



Site Allocations Assessment

DRAFT



December 2019

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1. Introduction

- 1.1 Rutland County Council is preparing a Review of its Local Plan. This will update the Minerals Core Strategy and Development Control Policies (2010), Core Strategy (2011) and Site Allocations and Policies DPD (2014). The Local Plan Review will extend the plan period to 2036 and allocate sites for new housing, employment and/or other development that may be required to meet requirements over the plan period. The National Planning Policy Framework (NPPF) sets out the requirements for producing a Local Plan and states that a fundamental part of the Local Plan is to allocate sites to promote development and flexible use of land, bring forward new land where necessary and provide detail on development where appropriate. In order to do this the Planning Practice Guidance (PPG) provides clarity in the production and deliverability of local plans. Planning authorities are required to provide sufficient detail about nature, location, and scale of development when proposing allocations.
- 1.2 A Strategic Housing and Employment Land Assessment (SHELAA) has been carried out to identify a wide range of sites that could contribute to both housing and employment land supply throughout the county of Rutland. This has provided the starting point for the site allocations assessment process, with only sites considered either deliverable or developable being brought forward to be assessed through this process. Appendix A of this report reproduces Appendix A of the SHELAA which contains a full list of all sites considered in the SHELAA process. The table identifies which stage in the SHELAA process each site was screened out or whether it has moved forward to the full assessment covered by this report.
- 1.3 In order to provide a consistent approach to the assessment of sites the Methodology for Assessing Potential Sites document was updated in December 2019. This report should be read alongside the methodology which sets out the approach to the process.
- 1.4 The report is set out in settlement hierarchy order so that sites within the same settlement hierarchy can be easily compared with one another. Oakham with Barleythorpe is considered first, followed by Uppingham. This report identifies sites that are suitable for allocation in Uppingham, but the final decision on which sites are allocated is left for the Uppingham Neighbourhood Plan group to determine. The new settlement is then considered followed by sites within the Local Service Centre tier of the settlement hierarchy.

Housing Land - Need in Rutland

- 1.5 The local housing need in Rutland is identified following the standard method set out by the revised National Planning Policy Framework (NPPF) in July 2018. This standard calculation is based on household projections and uses a formula which includes an uplift to reflect the affordability of an area. The national Planning Practice Guidance (PPG), which provides support for the implementation of the NPPF, sets out a step by step approach to the calculation of the local housing need figure. The NPPF states that the standard method should be used, unless exceptional circumstances would justify an alternative approach. The PPG advises that the local housing need provides a minimum starting point in determining the number of homes needed in an area. It identifies that there may be circumstances where a higher figure may be appropriate, for instance when facilitating deliverable growth strategies, when implementing strategic infrastructure improvements driving the need for more homes locally or when taking on a neighbouring authority's unmet need.
- 1.6 The application of the local housing need standard calculation gives a minimum housing requirement for Rutland of 127 (rounded to 130) dwellings per annum. The Local Plan therefore needs to provide for a minimum requirement to meet this assessed need of 130 dwellings per annum over the period 1st April 2018 to 31st March 2036 (18 years). This equates to 2340 dwellings over the plan period.

- 1.7 Taking into account dwelling completions during the 2018/19 monitoring period which equated to 211 dwellings and those sites which already benefit from planning permission equating to 600 dwellings this leaves a residual requirement of 1529 dwellings over the plan period. In order to meet the minimum requirement and to provide flexibility a buffer of around 25% is also to be applied.
- 1.8 The spatial strategy identifies that a new garden community at St George's will deliver a significant proportion of the County's housing and employment development, reducing the need for development within and on the edge of existing settlements. Therefore modest levels of growth will be directed to the towns of Oakham and Uppingham and to the villages which perform the role of a Local Service Centre. The appraisal of site suitability and deliverability has led to the following distribution of development: At least 1000 dwellings will be provided during the plan period in the new settlement and that the remaining development will be distributed between Oakham, Uppingham and the Local Service Centres. 580 dwellings are required to be allocated across Oakham and Uppingham. 200 dwellings are identified for Uppingham, with the sites to be allocated to be determined by the Uppingham Neighbourhood Plan group. This leaves 380 dwellings to be identified in or adjacent to Oakham. The remaining 250 dwellings will be allocated across the villages identified as Local Service Centres.

Employment Land Need in Rutland

- 1.9 The Employment Land Report (updated in May 2018) sets out two scenarios which show widely differing results. The short term take up scenario indicates an existing over-supply of employment land in Rutland. However, the alternative long term take up scenario shows that there is a requirement to provide an additional 25 hectares of employment land in addition to existing commitments. It is considered that moving towards this longer term scenario is an appropriate approach to make in order to cater for growth arising from the proposed level of housing set out in this plan, to provide choice and flexibility in the supply to the market, and ensure that sufficient land is available to meet the Council's aspirations for the local economy. Therefore at least 25 hectares of land will be allocated in this Local Plan to meet these aspirations.

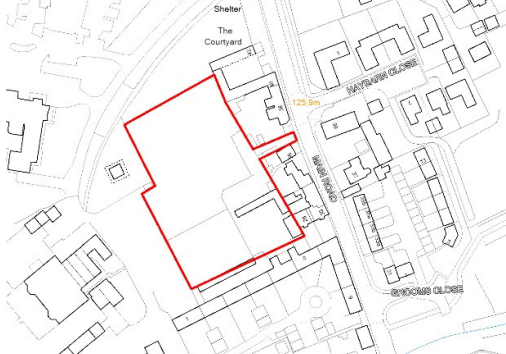

Site Assessment


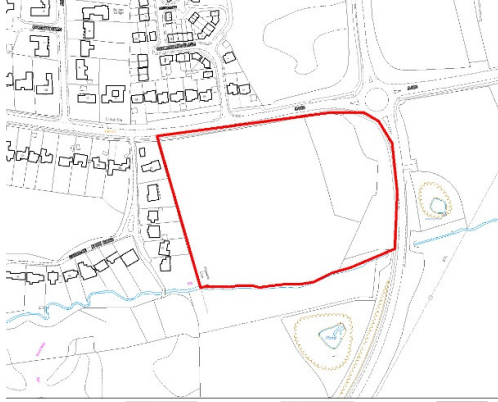
- 1.10 Each of the settlement hierarchy levels are taken in turn with a site summary conclusion against each one throughout the tables below. The matrix tables showing the RAG ratings and total score for each site in each settlement are shown in Appendix B. The full site assessments are located in Appendix C.
- 1.11 The final list of allocations is identified in Tables 9 and 11 at the end of this document.

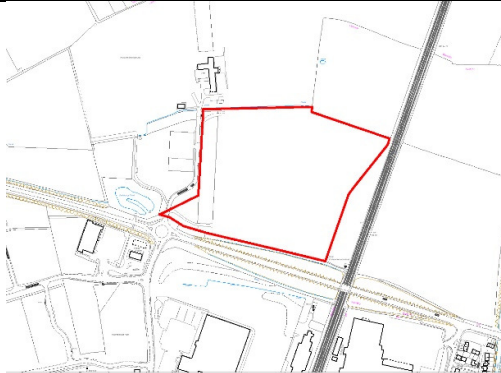
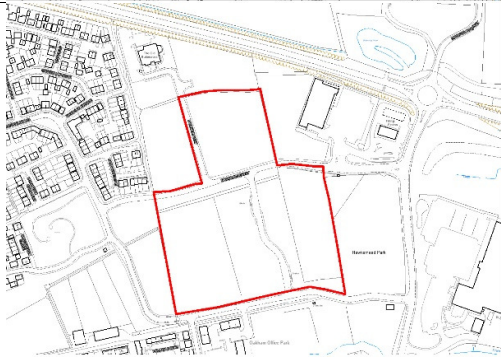
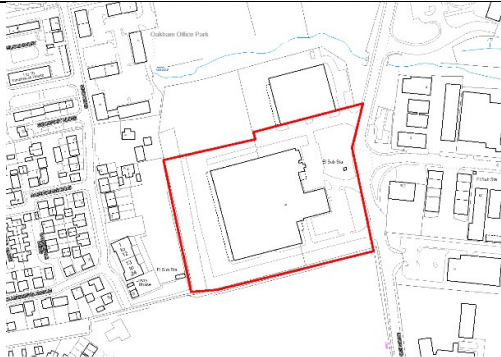
2. Main Town: Oakham with Barleythorpe

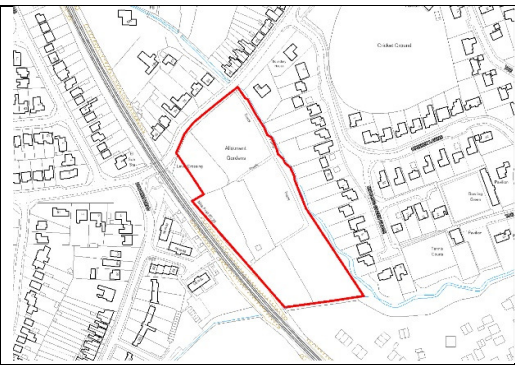

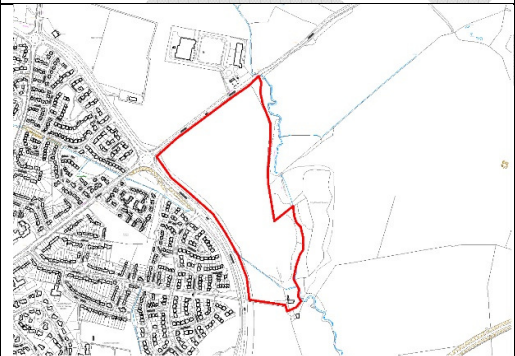
2.1 In order to provide a clear comparison of the sites, the site reference, site location plan and the concluding comments of each individual site assessment are provided here in Table 1. A conclusion as to whether the site is suitable for allocation is given on an individual site basis. Those sites considered suitable for allocation move through to the next round of assessment identified in Table 2 which compares the sites to identify the most appropriate sites for allocation. A provision through allocations in the Local Plan of 380 dwellings is required to be identified to meet the need for Oakham.

