largely level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact zone and 1.2km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks.	A
Local Ecology Designations	Arable, hedges, a few trees. Surveys required include Badger, hedges and Great Crested Newts (GCN) of ponds very close to south. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation other mitigation pending surveys. If GCNs present, mitigation requirements may be significant.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include Midlands railway, Turnpike Road. Known archaeological remains within vicinity include cropmarks to west, north and east. A foci of ceremonial activity in Neolithic/early Bronze age. Western strip (along by-pass) has been investigated but western extent still has potential. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within zone 2D of the LS&C. The site's capacity for development is restricted by its location to the outside of the soft green boundary which characterises the southern edge of Oakham. Whilst not as pronounced as to the east of Uppingham Road, it remains a characteristic townscape and landscape feature, which would be harmed by development beyond it. However development of its northern sections may be able to be more effectively mitigated through structural planting than its southern half. The elongated site profile also suggests that development to its south would significantly affect settlement form. Visual prominence of the southern reaches of the site is also a limiting factor. Overall moderate landscape sensitivity with moderate landscape value given medium capacity for zone 2D to accommodate proposed development. Priority zone 5 for development. Consultation with Landscape Architect has provided the following comments. The LS&C study is clear that the southern half of site 2D i.e. SHELAA Ref OAK/05 is of slightly higher sensitivity and lower capacity than the northern half of site 2D which has now been developed for housing. Moderate sensitivity and medium capacity should conclude with a landscape RAG rating of amber (not green). Consideration needs to be given to whether the new housing immediately to the north affects the site's landscape sensitivity and capacity. In my opinion the assessment within the LS&C study remains appropriate across site OAK/05 which would give a landscape RAG rating of	A

	amber (not green) which would be in keeping with the RAG rating for site OAK/04 - in landscape terms it would be hard to justify prioritising development within site OAK/05 over site OAK/04.	
Lead Flood Authority Flood Risk	Highways Authority: the site is not within an EA flood risk zone. The developer must incorporate SuDS into the scheme. No known flooding issues reported to RCC.	G
Environmental Health & Contamination	Contamination unlikely. Noise from Railway. Noise survey and mitigation through design.	A
Highways Authority: Access	Straight road with good visibility, 40mph limit. The access is in a suitable location. A public footpath should be made at the east of the site to allow for easy access to Oakham Town.	A
Highways Authority: Wider Road Network	Highways authority identifies likely low impact on Uppingham Road. Former appraisal states that cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation.	A

SHELAA Reference: SHELAA/OAK/07

Site Address: South of Brooke Road, Oakham



Parish: Oakham
Gross Site Area (ha): 14.4
Developable Site Area (ha): 8.64
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 259
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Highways Authority Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1133	Distance to nearest Local Wildlife Site (m)	400	Distance to nearest BAP Habitat (m)	242
Distance to nearest Conservation Area (m)	472	Distance to nearest Registered Park or Garden (m)	2433	Distance to nearest Scheduled Ancient Monument (m)	945
Distance to nearest Listed Building (m)	513	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	43.85	% of site on Grade 3 Agricultural Land	32.90	% of site on Grade 4, 5 or urban Agricultural Land	23.23
% of site in High Landscape Sensitivity Area	98.87	% of site in Medium Landscape Sensitivity Area	0.33	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Brooke Road has current parking and traffic issues. Brooke Road junction with Welland Way will need assessing to judge capacity. The crossing will need assessing to judge if there is enough capacity for vehicles to wait with additional vehicles and railway line down. West of Bypass - Junction needs to be considered as a roundabout may be needed. Need to look at a collective impact with OAK04, 07, 06, 05 with a view to provide a link road from Brooke Road to Uppingham Road, to include a railway bridge.	
Relationship to Settlement Comments	Located opposite existing built form to the north west so is connected but would be reliant on SHELAA/OAK/04 being delivered to be acceptable in terms of connectivity. Due to this reliance on other sites being considered acceptable, this site is identified as potentially suitable subject to further assessment at this stage.	
Topography	The site, Zoned 3B within the LS&CS, is largely level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact zone and 1.5km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks.	A
Local Ecology Designations	Arable, minor hedges, no suitable habitat for nearby GCNs (across road to W). No surveys required. No mitigation required but opportunities for enhancement of hedges etc.	G
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include two rectangular enclosures noted in cropmark and geophysics. Known archaeological remains within vicinity include further enclosure to immediate north. Large development area in a landscape of cropmark enclosures. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is partly within Zone 3B of the LS&C Study. The majority of the site is outside of the scope of the study, extending into the countryside. This site presents very similar, relatively low landscape character considerations as Site 3A. However its scale, degree of separation from the town and visual prominence suggests that its development would have considerably greater impacts upon landscape character, settlement form and visual amenity. The site would be particularly prominent from important elevated views from Brooke Road which would emphasise its significance in relation to scale and settlement form. Overall high landscape sensitivity and moderate landscape value give low to medium capacity for zone 3B to accommodate the proposed development. Consultation with Landscape Architect confirms that this site lies entirely (not just partly) within Zone 3B in the LS&C study (the Initial Landscape Assessment repeats that made for site OAK/06a and 06b in error). Consequently an assessment of landscape sensitivity and capacity for this site should be the same as that recorded in the LS&C study for zone 3B i.e. high sensitivity and low to medium capacity. An overall landscape assessment rating of red is appropriate.	R

Lead Flood Authority Flood Risk	Highways authority identifies north west of site at medium flood risk. SFRA identifies Largely Oakham South Upstream Catchment. Potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	A
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Brooke Road current parking and traffic issues.	A
Highways Authority: Wider Road Network	Brooke Road current parking and traffic issues. Brooke Road junction with Wellendway will need assessing to judge capacity. The crossing will need assessing to judge if there is enough capacity for vehicles to wait with additional vehicles and railway line down. Cumulative development on this side of the Oakham will significantly increase traffic congestion and require strategic scale mitigation.	R

SHELAA Reference: SHELAA/OAK/08a

Site Address: Stamford Road & Uppingham Road, Oakham



Parish: Oakham
Gross Site Area (ha): 3.96
Developable Site Area (ha): 3.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 66
Additional Notes on Capacity: Cordon Sanitaire area reduces developable area to 2.732 hectares. 80% of 2.732 hectares = 2.19 hectares. At a capacity of 30 dph this equates to 66 dwellings.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	R	R	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	G	G	A	A

Suitability Assessment Constraint Data

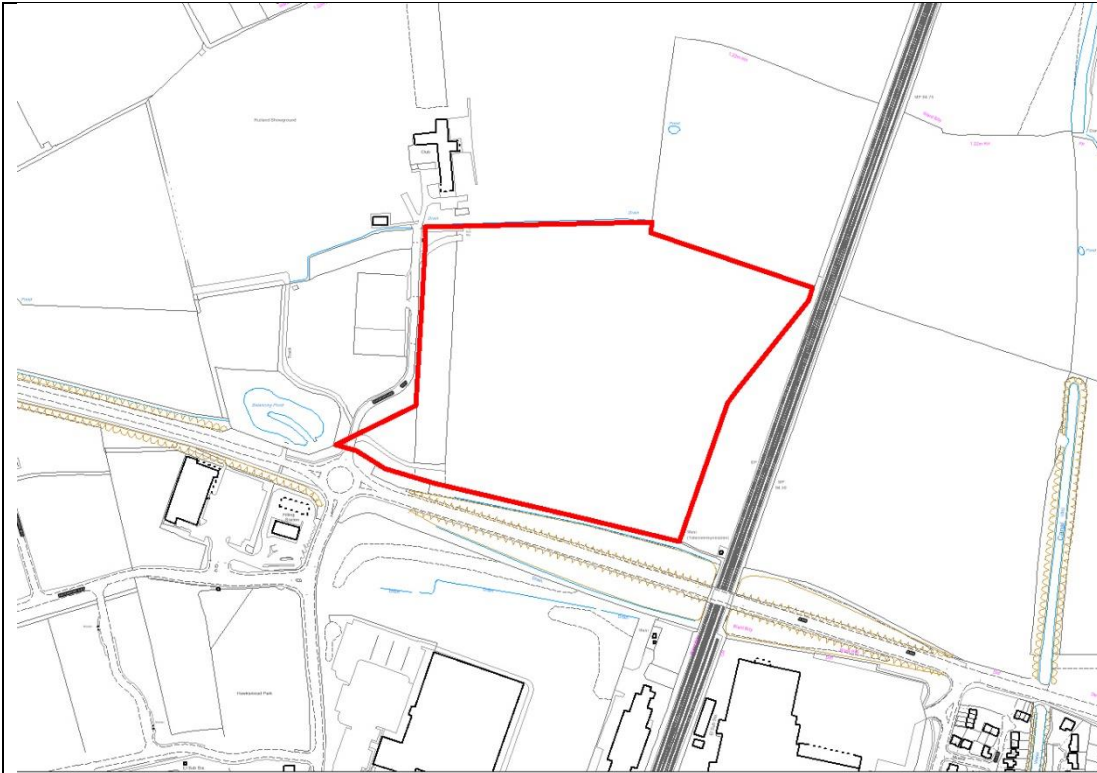
Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	413	Distance to nearest BAP Habitat (m)	1
Distance to nearest Conservation Area (m)	1	Distance to nearest Registered Park or Garden (m)	1237	Distance to nearest Scheduled Ancient Monument (m)	716
Distance to nearest Listed Building (m)	536	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Site adjoins Planned Limit of Development along 1 side and partly along another boundary.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	1.92	% of site in Medium Landscape Sensitivity Area	96.12	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access should be taken from Station Road, between Sculthorpe close and Catmose Park Road. Site is within the 30mph and road benefits from good visibility splays.	
Relationship to Settlement Comments	Connected to existing built form along part of western boundary and is directly opposite built form to the north of the site. Fronts a main route into town (B640) and does appear to be a natural extension to the town.	
Topography	The site, Zoned 2A within the LS&CS. Part level area and area of steeply sloping ground to the south.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Site is crossed by public right of way footpath (Rutland Round).	A
National Ecology Designations	Site within Impact zone and 0.4km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks.	A
Local Ecology Designations	Part arable, possible part grassland and some plantation. Watercourse and woodland to the south. Surveys required include badger and habitat. Mitigation includes maintenance of 10m buffer at least along watercourse and woodland, and no light intrusion; gardens must not back onto either habitat. Other mitigation pending survey.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. 'This site is on the south side of Stamford Road and would be an eastward extension of Oakham into the surrounding countryside and into the setting of the Grade 1 Listed historic country house of Burley On The Hill and its Grade II Registered Historic Park and Gardens. Development has already taken place on similar land on the northern side of Burley Road. I am given to understand that the site is partly within the Cordon Sanitaire for the Town's sewage works and when this is taken into consideration it would significantly reduce the land available for built development and, therefore, the impact on the setting of Burley. Furthermore, the western site boundary, adjacent to the existing limit of built development on the south side of Burley Road, forms the boundary to Oakham Conservation Area. Any development on this site would impact on the approach to the designate Area. If it is concluded that there is scope for development on this site without harming the setting of Burley on the Hill, its Registered Historic Park and Garden and the approach to Oakham Conservation Area, then I would suggest that any development would need to reflect the density of existing development to the west and be restricted to no more than two storeys in height, in order to preserve both the character and appearance of the designated Area and the setting of Burley.'	A
Archaeology	Known archaeological remains on site includes N/S Pit alignment crosses area. Known archaeological remains within vicinity include Neo BA ceremonial activity to immediate south. Iron Age and Roman activity 100m to north. Large development area. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is partly within Zone 2A of the LS&C Study. A slightly higher capacity has been allocated because development of the site would be viewed in the context of the town, although within an important entry point to Oakham. It is also adjacent to a Conservation Area, and this should emphasise the need for high quality design to be delivered, rather than	G

	be a significant barrier to development. The site is well related to the existing edge of Oakham, is modest in its scale and benefits from a degree of natural framing from its backdrop of woodland. Further screening benefits will accrue in the medium and long term from the landscaping associated with the bypass' construction. Overall moderate landscape sensitivity with low to moderate landscape value. A judgement has been made to allocate the category medium to high capacity for site 2A to accommodate development. Consultation with Landscape Architect provides the following comments, 'RAG landscape sensitivity assessment should be amber (not red). The site lies entirely (not just partly) within zone 2A in the LS&C study. Otherwise in agreement with the Initial Landscape Assessment.'	
Lead Flood Authority Flood Risk	EA main river at south of site. EA permission will need to be granted for outfall rates. Scheme will need to be designed taking into account SuDS by utilising the fall of the land towards the river. SFRA identifies Oakham South Downstream catcment with minimum downstream flood risk. Priority 1 ranking in terms of potential to exacerbate flooding problems downstream River Gwash runs along edge of the site.	A
Environmental Health & Contamination	Contamination unlikely. Odours from Sewage works. Traffic flows at roundabout in 2016 were c 9225, so close to 10,000 vehicles per day - trigger for screen air quality. Traffic noise may also be an issue. Will require Cordon Sanitaire for Sewage Treatment Works. Assessment of Air Quality and layout / design to avoid locations where Air Quality and or Noise could become an issue.	A
Highways Authority: Access	Access should be taken from Stamford Road, between Sculthorpe Close and Catmose Park Road. Site is within the 30mph and road benefits from good visibility splays.	G
Highways Authority: Wider Road Network	No significant impact on the wider road network.	G

SHELAA Reference: SHELAA/OAK/09

Site Address: Land off Burley Park Way, Oakham



Parish: Oakham
Gross Site Area (ha): 8.54
Developable Site Area (ha): 5.12
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 8.54 hectares
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable. This site does have a red RAG rating for landscape but due to its location adjacent to the main town of Oakham it requires further consideration and therefore is identified as suitable at this point in time, subject to further assessment.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

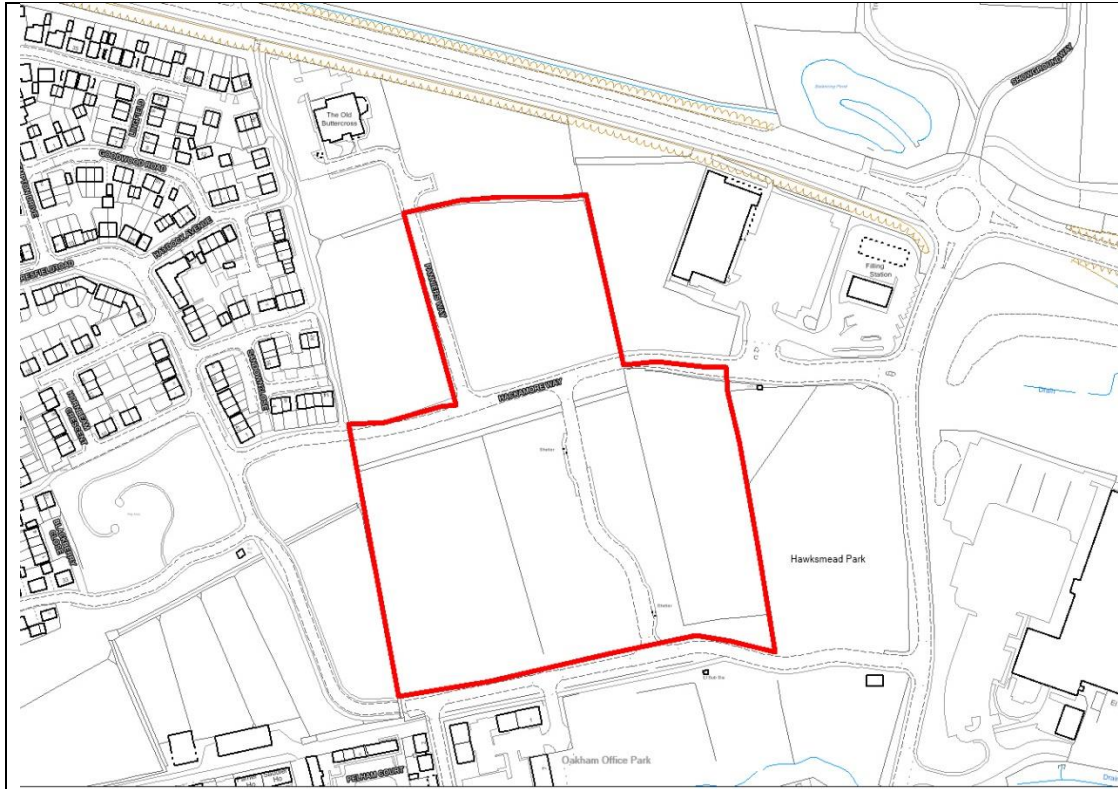
Distance to nearest SSSI Impact Risk Zone (m)	1738	Distance to nearest Local Wildlife Site (m)	82	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	970	Distance to nearest Registered Park or Garden (m)	1841	Distance to nearest Scheduled Ancient Monument (m)	1072
Distance to nearest Listed Building (m)	553	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	1.71	% of site on Grade 3 Agricultural Land	98.29	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	99.43	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access and visibility.	
Relationship to Settlement Comments	To the north of the bypass which separates the site from the built up area of the town. Doesn't appear as a natural extension to the settlement and there are initial concerns about the impact on the landscape. There are several sites that are located outside of the bypass and therefore all of them need further assessment to establish suitability status.	
Topography	The site, Zoned 7B within the LS&CS and is identified as level ground.	G
Green Infrastructure	Not a public open space. Site is used in connection with the operation of the Oakham Showground.	A
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact zone but unlikely to have an adverse impact on any designated site, meaning that Natural England Consultation not required.	G
Local Ecology Designations	Hedgerows. Surveys required include Badger (known to be in vicinity), GCN very close to west so mitigation needed. Mitigation includes maintenance of 10m buffer at least along watercourse and woodland, and no light intrusion; gardens must not back onto either habitat. Other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include two ring ditches c.800m to south and further enclosure/linear features c500 to north. Large development area. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within Zone 7B of the LS&C. On balance a slightly lower capacity has been allocated as a consequence of it falling outside the important perceptual limits to Oakham created by its bypass. The site's landscape character integrity is less than for Site 7A, but whilst of lower landscape merit it is more conspicuous from the rising bypass as it crosses the rail line. Elevated views would be significant if the site were developed, emphasising the outlying nature of the site in relation to the town's current extent. Overall high landscape sensitivity and low to moderate landscape value. The zone is allocated low to medium capacity to accommodate development. Consultation with Landscape Architect provides the following comments, 'Agree largely with initial landscape assessment. However, the site is highly sensitive with a low to medium capacity to accommodate development (more lower than medium) thus a landscape RAG rating of red would be more appropriate than amber.'	R
Lead Flood Authority Flood Risk	LLFA – minimal or no flood risk. SFRA identifies largely within Barleythorpe Brook Catchment. Potential to exacerbate risk downstream – known issues. Lowest priority ranking in terms of potential to exacerbate flooding problems downstream.	A
Environmental Health & Contamination	Contamination unlikely. No constraints known for employment use. Care required on boundaries to possible residential with respect to noise, lighting and odour.	G

Highways Authority: Access	Good access and visibility.	G
Highways Authority: Wider Road Network	No significant impact on wider road network.	G

SHELAA Reference: SHELAA/OAK/10

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



Parish: Oakham
Gross Site Area (ha): 4.75
Developable Site Area (ha): 2.854
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential however Employment use assessed
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 4.75
Additional Notes on Capacity: Site promoted for residential use however due to current allocation for employment land and due to location adjacent to employment uses, it is assessed for employment rather than residential use. Therefore the potential for 86 dwellings is removed and the site area of 4.75 hectares is identified for employment uses. 2013/0598/FUL granted to extend time limit of outline permission OUT/2003/1181/MS for the use of land as B1, B2 and B8 employment development.
Currently Allocated: Yes CS13
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	R	G	G

Suitability Assessment Constraint Data

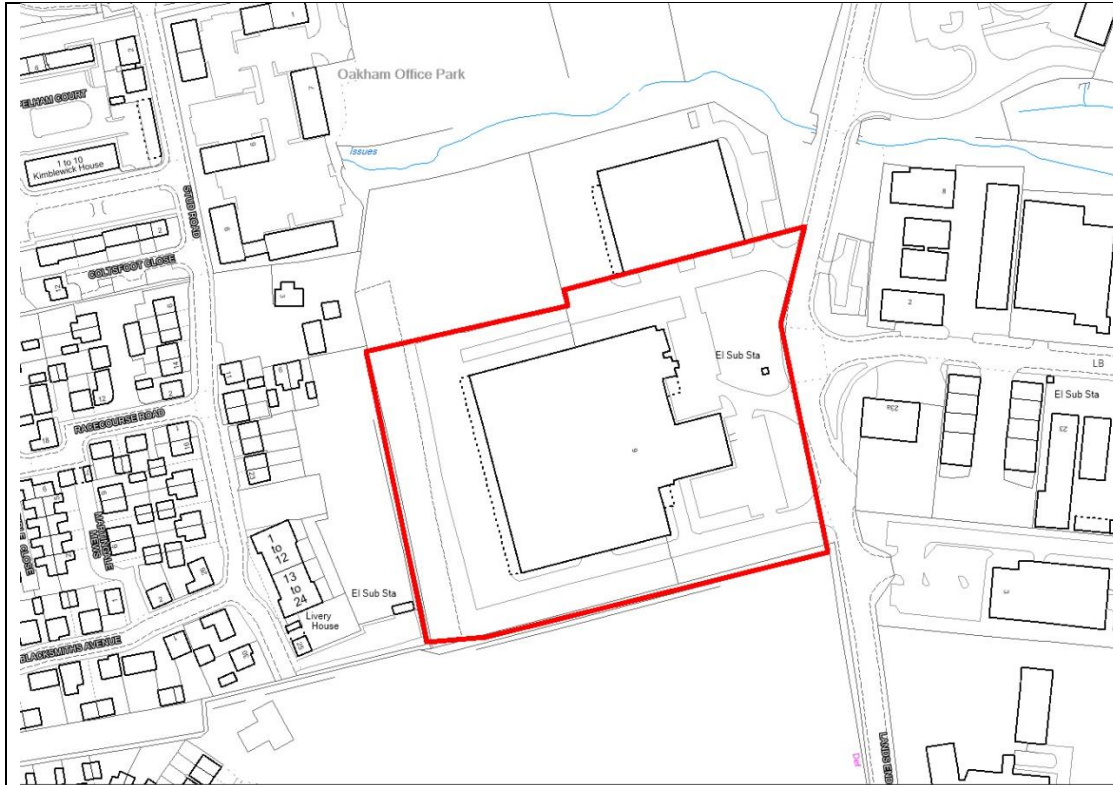
Distance to nearest SSSI Impact Risk Zone (m)	1965	Distance to nearest Local Wildlife Site (m)	581	Distance to nearest BAP Habitat (m)	384
Distance to nearest Conservation Area (m)	798	Distance to nearest Registered Park or Garden (m)	2342	Distance to nearest Scheduled Ancient Monument (m)	1062
Distance to nearest Listed Building (m)	368	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within Planned Limits of Development
% of site on Grade 1 or 2 Agricultural Land	1.5	% of site on Grade 3 Agricultural Land	98.5	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	Yes

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access and visibility.	
Relationship to Settlement Comments	Well located within built up area. Connected to built form on the southern boundary and to the west of the site. Development on the opposite side of the road to the east and to the north.	
Topography	The site is within the Planned Limits of Development of Oakham and is level ground. The LS&C study identifies the site as within Zone 6C.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact Zone but unlikely to have an adverse impact on any designated site, meaning that Natural England Consultation not required.	G
Local Ecology Designations	Possible species rich grassland, hedge, 2 veteran trees (Candidate Local Wildlife Site) on eastern hedge. Phase 1 Habitat Survey and Badger survey. Mitigation may be required, pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include Remnants of ridge and furrow to the north. Known archaeological remains within vicinity include Poorly defined geophysical anomalies 70m to the east. Quarry to west. Bronze Age barrow 300m to SW. Comments: Only partly trenched in previous evaluation. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is within Zone 6C of the LS&C and is now within the Oakham North development. Despite the wider site's proximity to the established built-up limits to Oakham, it has a relatively low prominence in the wider landscape and does not present important landscape context to the town itself. However the site does contribute to maintaining the gap between Oakham and Barleythorpe, (although this distinction has already been eroded by the development across the Barleythorpe Stud site in the central section of Site 6), and it would reduce the wider landscape value of the established tree belts internal to the site. The minimal relief across the site means that double storey development would only be visible at its boundaries where screening can be focused and most effective. The site's former rich 'vale' characteristics of small fields with hedges and tree belts have until recently been important in the setting of the town, but have been eroded since the abandonment of farming across the site and the introduction of advanced service infrastructure. Whether by chance or by design, the new bypass does afford a logical outer limit to the built extent of Oakham at this point. Mitigation of the visual impact of the site's development through enhanced structural planting, and the retention of an open development buffer along the eastern side of Main Road would help reduce its wider impact and maintain a perceptual buffer between it and Barleythorpe. Extensive landscaping along the bypass corridor will further enhance long term screening. The strengthening of tree belts and high hedges in the vicinity of the site would be broadly consistent	G

	with the landscape context of the site. Overall moderate landscape sensitivity and low to moderate landscape value. The zone is allocated medium to high capacity for site 6C to accommodate proposed development. Consultation with Landscape Architect provides the following comments, 'It is considered that the assessment made within the LS&C study, 2010, is no longer appropriate due to the significant amount of development within Oakham North. That is why the assessments made in 2010 were not repeated on the combined mapping of sensitivity and capacity of Oakham study zones. Since the site lies within the PLD a RAG rating of green would seem appropriate (although a townscape assessment is probably more appropriate now than a landscape assessment).'	
Lead Flood Authority Flood Risk	LLFA – minimal or no flood risk. SFRA identifies Barleythorpe Brook catchment area. Potential to exacerbate risk downstream – known issues. Priority 4 (least preferred) ranking in terms of potential to exacerbate flooding problems downstream.	A
Environmental Health & Contamination	Contamination unlikely. General industrial on boundary issues of noise, lighting and odour. Noise at north with bypass and supermarket. Noise, lighting, survey & mitigation through design and construction.	A
Highways Authority: Access	Good access and visibility.	G
Highways Authority: Wider Road Network	No significant impact on wider road network.	G

