

Site Appraisals

Rutland Local Plan Review Consultation Draft Document



Rutland
County Council

July 2017

Rutland Local Plan Review

Site appraisals

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1. Introduction

- 1.1 This appraisal has been carried out in order to inform the selection of the proposed development options in the Council's Local Plan Review Consultation Draft Plan.
- 1.2 The appraisal considers all the sites put forward to the Council through and subsequent to the Call for Sites and Issues and Consultations (September 2015-January 2016) and sites identified in the Strategic Housing and Employment Land Availability Assessment (June 2017).
- 1.3 The purpose of the appraisal is to compare the sites on the basis of the evidence available, to highlight any issues or particular concerns and to allow conclusions to be drawn as to the most suitable sites to be allocated for development.
- 1.4 The findings of the site appraisals, along with other factors have led to the identification of the preferred sites for development in the Local Plan Review consultation draft (July 2017).

2. The Site Appraisal Process

- 2.1 The methodology for the site appraisal process has been carried out in accordance with the Local Plan Review Methodology for Assessing Potential Sites (July 2017) which is attached as Appendix 1.
- 2.2 In accordance with the methodology, sites which do not meet the site size threshold criteria and key locational policies of the Draft Local Plan Review have been excluded from the appraisal process. On this basis, sites have been assessed in the following locations:
 - a. Sites within and adjoining the market towns of Oakham and Uppingham;
 - b. Sites within and adjoining the Local Services Centres proposed in the Consultation Draft Local Plan (July 2017)
- 2.3 Sites which have been excluded on this basis are listed in Appendix 2. Detailed site appraisals have not been carried out for these sites and are not included in this document.
- 2.4 Sites for waste disposal and management have been subject to a separate appraisal process due to the different nature of the development and the locational policies that apply to these areas.
- 2.5 The detailed site appraisals are shown in Appendix 3. The appraisals are grouped by settlement category and maps showing the location of the sites that have been assessed are included at the beginning of each group.

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- 2.6 A summary matrix of the findings of the detailed site appraisals is shown in Appendix 4.
- 2.7 Each site has been assessed against a range of environmental, social and economic factors and given a “colour coding” according to its suitability against each of these factors.
- 2.8 A Sustainability Appraisal and Habitats Regulations Assessment (HRA) has also been carried out that has helped to determine the most appropriate sites for inclusion in the Local Plan Review.. This can be viewed on the [Council's website](#).
- 2.9 The Council has commissioned a number [of Landscape Sensitivity and Capacity Studies](#) of land around the two market towns and the Local Service Centres to support the site appraisal process. A range of other evidence based studies have also supported the appraisal process, which can be viewed on the council's website.

3. Appraisal of sites

- 3.1 The following section provides a summary of the findings of the detailed assessments in Appendix 3 showing the main reasons for the selection or exclusion of sites as the provisional sites to be allocated for development identified in the Local Plan Review.

a) Residential development – sites selected

- 3.2 Sites are identified below to support the delivery of a minimum of 757 new dwellings at Oakham, 440 at Uppingham and 554 new dwellings in the Local Service Centres in order to meet the remaining requirements of the Local Plan Review for the period 2016-2036, taking account of development already completed and committed and an allowance for windfall development.
- 3.3 Two sites are also identified on land in Little Casterton Parish on the edge of Stamford in South Kesteven District. These are required as part of a larger development opportunity in South Kesteven District extending eastwards to the north of Stamford.
- 3.4 Further details of the housing requirement in Rutland are given in the Local Plan Review consultation draft plan and the Windfall Housing Study.
- 3.5 All the selected sites have been identified as being available, viable and deliverable.

Site reference	Town/Village	Main reasons for selection
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Site reference	Town/Village	Main reasons for selection
OAK04	Oakham	<p>Within one of the areas having the least landscape impact on Oakham.</p> <p>Has few if any, landscape features that could not be replaced. Relatively well situated in relation to facilities and the town centre.</p>
OAK05	Oakham	<p>Within one of the areas having the lowest landscape impact on Oakham. Adjacent to recent housing development.</p> <p>Has few if any, landscape features that could not be replaced</p> <p>Good accessibility although traffic impact will require mitigation.</p>
OAK08A (see Local Plan Review Policies Map for the extent of the site)	Oakham	<p>Within one of the areas having the least landscape impact on Oakham.</p> <p>In keeping with settlement form and pattern. Well related to the town and good accessibility.</p> <p>Well screened from Catmose Conservation Area.</p> <p>Minimal potential to cause downstream flood risk. Accessible from the bypass with additional works. Part of a larger site put forward for development (see Site OAK8 below).</p>
OAK/13	Oakham	See under d) mixed use sites below.
UPP04	Uppingham	<p>Within one of the areas having the lowest landscape impact on Uppingham.</p> <p>The intervening open land is not important between settlements but is of some importance to the setting of the town but the break between town and countryside is less distinctive. Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern.</p> <p>Adjacent to site designated for housing in the Uppingham Neighbourhood Plan. To the north and west of the town in accordance with Local Plan Review Policy RLP3. Good access.</p>