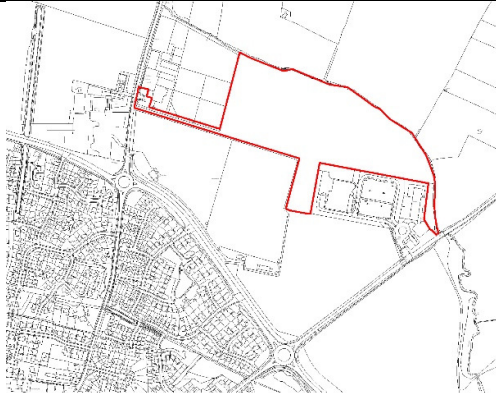
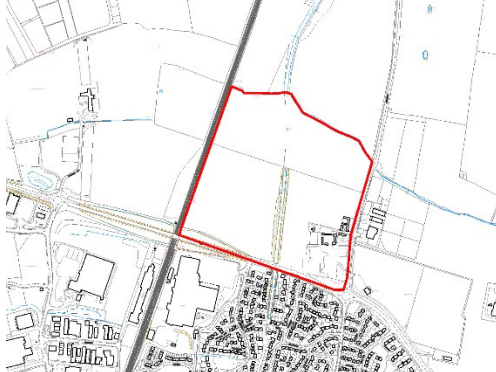
Table 1: Oakham with Barleythorpe – Site assessment concluding comments

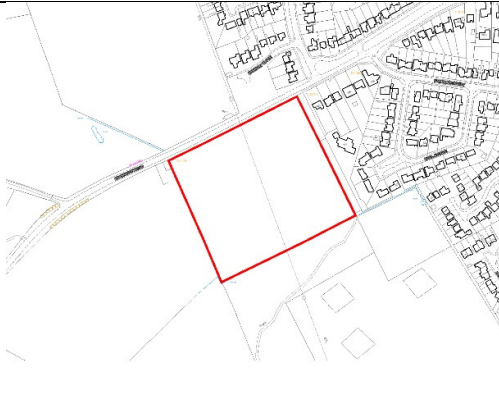
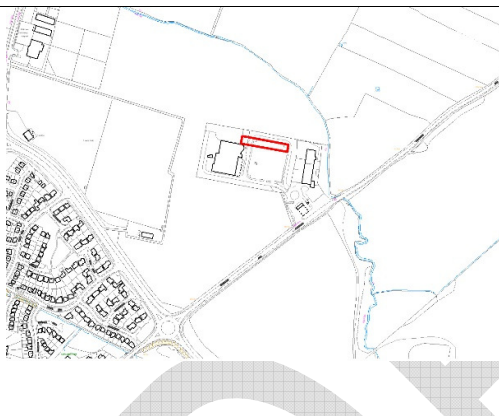
Site Reference	Site Location Plan	Concluding Comments
SHELAA/BAE/04		<p>The site is a well located small site with an indicative capacity of 8 dwellings. The site is within the built up area and previously had the benefit of planning permission for dwellings but this has now lapsed. The site is considered to be a suitable site with limited constraints that can be mitigated subject to the relevant assessments and an appropriately and sensitively designed scheme to respect the designated heritage assets and mature trees in close proximity to the site. The site is available immediately and can be built out quickly due to the limited capacity identified. The site is considered to be available, achievable and deliverable within five years.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 8 dwellings.</p>
SHELAA/OAK/01		<p>The site adjoins the built up area of Oakham along one boundary. The site is promoted for residential use and has an indicative capacity of 148 dwellings. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 28 out of a possible 84. Whilst this site scored comparatively well with other sites in the site allocation assessment RAG rating which looks at constraints and accessibility, it is considered that the landscape constraint is significant and the development of the site would have a detrimental impact on the setting of Oakham along the western edge of the town. It is accepted that the existing built form along this edge is stark, but this does not justify extending this form of development further west into open countryside. Consultation with the Landscape Architect has confirmed this viewpoint and therefore the site is not considered suitable for allocation.</p> <p>This site is not suitable for allocation.</p>

<p>SHELAA/OAK/05</p>		<p>The site adjoins the built up area of Oakham. The site is promoted for residential use and has an indicative capacity of 73 dwellings. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 26 out of a possible 84 which is an average score when comparing it to other sites in the site allocation assessment RAG rating which looks at constraints and accessibility. It has limited constraints which can be mitigated. One key constraint identified is that the land is of good quality in terms of agricultural classification. However, further evidence has been provided which gives a more detailed assessment of the agricultural land classification on the site including soil sampling which identifies land of a lesser quality than in the broad nationwide classification assessment initially suggests.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 73 dwellings.</p>
<p>SHELAA/OAK/08a</p>		<p>The site adjoins the built up area of Oakham along one boundary and partly along another. The site is promoted for residential use and has an indicative capacity of 66 dwellings. Of the 15 sites assessed in Oakham and Barleythorpe this site scored 26 out of a possible 84. Whilst this site scored an average score when comparing it to other sites in the site allocation assessment RAG rating which looks at constraints and accessibility. The site is sensitive in terms of the impact on designated heritage assets and protected trees and substantial consideration would need to be given to this to enable an appropriate scheme to be formulated reducing the developable area. In addition the developable area of the site is reduced further due to the Cordon Sanitaire in place for Sewage Treatment Works. This would however pull development further west, resulting in a better relationship with the existing built form.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 66 dwellings.</p>

SHELAA/OAK/09		<p>The site adjoins the built up area of Oakham along one boundary to the north of the bypass. The site is promoted for employment use and has an indicative capacity of 8.54 hectares. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 28 out of a possible 84. The significant impact of developing this site would be on the landscape and setting of Oakham. If the site were developed, elevated views would be significant and would emphasise the outlying nature of the site in relation to the town's current built form. It is not considered that this impact on the landscape could be appropriately mitigated.</p> <p>This site is not suitable for allocation.</p>
SHELAA/OAK/10		<p>The site is within the Planned Limits of Development for Oakham and is currently allocated as an employment site with a site area of 4.75 hectares. There are no significant constraints identified that cannot be mitigated. This site continues to be the most appropriately located site for employment uses given its location near other retail and employment uses and the bypass. It is therefore considered that the site is not suitable for allocation for residential use but is suitable for continued allocation as an employment site.</p> <p>This site is suitable for allocation as an employment site with a site area of 4.75 hectares.</p>
SHELAA/OAK/11		<p>The site is within the Planned Limits of Development for Oakham and is currently an employment site with an established business in situ. The site has an area of 1.99 hectares. This site continues to be the most appropriately located for employment use and given that it is already developed and in an employment use, it is not considered that allocation is necessary.</p> <p>This site is not suitable for allocation as an employment site.</p>

SHELAA/OAK/12		<p>The site is within the built up area of Oakham. The site is promoted for residential use with an indicative capacity of 40 dwellings. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 28 out of a possible 84 and came joint 3rd out of the sites in Oakham and Barleythorpe. It is considered that this site is suitable for development subject to the issue relating to noise from the railway line being resolved. It is considered that an appropriate acoustic mitigation scheme can be developed and that the site promoters are actively pursuing the development of the site with two recent planning applications submitted with one currently pending consideration.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 40 dwellings.</p>
SHELAA/OAK/13a		<p>The site is adjacent the built up area of Oakham, to the north of the bypass. The site sits between the bypass and an existing retail area to the north providing a more enclosed feel to the site in terms of the relationship with the existing built form. The site is promoted for residential use. A masterplan has been provided for a combined site area of SHELAA/OAK/13a and SHELAA/OAK/13c which provides an indicative capacity of 200 dwellings across both sites. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 24 out of a possible 84 and came joint 6th out of the sites in Oakham and Barleythorpe. It is considered that there are no significant constraints which cannot be mitigated. 68.31% of the site is on land identified as Grade 1 or 2 agricultural land. Of all the sites which are located outside of the bypass, this one, due to the retail development to the north of the site, has less impact on the open countryside.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 106 dwellings.</p>
SHELAA/OAK/13b		<p>The site is adjacent the built up area of Oakham, to the north of the bypass. The site was initially promoted for residential use with an indicative capacity of 283 dwellings, however the landowner has subsequently withdrawn the site from consideration.</p> <p>This site has been withdrawn, and so is not available or deliverable</p>

SHELAA/OAK/13c		<p>The site is adjacent the built up area of Oakham, to the north of the bypass, connected through adjacent promoted site SHELAA/OAK/13a. The site is promoted for residential use with an indicative capacity of 94 dwellings. To the south east of the site is an existing retail area which provides a connection to existing built form on the outskirts of the town. As a stand-alone site, the site would not be an appropriate location for development, however if developed as part of the wider site (including OAK13a) as suggested in the masterplan then it is considered that there are several options available to help limit the impact on the landscape. These would include, location of open space, planting and landscaping schemes, a lower density scheme towards the north of the site and a sensitive approach to the scale and massing of any development. A masterplan has been provided for a combined site area of SHELAA/OAK/13a and SHELAA/OAK/13c which provides an indicative capacity of 200 dwellings across both sites. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 24 out of a possible 84 and came joint 6th out of the sites in Oakham and Barleythorpe. It is therefore considered that this site is suitable for development and that the constraints raised can be mitigated subject to both sites SHELAA/OAK/13a and SHELAA/OAK/13b being allocated together and a comprehensive scheme being brought forward.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 94 dwellings, providing SHELAA/OAK/13a is allocated alongside it.</p>
SHELAA/OAK/14		<p>The site is adjacent the built up area of Oakham, to the north of the bypass. The site is assessed for residential use and has an indicative capacity of 432 dwellings. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 28 out of a possible 84 and came joint 3rd out of the sites in Oakham and Barleythorpe however there are significant concerns about the impact on the landscape and the setting of Oakham should this site be allocated. There are also significant constraints in relation to the blanket TPO's on the site and the impact on the public right of way. Whilst it may be possible to overcome some of these issues through layout and design, it is not considered that the impact on the landscape can be mitigated and therefore it is considered that this site is unsuitable for development.</p> <p>This site is not suitable for allocation.</p>

SHELAA/OAK/16		<p>The site is adjacent the built up area of Oakham. The site is promoted for residential use and there is an indicative capacity for the eastern part of the site only of 61 dwellings. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 31 out of a possible 84 and came joint 2nd out of the sites in Oakham and Barleythorpe. There are no significant constraints that could not be mitigated and therefore the site is considered to be suitable for allocation provided that development responds positively to its relationship with the existing built form and provides a substantial landscape buffer to mitigate the impact of development on the landscape at the western edge. A deliverability update has been provided to confirm that the landowner has agreed to sell the land for development and that the site would be delivered in full within five years.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 61 dwellings.</p>
SHELAA/OAK/18		<p>The site is adjacent the built up area of Oakham, connected through adjoining site SHELAA/OAK/13a. The site is promoted for retail uses and has a site area of 0.14 hectares. Of the 14 sites assessed in Oakham and Barleythorpe this site scored 31 out of a possible 84 and came joint 2nd out of the sites in Oakham and Barleythorpe. There are no significant constraints that could not be mitigated however the spatial distribution policy for retail developments (in line with the NPPF) is that Oakham town centre is sequentially preferable and therefore a retail impact assessment may be required depending on the floorspace of any proposal. However the scale of the proposed site and its location within the car park of an existing retail development address any issues in terms of allocation in the Local Plan. .</p> <p>This site is suitable as a retail site if there is demand and no other sequentially preferable sites are available</p>

- 2.2 Of the fourteen sites identified above that have been assessed through the site allocations assessment process, ten sites have been assessed for residential use, one for retail use and the remaining three for employment use. Of the ten identified for residential use, two are identified as being unsuitable for allocation (SHELAA/OAK/01 and SHELAA/OAK/15). The remaining eight sites (SHELAA/BAE/04, SHELAA/OAK/05, SHELAA/OAK/08a, SHELAA/OAK/12, SHELAA/OAK/13a with SHELAA/OAK/13c, SHELAA/OAK/13b and SHELAA/OAK/16) are identified as being suitable for allocation and require further comparison to establish which sites will provide a wide range of options, types and locations to enable the most effective allocations to ensure the delivery of new homes in Oakham. This further assessment is contained within table 2 below.
- 2.3 The overall growth percentage as a result of delivering each site is identified in table 2 below. This calculation is a comparison of the indicative capacity against the number of domestic residential address points currently within the planned limits of development of a settlement. Oakham and

Barleythorpe are combined for the purposes of this calculation resulting in a figure of 6306 dwellings within the planned limits of development of both settlements. There is a commentary about each site and the reasoning behind the decision to allocate or not allocate is provided.