SHELAA Reference: SHELAA/OAK/11

Site Address: Lands End Way, Oakham



Parish: Oakham
Gross Site Area (ha): 1.99
Developable Site Area (ha): 1.59
Brownfield/ Greenfield Status: Brownfield
Current Use: Employment
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 48
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	R*	G	G	G	G
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1777	Distance to nearest Local Wildlife Site (m)	616	Distance to nearest BAP Habitat (m)	492
Distance to nearest Conservation Area (m)	540	Distance to nearest Registered Park or Garden (m)	2286	Distance to nearest Scheduled Ancient Monument (m)	827
Distance to nearest Listed Building (m)	347	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within Planned Limits of Development
% of site on Grade 1 or 2 Agricultural Land	99.73	% of site on Grade 3 Agricultural Land	0.26	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	5.63	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access and visibility.	
Relationship to Settlement Comments	Well located within existing settlement. Built form to the north, east and west.	
Topography	The site is within the Planned Limits of Development of Oakham and is outside the scope of the LS&C Study. Level Ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated. Identified as overlapping Open Space on initial assessment, but the site wouldn't actually cause the loss of Important Open Space. The GIS plotting overlaps at a very small point.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact Zone but unlikely to have an adverse impact on any designated site, meaning that Natural England Consultation not required.	G
Local Ecology Designations	Industrial Area. None identified.	G
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include ditches/field systems to im edicate west of area, two ring ditches c.200m west. Most of area currently light industrial units. Low Risk – a limited archaeological potential of local importance. Subject to the scale and character of development, a proposal may require conditioned archaeological mitigation.	G
Landscape	The site is within the Planned Limits of Development of Oakham and outside the scope of the LS&C study. Consultation with Landscape Architect confirms agreement swith initial assessment and RAG rating.	G
Lead Flood Authority Flood Risk	LLFA – minimal or no flood risk. SFRA identifies Barleythorpe Brook catchment area. Potential to exacerbate risk downstream – known issues. Priority 4 (least preferred) ranking in terms of potential to exacerbate flooding problems downstream. Oakham Central Catchment area. Possible risk to downstream locations.	A
Environmental Health & Contamination	Contamination possible, light industrial. Currently an employment site, limited risk if retained as employment.	A
Highways Authority: Access	Good access and visibility.	G
Highways Authority: Wider Road Network	No significant impact on wider road network.	G

SHELAA Reference: SHELAA/OAK/12

Site Address: Allotments on Brooke Road, Oakham



Parish: Oakham
Gross Site Area (ha): 1.86
Developable Site Area (ha): 1.49
Brownfield/ Greenfield Status: Greenfield
Current Use: Allotments
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 40
Additional Notes on Capacity: Recent planning application (2017/0989/OUT) refused and dismissed on appeal but no issue raised with the amount of development (reason for appeal dismissed relates to noise issues from railway) proposed and therefore the capacity is reduced to 40 on the basis of this application.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	n/a	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
G	A	G	G	G	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	990	Distance to nearest Local Wildlife Site (m)	442	Distance to nearest BAP Habitat (m)	68
Distance to nearest Conservation Area (m)	9	Distance to nearest Registered Park or Garden (m)	2285	Distance to nearest Scheduled Ancient Monument (m)	458
Distance to nearest Listed Building (m)	112	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Within Planned Limits of Development
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	100
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Visibility poor towards railway line - access is good towards town. Traffic issues when line is down. This would need to be addressed.
Relationship to Settlement Comments	Well located within existing settlement. Built form surrounds site.
Topography	The site within the Planned Limits of development and outside the scope of the LS&C study. The site is adjacent to zoned 2D. Largely level ground, more steeply sloping in north east part of the site. G
Green Infrastructure	Designated Green Infrastructure in adopted Local Plan as Allotment Gardens. R
Important Open Space	Designated an Important Open Space in adopted Local Plan. A
Rights of Way	None. G
National Ecology Designations	Site within Impact zone and 1.5km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks. A
Local Ecology Designations	Allotments/small holding with stream to NE and railway to SW. Surveys required include badger. Mitigation includes 5-10m buffers to stream and railway of natural vegetation. Lighting condition to avoid light spillage onto wildlife corridors. Other mitigation pending surveys. A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. No significant impact likely. G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Iron Age/Roman settlement c.60m SE. Cropmark enclosure 150m to south. Allotment gardens over eastern half of the site, undeveloped across the west. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. A
Landscape	The site is outside the scope of the study. The site is adjacent to Zone 2D which is allocated as overall moderate landscape sensitivity with moderate landscape value given medium capacity for zone 2D to accommodate proposed development. Priority zone 5 for development. Consultation with Landscape Architect provides the following comments, 'Site OAK/12 has not been assessed for landscape sensitivity and capacity. It lies within the PLD with surrounding development on all sides including recent housing to the south (part of zone 2D within the LS&C study). A landscape RAG rating of green is therefore considered appropriate.' G
Lead Flood Authority Flood Risk	LLFA identifies low/minimal risk. SFRA identifies Oakham South Upstream catchment. Possible/potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream. A
Environmental Health & Contamination	Contamination possible. Contamination risk assessment required. Potential railway noise. Noise survey and mitigation through design. A
Highways Authority: Access	Visibility poor towards railway line – access is good towards town. A

Highways Authority: Wider Road Network	Traffic issues when line is down and network rail likely to increase frequency of closures. Highways report concludes that 30 minute closure couples with a 200 unit development can be accommodated. 40 minute closure couples with a 200 unit development uses virtually all spare capacity eastbound in AM peak house, leaving no capacity for growth or other development proposals.	A
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SHELAA Reference: SHELAA/OAK/13a

Site Address: Land off Burley Road, Oakham



Parish: Oakham
Gross Site Area (ha): 5.87
Developable Site Area (ha): 3.52
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 106
Additional Notes on Capacity: Combined masterplan submitted for both SHELAA/OAK/13a and SHELAA/OAK/13c showing a landscaped area to the north of the site to limit the impact of the site on the adjacent open countryside with an overall capacity of around 200 dwellings for both sites. Due to comments received from Landscape Architect, original combined site split into two so the southern part is assessed under SHELAA/OAK/13a and the northern part is assessed under SHELAA/OAK/13c.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	R*	G	G	G	A

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

Suitability Assessment Constraint Data

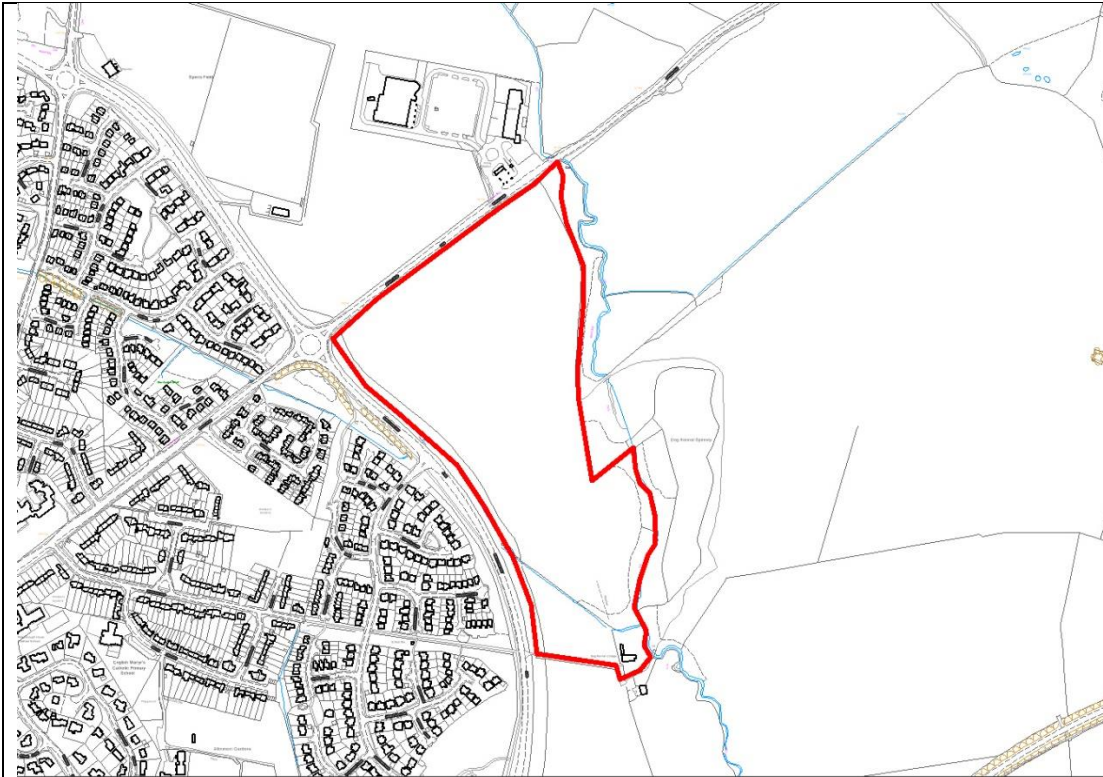
Distance to nearest SSSI Impact Risk Zone (m)	622	Distance to nearest Local Wildlife Site (m)	793	Distance to nearest BAP Habitat (m)	220
Distance to nearest Conservation Area (m)	684	Distance to nearest Registered Park or Garden (m)	753	Distance to nearest Scheduled Ancient Monument (m)	712
Distance to nearest Listed Building (m)	571	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 1 side but other side of Bypass to the town.
% of site on Grade 1 or 2 Agricultural Land	68.31	% of site on Grade 3 Agricultural Land	31.69	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	93.93	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0.34	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access onto Ashwell Road would have poor visibility due to large hedge, bend and dip in the road. Access onto Burley Road would be ok and direct access onto the bypass.				
Relationship to Settlement Comments	Located to the north east of the bypass which separates the site from the built up area of the town. There is some existing retail uses directly adjacent to the site which would allow for a more comprehensive development of the site. There are several sites that are located outside of the bypass and therefore all of them need further assessment to establish suitability status.				
Topography	Zone 9A (north & South) and zone 9B of landscape study. Largely level although steep ground towards south of site between Burley Way and brook.				A
Green Infrastructure	No loss or impact. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	Site within Impact zone and nearest point 525m from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone require consultation with Natural England on likely risks.				A
Local Ecology Designations	Arable, improved grassland, hedges, possible species-rich grassland to south along stream corridor. Surveys required include badger and Phase 1 habitat. Buildings unsuitable for bats. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Lighting condition to avoid light spillage onto wildlife corridors. Other mitigation pending surveys.				A
Heritage	No designated heritage assets on site or within the vicinity of the site. Consultation with Conservation Officer carried out due to site being raised previously by Historic England as requiring an Historic Impact Assessment due to the proximity to the Registered Park or Garden, Burley on the Hill. Mitigation would be possible.				A
Archaeology	Known archaeological remains on site include Neo/BA pit circle, flint scatters, possible Roman site. Known archaeological remains within vicinity include Pit alignment cropmark to west which may pass through area. Further crop marks to south and north. Much fieldwalking undertaken. Excavation of pit circle but unclear how much of landscape was investigated. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.				A
Landscape	The site is comprises zones 9A (north and south) and zone 9B. It is particularly poorly related to Oakham's built extent and its settlement form, whilst landscape character is slightly more sensitive within its northern limits. Mitigation of visual impacts would have little bearing on such impacts. Site 9A north: Overall high landscape sensitivity and low landscape value give an overall medium capacity for site 9A north to accommodate the proposed development. The site's position				A

	<p>between established urban areas and outlying elements of the town afford it a relatively positive ability to accommodate development. In combination with low relief changes and generally well established boundary screening, this perhaps presents the best site for expansion of the town of those sites outside the bypass boundary. Site 9A south: overall moderate landscape sensitivity and low landscape value given an overall medium to high capacity for site 9A south to accommodate the proposed development. Zone 9B - The zone slopes gently downwards from west to east. The site occupies an area outside the boundary function presented by Burley Park Way (bypass) and as such presents significant implications for settlement character and form. However, Burley Road which bounds the site to the north has some semi-urbanised character through street lighting and footpath leading to the supermarket, hence eroding any pure rural character in the vicinity. Development of the site would therefore be set within such context. Landscape character itself is unremarkable and the site benefits from a degree of 'framing' and limitation by the wooded feature of Dog Kennel Spinney to its eastern edge. Despite open views into the western boundary, the overall visual sensitivity of the site is ameliorated by generally well screened vistas from the north and south. This impact could be further reduced by structural planting being provided along Burley Road. Overall moderate landscape sensitivity and moderate landscape value give an overall medium capacity for site 9B to accommodate the proposed development. Consultation with Landscape Architect provides the following comments, 'Original Site OAK/13a (now split into OAK13a (southern part) and OAK13c (northern part) appears to lie entirely within zones 9A North and South within the LS&C study (beyond zone 9B). Hence reference to the assessment in the LS&C study to zone 9B is not relevant to site OAK/13a. The splitting of the area into two zones North (OAK13c) and South (OAK13a) within the LS&C study was appropriate and remains so, reflected in the differing assessments of landscape sensitivity and capacity for north and south. Consequently a combination of assessment RAG ratings is considered appropriate for this site, with the northern half having a red rating and the southern half an amber rating (this should also be reflected in the RAG landscape sensitivity rating since red is not really appropriate for the entire site).</p>	
Lead Flood Authority Flood Risk	EA flood risk medium in sections of the site.	A
Environmental Health & Contamination	Potential contaminated land adjacent Coop petrol and former MOD Depot. Site is adjacent to A606 where daily traffic flows are around 10,000 vehicles per day – trigger for air quality screen where houses are within 10m of the kerb. The burley Roundabout is also likely to be at or close to 10,000 vehicles per day. Odour from sewage works at S end of site. Noise from traffic.	A
Highways Authority: Access	Access onto Ashwell Road would have poor visibility due to large hedge, bend and dip in the road. Access onto Burley Road would be OK. Direct access on to bypass.	G
Highways Authority: Wider Road Network	Highway comments: Potential for moderate impact on B668 and lower Ashwell Road roundabout into Oakham.	A

SHELAA Reference: SHELAA/OAK/13b

Site Address: Land off Burley Road, Oakham



Parish: Oakham
Gross Site Area (ha): 15.74
Developable Site Area (ha): 9.44
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 283
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	R	G	R	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	A	A	G	G	G	G	G	A

Suitability Assessment Constraint Data

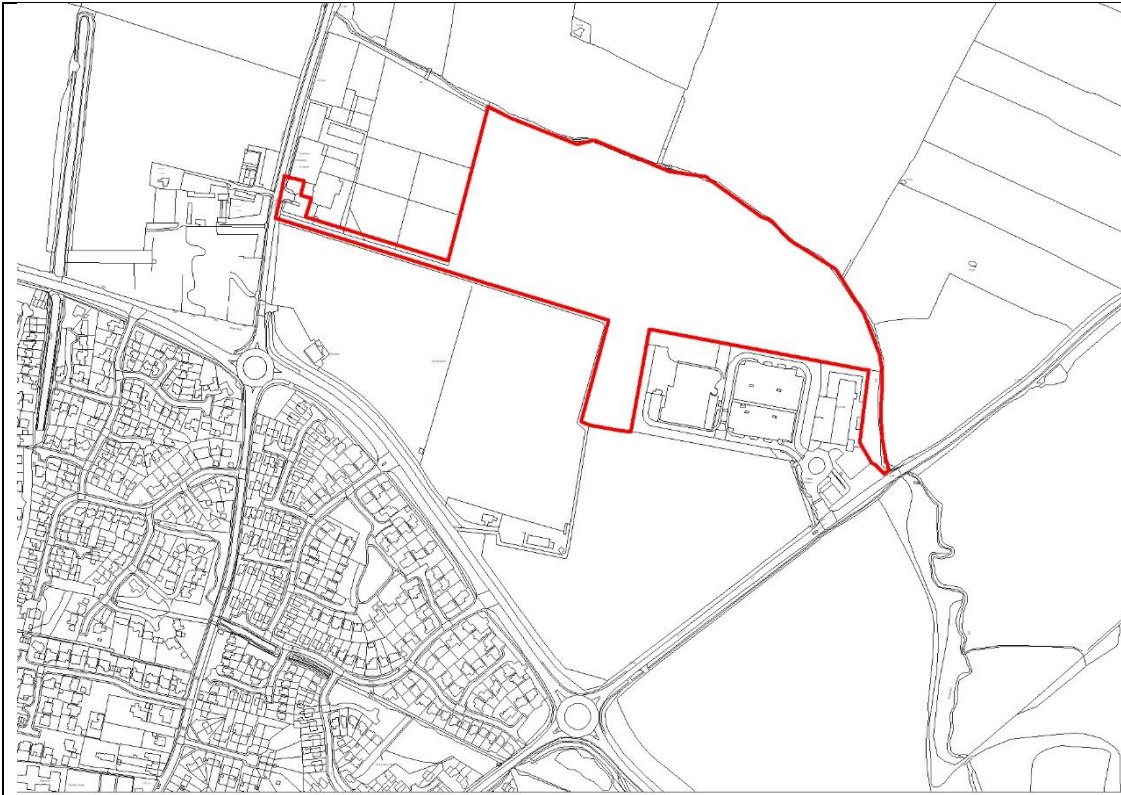
Distance to nearest SSSI Impact Risk Zone (m)	0	Distance to nearest Local Wildlife Site (m)	876	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	620	Distance to nearest Registered Park or Garden (m)	639	Distance to nearest Scheduled Ancient Monument (m)	727
Distance to nearest Listed Building (m)	648	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 1 side but other side of Bypass to the town.
% of site on Grade 1 or 2 Agricultural Land	10.68	% of site on Grade 3 Agricultural Land	89.31	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	94.65	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 50% of site intersects with flood risk zone 2 or 3	Surface Water Flood Risk	Areas of High or Medium Surface Water Flood Risk present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access onto Ashwell Road would have poor visibility due to large hedge, bend and dip in the road. Access onto Burley Road would be ok and direct access onto the bypass.	
Relationship to Settlement Comments	Located to the east of the bypass, with no other development within the site or surrounding it outside of the built up area of the town. There are several sites that are located outside of the bypass and therefore all of them need further assessment to establish suitability status.	
Topography	Zone 9A (north & South) and zone 9B of landscape study. Largely level although steep ground towards south of site between Burley Way and brook.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	Site within Impact zone and nearest point 525m from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone require consultation with Natural England on likely risks.	A
Local Ecology Designations	Arable, improved grassland, hedges, possible species-rich grassland to south along stream corridor. Surveys required include badger and Phase 1 habitat. Buildings unsuitable for bats. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Lighting condition to avoid light spillage onto wildlife corridors. Other mitigation pending surveys.	A
Heritage	No designated heritage assets on site or within the vicinity of the site. Consultation with Conservation Officer carried out due to site being raised previously by Historic England as requiring an Historic Impact Assessment due to the proximity to the Registered Park or Garden, Burley on the Hill. Mitigation would be possible.	A
Archaeology	Known archaeological remains on site include Neo/BA pit circle, flint scatters, possible Roman site. Known archaeological remains within vicinity include Pit alignment cropmark to west which may pass through area. Further crop marks to south and north. Much fieldwalking undertaken. Excavation of pit circle but unclear how much of landscape was investigated. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.	A
Landscape	The site is comprises zones 9A (north and south) and zone 9B. It is particularly poorly related to Oakham's built extent and its settlement form, whilst landscape character is slightly more sensitive within its northern limits. Mitigation of visual impacts would have little bearing on such impacts. Site 9A north: Overall high landscape sensitivity and low landscape value give an overall medium capacity for site 9A north to accommodate the proposed development. The site's position between established urban areas and outlying elements of the town afford it a relatively positive ability to accommodate development. In combination with low relief changes and generally well established boundary screening, this perhaps presents the best site for expansion of the town of those sites outside the bypass boundary. Site 9A south: overall moderate landscape sensitivity and low landscape value given an overall medium to high capacity for site 9A south to accommodate the proposed development. Zone 9B - The zone slopes gently downwards from west to east. The site	A

	occupies an area outside the boundary function presented by Burley Park Way (bypass) and as such presents significant implications for settlement character and form. However, Burley Road which bounds the site to the north has some semi-urbanised character through street lighting and footpath leading to the supermarket, hence eroding any pure rural character in the vicinity. Development of the site would therefore be set within such context. Landscape character itself is unremarkable and the site benefits from a degree of 'framing' and limitation by the wooded feature of Dog Kennel Spinney to its eastern edge. Despite open views into the western boundary, the overall visual sensitivity of the site is ameliorated by generally well screened vistas from the north and south. This impact could be further reduced by structural planting being provided along Burley Road. Overall moderate landscape sensitivity and moderate landscape value give an overall medium capacity for site 9B to accommodate the proposed development. Consultation with Landscape Architect provides the following comments, 'Site OAK/13b lies entirely within zone 9B within the LS&C study (not zones 9A North or 9A South). Hence reference to the assessment within the LS&C study to zones 9A North and South are not relevant to site OAK/13b. A landscape review RAG rating of amber would appear appropriate, reflecting the assessment in the 2010 LS&C study of moderate landscape sensitivity and medium landscape capacity.'	
Lead Flood Authority Flood Risk	EA flood risk medium in sections of the site.	A
Environmental Health & Contamination	Potential contaminated land adjacent Coop petrol and former MOD Depot. Site is adjacent to A606 where daily traffic flows are around 10,000 vehicles per day – trigger for air quality screen where houses are within 10m of the kerb. The burley Roundabout is also likely to be at or close to 10,000 vehicles per day. Odour from sewage works at S end of site. Noise from traffic.	A
Highways Authority: Access	Access onto Ashwell Road would have poor visibility due to large hedge, bend and dip in the road. Access onto Burley Road would be OK. Direct access on to bypass.	G
Highways Authority: Wider Road Network	Highway comments: Potential for moderate impact on B668 and lower Ashwell Road roundabout into Oakham.	A

SHELAA Reference: SHELAA/OAK/13c

Site Address: Land off Burley Road, Oakham



Parish: Oakham
Gross Site Area (ha): 8.43
Developable Site Area (ha): 5.05
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 94
Additional Notes on Capacity: Combined masterplan submitted for both SHELAA/OAK/13a and SHELAA/OAK/13c (submitted as one site) showing a landscaped area to the north of the site to limit the impact of the site on the adjacent open countryside with an overall capacity of around 200 dwellings for both sites. Due to comments received from Landscape Architect, original site split into two. Southern part (SHELAA/OAK/13a) and northern part (SHELAA/OAK/13c). Capacity on this site therefore reduced from 152 to 94 to equate to the 200 overall across both sites.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable. This site does have a red RAG rating for landscape but due to its location adjacent to the main town of Oakham (in association with SHELAA/OAK/13a) it requires further consideration and therefore is identified as suitable at this point in time, subject to further assessment.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	R*	G	G	G	A