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Site reference	Town/Village	Main reasons for selection
UPP05A (see Local Plan Review Policies Map for the extent of the site)	Uppingham	<p>Within one of the areas having the lowest landscape impact on Uppingham.</p> <p>To the north west of the town in accordance with Local Plan Review Policy RLP3. Part of a larger site put forward for development (see Site UPP05 below).</p>
UPP06A (see Local Plan Review Policies Map for the extent of the site)	Uppingham	<p>To the north and west of the town in accordance with Local Plan Review Policy RLP3. Within one of the areas having the lowest landscape impact on Uppingham. Development would be in keeping with the settlement form and pattern. Designated for future housing in the Uppingham Neighbourhood Plan.</p> <p>Part of a larger site put forward for development (see Site UPP06 below).</p>
UPP08	Uppingham	<p>To the west of the town in accordance with Local Plan Review Policy RLP3. One of the lesser sensitive landscape areas with medium landscape capacity to accommodate new development.</p> <p>Development would be in keeping with settlement form and pattern, well associated with the town. Development would not create significant visual impact</p> <p>Designated for housing in the Uppingham Neighbourhood Plan.</p>
COT13	Cottesmore	<p>Relatively unconstrained site within the village of moderate landscape value.</p> <p>There may be improved potential for small scaled, well designed development to be accommodated within the southern parts of the central field of the zone, immediately north of the Creswell Drive area as indicated as sub-zone C1(a) in Figure 4. This area would be generally well screened from public vantage points and is of otherwise unremarkable character or amenity value. Capacity would be enhanced through sensitive layout, design and uses of materials. Modest development here would have a limited impact upon settlement form and character.</p> <p>Relatively accessible to facilities and services within the village</p>

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Site reference	Town/Village	Main reasons for selection
EDI02A (see Local Plan Review Policies Map for the extent of the site)	Edith Weston	<p>Within one of the areas having the lowest landscape impact on Edith Weston. Well located in relation to facilities and the village centre.</p> <p>Part of a larger site put forward for development (see Site EDI02 below).</p>
EMP01A (see Local Plan Review Policies Map for the extent of the site)	Empingham	<p>Within one of the areas having the least landscape impact on Empingham. Relatively unconstrained site. Development would be an appropriate extension of the village with no adverse impact.</p> <p>Part of a larger site put forward for development (see Site EMP01 below).</p>
GRE01A (see Local Plan Review Policies Map for the extent of the site)	Greetham	See under d) mixed use sites below.
GRE02	Greetham	<p>Relatively unconstrained site within an area having the least landscape impact on the village.</p> <p>Minimal intrinsic landscape character or value, and with low elevation which reduces the landscape prominence.</p> <p>Good accessibility.</p>
KET02	Ketton	<p>Relatively unconstrained site within an area having the lowest landscape on the village.</p> <p>Development would be inconspicuous in the countryside and would be close to the village boundary and have some association with village development along Barrowden Road, in keeping with settlement form and pattern.</p>
KET03A (see Local Plan Review Policies Map for the extent of the site)	Ketton	<p>Medium landscape capacity</p> <p>Development would continue recent housing which has expanded the village up the slope of rising ground, and would have some association with village form and pattern</p> <p>Low impact on the estate and wider road network such as junction of Empingham Rd with High St.</p>

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Site reference	Town/Village	Main reasons for selection
MAR04	Market Overton	Relatively unconstrained site within an area having the lowest landscape on the village. Very well related to the existing settlement form.
RYH04	Ryhall	Relatively unconstrained site within an area having the least landscape around the village.
RYH06A (see Local Plan Review Policies Map for the extent of the site)	Ryhall	Relatively unconstrained site within an area having the least landscape around the village. Development would be less sensitive to further small scale housing where a buffer is retained between the village and the river. Part of a larger site put forward for development (Site RYH06 see below).
WHI06	Whissendine	Within one of the areas having the least landscape impact on the village. Development would not significantly compromise any distinctive break between the village and countryside to the west.
WHI09A (see Local Plan Review Policies Map for the extent of the site)	Whissendine	Within one of the areas having the least landscape impact on the village. New development would continue the current form and pattern of growth to the west. Part of a larger site put forward (WHI09 below)
LIT01	Little Casterton parish (Land on the edge of Stamford)	Needed as part of a larger urban extension to support the sustainable growth of Stamford and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed. Impact on biodiversity to be mitigated. Low-medium landscape impact.
LIT02	Little Casterton parish (Land on the edge of Stamford)	Needed as part of a larger urban extension to support the sustainable growth of Stamford and to facilitate an appropriate road connection and necessary infrastructure improvements to support the amount of growth proposed.