2.4 Table 3 provides a final list of the allocated sites in Oakham with Barleythorpe.

Table 2: Oakham with Barleythorpe - Comparison of sites assessed for residential uses

Site Reference	Indicative Capacity - Dwellings	Overall growth	Suitability and Accessibility RAG Score	Comments
SHELAA/BAE/04	8	0.13%	44	Well located small site in the settlement of Barleythorpe adjacent to the town of Oakham providing an option for smaller and medium sized builders. Promoter identifies that the site is available and that delivery is planned of the whole site within the first five years of the plan period. Limited constraints that can be mitigated. Only small site option within or adjacent the town so it should be allocated to provide a wider range of site options. Deliverability form completed by site promoter, intending that the development of the site will commence in 2020 with the full site being completed in one phase. No constraints to the delivery of the site identified. Residential Allocation – Indicative capacity of 8 dwellings.
SHELAA/OAK/05	73	1%	26	Well located site adjacent to new development being delivered to the north. Limited constraints which can be mitigated against and evidence submitted by site promoter to establish that the agricultural land classification of the site is of lesser quality than identified in the national dataset. Provides a medium sized site (one of four options for this size of site also including SHELAA/OAK/08a, SHELAA/OAK/12 and

				<p>SHELAA/OAK/16). Deliverability update received from site promoter confirming that they intend to start delivering in 2020/21, completing the site in 2022/23.</p> <p>Residential Allocation – Indicative capacity of 73 dwellings.</p>
SHELAA/OAK/08a	66	1%	26	<p>Site located adjacent to the built up area of Oakham. Development would be limited to the western part of the site due to the Cordon Sanitaire. This would provide a medium sized site (one of four options for this size of site also including SHELAA/OAK/08a, SHELAA/OAK/12 and SHELAA/OAK/16). This site is subject to a pipeline on site which needs to be considered. Whilst there are limited differences in the suitability and accessibility scores, this site does score one of the lesser scores out of the medium sized sites (joint with SHELAA/OAK/05 – however evidence has been provided to identify that the agricultural land classification is not as the national dataset suggests which may improve the overall score slightly). The site does impact on heritage assets, protected trees and is affected by a cordon sanitaire. As one of the medium sized sites is not required in order to meet the housing supply needed for allocation in Oakham with Barleythorpe it comes down to a balanced assessment of the sites. It is considered that the other three medium sized sites perform better than this site and therefore this site is not identified as an allocation. Deliverability update received to confirm they intend delivery of the site commencing in 2022/23 allowing 8-12 months to gain outline consent, 12-15 months for the reserved matters consent and for the sale of the land and 6-8 months for site preparation works. They would intend to submit a planning application once the Local Plan is adopted.</p> <p>Do not allocate.</p>
SHELAA/OAK/12	40	1%	28	<p>Only site within the planned limits of development in Oakham. Most centrally located site which is well connected to services and facilities and is being actively pursued through the development management process, identifying a site which is being progressed and an intention to deliver the site. Whilst the initial application was refused and dismissed on appeal, there is one issue to be resolved, an acoustic scheme to limit the noise of the railway on future occupiers. It is considered that an appropriate mitigation scheme could be developed. A planning application is currently pending consideration in order to resolve this issue. This would provide a medium sized site (one of four options for this size of site also including SHELAA/OAK/08a, SHELAA/OAK/12 and SHELAA/OAK/16). Deliverability update received to confirm that they intend that the site be delivered by 2023/24 and that the site is in single ownership with no known constraints to the delivery of the site.</p> <p>Residential Allocation – Indicative capacity of 40 dwellings.</p>

SHELAA/OAK/13a with SHELAA/OAK/13c	200	4%	24 - 24	<p>One of two large sites adjacent to the built up area of Oakham. This site performs better in the suitability and accessibility RAG scoring and has a better relationship with the town being partly located between the bypass and the existing retail and car garage development. It is identified that there are landscape sensitivities to the north of the site that need to be addressed to ensure that any impact is successfully limited. On the basis that development principles are set out to guide the development of this site it is considered the most preferable large site adjacent to the town of Oakham. Deliverability update received to confirm that they intend that the site will deliver by 2023/24 and that the site is in single ownership with no constraints to delivery.</p> <p>Residential Allocation – Indicative capacity of 200 dwellings.</p>
SHELAA/OAK/16	61	1%	31	<p>Well located site adjacent to the built up area of Oakham, providing development on the western edge of the site is limited, which would reflect the existing built form to the north and would limit impact on the landscape. This would provide a medium sized site (one of four options for this size of site also including SHELAA/OAK/08a, SHELAA/OAK/12 and SHELAA/OAK/16). Deliverability update received to confirm land is in single ownership and there are no known constraints to delivery. It is intended that the site is delivered within the next five years by 2023/24.</p> <p>Residential Allocation – Indicative capacity of 61 dwellings.</p>


Table 3: Oakham with Barleythorpe Residential Allocations

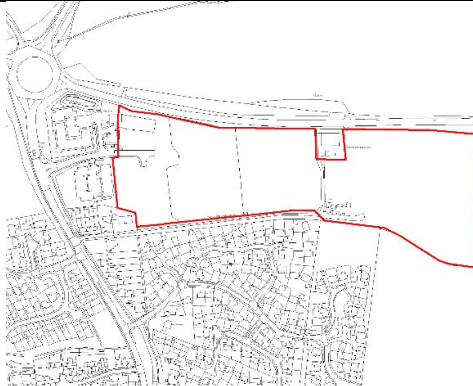

Site Reference	Indicative Capacity	Gross Site Area (hectares)
SHELAA/BAE/04	8	0.54
SHELAA/OAK/05	73	4.12
SHELAA/OAK/12	40	1.86
SHELAA/OAK/13a with SHELAA/OAK/13c	200	14.3
SHELAA/OAK/16	61	3.37
Oakham with Barleythorpe Total Capacity	382	



3. Small Town: Uppingham

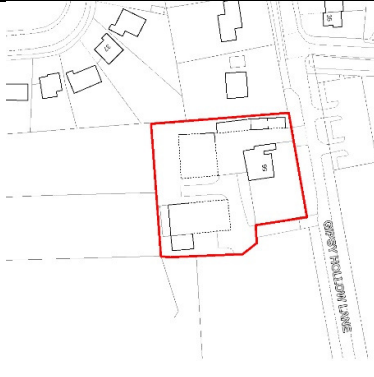

3.1 There will be 200 dwellings identified for allocation in the small town of Uppingham which is second in the settlement hierarchy in the spatial distribution strategy. The sites assessed are set out below, however the allocations will be identified through the Uppingham Neighbourhood Plan rather than the Local Plan. In order to provide a clear comparison of the sites to enable the assessment through the Neighbourhood Plan, the site reference, site location plan and the concluding comments of each assessment are provided here in Table 4. A conclusion as to whether the site is suitable for allocation is given on an individual site basis.

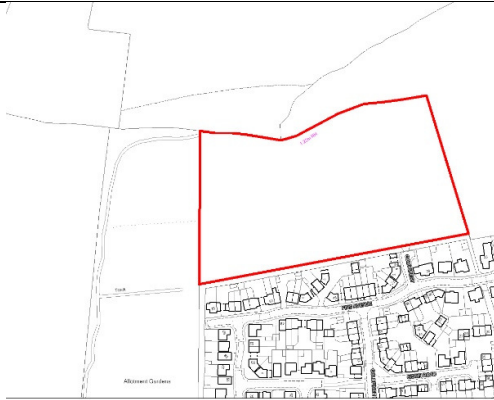
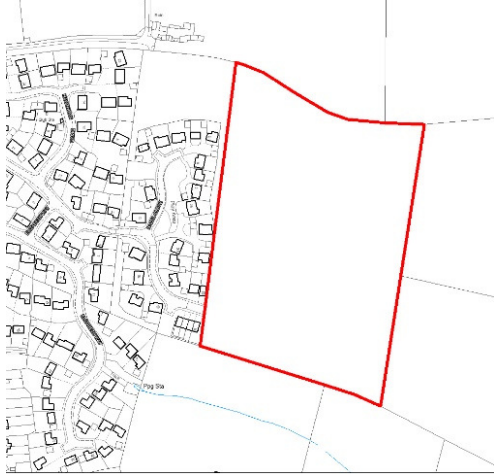
Table 4: Uppingham – Site assessment concluding comments

Site Reference	Site Location Plan	Concluding Comments
SHELAA/UPP/01	 <p>The site location plan shows a residential area with several streets and buildings. A specific site is highlighted with a red outline. The site is located on the right side of the plan, adjacent to a built-up area. A 'Frog Sta' is marked near the bottom left of the site.</p>	<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 23 dwellings. Of the 9 sites assessed in Uppingham this site scored 25 out of a possible 84 being ranked joint 2nd overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for allocation. The site would provide a 1% growth rate when comparing the indicative capacity to the number of domestic residential properties within the planned limits of development of Uppingham (1830 dwellings within the planned limits of development). Deliverability update received to confirm that land is in single ownership and that the site is planned for delivery within the next five years by 2023/24.</p> <p>This site is therefore suitable for allocation as a residential site with an indicative capacity of 23 dwellings.</p>

<p>SHELAA/UPP/02</p>		<p>The site is adjacent the built up area of Uppingham. The site whilst promoted for part residential and part employment land, has been assessed as entirely for employment land with an indicative capacity of 6.8 hectares. Of the 9 sites assessed in Uppingham this site scored 25 out of a possible 84 being ranked joint 2nd overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for allocation. This is the only site assessed for an employment use in Uppingham.</p> <p>Deliverability update received to confirm that land is in single ownership and that the site is planned for delivery within the next five years by 2023/24.</p> <p>This site is suitable for allocation as an employment land site with an indicative capacity of 6.8 hectares.</p>
<p>SHELAA/UPP/04</p>		<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 151 dwellings. Of the 9 sites assessed in Uppingham this site scored 24 out of a possible 84 being ranked joint 3rd overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated however the loss of Grade 1 and 2 agricultural land needs to be carefully considered with the whole site being identified in this classification of the best quality agricultural land. Along with this the extent of the site towards the west and the impact that this may have on the Scheduled Monument needs to be assessed further. Therefore this site is considered suitable for allocation subject to further consideration of these specific constraints, when weighed up against other sites within and adjacent to Uppingham. The site would provide an 8% growth rate when comparing the indicative capacity to the number of domestic residential properties within the planned limits of development of Uppingham (1830 dwellings within the planned limits of development). Deliverability update received to confirm that land is in single ownership and that the site is planned for delivery within the next five years by 2023/24</p> <p>On this basis, this site is suitable for allocation as a residential site with an indicative capacity of 151 dwellings.</p>

SHELAA/UPP/05		<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 75 dwellings. Of the 9 sites assessed in Uppingham this site scored 24 out of a possible 84 being ranked joint 3rd overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated however the loss of Grade 1 and 2 agricultural land needs to be carefully considered with the whole site being identified in this classification of the best quality agricultural land. Therefore this site is considered suitable for allocation subject to further consideration of this specific constraint, when weighed up against other sites within and adjacent to Uppingham. The site would provide a 4% growth rate when comparing the indicative capacity to the number of domestic residential properties within the planned limits of development of Uppingham (1830 dwellings within the planned limits of development).</p> <p>On this basis, this site is suitable for allocation as a residential site with an indicative capacity of 75 dwellings.</p>
SHELAA/UPP/06a		<p>The site is adjacent the built up area of Uppingham. Of the 9 sites assessed in Uppingham this site scored 25 out of a possible 84 being ranked joint 2nd overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated. This site is allocated for residential development in the Uppingham Neighbourhood Plan identified as site C and 2019/0525/OUT planning application granted subject to s106 agreement for 20 dwellings. Deliverability update received to confirm that land is in single ownership and that the site is planned for delivery within the next five years by 2023/24.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 20 dwellings.</p>

SHELAA/UPP/07		<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential development with an indicative capacity of 9 dwellings. Of the 9 sites assessed in Uppingham this site scored 29 out of a possible 84 being ranked 1st overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated. The site would provide a 0.5% growth rate when comparing the indicative capacity to the number of domestic residential properties within the planned limits of development of Uppingham (1830 dwellings within the planned limits of development).</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 9 dwellings.</p>
SHELAA/UPP/08		<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 163 dwellings. Of the 9 sites assessed in Uppingham this site scored 23 out of a possible 84. There is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated. This site is allocated for residential development in the Uppingham Neighbourhood Plan identified as sites A and C and 2019/0524/OUT planning application granted subject to s106 agreement for 20 dwellings. Deliverability update received to confirm that land is in single ownership and that the site is planned for completion within the next ten years by 2033/34.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 163 dwellings.</p>