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

Suitability Assessment Constraint Data

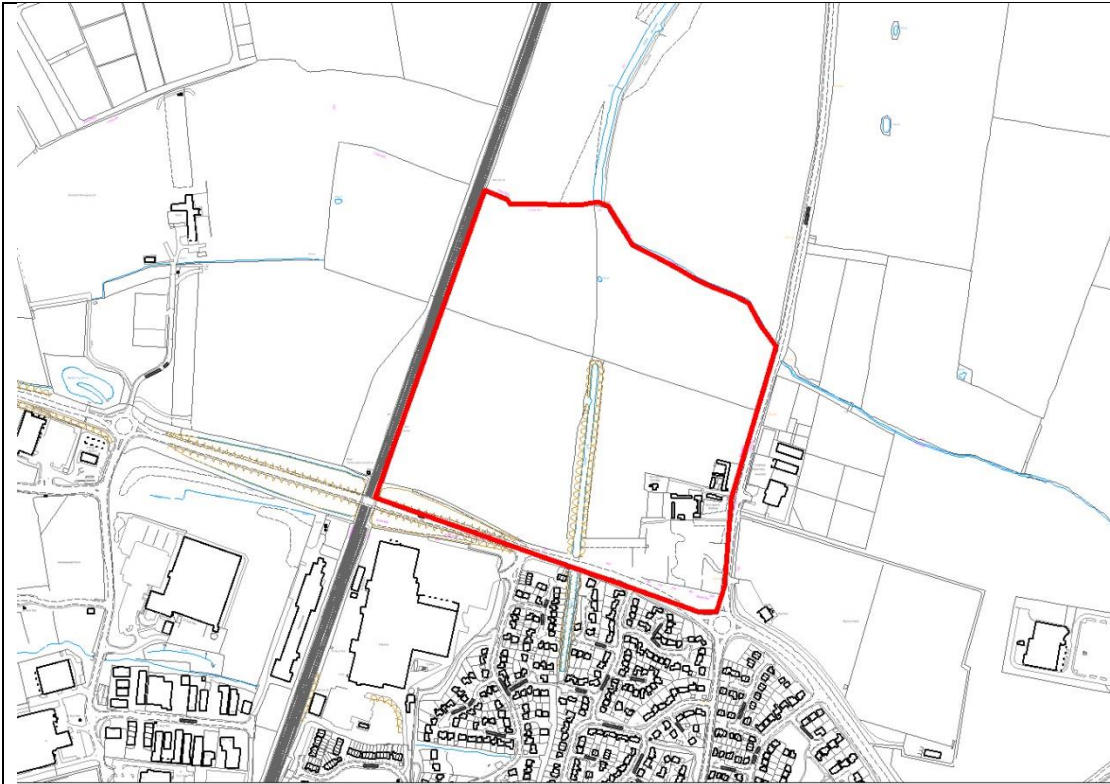
Distance to nearest SSSI Impact Risk Zone (m)	616	Distance to nearest Local Wildlife Site (m)	459	Distance to nearest BAP Habitat (m)	86
Distance to nearest Conservation Area (m)	904	Distance to nearest Registered Park or Garden (m)	650	Distance to nearest Scheduled Ancient Monument (m)	939
Distance to nearest Listed Building (m)	686	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Connected to Planned Limits of Development through SHELAA/OAK/13a (originally submitted as one site).
% of site on Grade 1 or 2 Agricultural Land	1.24	% of site on Grade 3 Agricultural Land	98.76	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	86.3	% of site in Medium Landscape Sensitivity Area	6.95	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0.43	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access onto Ashwell Road would have poor visibility due to large hedge, bend and dip in the road. Access onto Burley Road would be ok and direct access onto the bypass.				
Relationship to Settlement Comments	Located to the north east of the bypass which separates the site from the built up area of the town. There is some existing retail uses directly adjacent to the site which would allow for a more comprehensive development of the site. There are several sites that are located outside of the bypass and therefore all of them need further assessment to establish suitability status.				
Topography	Zone 9A (north & South) and zone 9B of landscape study. Largely level although steep ground towards south of site between Burley Way and brook.				A
Green Infrastructure	No loss or impact. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	Site within Impact zone and nearest point 525m from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone require consultation with Natural England on likely risks.				A
Local Ecology Designations	Arable, improved grassland, hedges, possible species-rich grassland to south along stream corridor. Surveys required include badger and Phase 1 habitat. Buildings unsuitable for bats. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Lighting condition to avoid light spillage onto wildlife corridors. Other mitigation pending surveys.				A
Heritage	No designated heritage assets on site or within the vicinity of the site. Consultation with Conservation Officer carried out due to site being raised previously by Historic England as requiring an Historic Impact Assessment due to the proximity to the Registered Park or Garden, Burley on the Hill. Mitigation would be possible.				A
Archaeology	Known archaeological remains on site include Neo/BA pit circle, flint scatters, possible Roman site. Known archaeological remains within vicinity include Pit alignment cropmark to west which may pass through area. Further crop marks to south and north. Much fieldwalking undertaken. Excavation of pit circle but unclear how much of landscape was investigated. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.				A
Landscape	The site is comprises zones 9A (north and south) and zone 9B. It is particularly poorly related to Oakham's built extent and its settlement form, whilst landscape character is slightly more sensitive within its northern limits. Mitigation of visual impacts would have little bearing on such impacts. Site 9A north: Overall high landscape sensitivity and low landscape value give an overall medium capacity for site 9A north to accommodate the proposed development. The site's position				R

	<p>between established urban areas and outlying elements of the town afford it a relatively positive ability to accommodate development. In combination with low relief changes and generally well established boundary screening, this perhaps presents the best site for expansion of the town of those sites outside the bypass boundary. Site 9A south: overall moderate landscape sensitivity and low landscape value given an overall medium to high capacity for site 9A south to accommodate the proposed development. Zone 9B - The zone slopes gently downwards from west to east. The site occupies an area outside the boundary function presented by Burley Park Way (bypass) and as such presents significant implications for settlement character and form. However, Burley Road which bounds the site to the north has some semi-urbanised character through street lighting and footpath leading to the supermarket, hence eroding any pure rural character in the vicinity. Development of the site would therefore be set within such context. Landscape character itself is unremarkable and the site benefits from a degree of 'framing' and limitation by the wooded feature of Dog Kennel Spinney to its eastern edge. Despite open views into the western boundary, the overall visual sensitivity of the site is ameliorated by generally well screened vistas from the north and south. This impact could be further reduced by structural planting being provided along Burley Road. Overall moderate landscape sensitivity and moderate landscape value give an overall medium capacity for site 9B to accommodate the proposed development. Consultation with Landscape Architect provides the following comments, 'Original Site OAK/13a (now split into OAK13a (southern part) and OAK13c (northern part) appears to lie entirely within zones 9A North and South within the LS&C study (beyond zone 9B). Hence reference to the assessment in the LS&C study to zone 9B is not relevant to site OAK/13a. The splitting of the area into two zones North (OAK13c) and South (OAK13a) within the LS&C study was appropriate and remains so, reflected in the differing assessments of landscape sensitivity and capacity for north and south. Consequently a combination of assessment RAG ratings is considered appropriate for this site, with the northern half having a red rating and the southern half an amber rating (this should also be reflected in the RAG landscape sensitivity rating since red is not really appropriate for the entire site).</p>	
Lead Flood Authority Flood Risk	EA flood risk medium in sections of the site.	A
Environmental Health & Contamination	Potential contaminated land adjacent Coop petrol and former MOD Depot. Site is adjacent to A606 where daily traffic flows are around 10,000 vehicles per day – trigger for air quality screen where houses are within 10m of the kerb. The burley Roundabout is also likely to be at or close to 10,000 vehicles per day. Odour from sewage works at S end of site. Noise from traffic.	A
Highways Authority: Access	Access onto Ashwell Road would have poor visibility due to large hedge, bend and dip in the road. Access onto Burley Road would be OK. Direct access on to bypass.	G
Highways Authority: Wider Road Network	Highway comments: Potential for moderate impact on B668 and lower Ashwell Road roundabout into Oakham.	A

SHELAA Reference: SHELAA/OAK/15

Site Address: Land at Springfield, Ashwell Road, Oakham



Parish: Oakham
Gross Site Area (ha): 23.98
Developable Site Area (ha): 14.39
Brownfield/ Greenfield Status: Mixed
Current Use: Agriculture, buildings, house and woodland
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility; Open Space
Indicative Capacity: 432
Additional Notes on Capacity: Site submission identifies that land would be available for community uses alongside residential development and that open space would also be provided. No further information is provided on the breakdown of the proposal so assessed fully for residential at this point in time until further information received.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable. This site does have a red RAG rating for landscape but due to its location adjacent to the main town of Oakham (in association with SHELAA/OAK/13a) it requires further consideration and therefore is identified as suitable at this point in time, subject to further assessment.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	R	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	R*	G	G	A	A

*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.

Suitability Assessment Constraint Data

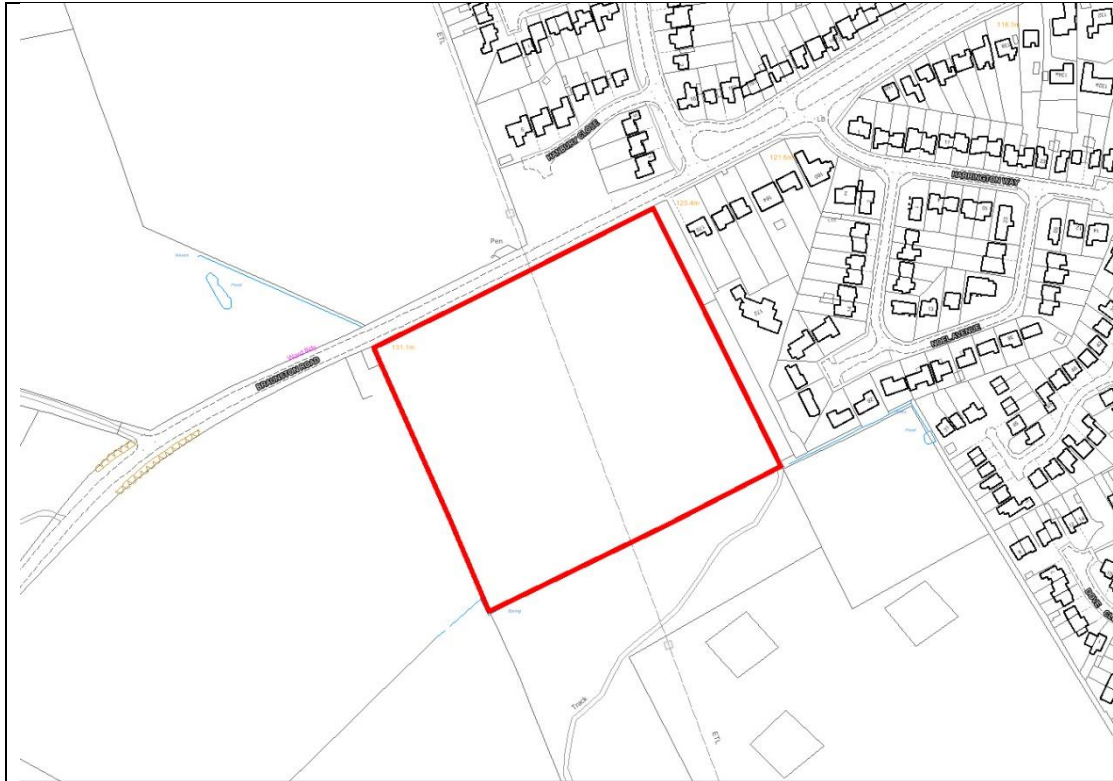
Distance to nearest SSSI Impact Risk Zone (m)	1181	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	810	Distance to nearest Registered Park or Garden (m)	1324	Distance to nearest Scheduled Ancient Monument (m)	854
Distance to nearest Listed Building (m)	455	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Adjoining PLD on one side, across bypass.
% of site on Grade 1 or 2 Agricultural Land	17.21	% of site on Grade 3 Agricultural Land	82.79	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	78	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0.01	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Good access and visibility.				
Relationship to Settlement Comments	Located to the north of the bypass which separates the site from the built up area of the town. There is some existing built form contained within the site. Doesn't appear a natural extension to the town. There are several sites that are located outside of the bypass and therefore all of them need further assessment to establish suitability status. Further assessment of the impact on the landscape is required to establish the suitability status and therefore this site is identified as potentially suitable at this stage.				
Topography	The site is within Zone 8 of the Landscape Study. Level ground.				G
Green Infrastructure	No loss or impact. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.				G
Important Open Space	Not designated.				G
Rights of Way	Rights of way cross site.				A
National Ecology Designations	Site within Impact Zone and more than 50 dwellings proposed. Natural England to be consulted on potential risks.				A
Local Ecology Designations	Parish level hedgerow separating two southern fields; small amount of Parish-level grassland at SK862099; hedgerow, mature trees, watercourse; grassland. Surveys required include Badger, Great Crested Newts and land at Springfield House. Mitigation must maintain Parish-level hedge and hedge with candidate Local Wildlife Site trees and maintain them as a unit (not split into gardens). Survey to determine whether land in SE corner (Springfield House) has ecological value. Maintain 10m buffer at least along watercourse and both sides of important hedges; and no light intrusion; gardens must not back onto them. Other mitigation pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains on site include Oakham Canal (disused) runs N/S through area. Ridge & furrow in NE corner. No other known archaeological remains within vicinity. Site at Springfield House and stables in SE corner. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended.				A
Landscape	A low to medium capacity would also be a possible result of using the matrix, but on balance a slightly lower capacity has been allocated to reflect the value of the landscape which it is recorded in a lower category than is considered appropriate because the site does not lie within or adjacent to a designated landscape. The site presents a mixture of landscape characteristics, with its main areas of relatively limited interest, but boundary features being significant in the landscape. Its development would be highly conspicuous from the elevated sections of the bypass, impacts which could not be reasonably mitigated. The constraining influence of the site's boundary features could result in particularly 'boxed				R

	<p>in' character of development, particularly evident along the rail line and former canal remnants. The site has inherent public value as a consequence of the footpath crossing the site with important links to the canal at its northern edge. Its influence across and around the site is also important for biodiversity. As per the other sites outside the bypass, its development would have significant implications for settlement form and urbanisation of the rural setting of the town. Overall high landscape sensitivity and moderate to high landscape value results in a low capacity for Zone 8 to accommodate development. Consultation with Landscape Architect confirms agreement with initial assessment and the red RAG rating.</p>	
Lead Flood Authority Flood Risk	<p>LLFA – minimal or no flood risk. SFRA – Largely North Oakham catchment. Minimal downstream flood risk. Priority 1 (most preferred) ranking in terms of potential to exacerbate flooding problems downstream.</p>	G
Environmental Health & Contamination	<p>Contamination unlikely. Railway noise, traffic noise and air quality. Also impact of neighbouring site if designated employment land. Mitigation: An assessment of air quality from the A606 on the proposed homes will likely be required. The impact of building these homes close to the A606 junction should be assessed.</p>	A
Highways Authority: Access	<p>Good access and visibility.</p>	G
Highways Authority: Wider Road Network	<p>No significant impact on wider road network.</p>	G

SHELAA Reference: SHELAA/OAK/16

Site Address: Land south of Braunston Road, Oakham



Parish: Oakham
Gross Site Area (ha): 3.37
Developable Site Area (ha): 2.70
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 61
Additional Notes on Capacity: Capacity reduced to 61 to take account of landscape comments about limiting development to the eastern part of the site.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
G	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

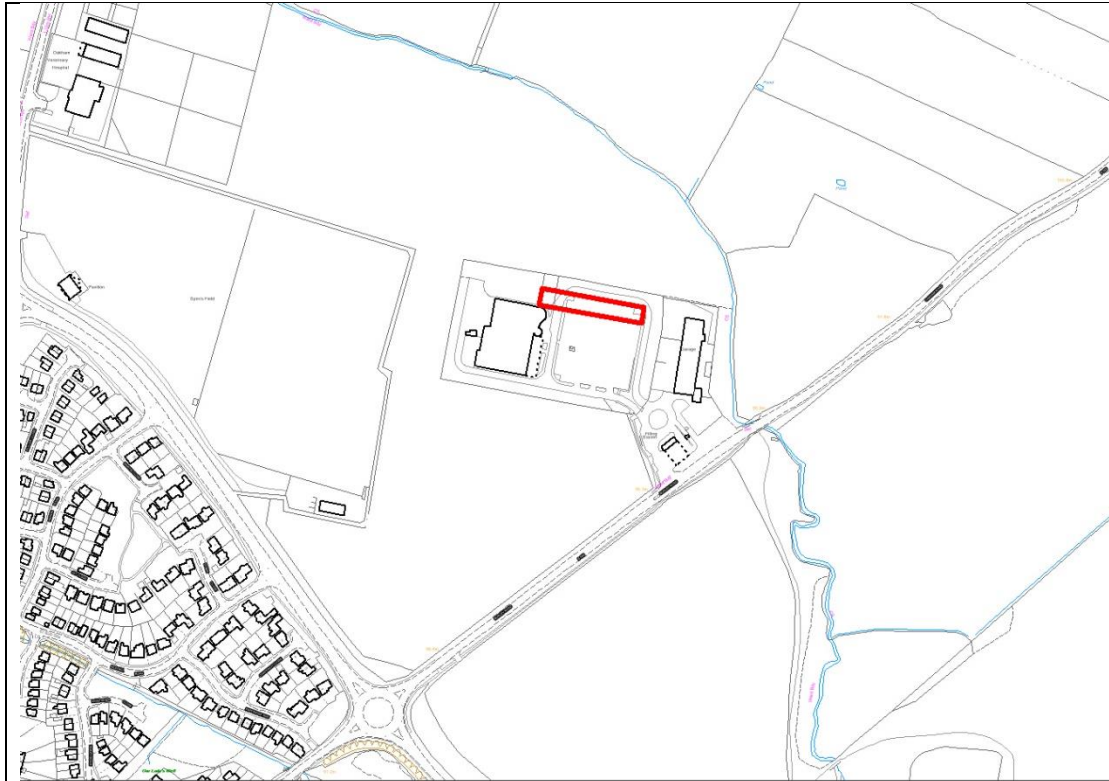
Distance to nearest SSSI Impact Risk Zone (m)	2049	Distance to nearest Local Wildlife Site (m)	376	Distance to nearest BAP Habitat (m)	413
Distance to nearest Conservation Area (m)	910	Distance to nearest Registered Park or Garden (m)	3287	Distance to nearest Scheduled Ancient Monument (m)	1277
Distance to nearest Listed Building (m)	866	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	100
% of site in High Landscape Sensitivity Area	98.75	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	The access will be outside the 30mph limit and within a 60mph limit. This will require largest visibility splays. This can be achieved on the road as it is very straight. The pedestrian footpath on Braunston Road will need to be extended to the site to provide a safe pedestrian route into Oakham. The footpath will need to be constructed within the site as there is a live ditch at the front of the site.	
Relationship to Settlement Comments	Connected to settlement along full extent of eastern boundary and has frontage onto Braunston Road. Concern about the impact on the landscape in this location which will require further assessment to establish the suitability status of the site therefore it is identified as potentially suitable subject to further assessment at this stage.	
Topography	The site is part of Zone 4B of the landscape study. Gently sloping towards west of the site.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on a designated site. Natural England consultation not required.	G
Local Ecology Designations	Possible species rich grassland, boundary hedgerows. Surveys required: habitat and great crested newts. Mitigation dependent on pending surveys. Would need to retain 5m buffers of natural vegetation to hedges.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include two enclosures c.250m to NW. Ridge and Furrow to the south. Large development area. Medium risk.	A
Landscape	The site is within zone 4B of the LS&C. The site is important in respect to its pastoral landscape character, distinctive rising relief which frames the existing extent of Oakham, and for its public access and biodiversity value. Management of the site by the Woodland Trust suggests it may not come forward for development. Development across higher land to the west of Oakham would introduce an uncharacteristic element to settlement form. Overall high landscape sensitivity and high landscape value give low capacity for site 4B to accommodate the proposed development. Consultation with Landscape Architect provides the following comments, 'Site OAK/16 is located at the northern end of Zone 4B within the LS&C study 2010, immediately south of Braunston Road. The site comprises a square open paddock, relatively flat though gently rising to the west where an established hedgerow with hedgerow trees forms a well-defined boundary along the western side of the site. The land rises more steeply to the south beyond the site which comprises the majority of land included within Zone 4B within the LS&C study 2010. This land to the south is more characteristic of the High Rutland Fringe landscape character type where the more rolling topography rises relatively steeply compared to the site and the much flatter Vale and Plain landscape around Oakham in all other directions. The 2010 LS&C study refers to young broadleaved woodland on the middle slopes south of Braunston Road within Zone 4B recently planted and managed by the Woodland Trust. The study recognises that this woodland (known as Brooke Hill Wood) is likely to have increasingly important landscape (and biodiversity) value in the future; the wood is maturing having had approximately a further 10 years growth and now provides a well-defined boundary along the southern side of site OAK/16, somewhat separating the site from the rest of Zone 4B to the south which now comprises community woodland (with public access) in its entirety.	A

	It is considered that the nature and characteristics of the site make it less sensitive to residential development than the assessment of high overall landscape sensitivity and high landscape value recorded within the LS&C study. It is considered that a more appropriate assessment for site OAK/16 is overall moderate landscape sensitivity and moderate landscape value and thus an Amber RAG rating would be appropriate. Consideration should be given, however, to limiting development to the eastern half of the site where development would have closer association with settlement form and pattern; development within the site further west of a line approximately defined by the overhead power lines would extend the town beyond current built limits of the adjacent houses within Hanbury Close. Mitigation planting along the western side of the site would help to reduce landscape and visual impacts and provide landscape integration with the woodland to the south, providing a filtered, less abrupt distinction between town and countryside on the western side of Oakham.'	
Lead Flood Authority Flood Risk	The properties on Noel Avenue and Glebe Road are liable to flooding. The ditches on either side of the site will need to be cleared and maintained from that point onwards. Whether this is by a management company or residential whose properties back onto these area. Additional drainage may need to be provided at the junction of the site, to ensure no additional water runs down Braunston Road to prevent any flooding to the properties on Glebe road. This will need to be made clear. The drainage scheme will need to comply with SuDS guidance and not increase the flow into the surrounding ditches.	A
Environmental Health & Contamination	No constraints known contamination unlikely.	G
Highways Authority: Access	The access will be outside the 30mph limit and within a 60mph limits. This will require large visibility splays. This can be achieved on the road as it is very straight.	G
Highways Authority: Wider Road Network	The pedestrian footpath on Braunston Road will need to be extended to the site to provide a safe pedestrian route into Oakham. The footpath will need to be constructed within the site as there is a live ditch at the front of the site.	A

SHELAA Reference: SHELAA/OAK/18

Site Address: Co-op Site, Oakham



Parish: Oakham
Gross Site Area (ha): 0.14
Developable Site Area (ha): 0.14
Brownfield/ Greenfield Status: Brownfield
Current Use: Supermarket, car garage, filling station and associated car parking
Use Promoted: Retail
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 0.14ha
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	G	G	G	n/a	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	741	Distance to nearest Local Wildlife Site (m)	972	Distance to nearest BAP Habitat (m)	348
Distance to nearest Conservation Area (m)	1044	Distance to nearest Registered Park or Garden (m)	736	Distance to nearest Scheduled Ancient Monument (m)	1076
Distance to nearest Listed Building (m)	910	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	No relationship with planned limits of development. Although is part of existing development of the Co-op and filling station. The site is also located adjacent SHELAA site SHELAA/OAK/13a.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Site has a good access which is suitable for additional traffic.				
Relationship to Settlement Comments	Connected to existing retail area but not connected to the built up area of the town. If the adjacent site SHELAA/OAK/13a were considered suitable, then this could be considered suitable as part of a comprehensive site. Therefore further assessment is required and the site is identified as potentially suitable subject to further assessment at this stage.				
Topography	The site is outside the scope of the landscape study. The site gently slopes.				A
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	Site within Impact zone and nearest point 525m from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone require consultation with Natural England.				A
Local Ecology Designations	Hardstanding, building, scrub, watercourse adjacent. Surveys required include badger and bats (buildings). Mitigation includes buffer existing habitat on edges of the site (10m semi-natural vegetation); other mitigation pending survey.				A
Heritage	No designated heritage assets on site or within the vicinity of the site. Consultation with Conservation Officer carried out due to site being raised previously by Historic England as requiring an Historic Impact Assessment due to the proximity to the Registered Park or Garden, Burley on the Hill. Mitigation would be possible.				A
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include flint scatter to immediate south. Neolithic pit circle and crouched inhumation (Bronze age) 260 south-west. Ridge and furrow to the north. Now a filling station/car park/warehouse. Low risk: A limited archaeological potential of local importance. Subject to the scale and character of development, a proposal may require conditioned archaeological mitigation.				G
Landscape	The site is outside the scope of the study. A brownfield site currently in use as a supermarket, car garage and petrol filling station. Consultation with Landscape Architect confirms that the site is beyond the scope of the 2010 LS&C study. An assessment RAG rating of green would appear appropriate for this small brownfield site adjacent to existing built development.				G
Lead Flood Authority Flood Risk	EA flood risk minimal.				G
Environmental Health & Contamination	Contamination likely. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary.				A
Highways Authority: Access	Site has a good access which is suitable for additional traffic.				G

Highways Authority: Wider Road Network	Impact on wider road network minimal.	G
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SHELAA Reference: SHELAA/Ryh/04

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



Parish: Ryhall
Gross Site Area (ha): 0.53
Developable Site Area (ha): 0.50
Brownfield/ Greenfield Status: Greenfield
Current Use: Trout Farm
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 15
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 5-10 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	A	G	G	A