SHELAA/UPP/11		<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 63 dwellings. Of the 9 sites assessed in Uppingham this site scored 24 out of a possible 84. There is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated however the loss of Grade 1 and 2 agricultural land needs to be carefully considered with the whole site being identified in this classification of the best quality agricultural land. Therefore this site is considered suitable for allocation subject to further consideration of this specific constraint, when weighed up against other sites within and adjacent to Uppingham. The site would provide a 3% growth rate when comparing the indicative capacity to the number of domestic residential properties within the planned limits of development of Uppingham (1830 dwellings within the planned limits of development).</p> <p>On this basis, this site is suitable for allocation as a residential site with an indicative capacity of 63 dwellings.</p>
SHELAA/UPP/12		<p>The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 74 dwellings. Of the 9 sites assessed in Uppingham this site scored 25 out of a possible 84. There is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated however the loss of Grade 1 and 2 agricultural land needs to be carefully considered with the whole site being identified in this classification of the best quality agricultural land. Therefore this site is considered suitable for allocation subject to further consideration of this specific constraint, when weighed up against other sites within and adjacent to Uppingham. The site would provide a 4% growth rate when comparing the indicative capacity to the number of domestic residential properties within the planned limits of development of Uppingham (1830 dwellings within the planned limits of development).</p> <p>On this basis, this site is suitable for allocation as a residential site with an indicative capacity of 74 dwellings.</p>

3.2 Whilst the residential allocations will be identified through the Uppingham Neighbourhood Plan, SHELAA/UPP/02 is identified in the employment land allocations as an allocation later in this report. The total number of dwellings that are already allocated in the current Uppingham Neighbourhood Plan on sites A, B and C equate to 183 dwellings. There are a further six sites identified as suitable for allocation with a total indicative capacity of 395 dwellings, more than sufficient to meet the supply requirement for Uppingham of 200 dwellings.

4. New Settlement: St George's Garden Community

- 4.1 Strategic objective 2 set out in the local plan identifies the creation of a new planned settlement to provide a new community, developed to meet garden village principles. The site that meets this strategic requirement in the SHELAA is St George's Barracks at Edith Weston. The site will contribute 1000 dwellings during the plan period with a further 1215 dwellings beyond the plan period along with 14 hectares of employment land.

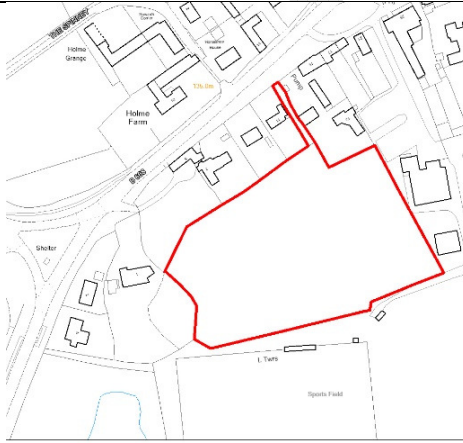
Table 5: New Settlement – Site assessment concluding comments


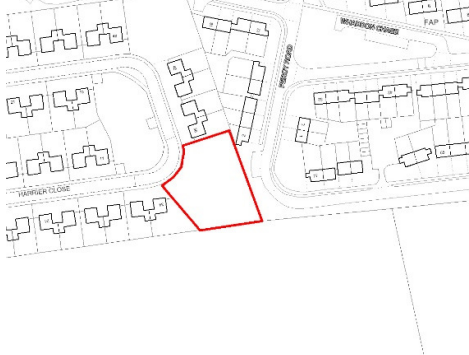

Site Reference	Site Location Plan	Concluding Comments
SHELAA/EDI/04		<p>The site is in close proximity to the built up area of Edith Weston which is identified as a Local Service Centre. The site is a large site promoted as a new settlement. The site is a brownfield site and would see the redevelopment of a disused MOD site. The site assessment identifies a number of constraints which can however be mitigated, including appropriate highways arrangements, identifying a layout which is sensitive to heritage constraints and mineral reserves, as well as a need to respond to further assessments for ecological and air quality assessments. It is considered that appropriate mitigation measures can be identified. The site meets the strategic objectives of the plan which requires the delivery of a substantial amount of new homes through the creation of a new garden community. Deliverability information about the long term delivery of the site has been provided with the master plan of the site.</p> <p>On this basis, this site is suitable for allocation. The site has a potential capacity of about 2215 dwellings in total however an indicative capacity of 1000 dwellings are anticipated during the plan period and 14 hectares of employment land.</p>

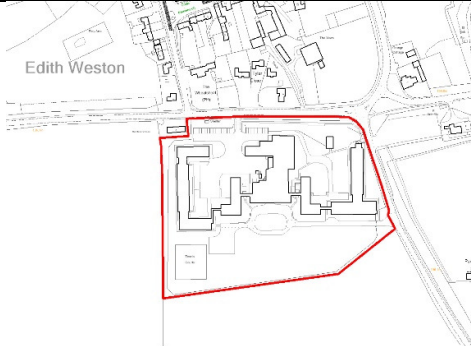


5. Local Service Centres

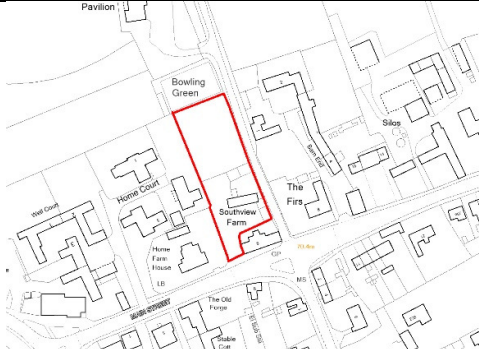
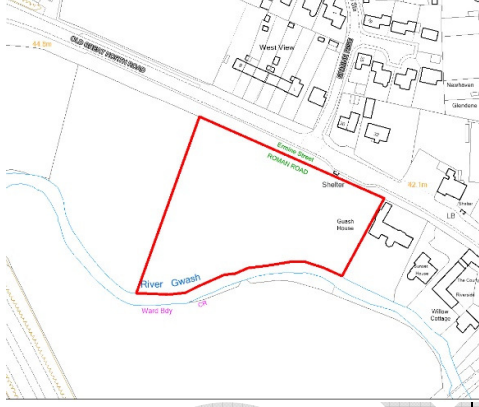
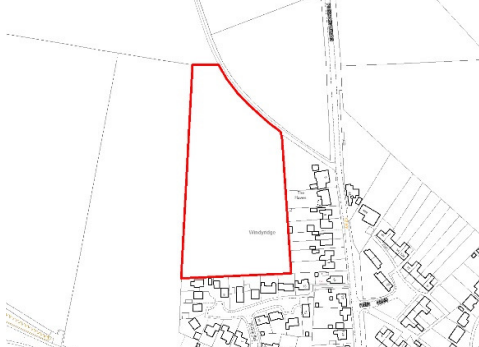
- 5.1 There are ten local service centres identified in the Local Plan including Cottesmore, Edith Weston, Empingham, Great Casterton, Greetham, Ketton, Langham, Market Overton, Ryhall and Whissendine. In these settlements, the plan identifies small scale growth to support their service role through the allocation of sites as well as through infill developments, redevelopment of vacant or previously development land and conversion or reuse of suitable redundant rural buildings. Therefore sites found suitable through the SHELAA in these settlements have been brought forward to be assessed further through the site allocations assessment process. A summary of the site reference, site location plan and concluding comments for each one in settlement order can be found in table 6 below. Those sites considered suitable for allocation move through to the next round of assessment identified in table 7 which compares the sites to identify the most appropriate sites for allocation. A figure of 250 dwellings are required to be identified to meet the need across the Local Service Centre settlements.




Table 6: Local Service Centres – Site assessment concluding comments



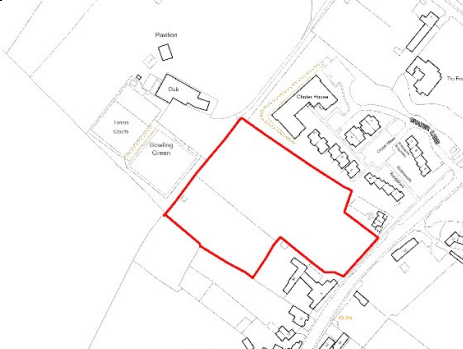
Site Reference	Site Location Plan	Concluding Comments
SHELAA/COT/01		<p>The site is adjacent the built up area of Cottesmore. The site is promoted for residential development with an indicative capacity of 8 dwellings. Of the 4 sites assessed in Cottesmore this site scored 23 out of a possible 84. There is a limited range of scores with there being only 5 points between the least scoring and the top scoring sites. The potential for archaeological constraints needs further investigation however it is identified that this could be addressed by a precautionary pre-determination approach to evaluation. The capacity of the site has been reduced to meet highway requirements and to limit the number of dwellings being served off the access point, this therefore reduces the capacity, making a less dense development. The scale of development is suitable for a smaller settlement such as a Local Service Centre and the site is well related to the existing built up area of the village.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 8 dwellings.</p>




SHELAA/COT/12b		<p>The site is within part of a built up area of Cottesmore but is further away from the centre of the village than other sites. The site is promoted for residential development with an indicative capacity of 5 dwellings. Of the 4 sites assessed in Cottesmore this site scored 26 out of a possible 84. There is a limited range of scores with there being only 5 points between the least scoring and the top scoring sites. There are no significant constraints that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 5 dwellings.</p>
SHELAA/COT/12e		<p>The site is within part of a built up area of Cottesmore but is further away from the centre of the village than other sites. The site is promoted for residential development with an indicative capacity of 5 dwellings. Of the 4 sites assessed in Cottesmore this site scored 26 out of a possible 84. There is a limited range of scores with there being only 5 points between the least scoring and the top scoring sites. There are no significant constraints that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 5 dwellings.</p>
SHELAA/COT/13		<p>The site is adjacent the built up area of Cottesmore. The site is promoted for residential use with an indicative capacity of 77 dwellings. Of the 4 sites assessed in Cottesmore this site scored 28 out of a possible 84. There is a limited range of scores with there being only 5 points between the least scoring and the top scoring sites. There are no significant constraints that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 77 dwellings.</p>

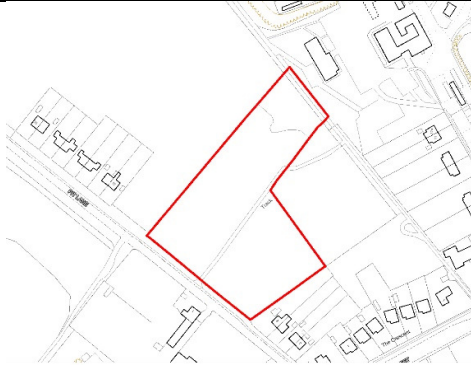
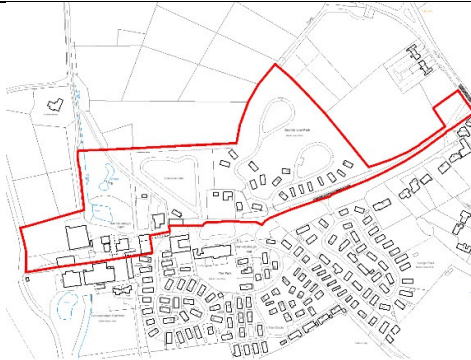

SHELAA/EDI/03		<p>The site is adjacent the built up area of Edith Weston. This site scored 26 out of a possible 84. The site is a brownfield site which is identified as a priority in the NPPF in terms of sequentially choosing sites for development. There are no significant constraints that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 70 dwellings.</p>
SHELAA/EMP/01		<p>The site is adjacent the built up area of Empingham. The site is promoted for residential development with an indicative capacity of 5 dwellings. Of the 3 sites assessed in Empingham this site scored 25 out of a possible 84. The site sits well in relationship to the existing built form of the settlement being located between existing dwellings and the cemetery. There is a limited range of scores with there being only 4 points between the three sites. The site is a greenfield site and there are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 5 dwellings.</p>
SHELAA/EMP/03		<p>The site is adjacent the built up area of Empingham. The site is promoted for residential development with an indicative capacity of 18 dwellings. Of the 3 sites assessed in Empingham this site scored 26 out of a possible 84. This site would extend the development to the west of the village significantly further than the built form to the north of the road which would have greater impact than other sites in the village. There is a limited range of scores with there being only 4 points between the three sites. The site is a greenfield site and there are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 18 dwellings.</p>

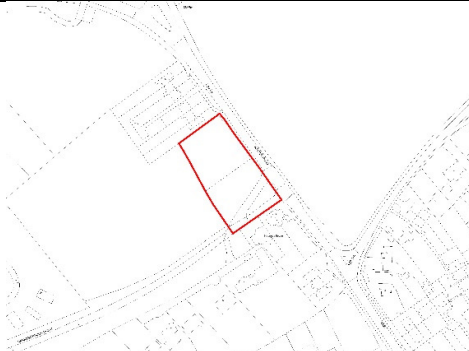
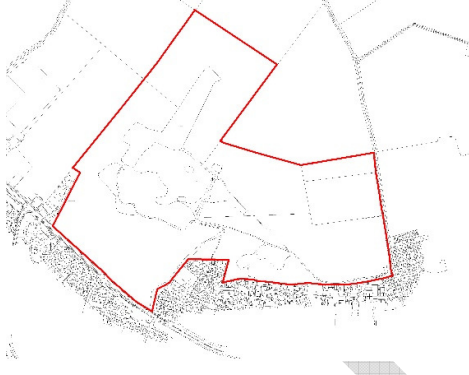
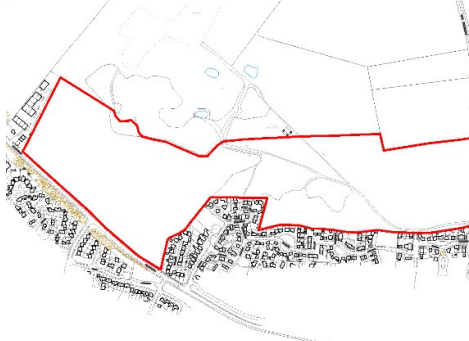
SHELAA/EMP/05		<p>The site is within the built up area of Empingham. The site is promoted for residential development with an indicative capacity of 6 dwellings. Of the 3 sites assessed in Empingham this site scored 29 out of a possible 84. There is a limited range of scores with there being only 4 points between the three sites. It is a small well contained site in the centre of the settlement. There are no significant constraints identified that could not be mitigated. The site is currently allocated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 6 dwellings.</p>
SHELAA/GRT/01		<p>The site is adjacent the built up area of Great Casterton. The site is promoted for residential development with an indicative capacity of 16 dwellings. Of the 2 sites assessed in Great Casterton this site scored 26 out of a possible 84. There is a limited range of scores with there being only 3 points between the two sites. This is a sensitive site. A large proportion of the site, along the river cannot be developed due to flood risk, leaving the frontage area as the developable area with respect to this constraint. Due to the sloping nature of the site down to the river and the very sensitive open boundary with views across to the west the character of the site is that it is associated with the river. Intensive development of this site would not be appropriate and would have a detrimental impact on the character of the settlement. Therefore this would limit the development of the site significantly. On this basis the site is not considered suitable for allocation.</p> <p>This site is not suitable for allocation.</p>
SHELAA/GRT/03		<p>The site is adjacent the built up area of Great Casterton. The site is promoted for residential development with an indicative capacity of 38 dwellings. Of the 2 sites assessed in Great Casterton this site scored 23 out of a possible 84. There is a limited range of scores with there being only 3 points between the two sites. There are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 38 dwellings.</p>

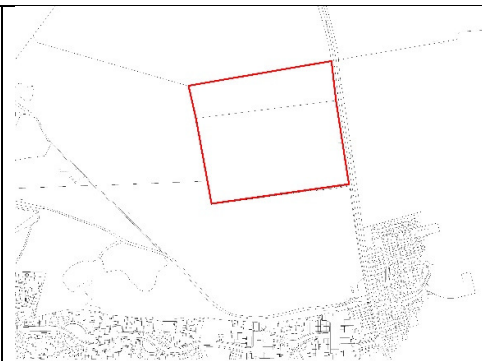
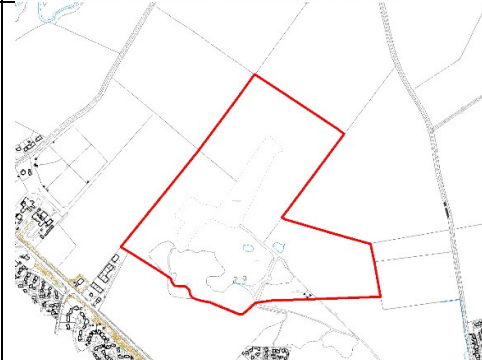
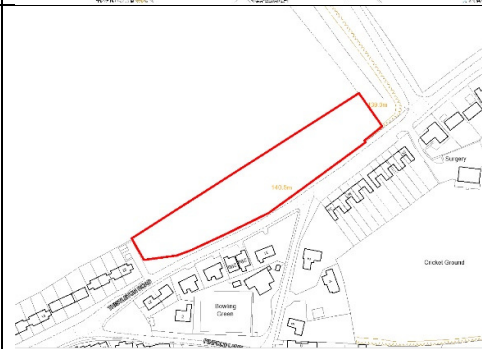
SHELAA/GRE/02		<p>The site is adjacent the built up area of Greetham. The site is promoted for residential development with an indicative capacity of 28 dwellings. Of the 2 sites assessed in Greetham this site scored 25 out of a possible 84. There is a limited range of scores with there being only 3 points between the two sites. There are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation as a residential site with an indicative capacity of 28 dwellings.</p>
SHELAA/GRE/09		<p>The site is adjacent the built up area of Greetham. The site is promoted for residential development with an indicative capacity of 30 dwellings. Of the 2 sites assessed in Greetham this site scored 22 out of a possible 84. There is a limited range of scores with there being only 3 points between the two sites. The site whilst connected to the existing built form along one boundary does not follow an existing pattern of development common to the edge of settlement location, with the extent of the development protruding to the south more significantly at a sharp angle. There are other sites within the Local Service Centre settlement hierarchy level which have much better relationships with the existing built form to which they are adjacent. On this basis this site is not considered suitable for allocation.</p> <p>This site is not suitable for allocation.</p>
SHELAA/KET/02		<p>The site is adjacent the built up area of Ketton. The site is promoted for residential development with an indicative capacity of 107 dwellings. Of the 8 sites assessed in Ketton this site scored 24 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. The site extends significantly to the west beyond the existing built form. There are other sites within Ketton that do not extend the built form of the settlement in this way, meaning that this site would have more of a significant impact on the character and form of the existing settlement. The scale of the resultant development is also significant in comparison to other sites within Ketton. Therefore this site is not considered suitable for allocation.</p> <p>This site is not suitable for allocation.</p>

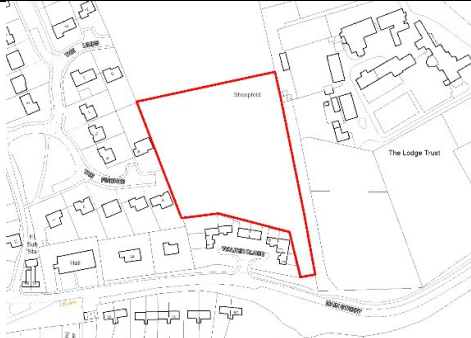
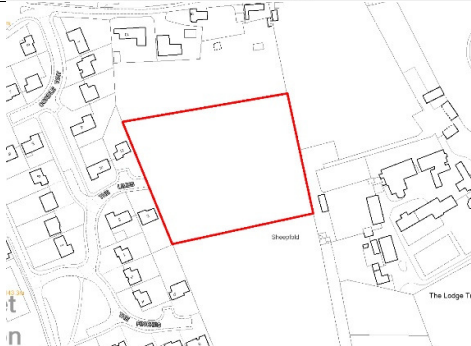

SHELAA/KET/03		<p>The site is adjacent the built up area of Ketton. The site is promoted for residential development with an indicative capacity of 95 dwellings. The site does bound built form along two boundaries. Of the 8 sites assessed in Ketton this site scored 24 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. There are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 95 dwellings.</p>
SHELAA/KET/04		<p>The site is adjacent the built up area of Ketton. The site is promoted for residential development with an indicative capacity of 35 dwellings. Of the 8 sites assessed in Ketton this site scored 26 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. There are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 35 dwellings.</p>
SHELAA/KET/06		<p>The site is adjacent the built up area of Ketton. The site is promoted for residential development with an indicative capacity of 15 dwellings which takes into account the sensitive location of the site in close proximity to designated heritage assets. Of the 8 sites assessed in Ketton this site scored 25 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. There are no significant constraints identified that could not be mitigated. The site is currently allocated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 15 dwellings.</p>


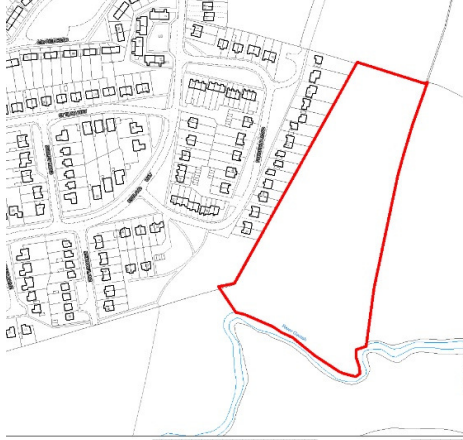

SHELAA/KET/07		<p>The site is adjacent the built up area of Ketton. Of the 8 sites assessed in Ketton this site scored 27 out of a possible 84. There is a limited range of scores with there being only 3 points between eight sites. There are no significant constraints identified that could not be mitigated. The site is currently allocated and planning permission (2017/0564/FUL) has recently been granted permission for the demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 35 dwellings.</p>
SHELAA/KET/08		<p>The site is within the built up area of Ketton. The site is promoted for residential development with an indicative capacity of 10 dwellings which takes into account the sensitive nature of the site. The site is already developed with farm buildings and therefore redevelopment will have a limited impact on the built form of the settlement subject to sensitive design and appropriate layout. Of the 8 sites assessed in Ketton this site scored 26 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. There are no significant constraints identified that could not be mitigated. The site is currently allocated.</p> <p>This site is suitable for allocation with an indicative capacity of 10 dwellings.</p>
SHELAA/KET/10		<p>The site is adjacent the built up area of Ketton. The masterplan provided limits development to the eastern part of the site limiting the indicative capacity to 39 dwellings. Of the 8 sites assessed in Ketton this site scored 25 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. There are no significant constraints identified that could not be mitigated providing only the eastern part of the site forms the developable area. The area to the west protrudes significantly into the open countryside that surrounds the settlement.</p> <p>This site is suitable for allocation with an indicative capacity of 39 dwellings.</p>