Suitability Assessment Constraint Data

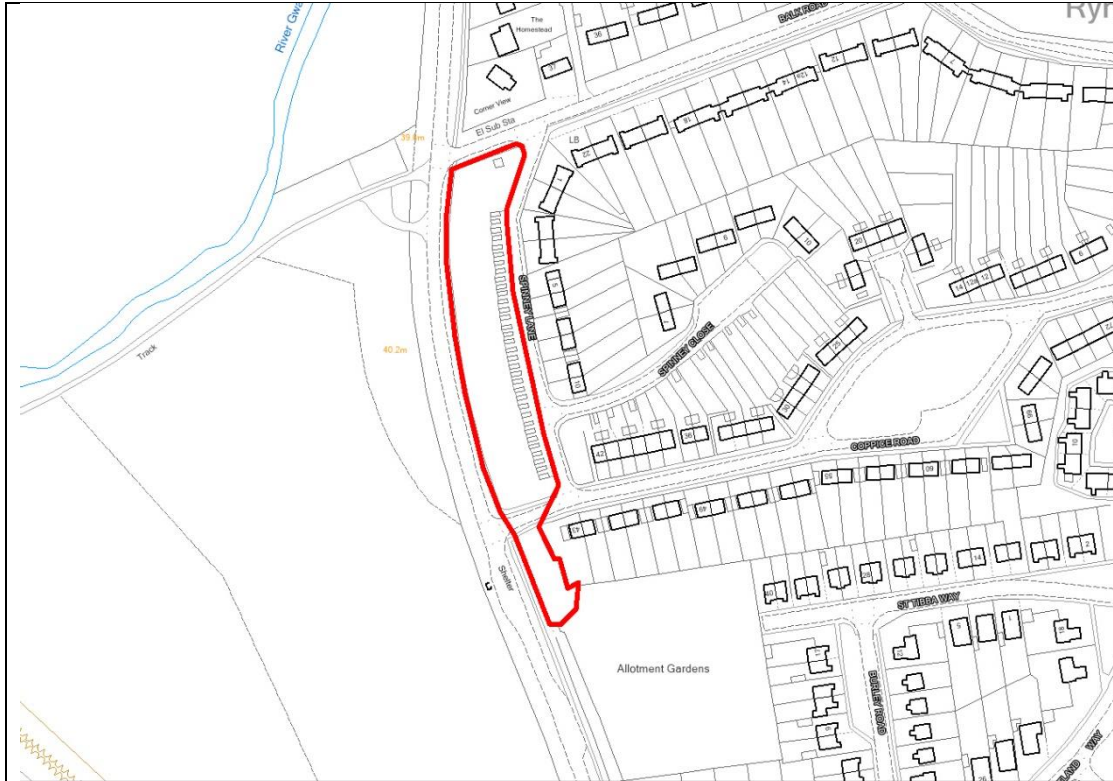
Distance to nearest SSSI Impact Risk Zone (m)	2171	Distance to nearest Local Wildlife Site (m)	402	Distance to nearest BAP Habitat (m)	24
Distance to nearest Conservation Area (m)	104	Distance to nearest Registered Park or Garden (m)	3866	Distance to nearest Scheduled Ancient Monument (m)	2015
Distance to nearest Listed Building (m)	127	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The Planned Limits of Development adjoins the eastern and northern edges of the site (partially).
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	100	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access ok, visibility splays good.				
Relationship to Settlement Comments	Well connected to settlement with development to the north and east and north west. Previously a trout farm within the village.				
Topography	The west part of the site is partly within zone R9 of the landscape study. The zone is identified as predominantly flat. A desktop study identifies the site as level ground.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Fishponds, amenity. Surveys required include badger and hedge. No risk of GCN in ponds, as fish-stocked. Building unsuitable for bats. Possible mitigation includes 15m buffer zone to short section of Gwash. Other mitigation pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Historic Core 60m to the west. Negative trial trench (2015) to immediate NW of area. Much of the site is Trout Farm fish tanks. Low risk.				G
Landscape	The site is within Zone R9 of the Landscape Study. The zone is essentially a small scape, open area on the edge of the village, with a mix of land uses giving an ill-defined and generally unremarkable semi-urban feature. The small aewa on the scrubland in the northern part of the zone may have some potential landscape capacity, as an appropriate extension to the village, in keeping with the adjacent small scale housing areas, without affecting the setting of the village in the landscape. The localised character and scenic value is less distinctive and has become degraded. Overall Moderate landscape sensitivity and low to moderate landscape value. A judgement has been made to allocate medium capacity for Zone R9 to accommodate development. The zone is prioritised 1 for development (most favoured zone). Consultation with Landscape Architect confirms general agreement with initial landscape assessment and amber RAG rating. Reference to the small area of scrubland in the northern part of zone R9 within the 2012 LS&C Study is directly relevant to site RYH/09.				A
Lead Flood Authority Flood Risk	The site is adjacent to Flood Zone 2 and 3.				A
Environmental Health & Contamination	Potential contamination. Further work/possible mitigation: Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. No other detrimental environmental effects known.				A

Highways Authority: Access	Access OK. Visibility splays good.	G
Highways Authority: Wider Road Network	No or little impact.	G

SHELAA Reference: SHELAA/Ryh/05

Site Address: Spinney Lane, Ryhall



Parish: Ryhall
Gross Site Area (ha): 0.55
Developable Site Area (ha): 0.52
Brownfield/ Greenfield Status: Brownfield
Current Use: Garages, wooded area
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 16
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 5-10 years
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Local Ecology Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	A	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1477	Distance to nearest Local Wildlife Site (m)	1056	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	190	Distance to nearest Registered Park or Garden (m)	3575	Distance to nearest Scheduled Ancient Monument (m)	2613
Distance to nearest Listed Building (m)	326	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Within Planned Limits of Development
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.47	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access off Baulk Road unadopted. Spinney Lane 5m wide. Access on A6121 ok however is on a hill.	
Relationship to Settlement Comments	Well connected to existing settlement with development directly opposite to east and north. Brownfield site with frontage onto Spinney Lane and A6121.	
Topography	The site is within the Planned Limits of Development of Ryhall and is not included within the area of search of the Landscape Study. A desktop study identifies the site as level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Woodland, mature trees. Surveys required include badger. No mitigation possible for loss of site.	R
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Enclosure cropmark 400+m to the west. Low risk.	G
Landscape	The site is within the settlement boundary and is therefore outside the area of search of the Landscape Study. However, it should be noted that the site adjoins an area with high landscape sensitivity and low capacity to accommodate development. Consultation with Landscape Architect confirms the following. Site RYH/05 was not assessed in the 2012 LS&C Study because of its location within the PLD of the village. Despite this location, the site comprises a mature tree belt that is part of the well-vegetated western boundary to the village alongside the A6121 that is particularly successful in providing a visually strong, soft edge to the western village boundary, even in the winter. It is considered therefore that the site has some landscape value and sensitivity that could reduce its capacity to accommodate development, subject to detailed assessment. Consequently it is considered that a landscape RAG rating of amber is more appropriate to site RYH/05. It is suggested that an arboricultural survey of the trees is undertaken to establish tree health and life expectancy.	A
Lead Flood Authority Flood Risk	Site not at risk of fluvial flooding (EA Flood Risk Maps). Site not at risk of surface water flooding (Local Lead Flood Authority).	G
Environmental Health & Contamination	Contamination unlikely. Traffic on A6121 estimated at just under 9000 vehicles per day. Further work/possible mitigation: An air quality assessment on the western boundary of the site adjacent to A6121 & possible mitigation.	A
Highways Authority: Access	Access of Baulk Road unadopted. Spinney Lane 5m wide. Access on A6121 OK but it is on a hill.	A
Highways Authority: Wider Road Network	No or little impact.	G

SHELAA Reference: SHELAA/Ryh/06a

Site Address: Meadow Lane & Belmesthorpe Road, Ryhall



Parish: Ryhall
Gross Site Area (ha): 3.63
Developable Site Area (ha): 2.90
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Open Space
Indicative Capacity: 87
Additional Notes on Capacity: Site submission form states that residential and employment uses promoted. However no further information provided on the employment proposal. Therefore due to location, only residential use assessed at this point in time until further information provided.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	A	G	G	R*	A	G	A	A
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1691	Distance to nearest Local Wildlife Site (m)	954	Distance to nearest BAP Habitat (m)	244
Distance to nearest Conservation Area (m)	354	Distance to nearest Registered Park or Garden (m)	3194	Distance to nearest Scheduled Ancient Monument (m)	2614
Distance to nearest Listed Building (m)	436	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	The northern boundary of the site adjoins the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	24.94	% of site on Grade 3 Agricultural Land	75.06	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.17	% of site in Medium Landscape Sensitivity Area	96.92	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0.68	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Highways improvements may be required as part of this application to ensure there is safe egress from the site onto the A6121. The A6121 is a suitable road to access with good visibility splays. Access onto the Belmesthorpe Road will not be suitable for the developments main access.	
Relationship to Settlement Comments	Connected to existing settlement with development to the north and with access off Meadow Lane. Frontage onto A6121.	
Topography	The site is within zone R10 of the landscape study. The zone is identified as a low, flat zone. A desktop study identifies the site as level ground.	G
Green Infrastructure	No loss or impact. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpath E181 crosses the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable hedges, River Gwash to southern boundary. Surveys required include badger and hedges. Mitigation includes retention of 20m buffer zones of natural vegetation along Gwash. 5m buffer zone along hedges. Other possible mitigation required, pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include a slight overlap with possible ring-ditch. Known archaeological remains within vicinity include area identified by cropmarks, including pit-alignment, multiple ring-ditches. Low lying ground and river gravels. Medium Risk.	A
Landscape	The site is within Zone 10 of the Landscape Study. The area is assessed as Moderate landscape and settlement character. The site is in the southern half of the zone which is part of a larger area of flat open agricultural land between Ryhall and Belemesthorpe. The key landscape sensitivity is the relationship of the village with the river valley. Development would be in keeping with the village form and pattern. The site is evident in views from the west when approaching the village with the rising plateau beyond, and is sensitive to any development that impinges too far south into these views. The wider zone is of some importance to the setting of the village in the countryside and in particular the relationship of the village with the river valley. Overall Moderate landscape sensitivity and low to Moderate landscape value. The Zone is allocated medium capacity to accommodate. Consultation with Landscape Architect confirms the following. RAG landscape sensitivity rating should be amber not red. The 2012 LS&C Study recognises that study zone R10 has medium capacity to accommodate development; a slightly lower capacity has been allocated than could have been to reflect the importance of the area to the setting of the village in the countryside and in particular its relationship with the river valley. However, the study also recognises that the southern boundary to the village appears particularly harsh and open, providing a stark edge to the village and the countryside. Any new development along this boundary could provide the opportunity to enhance existing visual amenity by providing a more informal, integrated edge to the village with	A

	mitigation planting whilst maintaining an open corridor between the village and river, in keeping with the character of the wider river valley. Overall a landscape RAG rating of amber is considered appropriate.	
Lead Flood Authority Flood Risk	Site partially within Flood Zone 2 and as the site runs adjacent to the river, flood zone 3. (EA Flood Risk Maps). An outfall permission will need to be granted by the EA. The Local Lead Flood Authority will require a SuDS scheme to be implemented on the site to ensure a flood risk is not posted to those up and down stream.	A
Environmental Health & Contamination	Contamination unlikely. Traffic on A6121 estimated at just under 9000 vehicles per day. Further work/possible mitigation: An air quality assessment on the western boundary of the site adjacent to A6121 & possible mitigation required.	A
Highways Authority: Access	Highways would have less concerns about this site on its own than RHY06B. Highways are happy with the access coming from the Meadow Lane (an assessment of the junction of Rutland Way and A6121 to ensure this mini roundabout can take additional traffic. There needs to be links from the properties to the rest of the village either via a footpath or road. Belmesthorpe Lane is narrow with a very narrow bridge. RCC may look for a contribution towards priority boards or similar to help protect the bridge from future traffic. LLFA - would have concerns about the eastern end of the site due to its location to the River Gwash. The LLFA would want no dwellings built within the flood zone.	A
Highways Authority: Wider Road Network	Impact on wider road network minimal.	G

SHELAA Reference: SHELAA/Ryh/06b

Site Address: Meadow Lane & Belmesthorpe Road, Ryhall



Parish: Ryhall
Gross Site Area (ha): 3.03
Developable Site Area (ha): 2.42
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Open Space
Indicative Capacity: 73
Additional Notes on Capacity: Site submission form states that residential and employment uses promoted. However no further information provided on the employment proposal. Therefore due to location, only residential use assessed at this point in time until further information provided.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	R	G	G	R*	A	G	G	A
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1903	Distance to nearest Local Wildlife Site (m)	683	Distance to nearest BAP Habitat (m)	256
Distance to nearest Conservation Area (m)	147	Distance to nearest Registered Park or Garden (m)	3279	Distance to nearest Scheduled Ancient Monument (m)	2489
Distance to nearest Listed Building (m)	258	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The northern and western boundaries of the site adjoin the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	5.07	% of site on Grade 3 Agricultural Land	94.93	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.01	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Greater than 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

% of site that overlaps with Public Open Space	0.68	Intersection of site with a Minerals Safeguarding Area	Yes	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Highways improvements may be required as part of this application to ensure there is safe egress from the site onto the A6121. The A6121 is a suitable road to access with good visibility splays. Access onto the Belmesthorpe Road will not be suitable for the developments main access.				
Relationship to Settlement Comments	Adjacent playing field to the north and adjacent built form along western boundary. Not clear where access would be achieved.				
Topography	The site is within Zone R10 of the landscape study. The zone is identified as a low, flat zone. A desktop study identifies the site as level ground.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Arable hedges, River Gwash to southern boundary. Surveys required include badger and hedges. Mitigation includes retention of 20m buffer zones of natural vegetation along Gwash. 5m buffer zone along hedges. Other possible mitigation required, pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains on site include a slight overlap with possible ring-ditch. Known archaeological remains within vicinity include area identified by cropmarks, including pit-alignment, multiple ring-ditches. Low lying ground and river gravels. Medium Risk.				A
Landscape	The site is within Zone 10 of the Landscape Study. The area is assessed as Moderate landscape and settlement character. The site is in the southern half of the zone which is part of a larger area of flat open agricultural land between Ryhall and Belemesthorpe. The key landscape sensitivity is the relationship of the village with the river valley. Development would be in keeping with the village form and pattern. The site is evident in views from the west when approaching the village with the rising plateau beyond, and is sensitive to any development that impinges too far south into these views. The wider zone is of some importance to the setting of the village in the countryside and in particular the relationship of the village with the river valley. Overall Moderate landscape sensitivity and low to Moderate landscape value. The Zone is allocated medium capacity to accommodate. Consultation with Landscape Architect confirms the following. The 2012 LS&C Study recognises that study zone R10 has medium capacity to accommodate development; a slightly lower capacity has been allocated than could have been to reflect the importance of the area to the setting of the village in the countryside and in particular its relationship with the river valley. However, the study also recognises that the southern boundary to the village appears particularly harsh and open, providing a stark edge to the village and the countryside. Any new development along this boundary could provide the opportunity to enhance existing visual amenity by providing a				A

	more informal, integrated edge to the village with mitigation planting whilst maintaining an open corridor between the village and river, in keeping with the character of the wider river valley. Overall a landscape RAG rating of amber is considered appropriate.	
Lead Flood Authority Flood Risk	Site partially within Flood Zone 2 and as the site runs adjacent to the river, flood zone 3. (EA Flood Risk Maps). An outfall permission will need to be granted by the EA. The Local Lead Flood Authority will require a SuDS scheme to be implemented on the site to ensure a flood risk is not posted to those up and down stream.	A
Environmental Health & Contamination	Contamination unlikely. Traffic on A6121 estimated at just under 9000 vehicles per day. Further work/possible mitigation: An air quality assessment on the western boundary of the site adjacent to A6121 & possible mitigation required.	A
Highways Authority: Access	Site is dependent on SHELAA/RYP/06a coming forward. Highways would object to RYP06b if it came forward on its own. There is not suitable access to the development site and it does not connect onto the existing highway. The only possible road would be via Parkfield Road through the POS. Highways would have concerns regarding the conflict between the road and POS. No.62 to 46 on Parkfield Road do not have parking and therefore highways would request that any development at this location would provide parking provisions for these dwellings to ease congestion on this road. LLFA would have concerns about the southern end of the site due to its location to the River Gwash. The LLFA would want no dwellings built within the flood zone.	A
Highways Authority: Wider Road Network	Impact on wider road network minimal.	G

SHELAA Reference: SHELAA/Ryh/08

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



Parish: Ryhall
Gross Site Area (ha): 0.30
Developable Site Area (ha): 0.29
Brownfield/ Greenfield Status: Greenfield
Current Use: Trout Farm
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 9
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 5-10 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2197	Distance to nearest Local Wildlife Site (m)	401	Distance to nearest BAP Habitat (m)	55
Distance to nearest Conservation Area (m)	169	Distance to nearest Registered Park or Garden (m)	3832	Distance to nearest Scheduled Ancient Monument (m)	2077
Distance to nearest Listed Building (m)	191	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Connected to Planned Limits of Development only through neighbouring site SHELAA/RYP/04 which is under same ownership.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	100	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access along Belmesthorpe Lane may be restricted in places due to its narrow nature, types of transport will need to be considered through the planning.				
Relationship to Settlement Comments	Well connected to the village but only through SHELAA/RYH/04.				
Topography	The west part of the site is partly within zone R9 of the landscape study. The zone is identified as predominantly flat. A desktop study identifies the site as level ground.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Fishponds, amenity. Surveys required include badger and hedge. No risk of GCN in ponds, as fish-stocked. Building unsuitable for bats. Possible mitigation includes 15m buffer zone to short section of Gwash. Other mitigation pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains within vicinity includes Historic Core 60m to the west. Negative trial trench (2015) to immediate NW of area. Much of the site is Trout Farm fish tanks. Low risk.				G
Landscape	The site is within Zone R9 of the Landscape Study. The zone is essentially a small scape, open area on the edge of the village, with a mix of land uses giving an ill-defined and generally unremarkable semi-urban feature. The small aewa on the scrubland in the northern part of the zone may have some potential landscape capacity, as an appropriate extension to the village, in keeping with the adjacent small scale housing areas, without affecting the setting of the village in the landscape. The localised character and scenic value is less distinctive and has become degraded. Overall Moderate landscape sensitivity and low to moderate landscape value. A judgement has been made to allocate medium capacity for Zone R9 to accommodate development. The zone is prioritised 1 for development (most favoured zone). Consultation with Landscape Architect confirms general agreement with the initial landscape assessment and RAG rating of amber. Reference to the small area of scrubland in the northern part of zone R9 within the 2012 LS&C Study is directly relevant to site RYH/09.				A
Lead Flood Authority Flood Risk	The site is adjacent to the River Gwash and the southern edge of site within Flood Zone 2 and 3.				A
Environmental Health & Contamination	Potential contamination. Further work/possible mitigation: Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary.				A

Highways Authority: Access	Access along Belmesthorpe Lane may be restricted in places due to its narrow nature, types of transport will need to be considered through the planning.	A
Highways Authority: Wider Road Network	No or little impact.	G

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2166	Distance to nearest Local Wildlife Site (m)	476	Distance to nearest BAP Habitat (m)	109
Distance to nearest Conservation Area (m)	54	Distance to nearest Registered Park or Garden (m)	3917	Distance to nearest Scheduled Ancient Monument (m)	1987
Distance to nearest Listed Building (m)	74	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	The site is outside the Planned Limits of Development of Ryhall however it edges the PLD on 3 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	99.95	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access along Belmesthorpe Lane may be restricted in places due to its narrow nature, types of construction traffic will need to be considered through planning. Impact on wider network minimal.				
Relationship to Settlement Comments	Well connected to the existing settlement with built form along the full extent of the western boundary, half of the eastern boundary and with frontage onto Belmesthorpe Lane.				
Topography	Relatively flat, low lying land.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is outside of a Natural England Impact Zone.				G
Local Ecology Designations	Scrub, grassland, mature trees, adjacent to River Gwash. Phase 1, badger, GCN may be needed of neighbouring ponds. Mitigation would include providing a buffer with the River Gwash by a minimum of 10m semi-natural vegetation. Other mitigation pending surveys. Buffer of Gwash has enhancement opportunities. Possibility of species-rich grassland in open space.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	No designated heritage assets on site. Ryhall Conservation area (DLE480) 50m to west. Listed Building (MLE17166) 60m to west. Known archaeological remains on site include extreme west corner of area slightly within the Historic Core (MLE10188). Four trial trenches to immediate east of area did not reveal archaeological deposits. Low risk.				G
Landscape	Reference to the small area of scrubland in the northern part of zone R9 within the 2012 LS&C Study is directly relevant to this site RYH/09. The study recognises that this small area of scrubland in the northern part of the zone may have some potential landscape capacity as an appropriate extension to the village, in keeping with the adjacent small scale housing areas, without affecting the setting of the village in the landscape. Although lying within a designated ALLV, localised character and scenic value is less distinctive and has become degraded. Consequently a landscape RAG rating of green would seem more appropriate for this site.				G
Lead Flood Authority Flood Risk	There is an EA main river to south west of the site. There is a small flood zone 3 around the site. The site must use sustainable drainage methods, however take into account the location of the water table, how water can be treated, and ensure the water outfall is limited to green field rate only.				A
Environmental Health & Contamination	Potential contaminated land. Contaminated Land Assessment will be required for this site. This is likely to extend to intrusive investigations, monitoring and mitigation schemes given the past use of the site a metal foundry.				A
Highways Authority: Access	Access onto Belmesthorpe Lane is within a 30mph limit. The developer will be able to achieve the required visibility splays through maintaining the boundary hedges etc. The development would be a private drive.				A

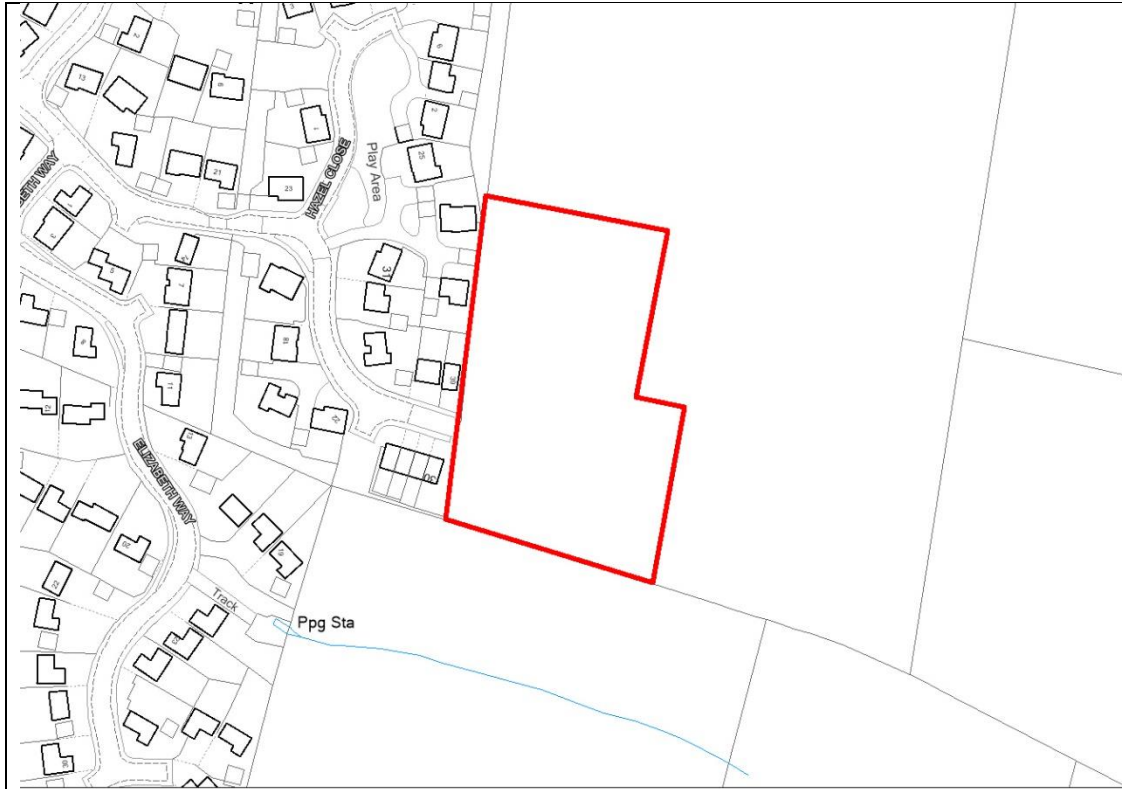
Highways Authority:
Wider Road Network

No or little impact.