SHELAA/KET/11		<p>The site is within the built up area of Ketton. The site is promoted for employment uses. Of the 8 sites assessed in Ketton this site scored 26 out of a possible 84. There is a limited range of scores with there being only 3 points between the eight sites. There are no significant constraints identified that could not be mitigated. The site is currently allocated for employment uses in the Core Strategy and two recent planning permissions (2019/0480/FUL and 2019/0530/FUL) have been granted for employment development.</p> <p>This site is suitable for employment land allocation with an indicative capacity of 1.38 hectares.</p>
SHELAA/LAN/08		<p>The site is within the built up area of Langham. The site is promoted for residential development with an indicative capacity of 103 dwellings. The site is already partially developed with commercial/ farm buildings and tourist site buildings. Of the 3 sites assessed in Langham this site scored 25 out of a possible 84. There is a limited range of scores with there being only 3 points between the three sites. There are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 103 dwellings.</p>
SHELAA/LAN/09		<p>The site is within the built up area of Langham. The site is allocated in the Langham Neighbourhood Plan. Of the 3 sites assessed in Langham this site scored 26 out of a possible 84. There is a limited range of scores with there being only 3 points between the three sites. There are no significant constraints identified that could not be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 7 dwellings.</p>




SHELAA/LAN/10		<p>The site is within the built up area of Langham. The site is allocated in the Langham Neighbourhood Plan. Of the 3 sites assessed in Langham this site scored 25 out of a possible 84. There is a limited range of scores with there being only 3 points between the three sites. A Tree Preservation Order was confirmed on the site on the 7th October 2019 which covers the majority of the site. Therefore the site cannot be developed without having a significant impact on trees protected by a Tree Preservation Order. The site is not considered suitable for allocation on this basis.</p> <p>This site is not suitable for allocation.</p>
SHELAA/LIT/01		<p>The site is adjacent the built up area of Stamford. The site is promoted for a residential scheme with an indicative masterplan showing 650 dwellings. The site would not be suitable for allocation to meet the needs of Rutland – however it is promoted as part of a comprehensive cross boundary scheme to meet the housing needs of Stamford in Suth Kesteven. The entire site is required to enable a highway solution to access the wider development area. it is considered that the site could be appropriately designed to mitigate any impact on the landscape and biodiversity. Therefore allocation would only be suitable if the wider site was allocated.</p> <p>On this basis, this site is suitable for allocation providing the entire site is allocated rather than individual component areas.</p>
SHELAA/LIT/01a		<p>The site is adjacent the built up area of Stamford. As a stand alone site this site is not suitable for allocation as the wider site area (SHELAA/LIT/01) is required in order to mitigate the impact on the landscape, biodiversity and highway issues.</p> <p>On this basis, this component part of the wider site is not suitable for allocation on its own.</p>

SHELAA/LIT/01b		<p>The site is adjacent the built up area of Stamford. As a stand alone site this site is not suitable for allocation as the wider site area (SHELAA/LIT/01) is required in order to mitigate the impact on the landscape.</p> <p>On this basis, this component part of the wider site is not suitable for allocation on its own.</p>
SHELAA/LIT/01c		<p>The site is adjacent the built up area of Stamford. As a stand alone site this site is not suitable for allocation as the wider site area (SHELAA/LIT/01) is required in order to mitigate the impact on the landscape.</p> <p>On this basis, this component part of the wider site is not suitable for allocation on its own.</p>
SHELAA/MAR/01		<p>The site is adjacent the built up area of Market Overton. The site is being promoted for residential development with an indicative capacity of 17 dwellings. Of the 3 sites assessed in Market Overton this site scored 27 out of a possible 84. There is a limited range of scores with there being only 4 points between the three sites. There are no significant constraints identified that could not be mitigated providing the site area is limited to linear development along the frontage of Thistleton Road.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 17 dwellings.</p>

SHELAA/MAR/04a		<p>The site is adjacent the built up area of Market Overton. The site is being promoted for residential development with an indicative capacity of 27 dwellings. Of the 3 sites assessed in Market Overton this site scored 24 out of a possible 84. There is a limited range of scores with there being only 4 points between the three sites. There are no significant constraints identified that could not be mitigated subject to a suitable access point being identified.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 27 dwellings.</p>
SHELAA/MAR/04b		<p>The site is adjacent the built up area of Market Overton. The site is promoted for residential development with an indicative capacity of 27 dwellings. Of the 3 sites assessed in Market Overton this site scored 23 out of a possible 84. There is a limited range of scores with there being only 4 points between the three sites. The site is constrained by the fact the access into the site would need to come through neighbouring site SHELAA/MAR/04a.</p> <p>On this basis, this site is suitable for allocation for a residential site with an indicative capacity of 27 dwellings but only if SHELAA/MAR/04a is also allocated.</p>
SHELAA/Ryh/04		<p>The site is adjacent the built up area of Ryhall. The site is promoted for residential development over a longer timescale. It has an indicative capacity of 15 dwellings. Of the 5 sites assessed in Ryhall this site scored 25 out of a possible 84 and scored the most out of all the sites in Ryhall. There are no significant constraints that could not be mitigated and therefore the site is considered to be suitable for allocation.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 15 dwellings.</p>

SHELAA/Ryh/06a		<p>The site is adjacent the built up area of Ryhall. The site is promoted for residential development with an indicative capacity of 87 dwellings. Of the 5 sites assessed in Ryhall this site scored 22 out of a possible 84 and scored the least out of all the sites in Ryhall. However there is a limited range of scores with there being only 3 points between the least scoring and the top scoring sites. Whilst part of the site is on Grade 1 or 2 agricultural land, the majority of the site is on land identified as grade 3. There are no significant constraints that could not be mitigated and therefore the site is considered to be suitable for allocation.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 87 dwellings.</p>
SHELAA/Ryh/06b		<p>The site is adjacent the built up area of Ryhall. The site is promoted for residential development with an indicative capacity of 73 dwellings. Of the 5 sites assessed in Ryhall this site scored 23 out of a possible 84 along with one other site that score the same. However there is a limited range of scores with there being only 3 points between the least scoring and the top scoring sites. Whilst part of the site is on Grade 1 or 2 agricultural land, the majority of the site (94.93%) is on land identified as grade 3. However an objection to the site coming forward has been received from the Highways Authority should it be brought forward on its own without the adjacent site SHELAA/Ryh/06a. Whilst they have identified an amber rating for the access criteria, this is only based on the neighbouring site SHELAA/Ryh/06a coming forward as part of a wider scheme. This will need to be taken into account moving forward.</p> <p>On this basis, this site is suitable for allocation subject to the neighbouring site SHELAA/Ryh/06a being brought forward as part of a wider scheme.</p>
SHELAA/Ryh/08		<p>The site is adjacent the built up area of Ryhall. The site is promoted for residential development over a longer timescale and has an indicative capacity of 9 dwellings. The site is in the same ownership as SHELAA/Ryh/04. Of the 5 sites assessed in Ryhall this site scored 23 out of a possible 84 along with one other site that score the same. However there is a limited range of scores with there being only 3 points between the least scoring and the top scoring sites. This site would be significantly better connected to the existing built form of the village if it is developed alongside neighbouring site SHELAA/Ryh/04 which is under the same ownership. Therefore this site is only considered suitable if developed as part of the wider area combining both sites.</p> <p>On this basis, this site is suitable for allocation subject to the neighbouring site SHELAA/Ryh/04 being brought forward as part of a wider scheme.</p>

SHELAA/Ryh/09		<p>The site is adjacent the built up area of Ryhall. The site is promoted for residential development with an indicative capacity of 12 dwellings. Of the 5 sites assessed in Ryhall this site scored 24 out of a possible 84 being ranked 2nd overall. However there is a limited range of scores with there being only 3 points between the least scoring and the top scoring sites. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for allocation.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 12 dwellings.</p>
SHELAA/Whi/02		<p>The site is adjacent the built up area of Whissendine. The site is promoted for residential development with an indicative capacity of 94 dwellings. Of the 5 sites assessed in Whissendine this site scored 25 out of a possible 84. There is a limited range of scores with there being only 2 points between the least scoring and the top scoring sites. There are no significant constraints that cannot be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 94 dwellings.</p>
SHELAA/Whi/06b		<p>The site is adjacent the built up area of Whissendine. The site is promoted for residential development with an indicative capacity of 12 dwellings. Of the 5 sites assessed in Whissendine this site scored 26 out of a possible 84. There is a limited range of scores with there being only 2 points between the least scoring and the top scoring sites. There are no significant constraints that cannot be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 12 dwellings.</p>

SHELAA/WHI/09a		<p>The site is adjacent the built up area of Whissendine. The site is promoted for residential development with an indicative capacity of 25 dwellings. Of the 5 sites assessed in Whissendine this site scored 24 out of a possible 84. There is a limited range of scores with there being only 2 points between the least scoring and the top scoring sites. There are no significant constraints that cannot be mitigated.</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 25 dwellings.</p>
SHELAA/WHI/09b		<p>This is a large site which is adjacent the built up area of Whissendine. The site is promoted for residential development with an indicative capacity of 93 dwellings. Of the 5 sites assessed in Whissendine this site scored 24 out of a possible 84. There is a limited range of scores with there being only 2 points between the least scoring and the top scoring sites. There are no significant constraints that cannot be mitigated. However the site would only be suitable for development with WHI09a to provide connection to the existing settlement</p> <p>This site is suitable for allocation for a residential site with an indicative capacity of 93 dwellings.</p>
SHELAA/WHI/12		<p>The site is adjacent the built up area of Whissendine. This site is promoted for residential development with an indicative capacity of 82 dwellings. Of the 5 sites assessed in Whissendine this site scored 25 out of a possible 84. There is a limited range of scores with there being only 2 points between the least scoring and the top scoring sites. This site is more sensitive than other sites in Whissendine on landscape impact grounds and the relationship to the existing built form is not as strong as other sites promoted in Whissendine with the site protruding into open countryside to the south of existing built form significantly. Significant highways improvements will be required at Pickwell Lane junction with Oakham Road and Pickwell Lane is not considered suitable to take additional traffic Therefore on this basis, this site is not considered suitable for allocation.</p> <p>This site is not suitable for allocation.</p>

- 5.2 Of the 40 sites assessed in the Local Service Centres, 39 were promoted for residential use and 1 for employment use. SHELAA/KET/11 promoted for employment land is considered later in this report under the employment land section. Eight of the sites promoted for residential use were identified as being unsuitable for allocation (SHELAA/GRT/01, SHELAA/GRE/09, SHELAA/KET/02, SHELAA/LAN/10, SHELAA/LIT/01a, SHELAA/LIT/01b, SHELAA/LIT/01c and SHELAA/WHI/12). The remaining 31 sites are carried forward to be assessed against one another in table 7 to establish which of the sites provide the most appropriate options for allocation.
- 5.3 The overall growth percentage as a result of delivering each site is identified in table 2 below. This calculation is a comparison of the indicative capacity of the site against the number of domestic residential address points currently within the planned limits of development of that particular settlement. The breakdown of the figures used in this calculation are based on Local Authority LLPG address records and these are identified in Appendix D. There is a commentary about each site and the reasoning behind the decision to allocate or not allocate is provided.

Table 7: Local Service Centre - Comparison of sites assessed for residential uses

Site Reference	Indicative Capacity - Dwellings	Overall growth	Suitability and Accessibility RAG Score	Comments
SHELAA/COT/01	8	3%	23	<p>The capacity of the site has been reduced to meet highway requirements and to limit the number of dwellings being served off the access point. The scale of development is suitable for a smaller settlement such as a Local Service Centre and the site is well related to the existing built up area of the village. It is better related than the other sites promoted in Cottesmore. Deliverability update received to confirm that all landowners have agreed to sell the land for development and that they intend to submit a planning application once the Local Plan is adopted. Delivery of the site in one phase will follow within 9 months of gaining planning approval.</p> <p>Residential Allocation – Indicative capacity of 8 dwellings.</p>
SHELAA/COT/12b	5	2%	26	<p>The site is within part of a built up area of Cottesmore but is further away from the centre of the village than other sites. Whilst it is considered it could be suitable for allocation, it is also considered that it could potentially progress under infill policies set out in the Plan and therefore it is not considered necessary to allocate this site. Deliverability update</p>

				<p>received confirming that the land is owned by a developer and that the site would be delivered within five years by 2023/24.</p> <p>Do not allocate.</p>
SHELAA/COT/12e	5	2%	26	<p>The site is within part of a built up area of Cottesmore but is further away from the centre of the village than other sites. Whilst it is considered it could be suitable for allocation, it is also considered that it could potentially progress under infill policies set out in the Plan and therefore it is not considered necessary to allocate this site. Deliverability update received confirming that the land is owned by a developer and that the site would be delivered within five years by 2023/24.</p> <p>Do not allocate.</p>
SHELAA/COT/13	77	33%	28	<p>The site is adjacent the built up area of Cottesmore however the size of the site would create a significant amount of growth for Cottesmore. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development it identifies a growth of 33%. Other suitable sites within Cottesmore are of a more relative scale to the settlement and would provide a lower level of growth. Deliverability update received to confirm that all landowners have agreed to sell the land for development and that they intend to submit a planning application once the Local Plan is adopted. Delivery of the site in one phase will follow within 6 months of gaining planning approval.</p> <p>Do not allocate.</p>
SHELAA/EDI/03	70	18%	26	<p>The site is adjacent the built up area of Edith Weston and is a brownfield site. There are no significant constraints that cannot be mitigated and whilst this would see a relatively significant amount of growth for Edith Weston, it would be the re-use of previously developed site. On the basis that the redevelopment of brownfield sites is a priority and the number of brownfield sites identified through the SHELAA are limited this site is identified as a residential allocation. Deliverability update received to confirm that agreement is in place to sell the land for development and that the site will be vacated by 2022 and therefore delivery is identified as commencing in 2023.</p> <p>Residential Allocation – Indicative capacity of 70 dwellings.</p>
SHELAA/EMP/01	5	1%	25	<p>The site is adjacent the built up area of Empingham and is well related to the existing settlement sitting between existing dwellings and the cemetery. There are no significant constraints identified that could not be mitigated and the site would be a small scale site, reflective of the size of the existing settlement. Deliverability update received to confirm that the site is in single ownership and that it is intended that the site will be delivered by</p>

				<p>2023/24. A planning application will be progressed once the outcome of the Local Plan process is known.</p> <p>Residential Allocation – Indicative capacity of 5 dwellings.</p>
SHELAA/EMP/03	18	5%	26	<p>This site would extend the development to the west of the village significantly further than the built form to the north of the road which would have greater impact than other sites in the village. This site would also provide more significant growth than the two other smaller sites promoted in Empingham. On this basis, this site is not allocated. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Delivery of the site in one phase will follow within 6 months of gaining planning approval.</p> <p>Do not allocate.</p>
SHELAA/EMP/05	6	2%	29	<p>The site is within the built up area of Empingham and forms a small well contained site in the centre of the settlement. There are no significant constraints identified that could not be mitigated. The site is currently allocated and it is considered that the site is still suitable for allocation.</p> <p>Residential Allocation – Indicative capacity of 6 dwellings.</p>
SHELAA/GRT/03	38	20%	23	<p>Whilst there are no significant constraints identified that could not be mitigated this site would provide a relatively significant number of dwellings for the settlement. The site would extend the village further north and could be a sensitive location, at the entrance to the village. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Great Casterton it results in a 20% growth rate. On the basis that in the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Delivery of the site in one phase will follow within 12 months of gaining planning approval.</p> <p>Do not allocate.</p>
SHELAA/GRE/02	28	9%	25	<p>Whilst there are no significant constraints identified that could not be mitigated this site would provide a relatively significant number of dwellings for the settlement. The site would extend the village further west along the southern side of the road and could be a sensitive location, at the entrance to the village. When comparing the capacity of the site</p>

				<p>with the number of existing dwellings within the planned limits of development for Greetham it results in a 9% growth rate. On the basis that in the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Delivery of the site in one phase will follow within 12 months of gaining planning approval.</p> <p>Do not allocate.</p>
SHELAA/KET/03	95	12%	24	<p>Whilst there are no significant constraints identified that could not be mitigated this site would provide a relatively significant number of dwellings for the settlement. The site would extend the village further west however it is considered this area could be landscaped to limit the potential impact. However when comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Ketton it results in a 12% growth rate. Other promoted sites in Ketton are within the existing planned limits of development which would have less impact on the character of the settlement than this site. On the basis that in the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that the land is in single ownership and that an agreement is in place with a national housebuilder. Delivery of the site is identified as being by 2023/24.</p> <p>Do not allocate.</p>
SHELAA/KET/04	35	4%	26	<p>Whilst there are no significant constraints identified that could not be mitigated this site would extend the village further south west at the edge of the settlement. Other promoted sites in Ketton are within the existing planned limits of development which would have less impact on the character of the settlement than this site. On this basis it is not considered that this site should be allocated.</p> <p>Do not allocate.</p>
SHELAA/KET/06	15	2%	25	<p>This site is well related to the existing settlement with built form adjacent all four boundaries of the site. The capacity of the site is reduced to 15 to allow a less dense development to reflect the sensitivities of the site with regard to heritage impact. The site is currently allocated and it is considered that it is suitable to remain as an allocation. Deliverability update received to confirm that the site will be progressed once the outcome of the Local Plan process is known.</p>

				Residential Allocation – Indicative capacity of 15 dwellings.
SHELAA/KET/07	35	4%	27	The site is currently allocated and planning permission (2017/0564/FUL) has recently been granted for the demolition of existing dwellings and erection of 35 dwellings (including affordable) together with access, associated parking and open space. Residential Allocation – Indicative capacity of 35 dwellings.
SHELAA/KET/08	10	1%	26	The site is within the built up area of Ketton. The site is already developed with farm buildings and therefore redevelopment will have a limited impact on the built form of the settlement subject to sensitive design and appropriate layout. The site is currently allocated and it is considered that it is suitable to remain as an allocation. Deliverability update received to confirm that the land is in single ownership and that the site has been marketed. Delivery of the site is identified as being by 2023/24. Residential Allocation – Indicative capacity of 10 dwellings.
SHELAA/KET/10	39	5%	25	A masterplan has been provided which limits development to 39 dwellings to the eastern part of the site which is better connected to the existing settlement. However there are other sites promoted in Ketton which are better related to the existing built form of the settlement and therefore it is considered that this site should not be allocated. This level of additional growth in Ketton is not required to meet the need across the Local Service Centres. Deliverability update received to confirm that the land is in the control of a developer and that the outcome of the Local Plan process is awaited in order to progress the site. If the site is allocated, delivery of the site is identified as commencing within 2 years of adoption of the Local Plan. Do not allocate.
SHELAA/LAN/08	103	22%	25	Whilst there are no significant constraints identified that could not be mitigated this site would provide a relatively significant number of dwellings for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Langham it results in a 22% growth rate. Other promoted sites in Langham are within the existing planned limits of development which would have less impact on the character of the settlement than this site. On the basis that in the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Do not allocate.

SHELAA/LAN/09	7	1%	26	<p>The site is within the built up area of Langham and is already allocated in the Langham Neighbourhood Plan. On the basis that it is already allocated in the Neighbourhood Plan it is not considered that it needs to be allocated again in the Local Plan.</p> <p>Do not allocate.</p>
SHELAA/LIT/01	650	8%	28	<p>The site is adjacent the built up area of Stamford.. This site is being promoted as part of a comprehensive scheme for a large urban extension to the north of Stamford in order to support the sustainable growth of the town and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed. The portion of the development area known as Stamford North lies within Rutland is known as Quarry Farm. This site is only intended to be brought forward for development in conjunction with the land in South Kesteven as a comprehensive mixed use scheme which delivers a new road connection between Ryhall Road in the east and the Great North Road to the west. As the Quarry Farm site is required to enable the delivery of sufficient land to meet the housing needs of Stamford and South Kesteven the number of houses delivered on this site will contribute towards meeting South Kesteven District's Local Housing Need rather than Rutland. . Deliverability update received to confirm that the land is in single ownership and that there are no known constraints to delivery. Delivery timescales area identified as being across the next ten years</p> <p>Residential Allocation – Indicative capacity of 650 dwellings (SKDC).</p>
SHELAA/MAR/01	17	8%	27	<p>Whilst there are no significant constraints identified that could not be mitigated this site is not as well related to the settlement as other sites promoted. It would extend linear development out to the edge of the settlement along the northern side of the road. Other sites would provide development between existing built form and would be better connected. Whilst this site would provide a lower level of development than other sites promoted in Market Overton, it is not considered that this factor outweighs the fact that other sites have a better relationship with the existing settlement. On this basis it is not considered suitable for allocation. Deliverability update received to confirm that the land is in single ownership and that there are no known constraints to delivery. Delivery is identified by 2023/24.</p> <p>Do not allocate.</p>
SHELAA/MAR/04a	27	13%	24	<p>The site is adjacent the built up area of Market Overton and sits between existing built form to the east, west and south. This close relationship to the existing built form means that the site would have less impact than other sites promoted. When comparing the</p>

				<p>capacity of the site with the number of existing dwellings within the planned limits of development for Market Overton it results in a 13% growth rate. Whilst this is slightly more than for some of the other settlements, the suitability of the site and its location outweighs the scale of development. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Delivery of the site in one phase will follow within 18 months of gaining planning approval.</p> <p>Residential Allocation – Indicative capacity of 27 dwellings.</p>
SHELAA/MAR/04b	27	13%	23	<p>This site is constrained by the fact the access into the site would need to come through neighbouring site SHELAA/MAR/04a. Therefore the site could not be identified as an allocation above the other sites promoted in Market Overton as a stand alone option. Whilst SHELAA/MAR/04a is identified as an allocation, the additional dwellings provided by this site are not required in order to meet the need across the Local Service Centres. Therefore this site is not identified as an allocation. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Delivery of the site in one phase will follow within 18 months of gaining planning approval.</p> <p>Do not allocate.</p>
SHELAA/RYPH/04	15	2%	25	<p>This site is well related to the existing built form of the settlement with dwellings being built adjacent to the north east. The site would see the re-use of the existing trout farm for residential development. In combination with SHELAA/RYPH/08 the site would provide a slightly larger site for development and would enable the effective and efficient re-use of land for a comprehensive development. The combined site is of a smaller scale than other sites promoted in Ryhall and would provide a lower level of growth. When comparing the capacity of both SHELAA/RYPH/04 and SHELAA/RYPH/08 with the number of existing dwellings within the planned limits of development for Ryhall it results in a 3% growth rate. This site is considered suitable for allocation in combination with SHELAA/RYPH/08. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Marketing of the land will take place once planning permission has been obtained. Delivery of the site is identified in 2022/23 and 2023/24.</p> <p>Residential Allocation – Indicative capacity of 15 dwellings.</p>
SHELAA/RYPH/06a	87	13%	22	<p>Whilst there are no significant constraints identified that could not be mitigated this site would provide a relatively significant number of dwellings for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned</p>