G

SHELAA Reference: SHELAA/UPP/01

Site Address: The Beeches, Uppingham



Parish: Uppingham
Gross Site Area (ha): 0.79
Developable Site Area (ha): 0.75
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 23
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3322	Distance to nearest Local Wildlife Site (m)	618	Distance to nearest BAP Habitat (m)	797
Distance to nearest Conservation Area (m)	343	Distance to nearest Registered Park or Garden (m)	7763	Distance to nearest Scheduled Ancient Monument (m)	1874
Distance to nearest Listed Building (m)	372	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.25	% of site in Medium Landscape Sensitivity Area	97.18	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	6.9m access road.	
Relationship to Settlement Comments	Appears well connected to existing settlement creating a natural extension to the existing residential estate to the west. To the south there is built form which protrudes further east along The Quadrant. Works better spatially as part of the wider site SHELAA/UPP/12 which contains SHELAA/UPP/01.	
Topography	The site is within zone U2A of the landscape study. Part of broad ridge of gently sloping open arable farm land.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, species-rich grassland. Surveys required include badger and hedges. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. 10m to grassland to south. Other mitigation pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. No known archaeological remains within vicinity. Small area, ploughed.	G
Landscape	Overall landscape elements / features are few and common place, creating a generally unremarkable character but some sense of place. A slightly higher capacity has been allocated to reflect the relatively low landscape value which may be overvalued in the scoring due to its location within a locally designated landscape. Landscape and Settlement Character Sensitivity Low to Moderate in accordance with the following criteria: Common place elements and combination of features which create generally unremarkable character but some sense of place. Is not important intervening open land between settlements. Of some importance to the setting of the town but the break between town and countryside is less distinctive. Development would be an appropriate extension of the town to the east with no impact on important aspects of settlement form or pattern. Consultation with Landscape Architect provides the following comments, 'RAG landscape sensitivity RAG rating should be amber (medium) not red. Assessment within the LS&C Study 2010 is moderate overall landscape sensitivity and medium to high overall landscape capacity for the entire zone U2A. Site UPP/01 lies in the extreme south-western end of this zone where development would be an appropriate extension of housing at Hazel Close off The Beeches. Consequently a landscape RAG rating of green is considered appropriate.'	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	6.9m access road provides good access.	G

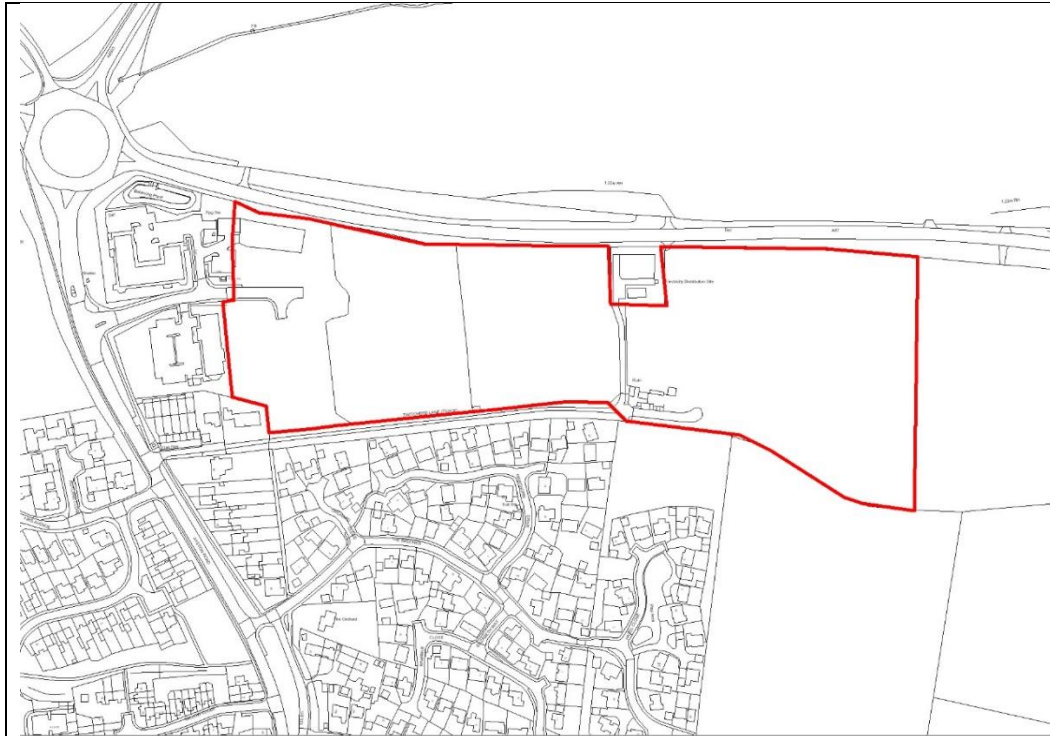
Highways Authority:
Wider Road Network

Low Impact given that site is small.

G

SHELAA Reference: SHELAA/UPP/02

Site Address: Uppingham Gate, Ayston Road, Uppingham



Parish: Uppingham
Gross Site Area (ha): 6.80
Developable Site Area (ha): 4.08
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Sports & Leisure
Indicative Capacity: 6.8 hectares
Additional Notes on Capacity: The covering letter of the site submission form identifies the field to the east as being promoted for residential use. This area equates to 3.19 hectares. 80% of this equates to 2.552 hectares. At a density of 30dph this would equate to 77 dwellings (2.552 x 30 = 76.56). This would leave 3.614ha of land for employment uses. However due to the site being allocated in the Core Strategy and Uppingham Neighbourhood Plan for employment the site is assessed for employment use only at this time.
Currently Allocated: Yes CS13
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	R	A	G

Suitability Assessment Constraint Data

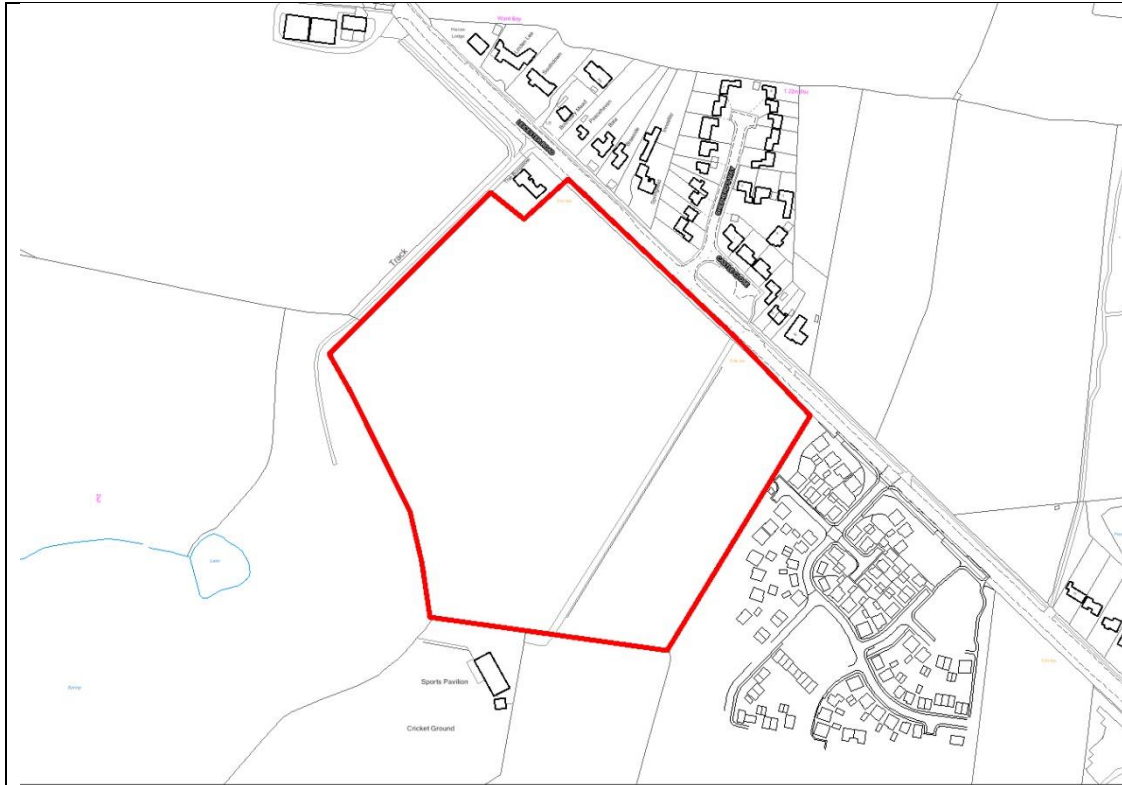
Distance to nearest SSSI Impact Risk Zone (m)	3389	Distance to nearest Local Wildlife Site (m)	358	Distance to nearest BAP Habitat (m)	1029
Distance to nearest Conservation Area (m)	441	Distance to nearest Registered Park or Garden (m)	7787	Distance to nearest Scheduled Ancient Monument (m)	1586
Distance to nearest Listed Building (m)	599	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Part of site within the Planned Limits of Development and the site outside adjoins on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	67.73	% of site on Grade 3 Agricultural Land	32.25	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	54.34	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	Yes

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access via Northgate would be acceptable.	
Relationship to Settlement Comments	Bounds existing development on part of the southern boundary but does protrude further east. In the longer term in combination with SHELAA/UPP/12 it may make a logical extension to the settlement. The western part of the site is current safeguarded employment land.	
Topography	The site is within zone U2A of the landscape study. Part of broad ridge of gently sloping open arable farm land.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public right of way footpath adjoins site to west.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerow. Surveys required include badger and hedges. Mitigation includes retention of hedges/stream with 5m buffer zone natural vegetation. Other mitigation pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Lithic scatter and medieval pottery scatter to immediate east. Further similar scatters 300m to west. Roman/Iron Age 200m north. Large development area. Feint traces of ridge and furrow.	A
Landscape	Landscape and Settlement Character Sensitivity Low to Moderate in accordance with the following criteria: Common place elements and combination of features which create generally unremarkable character but some sense of place. Is not important intervening open land between settlements. Of some importance to the setting of the town but the break between town and countryside is less distinctive. Development would be an appropriate extension of the town to the east with no impact on important aspects of settlement form or pattern. Consultation with Landscape Architect provides the following comments, 'As with sites UPP/01 and UPP/12, assessment within the LS&C Study 2010 is moderate overall landscape sensitivity and medium to high overall landscape capacity for the entire zone U2A. Site UPP/02 lies in the northern half of this zone which was assessed in 2010 as having lower landscape capacity, recognising that this northern part of the zone is more sensitive as development would be somewhat isolated until employment allocation on land to the west is realised. Thus sites UPP/01 and UPP/12 should be developed before site UPP/02. Consequently a landscape RAG rating of amber is considered more appropriate than green'.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Existing employment in this area. Potential amenity issues for sensitive development such as housing in this area. Noise survey & mitigation through design. Air quality assessment required, possible mitigation.	A
Highways Authority: Access	Access via Northgate would be acceptable.	G

Highways Authority: Wider Road Network	Low impact given recent improvements in vicinity of Northgate/Ayston road junction.	G
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SHELAA Reference: SHELAA/UPP/04

Site Address: Leicester Road, Uppingham



Parish: Uppingham
Gross Site Area (ha): 8.37
Developable Site Area (ha): 5.02
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 151
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Marginal achievability
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	R	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	A	A

Suitability Assessment Constraint Data

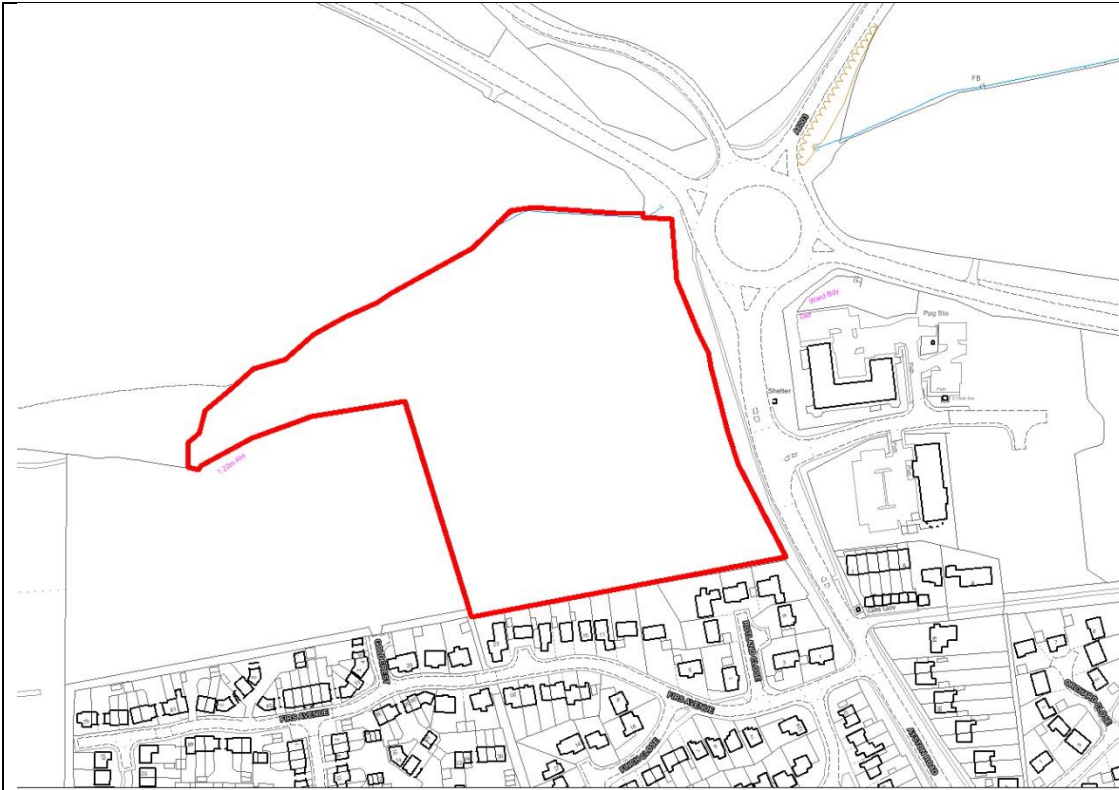
Distance to nearest SSSI Impact Risk Zone (m)	2604	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	406
Distance to nearest Conservation Area (m)	473	Distance to nearest Registered Park or Garden (m)	6821	Distance to nearest Scheduled Ancient Monument (m)	354
Distance to nearest Listed Building (m)	530	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Partially adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.26	% of site in Medium Landscape Sensitivity Area	98.87	% of site in Low Landscape Sensitivity Area	0.05
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access and good visibility in both directions. Look to join access with 04, 07,09.	
Relationship to Settlement Comments	Bounds new residential development to the south east boundary and existing built form to the north eastern boundary. Considered well connected to settlement on this basis.	
Topography	The site is within zone 4 of the landscape study. Flat ridge running west – east with steep sided valley.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, hedges, very good species-rich grassland habitat to south west and south east, 2 veteran trees (cLWS) in south east boundary. Surveys required include badger and Great Crested Newts of nearby ponds(known population within 200m). Mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain veteran trees with buffer zones; 10m buffers alongside SW/SE boundaries to spp-rich grassland. Other mitigation pending surveys; including for GC.	A
Heritage	Consultation with Conservation Officer due to comments raised by Archaeological comments. '- Development on this site would potentially impact on the Castle Hill at Beaumont Chase, a Scheduled Ancient Monument (SAM) that is considered to be a particularly well-preserved example of a major defensive medieval earthwork and an important landmark mentioned in the Anglo-Saxon Charter. Although only earthworks survive they are an important feature in the landscape. Clearly this is a nationally important heritage asset. The castle was built to dominate its surroundings and a Heritage Impact Assessment would be required to establish the extent to which development might compromise its setting. Clearly, the further west built development encroaches, the more likely it is to impact on the setting of the SAM. If this site were to be allocated, development should be restricted in height to 2 – 2½ storeys. It would be interesting to know the thoughts of Historic England on the allocation of this site in relation to the SAM.'	A
Archaeology	Known archaeological remains on site include fieldwalking has produced varying range & quantity of finds: Lower/Middle Palaeolithic hand axe, 7 Palaeolithic flints, Mesolithic/ Neolithic/ Bronze Age flints, Roman, Saxon and medieval pottery and a concentration of iron slag. (metalworking site). Known archaeological remains within vicinity include Pit alignment and double ditch in neighbouring NW and NE fields, lithic and medieval scatter to south, Iron Age pits and ditches to SE and Uppingham Castle site 300m to west. Possible setting issues for Uppingham Castle. Fieldwalking has produced a quantity of prehistoric material and some suggestion of later activity. Cropmark evidence.	A
Landscape	Zone/Site no. 4 of addendum study. Overall the site is assessed as Low to moderate landscape settlement character sensitivity in accordance with the following criteria in Table 2: <ul style="list-style-type: none"> • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Is not important intervening open land between settlements. 	A

	<ul style="list-style-type: none"> • Of some importance to the setting to the setting of the town but the break between town and countryside is less distinctive. • Open space of little or no importance to the appearance, form and character of the built environment. • Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern. <p>The site is assessed as moderate to high visual sensitivity in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Views into and out of the town are of some importance and there may be scope for mitigating potential visual impacts. • Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable. • The site is very open to public or private views where views of the countryside or open space are important. • Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view. <p>A judgement has been made on overall landscape sensitivity. Overall landscape sensitivity is judged as moderate. A judgement has been made on landscape capacity. Overall, moderate landscape sensitivity and low to moderate landscape value results in medium capacity for site 4.</p> <p>Consultation with Landscape Architect provides the following comments, 'At the time of the 2017 LS&C Addendum Study the site had a clearly rural, countryside character although slightly diluted by housing on the northern side of Leicester Road. At that time land to the east was also open countryside although allocated for development which is now being constructed. This serves to reduce the site's landscape sensitivity and increase landscape capacity to accommodate development. This will continue to be the case should land to the north allocated for housing within the Uppingham Neighbourhood Plan also be constructed. The assessment made in 2017 of overall medium landscape capacity could have been slightly higher capacity at that time (medium to high) which is probably more appropriate now. Consequently a RAG rating of amber is probably appropriate although a green rating could also be considered where detailed design reduces visual impact and includes mitigation roadside tree planting to retain the present picturesque leafy western approach into the town as referred to in the 2017 LS&C Addendum Study.'</p>	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 8 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority: Access	Good access and good visibility in both directions. Look to join access with 04, 06 and 09 Access to site from Leicester Road.	G
Highways Authority: Wider Road Network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road.	A

SHELAA Reference: SHELAA/UPP/05

Site Address: Land off Ayston Road, Uppingham



Parish: Uppingham
Gross Site Area (ha): 4.17
Developable Site Area (ha): 2.50
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 75
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

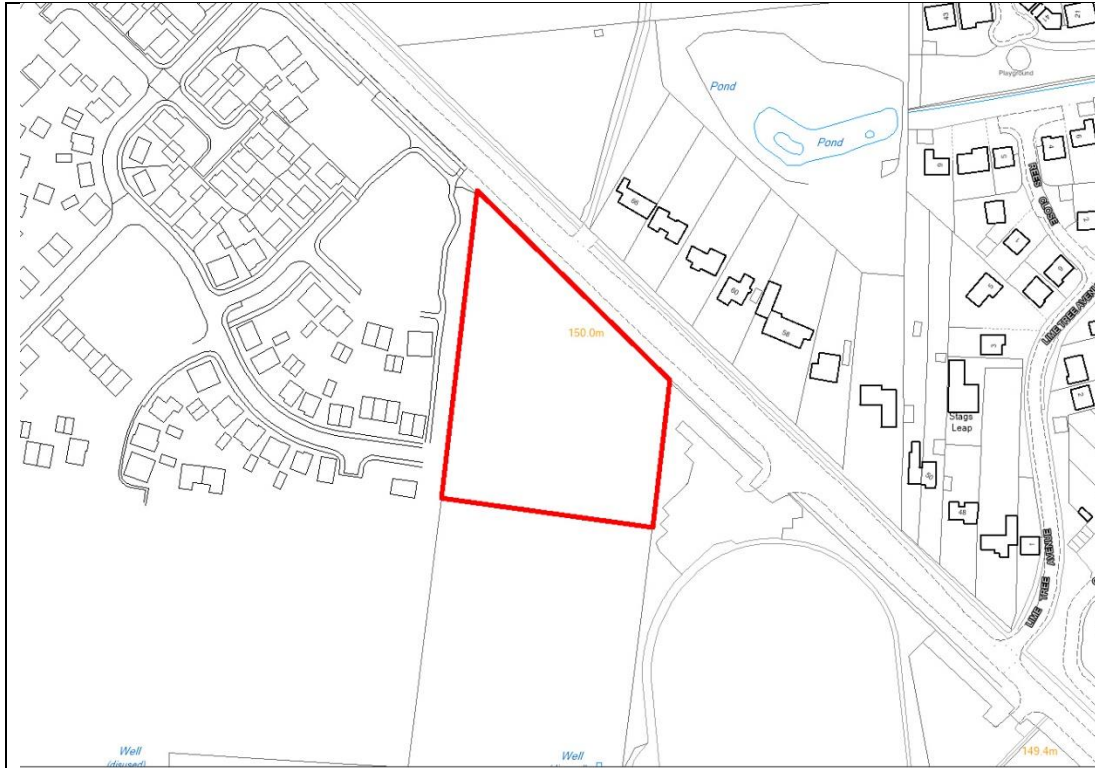
Distance to nearest SSSI Impact Risk Zone (m)	3197	Distance to nearest Local Wildlife Site (m)	407	Distance to nearest BAP Habitat (m)	1063
Distance to nearest Conservation Area (m)	349	Distance to nearest Registered Park or Garden (m)	7516	Distance to nearest Scheduled Ancient Monument (m)	1072
Distance to nearest Listed Building (m)	398	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on one side. The right hand side of the site is partly adjoined to the PLD but across Ayston Road.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.32	% of site in Medium Landscape Sensitivity Area	99.67	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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

% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Access close to A47 and a steep gradient to the land. Junction on Ayston Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site.				
Relationship to Settlement Comments	Site is connected to the existing built form along the southern boundary and with built form to the east.				
Topography	The site is categorised as site 3 of the 2017 landscape study (addendum). It falls eastwards from approximately 145m Above Ordnance Datum (AOD) at its western end to around 130m AOD at the A47 / A6003 / Ayston Road roundabout.				A
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Arable, good stream/hedge/woodland corridor to NW. Surveys required include badger and hedges. Mitigation includes 5m buffer zone natural vegetation to N; other mitigation pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains on site include Fieldwalking has produced Meso/Neolithic flint scatter and a smaller amount of medieval pottery. Geophysical survey has located 3+ linear features and other anomalies. Known archaeological remains within vicinity include flint scatters and cropmarks to west and north. The site lies in an area of considerable archaeological interest. Prehistoric, Roman, Saxon and medieval artefacts and features have all been recorded adjacent to the site.				A
Landscape	<p>Site categorised as 'site 3' within the 2017 study. Low to moderate landscape and settlement character sensitivity in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Is not important intervening open land between settlements • Of some importance to the setting of the town but the break between town and countryside is less distinctive. • Open space of little or no importance to the appearance, form and character of the built environment. • Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern. <p>The site is assessed as moderate visual sensitivity in accordance with the following criteria in Table 3.</p> <ul style="list-style-type: none"> • Views into and/or out of the town are of some importance and there may be scope for mitigating potential visual impacts. 				A

	<ul style="list-style-type: none"> • Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable. • The site is partially open to public or private views where views of the countryside or open space are important. • Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view. <p>Overall, the site has been judged as moderate landscape sensitivity. Site 2 is assessed as Moderate landscape in accordance with the following criteria.</p> <ul style="list-style-type: none"> • Lies wholly within a previously locally designated landscape (Area of Particularly Attractive Countryside) where localised character and scenic value is less distinctive. • Presents locally distinctive landscape characteristics with some scenic interest. • Presents some public amenity value by way of views, access and biodiversity interest. <p>Overall moderate landscape sensitivity and moderate landscape value results in medium capacity for the site to accommodate development.</p> <p>Consultation with Landscape Architect provides the following comments, RAG landscape sensitivity rating should be amber (medium) not red. The 2017 LS&C Addendum Study allocates overall moderate landscape sensitivity and medium overall landscape capacity for the wider study site 3 (which includes site UPP/11 immediately to the west). Development here would be a continuation of recent growth of the town to the north which lies on higher ground than the site. A landscape RAG rating of amber is appropriate although any development should be set back from the well-wooded minor valley defining the site's northern limit. The site lies in the eastern half of study site 3 in the 2017 Addendum, recognised as visually more sensitive than land to the west and where development would potentially be more prominent and exposed, although mitigation by way of sensitive layout and design, together with boundary planting, should reduce significant adverse effects.'</p>	
Lead Flood Authority Flood Risk	The land slopes towards a ditch to the north. This site will need to provide a SuDs Scheme, taking into account the gradient fall.	A
Environmental Health & Contamination	Contamination unlikely. Noise and air pollution from the A47 A6003. Assessment and mitigation if required.	A
Highways Authority: Access	Access close to A47 and a steep gradient to the land. Junction on Ayston Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site.	A
Highways Authority: Wider Road Network	Low impact on B6003 given proximity of by-pass.	G

SHELAA Reference: SHELAA/UPP/06a

Site Address: Land off Leicester Road, Uppingham



Parish: Uppingham
Gross Site Area (ha): 0.75
Developable Site Area (ha): 0.71
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 20
Additional Notes on Capacity: 2019/0525/OUT planning application pending consideration for 20 dwellings which justifies this level of development on the site, therefore capacity reduced from 22 to 20 on this basis.
Currently Allocated: Yes UNP Site C
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	A	G	G	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	R*	G	G	G	A
*Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.								

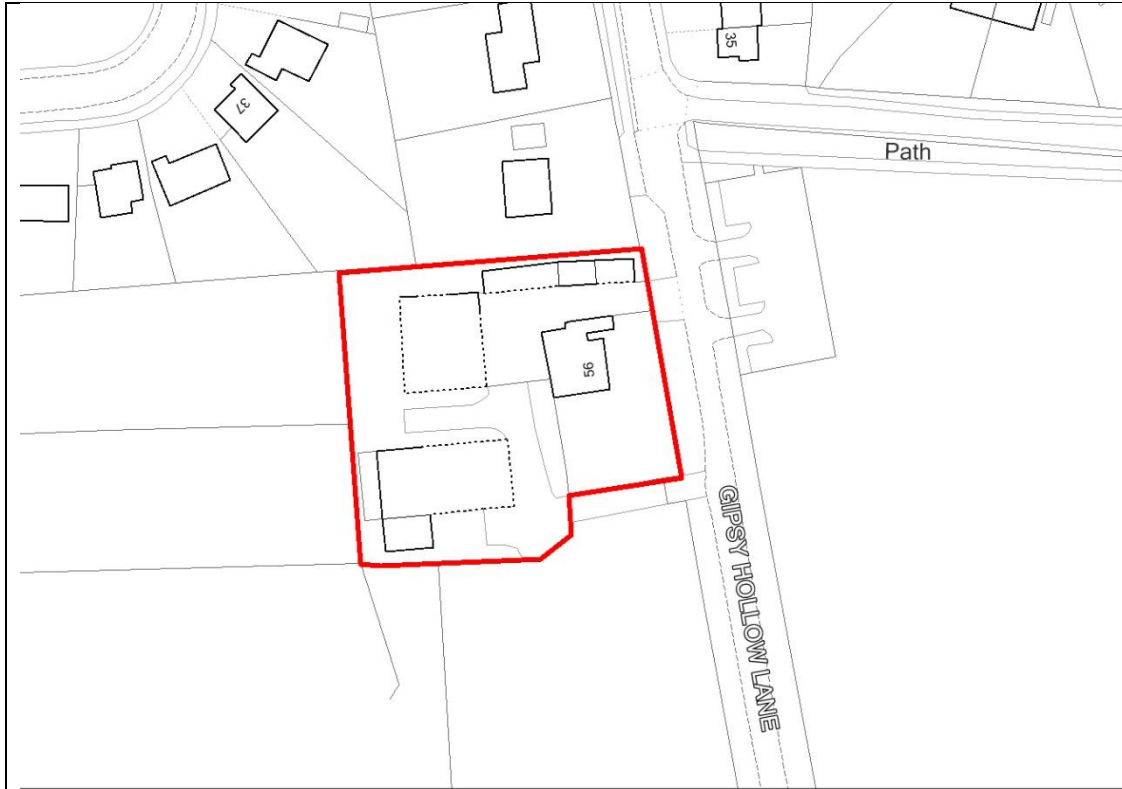
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2565	Distance to nearest Local Wildlife Site (m)	8	Distance to nearest BAP Habitat (m)	933
Distance to nearest Conservation Area (m)	155	Distance to nearest Registered Park or Garden (m)	6988	Distance to nearest Scheduled Ancient Monument (m)	896
Distance to nearest Listed Building (m)	339	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1-2 sides.
% of site on Grade 1 or 2 Agricultural Land	79.12	% of site on Grade 3 Agricultural Land	20.87	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	98.84
Flood Risk Zone	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
% of site that overlaps with Public Open Space	4.99	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Outside 30mph however good visibility and access.	
Relationship to Settlement Comments	Allocated site in Uppingham Neighbourhood Plan. Site is well located between the school grounds to the east and new residential development to the west.	
Topography	Relatively flat	G
Green Infrastructure	No loss or impact. Sensitivity of plotting means that the site plotted overlapped slightly an adjacent open space, however this site does not result in the loss of an open space, it is adjacent an area which is plotted as an identified open space.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Possible species rich grassland. Surveys required include badger, GCN (known ponds within 150m), Phase 1 Habitat survey and hedges. Mitigation dependent on pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include ridge and furrow. Known archaeological remains within vicinity include pit alignment in adjoining field. Much prehistoric activity in surrounding landscape. Moderately large site.	A
Landscape	Site UPP/06a is located in the north-eastern corner of zone U6B in the LS&C Study 2010, with overall low landscape sensitivity and medium to high overall landscape capacity for the entire zone. Since then the site and land immediately to the west has been allocated for housing in the Uppingham Neighbourhood Plan, with housing under construction on that land to the west. Consequently a green RAG rating would seem appropriate for this site where housing development would be acceptable in landscape and visual terms.	G
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 8 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority: Access	Good access and good visibility in both directions. Look to join access with 04, 06, 08.	G
Highways Authority: Wider Road Network	Low Impact.	G

SHELAA Reference: SHELAA/UPP/07

Site Address: Land at Gypsy Hollow Lane, Uppingham



Parish: Uppingham
Gross Site Area (ha): 0.31
Developable Site Area (ha): 0.30
Brownfield/ Greenfield Status: Greenfield
Current Use: House, farm buildings and land
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 9
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Deliverable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

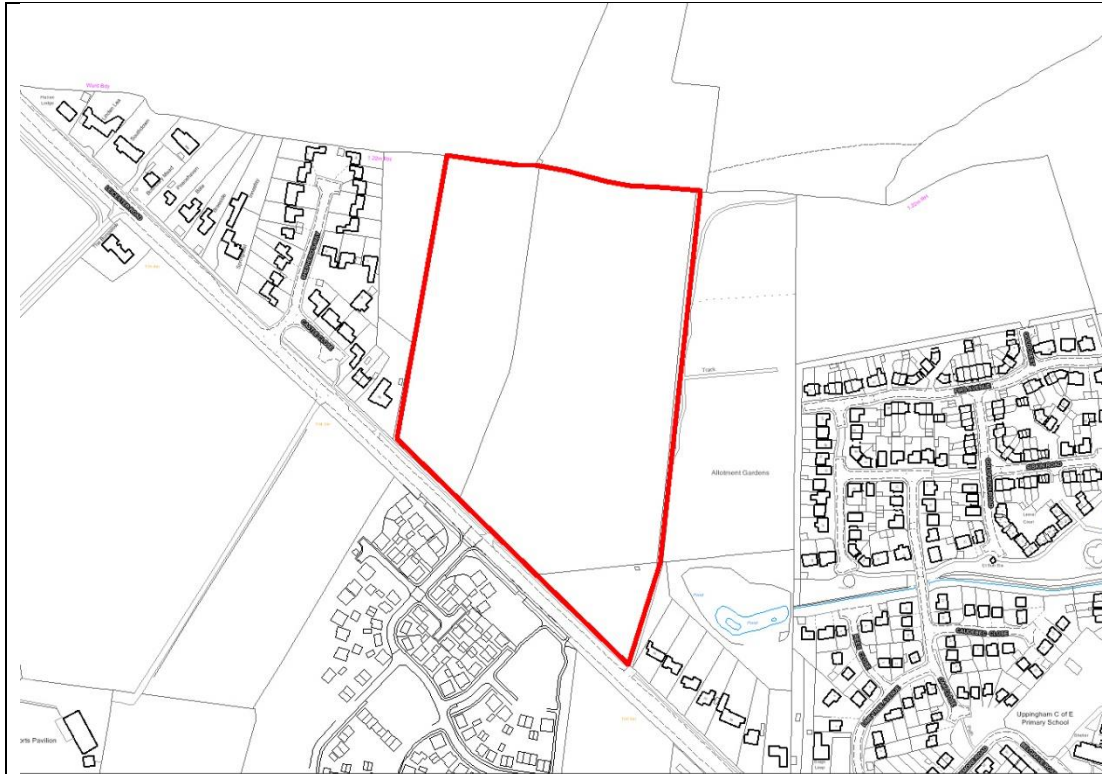
Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	1999	Distance to nearest Local Wildlife Site (m)	265	Distance to nearest BAP Habitat (m)	686
Distance to nearest Conservation Area (m)	327	Distance to nearest Registered Park or Garden (m)	6414	Distance to nearest Scheduled Ancient Monument (m)	1442
Distance to nearest Listed Building (m)	364	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Part of site within Planned Limits of Development. Remaining adjoins on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	1.74	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access and good visibility in both directions. Look to join access with 04, 07,09.	
Relationship to Settlement Comments	Directly adjacent to the built up area along the northern boundary. Small scale site. Well connected in location and scale.	
Topography	Zone U5A North in the landscape study. The eastern part of the site is generally relatively flat but falls gradually to a stream which is steeply banked.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Mature trees. Surveys required include bats (building). Mitigation dependent on pending surveys. Okay with mitigation.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site but there is an old stone cattle shed/barn along northern boundary of site. Known archaeological remains within vicinity include ridge and furrow in surrounding fields. Stone cattle shed is of historic interest (on 1st OS). Otherwise most of the site is covered by modern farm buildings.	A
Landscape	<p>Landscape and Settlement Character Sensitivity Low to Moderate in accordance with the following criteria : Common place elements and combination of features which create generally unremarkable character but some sense of place. Of some importance to the setting of the town but the break between town and countryside is less distinctive. Is not important intervening open land between settlements. Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern. Visual Sensitivity Moderate in accordance with the following criteria:</p> <p>Views into and/or out of the town are of some importance but there is scope for mitigating potential visual impacts. Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable. Site is partially open to public or private views where views of the countryside or open space are important. Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view. Overall Moderate Landscape Sensitivity.</p> <p>Consultation with Landscape Architect provides the following comments, 'This site UPP/07 was NOT included within the LS&C Study 2010. It lies immediately north of study site U5A North in that study, omitted due to the location of a bungalow and small farm holding on the land. Since the land is currently developed, re-development of the land would seem appropriate in which case the landscape RAG rating should be green.'</p>	G

Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Close to 250m boundary of former landfill & potentially contaminating past use. Site specific contamination risk assessment & remediation if needed.	A
Highways Authority: Access	Good accessibility - just within the 30mph. Good visibility on a straight road.	G
Highways Authority: Wider Road Network	Low impact on Newton Road.	G



Parish: Uppingham
Gross Site Area (ha): 6.30
Developable Site Area (ha): 3.78
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 163
Additional Notes on Capacity: 2019/0524/OUT pending consideration for 163 dwellings which demonstrates the ability to accommodate this level of development on site. Therefore capacity increased from 114 to 163.
Currently Allocated: Yes UNP Site A; UNP Site B
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	A	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	G

Suitability Assessment Constraint Data

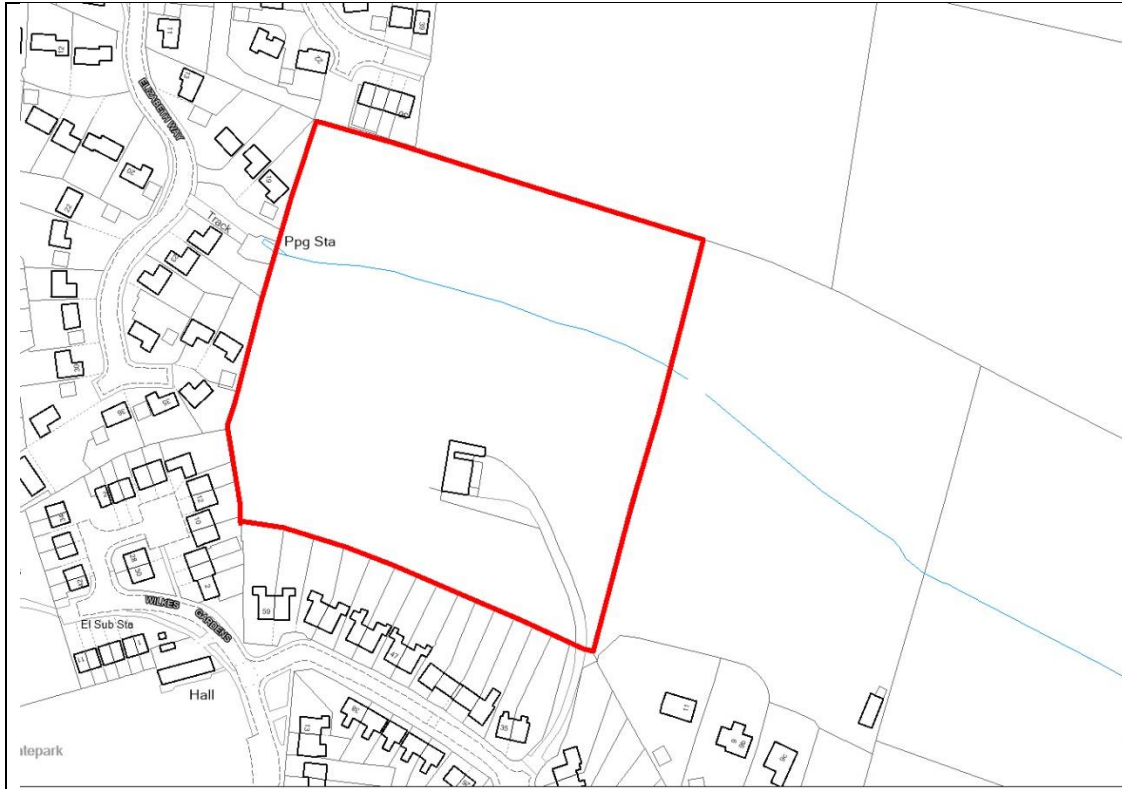
Distance to nearest SSSI Impact Risk Zone (m)	2786	Distance to nearest Local Wildlife Site (m)	6	Distance to nearest BAP Habitat (m)	768
Distance to nearest Conservation Area (m)	250	Distance to nearest Registered Park or Garden (m)	7107	Distance to nearest Scheduled Ancient Monument (m)	710
Distance to nearest Listed Building (m)	442	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side in the Site Allocations Plan. Site is allocated in UNP as site for housing (split into two parts – now and future) and shown as within the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.01	% of site in Medium Landscape Sensitivity Area	99.56	% of site in Low Landscape Sensitivity Area	0

Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
Consideration of Suitability following technical consultation					
Initial Highway Officer Comments	Just within the 30mph. Good visibility on a straight road.				
Relationship to Settlement Comments	Allocated site in Uppingham Neighbourhood Plan. Well connected to existing settlement being located between existing residential built form to the west and south and allotments to the east.				
Topography	The site is within zone U7B of the landscape study. The southern and western half of the zone, alongside Leicester Road, is relatively flat and is more characteristic of the plateau landscape to the west.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	Public footpath right along eastern edge of site.				A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Hedgerow, mature trees. Surveys required include Badger and Great Crested Newts within 500m. Mitigation includes retention of hedges/stream with 5m buffer zone natural vegetation; other mitigation pending survey.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains on site include Geophysical survey and cropmarks of a double ditch, possible round barrow, prehistoric enclosure/field system, flint scatters and medieval pot scatters. Known archaeological remains within vicinity include much prehistoric activity in surrounding landscape. Large site.				A
Landscape	Zone 7B : Further expansion of the town westwards along Leicester Road would be in keeping with settlement form and pattern and would complement development proposed to the south side of Leicester Road. Although it would close the gap between the town and Westlands, this break between built development is not considered important to the setting, appearance, form or character of the town. Views into the site from Leicester Road are limited by built form and vegetation, in particular the roadside hedge and trees, and those dividing the arable fields within the site. These filter views across the site towards the houses on the western edge of the town. Overall sensitivity to development is low to moderate and visual sensitivity is moderate. Consultation with Landscape Architect provides the following comments, 'RAG landscape sensitivity rating should be amber (medium) not red. Overall moderate landscape sensitivity of this site lying within study site U7B within the LS&C Study 2010, and overall medium landscape capacity. Since that assessment the site has been allocated for housing within the Uppingham Neighbourhood Plan and residential development has begun on				A

	previously open land to the south. Consequently landscape sensitivity has probably reduced and capacity has increased slightly thus a landscape RAG rating of amber or even green would be appropriate.'	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 8 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority: Access	Good accessibility - Good access and good visibility in both directions. Look to join access with other UNP residential allocations.	G
Highways Authority: Wider Road Network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road.	A

SHELAA Reference: SHELAA/UPP/09a

Site Address: Land off the Quadrant, Uppingham



Parish: Uppingham
Gross Site Area (ha): 2.44
Developable Site Area (ha): 1.95
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 59
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape and Topography Assessments identify a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3168	Distance to nearest Local Wildlife Site (m)	710	Distance to nearest BAP Habitat (m)	638
Distance to nearest Conservation Area (m)	188	Distance to nearest Registered Park or Garden (m)	7612	Distance to nearest Scheduled Ancient Monument (m)	1826
Distance to nearest Listed Building (m)	201	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 2 sides and partly on a third.
% of site on Grade 1 or 2 Agricultural Land	99.93	% of site on Grade 3 Agricultural Land	0.05	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	97.48	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access off the Quadrant may not be acceptable for the level of traffic proposed. The Quadrant is a narrow road with on street parking, however most houses do benefit from off road parking. It would depend on the road's vehicle capacity to establish the size of the development.	
Relationship to Settlement Comments	Site is well connected to existing settlement with built form bounding the site on the western and southern boundaries. There are some initial concerns about landscape that need to be investigated further in order to establish the suitability status. The site is therefore identified as potentially suitable subject to further assessment.	
Topography	Two large fields with a distinctive steeply sloping valley comprising semi-improved grassland falling from approximately 130m along its northern edge with Site 2A and around 135m where its southern edge abuts Glaston Road, down to approximately 115m at the valley bottom where a stream flows from west to east through the site.	R
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Possible species rich grassland, stream through site. Badger, otter GCN, water vole Phase 1 habitat surveys required. Mitigation may be required pending survey. Buffer to stream and existing hedgerows on site.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include remnants of ridge and furrow. No other known archaeological remains within vicinity.	A
Landscape	Zone U2B identified as overall high sensitivity because of the distinctive character and importance to the setting of the town therefore with low capacity for development. To the south-east of the zone Glaston Road dips into a steep valley which continues through the southern half of the site. A distinctive steeply sloping valley comprising semi-improved grassland falling from approximately 130m along its northern edge with zone 2A. Site 2B: Mitigation is inappropriate and could not replace distinctive elements / features which make a positive contribution to character and sense of place. Consultation with Landscape Architect confirms agreement with initial assessment and red RAG rating.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G
Highways Authority: Access	Access off the Quadrant may not be acceptable for the level of traffic proposed. The Quadrant is a narrow road with on street parking, however, most houses do benefit from off street parking. It would depend on the roads vehicle capacity to establish the size of development.	A
Highways Authority: Wider Road Network	No significant impact on the wider road network.	G

SHELAA Reference: SHELAA/UPP/09b

Site Address: Land off the Quadrant, Uppingham



Parish: Uppingham
Gross Site Area (ha): 1.76
Developable Site Area (ha): 1.40
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 42
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape and Topography Assessments identify a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

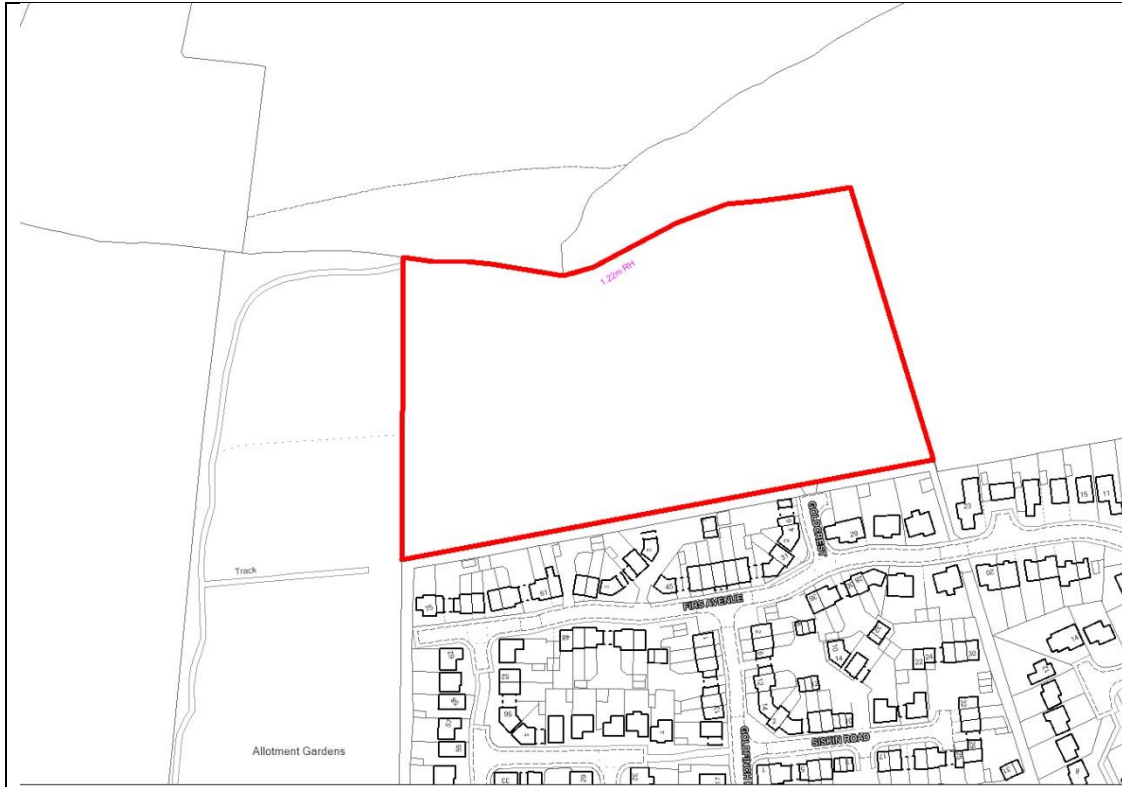
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3215	Distance to nearest Local Wildlife Site (m)	704	Distance to nearest BAP Habitat (m)	637
Distance to nearest Conservation Area (m)	185	Distance to nearest Registered Park or Garden (m)	7669	Distance to nearest Scheduled Ancient Monument (m)	1984
Distance to nearest Listed Building (m)	190	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	98.75	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access off the Quadrant may not be acceptable for the level of traffic proposed. The Quadrant is a narrow road with on street parking, however most houses do benefit from off road parking. It would depend on the road's vehicle capacity to establish the size of the development.	
Relationship to Settlement Comments	Site is only well connected to the existing settlement through the development of adjacent site SHELAA/UPP/09b. Would not be considered suitable in isolation from SHELAA/UPP/09A. There are some initial concerns about landscape that need to be investigated further in order to establish the suitability status. The site is therefore identified as potentially suitable subject to further assessment.	
Topography	Two large fields with a distinctive steeply sloping valley comprising semi-improved grassland falling from approximately 130m along its northern edge with Site 2A and around 135m where its southern edge abuts Glaston Road, down to approximately 115m at the valley bottom where a stream flows from west to east through the site.	R
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Possible species rich grassland, stream through site. Badger, otter GCN, water vole Phase 1 habitat surveys required. Mitigation may be required pending survey. Buffer to stream and existing hedgerows on site.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include remnants of ridge and furrow. No other known archaeological remains within vicinity.	A
Landscape	Zone U2B identified as overall high sensitivity because of the distinctive character and importance to the setting of the town therefore with low capacity for development. To the south-east of the zone Glaston Road dips into a steep valley which continues through the southern half of the site. A distinctive steeply sloping valley comprising semi-improved grassland falling from approximately 130m along its northern edge with zone 2A. Site 2B: Mitigation is inappropriate and could not replace distinctive elements / features which make a positive contribution to character and sense of place. Consultation with Landscape Architect confirms agreement with initial assessment and red RAG rating.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G
Highways Authority: Access	Access off the Quadrant may not be acceptable for the level of traffic proposed. The Quadrant is a narrow road with on street parking, however, most houses do benefit from off street parking. It would depend on the roads vehicle capacity to establish the size of development.	A
Highways Authority: Wider Road Network	No significant impact on the wider road network.	G

SHELAA Reference: SHELAA/UPP/11

Site Address: Land off Goldcrest Road and north of Firs Avenue, Uppingham



Parish: Uppingham
Gross Site Area (ha): 2.63
Developable Site Area (ha): 2.11
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 63
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