				<p>limits of development for Ryhall it results in a 13% growth rate. In the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Site promoted by a developer on behalf of landowners. Delivery of the site is identified in 2020/21.</p> <p>Do not allocate.</p>
SHELAA/RYPH/06b	73	11%	23	<p>This site could only be allocated if SHELAA/RYPH/06a was also allocated due to required access arrangements. This site along with SHELAA/RYPH/06a would provide a relatively significant number of dwellings for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Ryhall it results in an 11% growth rate. When comparing both SHELAA/RYPH/06a and this site combined, the overall growth rate would be 24%. In the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Site promoted by a developer on behalf of landowners. Delivery of the site is identified in 2020/21.</p> <p>Do not allocate.</p>
SHELAA/RYPH/08	9	1%	23	<p>This site is well related to the existing built form of the settlement when identified as a wider site including SHELAA/RYPH/04. The site would see the re-use of the existing trout farm for residential development. In combination with SHELAA/RYPH/04 the site would provide a slightly larger site for development and would enable the effective and efficient re-use of land for a comprehensive development. The combined site is of a smaller scale than other sites promoted in Ryhall and would provide a lower level of growth. When comparing the capacity of both SHELAA/RYPH/04 and SHELAA/RYPH/08 with the number of existing dwellings within the planned limits of development for Ryhall it results in a 3% growth rate. This site is considered suitable for allocation in combination with SHELAA/RYPH/08. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Marketing of the land will take place once planning permission has been obtained. Delivery of the site is identified in 2024/25 and 2025/26.</p> <p>Residential Allocation – Indicative capacity of 9 dwellings.</p>

SHELAA/RYP/09	12	2%	24	<p>The site sits between the existing built form of the settlement and a new development to the east. It would also connect at the southern end into SHELAA/RYP/04. This site would provide a further comprehensive approach to development of this area of Ryhall whilst still providing only a limited amount of development for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Ryhall it results in a 2% growth rate. When comparing SHELAA/RYP/04, SHELAA/RYP/08 and this site cumulatively, the overall growth rate would be 5%. This is considered to be an acceptable level of growth for Ryhall and therefore this site is considered suitable for allocation. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Marketing of the land will take place once planning permission has been obtained. Planning application to be submitted in the near future. Delivery dependent on developer.</p> <p>Residential Allocation – Indicative capacity of 12 dwellings.</p>
SHELAA/WHI/02	94	18%	25	<p>Whilst there are no significant constraints identified that could not be mitigated this site would provide a relatively significant number of dwellings for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Whissendine it results in an 18% growth rate. Other promoted sites in Whissendine are smaller scale sites which would have less impact on the settlement overall. On the basis that in the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that the land is in single ownership and that there are no known constraints to delivery. Delivery is identified by 2024/25.</p> <p>Do not allocate.</p>
SHELAA/WHI/06b	12	2%	26	<p>The site is adjacent the built up area of Whissendine with built form directly to the east and the west. It is a small site which provides a limited amount of growth for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Whissendine it results in a 2% growth rate. This is considered appropriate and the site is considered suitable for allocation. Deliverability update received to confirm that all landowners have agreed to sell the land for development. Site is being promoted by a developer on behalf of the landowners. Delivery identified as being by 2023/24.</p>

				Residential Allocation – Indicative capacity of 12 dwellings.
SHELAA/WHI/09a	25	5%	24	<p>The site is adjacent the built up area of Whissendine with built form directly to the east and south. It is well related to the existing settlement. It provides a smaller site than two of the other sites promoted in Whissendine and is more appropriate in terms of scale. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Whissendine it results in a 5% growth rate. This is considered appropriate and the site is considered suitable for allocation. Deliverability update received to confirm that all landowners have agreed to sell the land for development. The progress of the Local Plan is awaited before submitting a planning application. Site is identified as being delivered as soon as planning permission is granted.</p> <p>Residential Allocation – Indicative capacity of 25 dwellings.</p>
SHELAA/WHI/09b	93	18%	24	<p>Whilst there are no significant constraints identified that could not be mitigated this site would provide a significant number of dwellings for the settlement. When comparing the capacity of the site with the number of existing dwellings within the planned limits of development for Whissendine it results in an 18% growth rate. The site would also need to be developed together with SHELAA/WHI/09b to provide appropriate connection and relationship to the existing built form, resulting in an even larger development with a 23% growth rate. As a result development would have a greater impact on the landscape and setting of the village than other promoted sites in Whissendine which are smaller scale sites and would have less impact on the settlement overall. On the basis that in the significant majority of cases, other sites in the Local Service Centres are of a smaller scale and better reflect a lower level of growth in proportion with the existing settlements, it is not considered that this site should be allocated. Deliverability update received to confirm that the land is in single ownership and that the site is identified as being delivered as soon as planning permission is granted.</p> <p>Do not allocate.</p>

Table 8: Local Service Centre Residential Allocations

Site Reference	Indicative Capacity	Gross Site Area (hectares)
SHELAA/COT/01	8	1.25
SHELAA/EDI/03	70	3.95
SHELAA/EMP/01	5	0.17
SHELAA/EMP/05	6	0.28
SHELAA/KET/06	15	1.23
SHELAA/KET/07	35	1.3
SHELAA/KET/08	10	1.1
SHELAA/MAR/04a	27	0.95
SHELAA/RYP/04 & SHELAA/RYP/08	24	0.83
SHELAA/RYP/09	12	0.41
SHELAA/WHI/06b	12	0.43
SHELAA/WHI/09a	25	1.02
Local Service Centre: Total Dwellings	249	

6. Residential Sites - Conclusion

- 6.1 This site allocation assessment has been completed following the methodology set out in the Methodology for Assessing Potential Sites updated in December 2019. This report should be read alongside the methodology. Sites in each tier of the settlement hierarchy have been assessed in a consistent and methodical way in order to follow a clear assessment process. The full RAG rating and overall score for each site can be found in Appendix B. The full site assessments can be found in Appendix C. A breakdown of the calculations used to establish a guide of overall growth that a site would contribute to a settlement is located in Appendix D.
- 6.2 Table 9 below sets out the complete list of residential allocations including the indicative capacity and gross site area for each one. As identified previously sites have not been identified in Uppingham as these will be allocated through the Uppingham Neighbourhood Plan. However all sites promoted in Uppingham have been assessed and it has been established through this report that there are sufficient sites to meet the required housing need of 200 dwellings for Uppingham.
- 6.3 The range of sites identified for allocation (excluding sites in Uppingham) equate to one new settlement, five sites associated with Oakham with Barleythorpe and twelve sites across the ten Local Service Centres. Of these eighteen identified sites, five are below 1 hectare in site area. This equates to 28% of the allocated sites being identified as small or medium sites, more than meeting the NPPF requirement of 10% of sites being less than 1 hectare in area.

Table 9: Rutland - Residential Allocations

Site Reference	Indicative Capacity	Gross Site Area (hectares)
SHELAA/BAE/04	8	0.54
SHELAA/OAK/05	73	4.12
SHELAA/OAK/12	40	1.86
SHELAA/OAK/13a with SHELAA/OAK/13c	200	14.3
SHELAA/OAK/16	61	3.37
UPPINGHAM – Sites to be identified in Neighbourhood Plan	200	-
ST GEORGES GARDEN COMMUNITY	1000	286
SHELAA/COT/01	8	1.25
SHELAA/EDI/03	70	3.95
SHELAA/EMP/01	5	0.17
SHELAA/EMP/05	6	0.28
SHELAA/KET/06	15	1.23
SHELAA/KET/07	35	1.3
SHELAA/KET/08	10	1.1
SHELAA/MAR/04a	27	0.95
SHELAA/RYP/04 & SHELAA/RYP/08	24	0.83
SHELAA/RYP/09	12	0.41
SHELAA/WHI/06b	12	0.43
SHELAA/WHI/09a	25	1.02
Total Dwellings	1831	

7. Employment Land Supply

- 7.1 The Employment Land Report (updated in May 2018) sets out two scenarios which show widely differing results. The short term take up scenario indicates an existing over-supply of employment land in Rutland. However, the alternative long term take up scenario shows that there is a requirement to provide an additional 25 hectares of employment land in addition to existing commitments. It is considered that moving towards this longer term scenario is an appropriate approach to make in order to cater for growth arising from the proposed level of housing set out in this plan, to provide choice and flexibility in the supply to the market, and ensure that sufficient land is available to meet the Council's aspirations for the local economy. Therefore at least 25 hectares of land will be allocated in this Local Plan to meet these aspirations.
- 7.2 A [Retail Capacity Assessment Update \(2016\)](#) was undertaken for Rutland which forms part of the evidence base for the Local Plan. The report updated the previous retail capacity evidence base undertaken in 2010 and 2013 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham and the quantitative and qualitative 'need' for additional floorspace in the County over the period to 2036. New retail development will be directed to the Oakham town centre area allowing it to develop and strengthen its role as the principal comparison shopping destination in the county. No out of town sites are required to be found to meet an identified need. Only one potential site is identified for retail use and it is in an out of town centre location. Therefore no retail sites will be allocated.
- 7.3 Each of the sites promoted for employment land area summarised below in table 10. The full RAG rating and overall scores can be found in Appendix B and the full site assessments can be found in Appendix C. The final list of allocations for employment land are identified in table 11 below.

Table 10: Employment Land - Site assessment concluding comments

Site Reference	Indicative Capacity - Hectares	Suitability and Accessibility RAG Score	Comments
SHELAA/OAK/10	4.7	27	<p>The site is within the Planned Limits of Development for Oakham and is currently allocated as an employment site with a site area of 4.75 hectares. There are no significant constraints identified that cannot be mitigated. This site continues to be the most appropriately located site for employment uses given its location near other retail and employment uses and the bypass. It is therefore considered that the site is not suitable for allocation for residential use but is suitable for continued allocation as an employment site. There are no other sites within or adjacent to Oakham that are considered suitable for employment land allocation.</p> <p>Employment Land Allocation – Indicative capacity of 4.75 hectares.</p>
SHELAA/UPP/02	6.8	25	<p>The site is adjacent the built up area of Uppingham. The site whilst promoted for part residential and part employment land, has been assessed as entirely for employment land with an indicative capacity of 6.8 hectares. Of the 9 sites assessed in Uppingham this site scored 25 out of a possible 84 being ranked joint 2nd overall. However there is a limited range of scores with there being only 6 points between the least scoring and the top scoring sites with the majority of sites scoring in the middle of those two scores. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for allocation. This is the only site assessed for an employment use in Uppingham.</p> <p>Employment Land Allocation – Indicative capacity of 6.8 hectares.</p>
SHELAA/EDI/04	14	22	<p>The site is in close proximity to the built up area of Edith Weston however the site is a large site promoted as a new settlement. The site is a brownfield site and would see the redevelopment of a disused MOD site. The site whilst there are constraints to mitigate including appropriate highways arrangements, identifying a layout which is sensitive to heritage constraints and responding to further assessments including ecological and air quality assessments it is considered that appropriate mitigation measures can be identified. The site meets the strategic objectives of the plan which requires the delivery of a substantial amount of new homes through the creation of a new garden community.</p> <p>eEmployment Land Allocation – Indicative capacity of 14 hectares.</p>

SHELAA/KET/11	1.38	26	The site is within the built up area of Ketton. The site is promoted for employment uses. Of the 8 sites assessed in Ketton this site scored 26 out of a possible 84. There is a limited range of scores with there being only 3 points between the two sites. There are no significant constraints identified that could not be mitigated. The site is currently allocated for employment uses in the Core Strategy and two recent planning permissions (2019/0480/FUL and 2019/0530/FUL) have been granted for employment development. Employment Land Allocation – Indicative capacity of 1.38 hectares.
Total hectares	26.18		

8. Employment Sites - Conclusion

8.1 Four sites are identified as suitable for employment land allocation. There is one large allocation as part of the new settlement at St Georges Barracks along with one site in Oakham, one at Uppingham and one small site at Ketton. The total area of allocated land for employment sites equates to 26.88 hectares and meets the requirement of 25 hectares over the plan period.

Table 11: Employment Land Allocations

Site Reference	Gross Site Area (hectares)
SHELAA/OAK/10	4.7
SHELAA/UPP/02	6.8
SHELAA/EDI/04	14
SHELAA/KET/11	1.38
Total	26.88