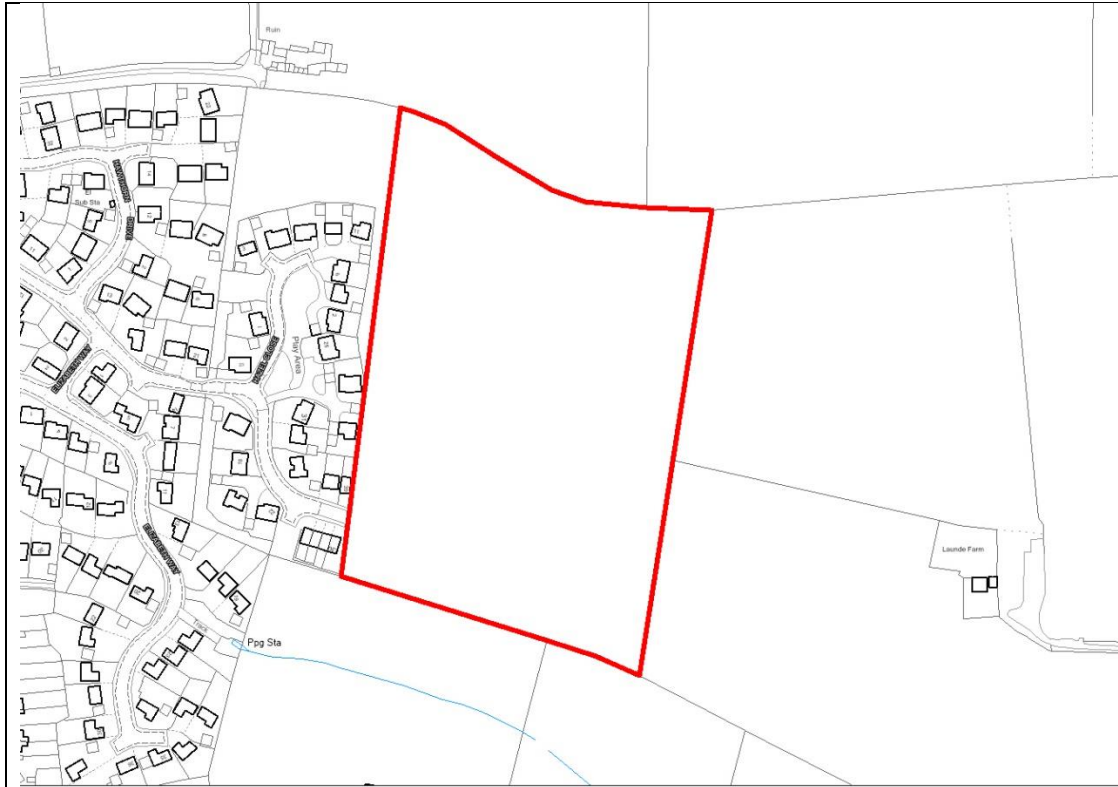
Distance to nearest SSSI Impact Risk Zone (m)	3051	Distance to nearest Local Wildlife Site (m)	265	Distance to nearest BAP Habitat (m)	1054
Distance to nearest Conservation Area (m)	421	Distance to nearest Registered Park or Garden (m)	7373	Distance to nearest Scheduled Ancient Monument (m)	1002
Distance to nearest Listed Building (m)	456	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Partially adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.01	% of site in Medium Landscape Sensitivity Area	99.40	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	A combined approach needs to be taken for the sites north of Uppingham. This development could be served through the land east of the site joining Ayston Road. Additional highway improvements and contributions could be collected. The access through Firs Avenue may be acceptable, if the spur road north of Firs Avenue is a minimum of 5.5m wide.	
Relationship to Settlement Comments	Site connected to existing built form along the southern boundary only with allotments to the west. Directly to the west of the allotments is the Neighbourhood Plan Allocation SHELAA/UPP/08.	
Topography	The site is within zone 4 of the landscape study. Flat ridge running west – east with steep sided valley.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, hedges, very good species-rich grassland habitat to south west and south east, 2 veteran trees (cLWS) in south east boundary. Surveys required include badger and Great Crested Newts of nearby ponds (known population within 200m). Mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain veteran trees with buffer zones; 10m buffers alongside SW/SE boundaries to spp-rich grassland. Other mitigation pending surveys; including for GC.	A
Heritage	No designated heritage assets on site. 400m from Uppingham Castle Scheduled Monument. Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. No significant impact likely.	G
Archaeology	Known archaeological remains on site include fieldwalking has produced varying range & quantity of finds: Lower/Middle Palaeolithic hand axe, 7 Palaeolithic flints, Mesolithic/ Neolithic/ Bronze Age flints, Roman, Saxon and medieval pottery and a concentration of iron slag. (metalworking site). Known archaeological remains within vicinity include Pit alignment and double ditch in neighbouring NW and NE fields, lithic and medieval scatter to south, Iron Age pits and ditches to SE and Uppingham Castle site 300m to west. Possible setting issues for Uppingham Castle, Fieldwalking has produced a quantity of prehistoric material and some suggestion of later activity. Cropmark evidence suggests activity in surrounding landscape.	A
Landscape	Zone/Site no. 4 of addendum study. Overall the site is assessed as Low to moderate landscape settlement character sensitivity in accordance with the following criteria in Table 2: <ul style="list-style-type: none"> • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Is not important intervening open land between settlements. • Of some importance to the setting to the setting of the town but the break between town and countryside is less distinctive. • Open space of little or no importance to the appearance, form and character of the built environment. 	A

	<ul style="list-style-type: none"> • Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern. <p>The site is assessed as moderate to high visual sensitivity in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Views into and out of the town are of some importance and there may be scope for mitigating potential visual impacts. • Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable. • The site is very open to public or private views where views of the countryside or open space are important. • Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view. <p>A judgement has been made on overall landscape sensitivity. Overall landscape sensitivity is judged as moderate. A judgement has been made on landscape capacity. Overall, moderate landscape sensitivity and low to moderate landscape value results in medium capacity for site 4.</p> <p>Consultation with Landscape Architect provides the following comments, 'There seems to be some confusion where this site lies in relation to previous LS&C studies. Site UPP/11 is located within study zone 3 within the LS&C Addendum Study 2017 (located in the west of that study site, with site UPP/05 located in the east of the same study site 3). RAG landscape sensitivity rating should be amber (medium) not red. The 2017 LS&C Addendum Study allocates overall moderate landscape sensitivity and medium overall landscape capacity for the wider study site 3. Development here would be a continuation of recent growth of the town to the north which lies on higher ground than the site. A landscape RAG rating of amber is appropriate although any development should be set back from the well-wooded minor valley defining the site's northern limit. The site lies in the western half of study site 3 in the 2017 Addendum, recognised as visually less sensitive than land to the east and where development would potentially be better screened and less prominent. Development within site UPP/11 should be prioritised over development within site UPP/05.'</p>	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 8 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority: Access	Good access and good visibility in both directions. Look to join access with 04, 06 and 09 Access to site from Leicester Road.	G
Highways Authority: Wider Road Network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road.	A

SHELAA Reference: SHELAA/UPP/12

Site Address: Land off the Beeches, Uppingham



Parish: Uppingham
Gross Site Area (ha): 4.12
Developable Site Area (ha): 2.47
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 74
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3350	Distance to nearest Local Wildlife Site (m)	467	Distance to nearest BAP Habitat (m)	797
Distance to nearest Conservation Area (m)	342	Distance to nearest Registered Park or Garden (m)	7763	Distance to nearest Scheduled Ancient Monument (m)	1873
Distance to nearest Listed Building (m)	352	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.33	% of site in Medium Landscape Sensitivity Area	97.65	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	Yes

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access through the Beeches is suitable to take additional traffic. The road is wide with good pedestrian access throughout.	
Relationship to Settlement Comments	Appears well connected to existing settlement creating a natural extension to the existing residential estate to the west. To the south there is built form which protrudes further east along The Quadrant. Contains the site SHELAA/UPP/01.	
Topography	The site is within zone U2A of the landscape study. Zone W1 is characterised as gently sloping.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, hedgerows. Surveys required include badger. Retain hedges with 5m buffer zone of natural vegetation; other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include negative evaluation to immediate west. Flint scatter to immediate north. Large site area.	A
Landscape	<p>The site is within zone U2A of the landscape study. Landscape and Settlement Character Sensitivity low to moderate in accordance with the following:</p> <ul style="list-style-type: none"> • Common place elements and combination of features which create generally unremarkable character but some sense of place • Is not important intervening open land between settlements • Of some importance to the setting of the town but the break between town and the countryside is less distinctive • Development would be an appropriate extension of the town to the east with no impact on important aspects of settlement form or pattern. <p>Visual Sensitivity Moderate in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Views into and/or out of the town are of some importance but there is scope for mitigating potential visual impacts. • Of some importance to the setting of the town but development could be mitigated so that intrusion in to the countryside is acceptable. • Site is partially open to public or private views where views of the countryside are important. • Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view. <p>Overall moderate landscape sensitivity. Moderate to low landscape value due to the following:</p> <ul style="list-style-type: none"> • Lies within a designated landscape but where localised character and scenic value is less distinctive. • Does not present locally important/distinctive landscape characteristics or scenic value/interest 	G

	<ul style="list-style-type: none"> • Does not present important public amenity value by way of views, access, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity) <p>Moderate to high landscape value in accordance with the following criteria:</p> <ul style="list-style-type: none"> • Lies wholly within a designated landscape where localised character and scenic value is distinctive. • Presents locally important landscape characteristics and scenic value • Presents some public amenity value by way of views, access, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity). <p>Overall moderate landscape sensitivity and moderate to low landscape value. Medium to high capacity for U2A to accommodate development.</p> <p>Consultation with Landscape Architect provides the following comments, 'As with site UPP/01, the RAG landscape sensitivity RAG rating should be amber (medium) not red. Assessment within the LS&C Study 2010 is moderate overall landscape sensitivity and medium to high overall landscape capacity for the entire zone U2A. Site UPP/12 covers the southern part of this zone where development would be an appropriate extension of housing at Hazel Close off The Beeches. Consequently a landscape RAG rating of green is considered appropriate.'</p>	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Unlikely detrimental effect.	G
Highways Authority: Access	Access through the Beeches is suitable to take additional traffic. The road is wide with good pedestrian access throughout.	G
Highways Authority: Wider Road Network	Impact on wider network minimal.	G

SHELAA Reference: SHELAA/WHI/01

Site Address: The Nook, Whissendine



Parish: Whissendine
Gross Site Area (ha): 0.60
Developable Site Area (ha): 0.57
Brownfield/ Greenfield Status: Greenfield
Current Use: Unused greenfield
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 17
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately - 2016/1190/FUL granted for proposed new dwelling on the frontage of the site only.
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3032	Distance to nearest Local Wildlife Site (m)	2087	Distance to nearest BAP Habitat (m)	20
Distance to nearest Conservation Area (m)	2716	Distance to nearest Registered Park or Garden (m)	3047	Distance to nearest Scheduled Ancient Monument (m)	1210
Distance to nearest Listed Building (m)	127	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged on north side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	89.68	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Less than 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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access onto the Nook. Very narrow road. Access would be directly next to the watercourse. No development within 10m of the watercourse.	
Relationship to Settlement Comments	Access from The Nook, majority of site is set back from frontage with low density development to the east and west. Feels slightly disconnected from settlement due to open areas to the north of the main part of the site. There are some initial concerns about the impact on landscape and therefore further assessment is required to establish the suitability status of this site. The site is therefore identified as potentially suitable subject to further assessment.	
Topography	The site is within zone W9 of the landscape study. Zone W9 is characterised by its steeply undulating landform where the valleys of the Whissendine Brook and its tributary are more exaggerated than elsewhere around the village. Upon a desktop study of the site, the site appears largely level although there are areas of sloping ground on the perimeter of the site.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpath E134 crosses the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Rough grassland, large pond, wooded stream to the east. Surveys required include Water vole (known from pond to S, and possibly stream), Badger and Phase 1 habitat survey. Mitigation includes retention of 10m buffer to stream to E and around pond. Other mitigation pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	The Leicestershire County Council Archaeologist identifies the site to contain a known archaeological record.	A
Landscape	The site is within zone W9 of the landscape study. Overall High landscape sensitivity and High landscape value give Low capacity for Zone W9 to accommodate development. The area retains an importance to the appearance, form and character of the built environment when seen from the Oakham Road. Development would be isolated from the village and would detract from important aspects of settlement form and pattern. Consultation with Landscape Architect confirms the following. Agree with the initial landscape assessment and RAG rating of red. However, this site lies inbetween two existing developments that are located within well vegetated grounds beyond the southern boundary of the village with little adverse landscape or visual impact. Consequently the acceptability of any development proposal within this site in landscape terms will depend upon detailed assessment and design.	R
Lead Flood Authority Flood Risk	The site is partially within Flood Zone 3 of Whissendine Brook.	A
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G

Highways Authority: Access	Access onto the Nook. Very narrow road. Access would be directly next to the watercourse. No development within 10m of the watercourse.	A
Highways Authority: Wider Road Network	Access onto the Nook which is a very narrow road.	A

SHELAA Reference: SHELAA/WHI/02

Site Address: Ashwell Road, Whissendine



Parish: Whissendine
Gross Site Area (ha): 3.90
Developable Site Area (ha): 3.12
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 94
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

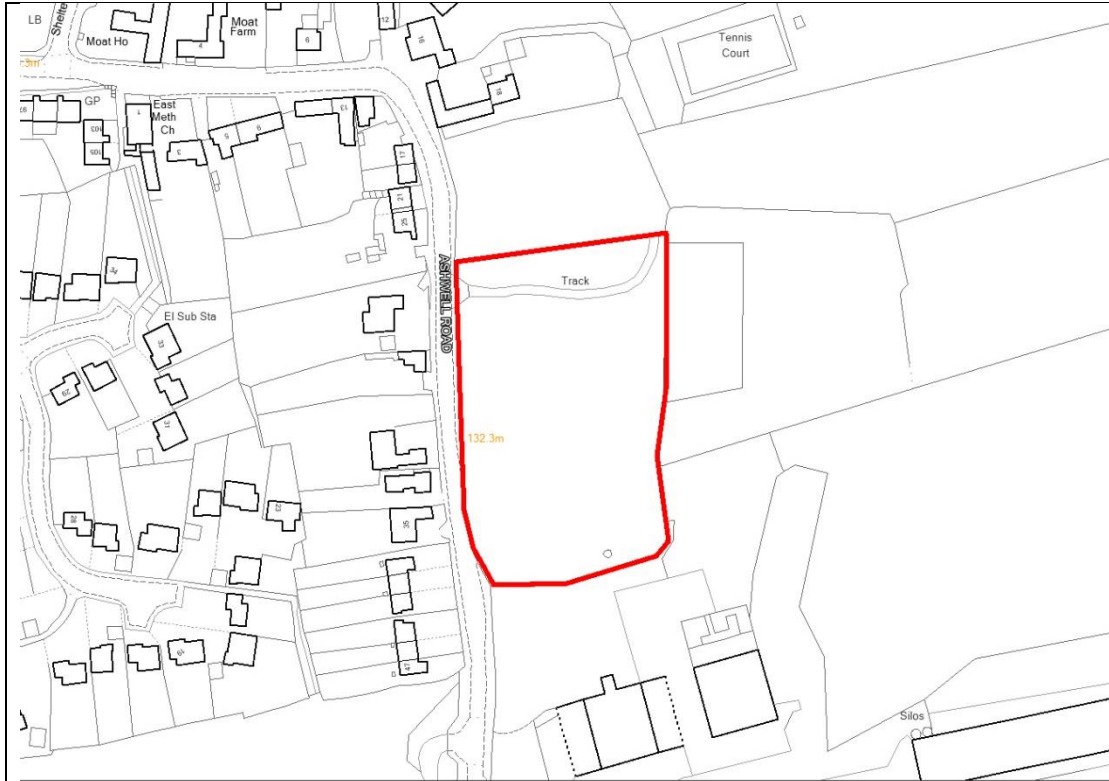
Distance to nearest SSSI Impact Risk Zone (m)	3093	Distance to nearest Local Wildlife Site (m)	2110	Distance to nearest BAP Habitat (m)	124
Distance to nearest Conservation Area (m)	2544	Distance to nearest Registered Park or Garden (m)	3187	Distance to nearest Scheduled Ancient Monument (m)	990
Distance to nearest Listed Building (m)	191	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged on north side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	20.77	% of site in Medium Landscape Sensitivity Area	79.48	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good Access onto Ashwell Road. Impact on wider network minimal.	
Relationship to Settlement Comments	Well connected with built form along the entire northern boundary and frontage onto Ashwell Road which is opposite existing built form.	
Topography	The site is within zones W8 (east part of the site) and W9 (west part of the site of the landscape study. Zone W8 slopes gently from east to west. Zone W9 is characterised by its steeply undulating landform where the valleys of the Whissendine Brook and its tributary are more exaggerated than elsewhere around the village.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpath (Rutland Round E140 runs along eastern boundary of the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species rich grassland (some signs of ridge and farrow to the west); good hedges and wooded corridor to the north. Surveys required include badger and Phase 1 habitat survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	The Leicestershire County Council Archaeologist identifies the site to contain a known archaeological record.	A
Landscape	The site is within zones W8 & W9 of the landscape study. Overall moderate landscape sensitivity and low to moderate landscape value give medium capacity for zone W8 to accommodate development. A slightly lower capacity has been allocated because new development within the zone could impact on sensitive views and would create a new built edge that breaks the skyline. Zone W8 has been prioritised third for development. W9 is assessed as High landscape and settlement. Overall High landscape sensitivity and High landscape value give Low capacity for Zone W9 to accommodate development. Built development extends up Hortons Lane and The Nook but topographical constraints are likely to preclude further development within the zone. There may be scope for conversion or minor development on flatter ground around Grange Farm although this could be conspicuous on higher ground. The zone is not prioritised for development. Consultation with Landscape Architect confirms the following. The majority of site WHI/02 is located within study zone W8 within the LS&C Study 2017 which has overall moderate landscape sensitivity and medium capacity to accommodate development. In accordance with the Council's RAG criteria a rating of amber would appear more appropriate.	A
Lead Flood Authority Flood Risk	No flood risk.	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G

Highways Authority: Access	Straight road with good visibility. 30mph limit.	G
Highways Authority: Wider Road Network	Straight Road, good visibility.	G

SHELAA Reference: SHELAA/WHI/03

Site Address: Ashwell Road, Whissendine



Parish: Whissendine
Gross Site Area (ha): 0.76
Developable Site Area (ha): 0.72
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 22
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Landscape Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	R	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

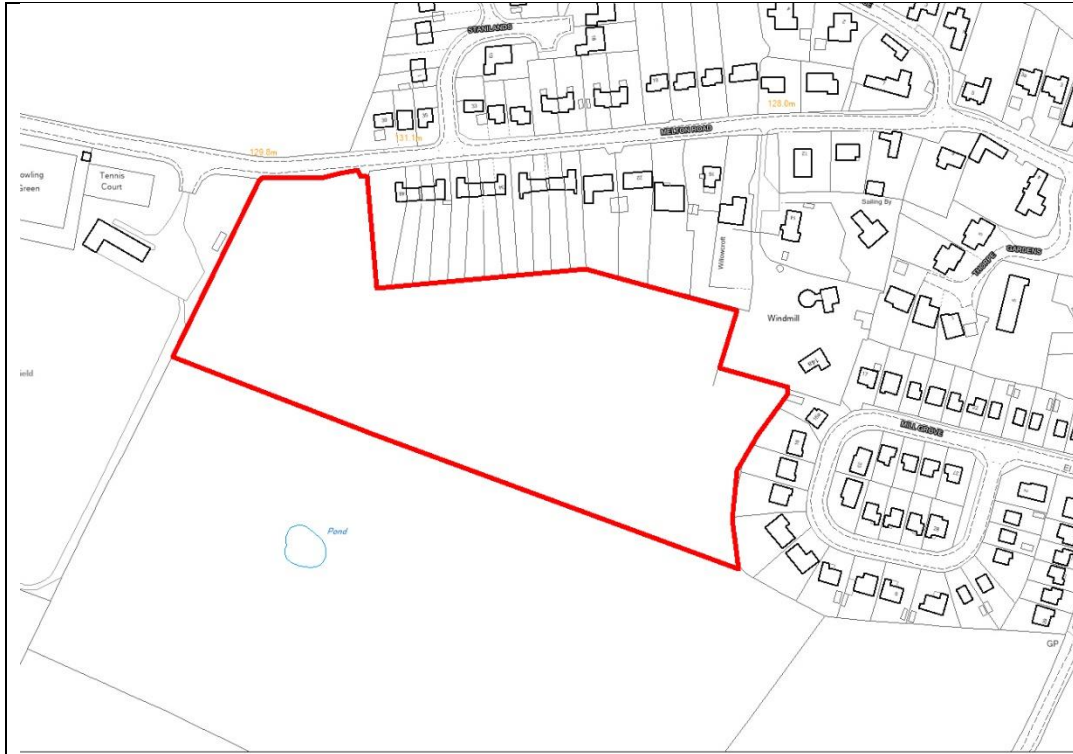
Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2964	Distance to nearest Local Wildlife Site (m)	2357	Distance to nearest BAP Habitat (m)	0
Distance to nearest Conservation Area (m)	2547	Distance to nearest Registered Park or Garden (m)	3165	Distance to nearest Scheduled Ancient Monument (m)	820
Distance to nearest Listed Building (m)	71	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged on east side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	97.18	% of site in Medium Landscape Sensitivity Area	0	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Straight road with good visibility. 30mph limit.	
Relationship to Settlement Comments	Frontage onto Ashwell Road with built form to south and north. There is a small gap in development along the frontage to the north. There are some initial concerns about the impact on landscape and therefore further assessment is required to establish the suitability status of this site. The site is therefore identified as potentially suitable subject to further assessment.	
Topography	The site is within zone W7 of the landscape study which is characterised by a number of small grass paddocks that initially rise from Asnwell Road to a localised ridge at approximately 130m AOD close to the road, before gently falling eastwards towards a minor stream beyond the zone. A desktop study identifies the site as part level although area of steep ground to the west of the site.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Grassland appears poor and improved. Hedges present. Surveys required include badger and hedges. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation; other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	The Leicestershire County Council Archaeologist identifies the site to contain a known archaeological record.	A
Landscape	The site is within zone W7 of the landscape study. Overall High landscape sensitivity and Low to Moderate landscape value give accommodate development. The zone is not prioritised for development. A slightly lower capacity has been allocated because development would be exposed and isolated from the village and would detract from important aspects of settlement form and pattern. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and red RAG rating.	R
Lead Flood Authority Flood Risk	No flood risk.	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G
Highways Authority: Access	Straight road with good visibility. 30mph limit.	G
Highways Authority: Wider Road Network	No significant impact on the wider road network.	G

SHELAA Reference: SHELAA/WHI/06a

Site Address: Melton Road, Whissendine (Plot 1)



Parish: Whissendine
Gross Site Area (ha): 2.90
Developable Site Area (ha): 2.32
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 70
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Highways Authority and Heritage Assessments identify a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

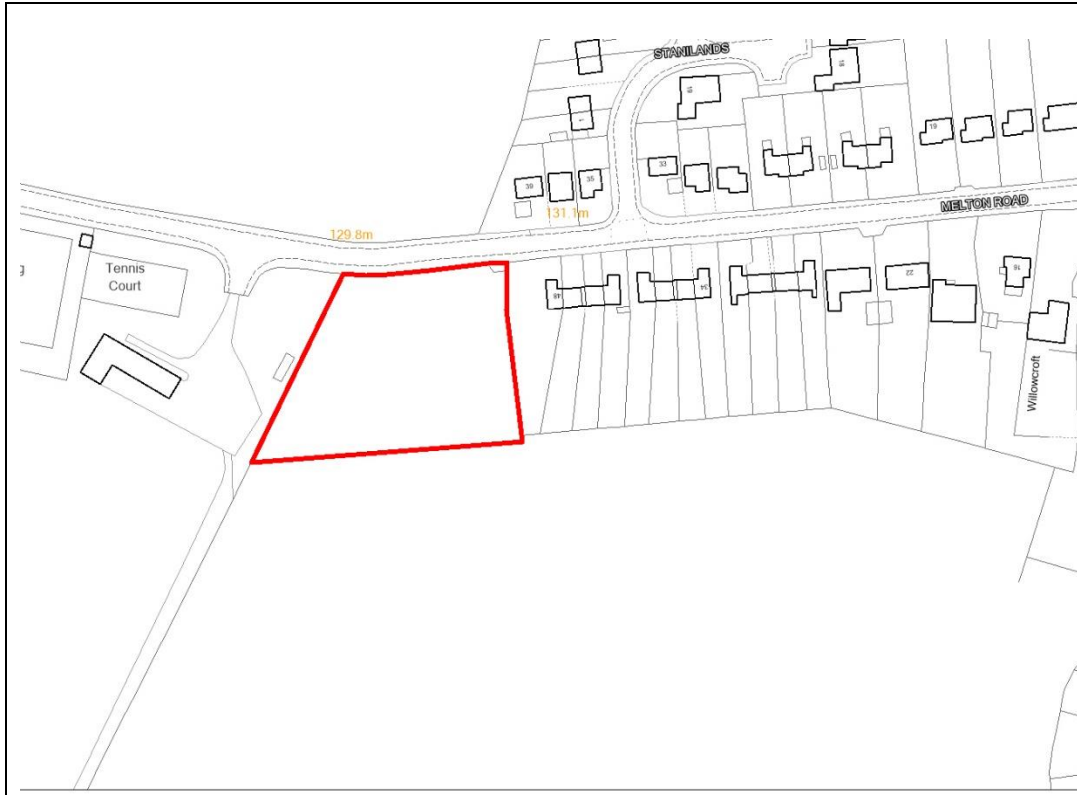
Distance to nearest SSSI Impact Risk Zone (m)	3033	Distance to nearest Local Wildlife Site (m)	2007	Distance to nearest BAP Habitat (m)	373
Distance to nearest Conservation Area (m)	3119	Distance to nearest Registered Park or Garden (m)	2714	Distance to nearest Scheduled Ancient Monument (m)	1634
Distance to nearest Listed Building (m)	36	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged on eastern and northern boundaries.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	100	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access only through SHELAA/WHI/06b so no direct access. The site is identified as potentially suitable at this stage so it can be assessed alongside SHELAA/WHI/06b.	
Relationship to Settlement Comments	Existing built form to north and east of site providing a clear connection to the existing settlement.	
Topography	The site is within zone W1 of the landscape study. Zone W1 is characterised as falling gradually from a localised ridge.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species-rich grassland, presence of ridge and furrow and other earthworks, especially along stream where may be marshy grassland; hedges. Surveys needed include GCN of pond to north, Badgers, Phase 1 habitat survey, Water vole, Otter and Crayfish in stream. Mitigation pending surveys.	A
Heritage	Previous comments from Historic England state that WHI/06 (a & b together) would be harmful to the historic agricultural setting, including ridge and furrow of the Grade II* 'The Windmill' (listing reference 1073211). The site proposed would infill the remaining section of open fields to the south west of the windmill, views of which can be seen from both Melton Road to the north of the site and Pickwell Lane to the South. Site split into two sites since this initial consultation. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Significant impact on the setting of the listed windmill which cannot be mitigated.	R
Archaeology	Listed windmill (5883) 30m east of area. Old road to the windmill (MLE21588) runs e/w across the area. Historic core (MLE8623) to immediate east of area. Would surround windmill and obscure the vista. High risk.	R
Landscape	The site is within zone W1 of the landscape study. Overall moderate landscape sensitivity and Low to Moderate landscape value give medium to high capacity for Zone W1 to accommodate development. A slightly higher capacity has been allocated because the landscape is not highly sensitive to new development that would be along the main approach roads in-keeping with settlement form and pattern. Potential impact of development could be mitigated so that visual intrusion in the countryside is acceptable. The zone is prioritised first for development. Overall, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. New housing on the western edge of the village would be on land at a similar height to that existing, and in creating a new western edge mitigation by way of appropriate planting could integrate the village in the countryside more positively than is currently the case in this area. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and green RAG rating.	G
Lead Flood Authority Flood Risk	Local Lead Flood Authority: EA High flood risk through south/middle of site.	A

Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Access only through SHELAA/WHI/06b so no direct access.	R
Highways Authority: Wider Road Network	Impact on wider road network minimal.	G

SHELAA Reference: SHELAA/WHI/06b

Site Address: Land off Melton Road, Whissendine



Parish: Whissendine
Gross Site Area (ha): 0.43
Developable Site Area (ha): 0.41
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 12
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

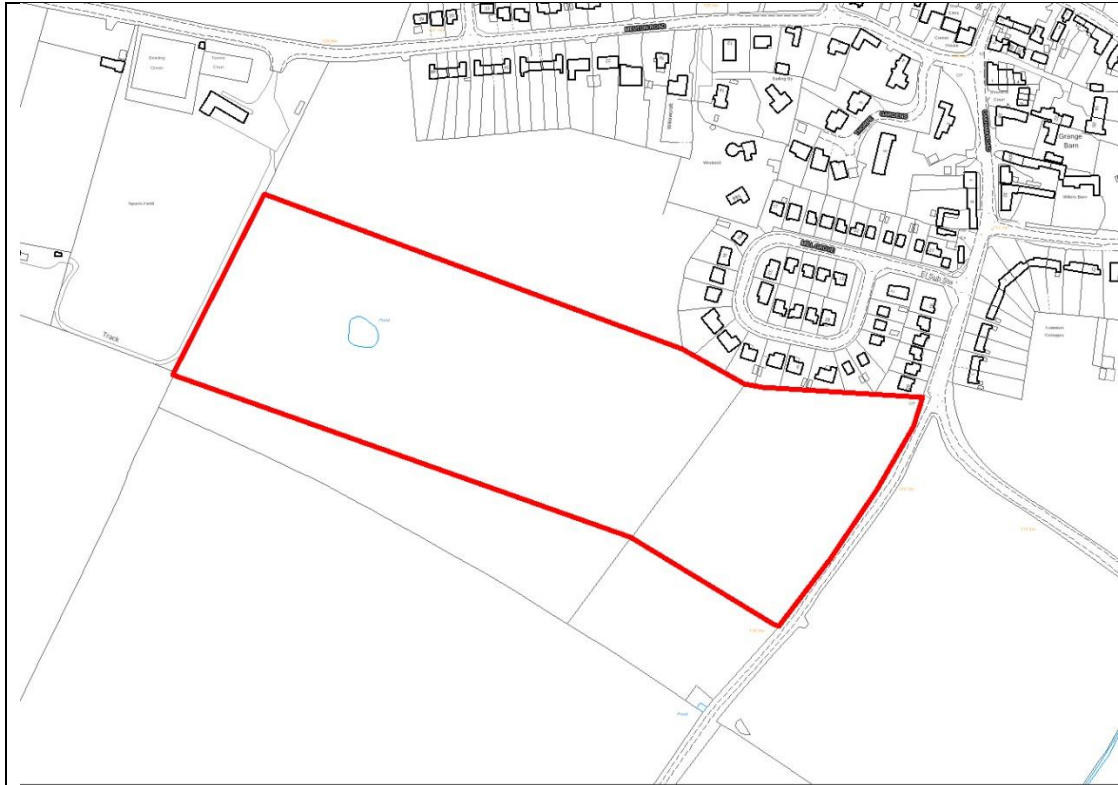
Distance to nearest SSSI Impact Risk Zone (m)	3033	Distance to nearest Local Wildlife Site (m)	2008	Distance to nearest BAP Habitat (m)	599
Distance to nearest Conservation Area (m)	3325	Distance to nearest Registered Park or Garden (m)	2714	Distance to nearest Scheduled Ancient Monument (m)	1773
Distance to nearest Listed Building (m)	214	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edged on eastern boundary.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	100	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access onto Melton road would have good visibility in both directions. Whissendine village (Main Street) - specifically opposite the school can get heavily congested during busy periods and school times.	
Relationship to Settlement Comments	Built form to the east and west and the depth of the site is in line with the depth of residential properties to the east.	
Topography	The site is within zone W1 of the landscape study. Zone W1 is characterised as falling gradually from a localised ridge.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species-rich grassland, presence of ridge and furrow and other earthworks, especially along stream where may be marshy grassland; hedges. Surveys needed include GCN of pond to north, Badgers, Phase 1 habitat survey, Water vole, Otter and Crayfish in stream. Mitigation pending surveys.	A
Heritage	Previous comments from Historic England state that WHI/06 (a & b together) would be harmful to the historic agricultural setting, including ridge and furrow of the Grade II* 'The Windmill' (listing reference 1073211). The site proposed would infill the remaining section of open fields to the south west of the windmill, views of which can be seen from both Melton Road to the north of the site and Pickwell Lane to the South. Site split into two sites since this initial consultation. Consultation with Conservation Officer carried out due to evolving position of the site and splitting it into two to limit impact on listed windmill. Any impact can be mitigated.	A
Archaeology	Listed windmill (5883) 210m east of area. Old road to the windmill (MLE21588) runs e/w across the area. Historic settlement core of Whissendine (MLE8623) 160m east of the area. This area is part of the above SHELAA/WHI/06a but is to the west & less in the sight-line of the windmill. Medium Risk.	A
Landscape	The site is within zone W1 of the landscape study. Overall moderate landscape sensitivity and Low to Moderate landscape value give medium to high capacity for Zone W1 to accommodate development. A slightly higher capacity has been allocated because the landscape is not highly sensitive to new development that would be along the main approach roads in-keeping with settlement form and pattern. Potential impact of development could be mitigated so that visual intrusion in the countryside is acceptable. The zone is prioritised first for development. Overall, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. New housing on the western edge of the village would be on land at a similar height to that existing, and in creating a new western edge mitigation by way of appropriate planting could integrate the village in the countryside more positively than is currently the case in this area. Consultation with Landscape Architect confirms agreement with the initial landscape assessment and green RAG rating.	G

Lead Flood Authority Flood Risk	Local Lead Flood Authority: EA High flood risk through south/middle of site.	A
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Access onto Melton Road is good with good visibility in both directions.	G
Highways Authority: Wider Road Network	Impact on wider road network minimal.	G

SHELAA Reference: SHELAA/WHI/07

Site Address: Melton Road, Whissendine (Plot 2)



Parish: Whissendine
Gross Site Area (ha): 6.34
Developable Site Area (ha): 3.80
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 114
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable – unsuitable site.

Suitability Status: Unsuitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Unsuitable					If unsuitable – reason: Heritage Assessment identifies a red RAG rating.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

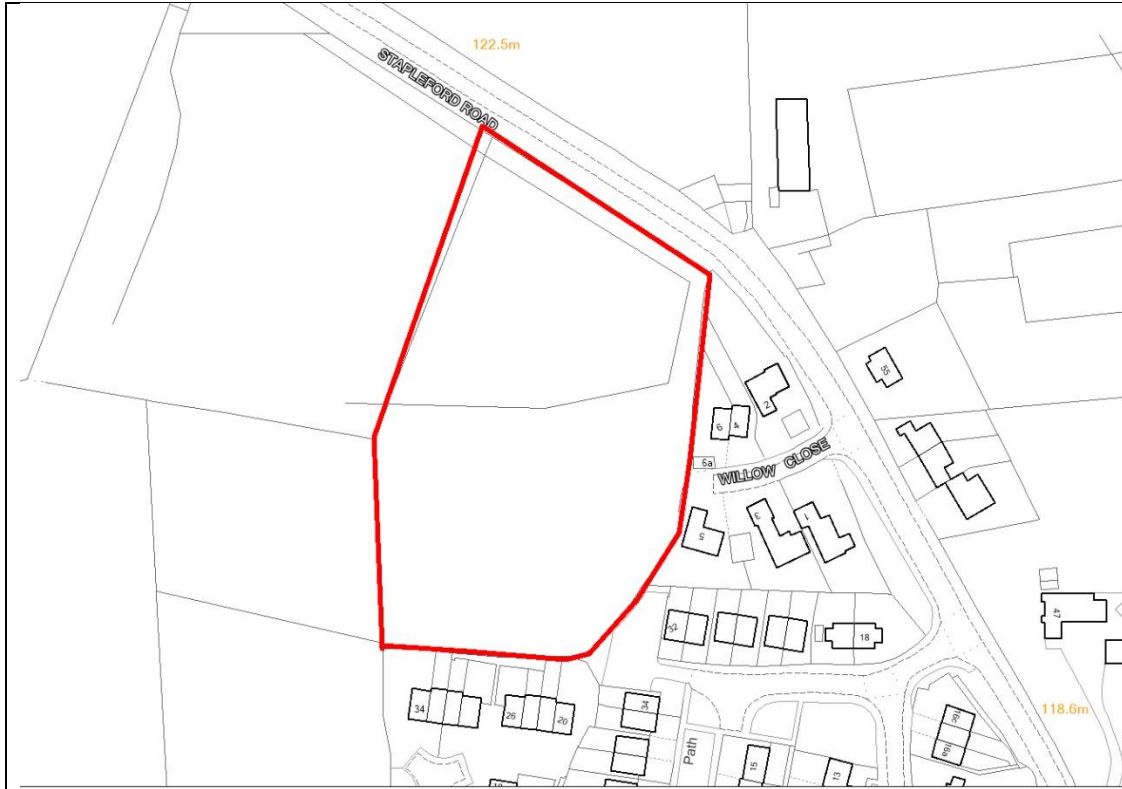
Distance to nearest SSSI Impact Risk Zone (m)	3153	Distance to nearest Local Wildlife Site (m)	2006	Distance to nearest BAP Habitat (m)	210
Distance to nearest Conservation Area (m)	2922	Distance to nearest Registered Park or Garden (m)	2794	Distance to nearest Scheduled Ancient Monument (m)	1584
Distance to nearest Listed Building (m)	139	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edges on part of the northern boundary.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	77.17	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic.	
Relationship to Settlement Comments	Built form directly to the north of part of the site but would need to be comprehensively developed with SHELAA/WHI/06a to make sense in terms of connection to the settlement.	
Topography	The site is within zone W1 of the landscape study. Zone W1 is characterised as falling gradually from a localised ridge.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species rich grassland, pond, hedgerows. Surveys required include Great Crested Newts, Badger, hedgerows and Phase 1. Mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey.	A
Heritage	Listed windmill within the vicinity of the site. Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. Significant impact on setting of listed windmill which cannot be mitigated.	R
Archaeology	Known archaeological remains on the site include well defined ridge and furrow. Known archaeological remains within vicinity include the site being within a ridge and furrow landscape. Large development area. Medium risk.	A
Landscape	The northern part of the site is within zone W1 of the landscape study. The southern part of the site is outside the area of search. Overall moderate landscape sensitivity and Low to Moderate landscape value give medium to high capacity for Zone W1 to accommodate development. A medium capacity would be a possible result, but on balance a slightly higher capacity has been allocated because the landscape is not highly sensitive to new development that would be along the main approach roads in-keeping with settlement form and pattern. Potential impact of development could be mitigated so that visual intrusion in the countryside is acceptable. The zone is prioritised first for development. Overall, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. New housing on the western edge of the village would be on land at a similar height to that existing, and in creating a new western edge mitigation by way of appropriate planting could integrate the village in the countryside more positively than is currently the case in this area.	A
Lead Flood Authority Flood Risk	Not an area of flood risk but close to Flood Zone 3.	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G

Highways Authority: Access	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic without extensive upgrading works.	A
Highways Authority: Wider Road Network	Impact on wider network minimal – local highway improvements may be required.	G

SHELAA Reference: SHELAA/WHI/09a

Site Address: South Lodge Farm, Whissendine



Parish: Whissendine
Gross Site Area (ha): 1.02
Developable Site Area (ha): 0.82
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 25
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2512	Distance to nearest Local Wildlife Site (m)	2212	Distance to nearest BAP Habitat (m)	711
Distance to nearest Conservation Area (m)	3516	Distance to nearest Registered Park or Garden (m)	2333	Distance to nearest Scheduled Ancient Monument (m)	1299
Distance to nearest Listed Building (m)	142	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edges on eastern and southern boundaries.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	98.81	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access is outside the 30mph limit and therefore increased visibility splays are required. These can almost be achieved at this location. The road is suitable to take additional traffic.	
Relationship to Settlement Comments	Site is well connected to the existing settlement with built form along the eastern and southern boundaries. Frontage onto Stapleford Road.	
Topography	The site is within zone W2 of the landscape study. The zone consists of a number of small scale, relatively flat paddocks separated by mostly tall dense hedgerows with hedgerow trees. A desktop study identifies the site as predominantly level ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species-rich ridge and furrow grassland, hedgerows. Phase 1, badger, Great Crested Newt surveys required. Retain hedges with 5m buffer zone natural vegetation; other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include well-defined ridge and furrow. Known archaeological remains within the vicinity include the site being within a ridge and furrow landscape. Partly within historic core. Large development area. Medium risk.	A
Landscape	W1 is concluded as follows: Overall moderate landscape sensitivity and Low to Moderate landscape value give medium to high capacity for Zone W2 to accommodate development. A medium capacity would be a possible result, but on balance a slightly higher capacity has been allocated because the area is relatively well enclosed and is not particularly important to the setting of the village in the wider landscape. New small scale housing development could be built as an extension to recent housing to the east and south where potential impact of development could be mitigated so that visual intrusion in to the countryside is acceptable and key views are retained.	G
Lead Flood Authority Flood Risk	Not an area of flood risk but close to Flood Zone 3.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Access onto Stapleford Road is good. However the road may need widening depending on the level of traffic. Access is outside the 30mph limit and therefore increased visibility splays are required. These can almost be achieved at this location. The road is suitable to take additional traffic.	A

Highways Authority: Wider Road Network	Pedestrian access into the village is poor – a new footpath will need to be created along the road into the village centre. Impact on wider road minimal.	A
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SHELAA Reference: SHELAA/WHI/09b

Site Address: South Lodge Farm, Whissendine



Parish: Whissendine
Gross Site Area (ha): 3.88
Developable Site Area (ha): 3.10
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 93
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

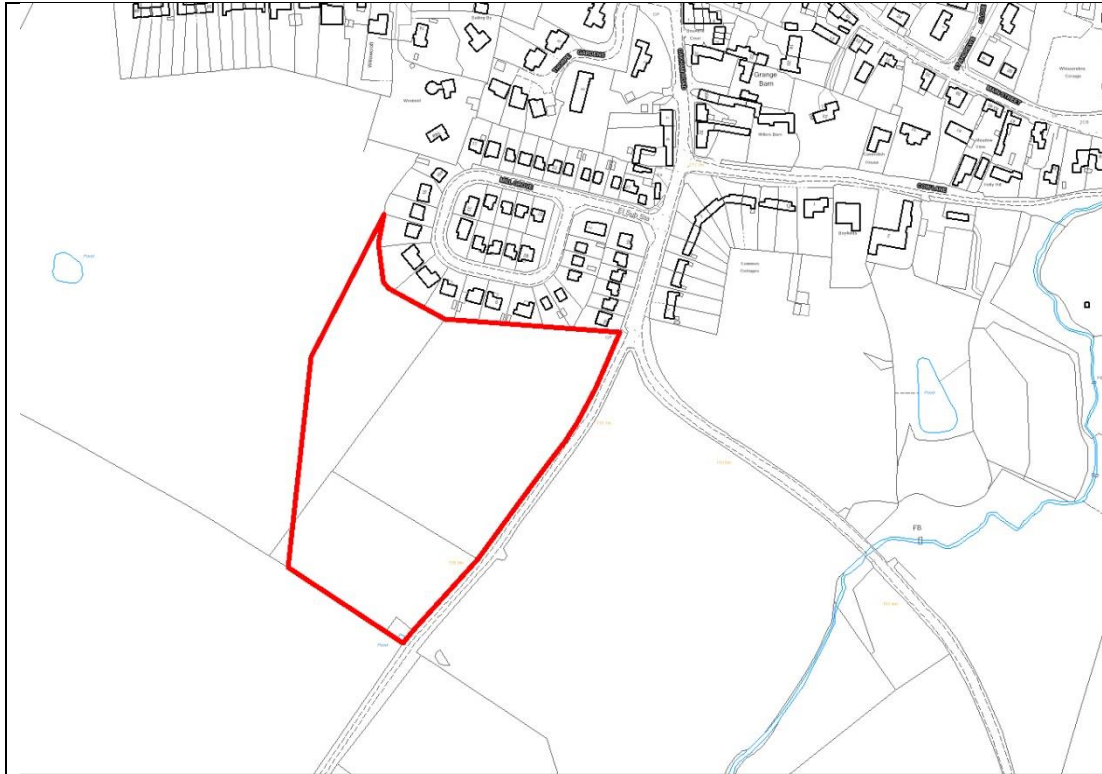
Distance to nearest SSSI Impact Risk Zone (m)	2488	Distance to nearest Local Wildlife Site (m)	2042	Distance to nearest BAP Habitat (m)	556
Distance to nearest Conservation Area (m)	3365	Distance to nearest Registered Park or Garden (m)	2268	Distance to nearest Scheduled Ancient Monument (m)	1353
Distance to nearest Listed Building (m)	105	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edges on part of eastern boundary.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	87.37	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access is outside the 30mph limit and therefore increased visibility splays are required. These can almost be achieved at this location. The road is suitable to take additional traffic.	
Relationship to Settlement Comments	Built form along eastern boundary of southern part of site. Would only make sense to be developed with SHELAA/WHI/09a in terms of connection to the settlement. The overall western boundary does not protrude further than the residential development to the south on Stanilands.	
Topography	The site is within zone W2 of the landscape study. The zone consists of a number of small scale, relatively flat paddocks separated by mostly tall dense hedgerows with hedgerow trees. A desktop study identifies the land as slightly sloping ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	PRoW E34A along the boundary of the site.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species-rich ridge and furrow grassland, hedgerows. Phase 1, badger, Great Crested Newt surveys required. Retain hedges with 5m buffer zone natural vegetation; other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known archaeological remains on site include well-defined ridge and furrow. Known archaeological remains within the vicinity include the site being within a ridge and furrow landscape. Partly within historic core. Large development area. Medium risk.	A
Landscape	The northern part of the site is within zone W2 of the landscape study. The southern part of the site is outside the area of search. Overall moderate landscape sensitivity and Low to Moderate landscape value give medium to high capacity for Zone W2 to accommodate development. A medium capacity would be a possible result, but on balance a slightly higher capacity has been allocated because the area is relatively well enclosed and is not particularly important to the setting of the village in the wider landscape. New small scale housing development could be built as an extension to recent housing to the east and south where potential impact of development could be mitigated so that visual intrusion in to the countryside is acceptable and key views are retained.	G
Lead Flood Authority Flood Risk	Not an area of flood risk but close to Flood Zone 3.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Access is outside the 30mph limit and therefore increased visibility splays are required. These can almost be achieved at this location. The road is suitable to take additional traffic.	A

Highways Authority: Wider Road Network	Impact on wider road network minimal. Pedestrian access into the village is poor – a new footpath will need to be created along the road into the village centre.	A
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SHELAA Reference: SHELAA/WHI/12

Site Address: Land off Pickwell Road, Whissendine



Parish: Whissendine
Gross Site Area (ha): 3.40
Developable Site Area (ha): 2.72
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 82
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status: Suitable	Availability Status: Available	Achievability Status: Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3126	Distance to nearest Local Wildlife Site (m)	2011	Distance to nearest BAP Habitat (m)	209
Distance to nearest Conservation Area (m)	2895	Distance to nearest Registered Park or Garden (m)	2901	Distance to nearest Scheduled Ancient Monument (m)	1585
Distance to nearest Listed Building (m)	93	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Site edges on one side.
% of site on Grade 1 or 2 Agricultural Land	0	% of site on Grade 3 Agricultural Land	100	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	77.76	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	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
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic. Impact on wider network minimal - local highway improvements may be required.	
Relationship to Settlement Comments	Adjacent to built form along the northern boundary and has frontage onto narrow lane. Due to no development to the east and the detachment of the land to the east from the settlement, the extent of the site does feel a little separate from the settlement.	
Topography	Site rises gently from the road, however it is relatively flat with no topographical constraints to development.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpaths do not affect the site.	G
National Ecology Designations	The site is outside of a Natural England Impact Zone.	G
Local Ecology Designations	Potential spp-rich grassland, pond, hedgerows. GCN, badger, hedgerows, Phase 1 surveys required. Retain hedges with 5m buffer zone natural vegetation; other mitigation pending survey. Opportunities for species-rich grassland, hedgerows and wetland.	A
Heritage	Listed windmill within the vicinity of the site. Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. Any impact can be mitigated.	A
Archaeology	Listed windmill (5883) 100m north of area. No known archaeological remains on site. Historic settlement core of Whissendine (MLE8623) 60m north of the area. Probably not within the sight-line of the listed windmill. Medium risk.	A
Landscape	The northern part of the site is within zone W1 of the 2017 LS&C Study. The southern part of the site is outside the area of search extending out into open countryside. Overall moderate landscape sensitivity and Low to Moderate landscape value give medium to high capacity for Zone W1 to accommodate development. A medium capacity would be a possible result, but on balance a slightly higher capacity has been allocated because the landscape is not highly sensitive to new development that would be along the main approach roads in-keeping with settlement form and pattern. Potential impact of development could be mitigated so that visual intrusion in the countryside is acceptable. Overall, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. New housing on the western edge of the village would be on land at a similar height to that existing, and in creating a new western edge mitigation by way of appropriate planting could integrate the village in the countryside more positively than is currently the case in this area. Site WHI/12 extends out into open countryside where development would be more isolated from the village than sites WHI/06a and 06b. Consequently a landscape RAG rating of amber is considered appropriate.	A
Lead Flood Authority Flood Risk	No Objections in principal as the site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, pond, permeable paving. The watercourse running through Whissendine breaks in backs during heavy rain fall, causing water to pool on the highway. The development will need to ensure it does not increase flows into the watercourse and must be limited to greenfield run off or better.	A

Environmental Health & Contamination	No constraints identified.	G
Highways Authority: Access	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic without extensive upgrading works.	A
Highways Authority: Wider Road Network	Impact on wider network minimal – local highway improvements may be required.	G