b) Residential development – sites not selected

- 3.6 Those sites that have not been selected for allocating for residential development in the Local Plan Review as a result of the Site Appraisal process are listed below and the main reasons for exclusion given in each case.
- 3.7 It should be noted that the exclusion of these sites from allocating in the plan does not necessarily imply that they not suitable for development but rather

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that they do not provide the best option having regards to the other sites available and the amount of development that will be needed.

i) Oakham – sites not selected

Site Ref	Main reasons for exclusion
OAK01	<p>One of the most sensitive landscape areas with low capacity to accommodate development.</p> <p>The site is important in respect to its pastoral landscape character, distinctive rising relief which frames the existing extent of Oakham, and for its public access and biodiversity value.</p> <p>Development across higher land to the west of Oakham would introduce an uncharacteristic element to the settlement form.</p> <p>High grade agricultural land. Topography and distance from facilities and the town centre. Crossed by public right of way.</p> <p>Site managed by the Woodland Trust suggests the site may not come forward.</p>
OAK02	<p>One of the most sensitive landscape areas with low capacity to accommodate development.</p> <p>The site is particularly sensitive to development primarily because of the role its woodland features play in providing a fully screened approach to Oakham from the south. The 'green' southern edge to Oakham is an important landscape and townscape characteristic, and development in front of the woodland would completely alter the distinctive feature. It is also important in respect to public access as the 'Rutland Round' path crosses it.</p> <p>Within Conservation Area. Public right of way crosses the site.</p>
OAK03	<p>Does not adjoin the planned limits of development. One of the most sensitive landscape areas with low capacity to accommodate development.</p> <p>The site presents an important landscape setting to west of Oakham, emphasised by its rolling and rising relief. The prominence of development from public vantage points would be high. Development across higher land to the west of Oakham would introduce an uncharacteristic element to settlement form.</p> <p>Topography and distance from facilities and the town centre.</p>
OAK06	<p>Extensive and prominent area of land extending into the countryside. Partly high grade agricultural land. Partly steep sloping land. Distance from facilities and the town centre, not well related to the town. More land than is needed to meet requirements.</p>

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Site Ref	Main reasons for exclusion
OAK07	<p>One of the most sensitive landscape areas with low-medium capacity to accommodate development.</p> <p>Development of this site would have considerably greater impacts upon landscape character, settlement form and visual amenity due to the scale, degree of separation and visual prominence.</p> <p>Partly high grade agricultural land. Distance from facilities and the town centre.</p>
OAK08	<p>The site is not considered suitable to allocate in its entirety as includes an extensive area of land to the south of the town with only low-medium landscape capacity to accommodate new development and potential impacts on the setting of the town and the Conservation Area. Partly high value agricultural land. The eastern part of the site with higher landscape capacity to accommodate new development is proposed to be allocated as site OAK08A (see above).</p>
OAK09	<p>One of the most sensitive landscape areas with low capacity to accommodate development.</p> <p>Site more conspicuous from the rising bypass as it crosses the railway line. Elevated view would be significant if the site were developed, emphasising the outlying nature of the site in relation to town's current extent.</p> <p>High grade agricultural land. Potential to exacerbate risk downstream.</p>
OAK10	Safeguarded employment land under Local Plan Review Policy RLP3.
OAK11	Safeguarded employment land under Local Plan Review Policy RLP3.
OAK12	Designated important open space under Local Plan Review Policy RLP43.
OAK14	Site not currently available for development.
OAK15	<p>One of the most sensitive landscape areas with low capacity to accommodate development.</p> <p>Development of this site would be highly conspicuous from the elevated sections of the bypass, impacts which could not be reasonably mitigated.</p> <p>Partly high grade agricultural land. Possible biodiversity issues. The site has public value as a public footpath crosses the site with important links to the canal at its northern edge. Development of this site would have significant implications for settlement form and urbanisation of the rural setting of the town.</p>
OAK16	One of the most sensitive landscape areas with low capacity to accommodate development.

ii) Uppingham – sites not selected

Site Ref	Main reasons for exclusion
UPP01	Contrary to Local Plan Review Policy RLP3 that development should be focussed to the west and north of the town. High grade agricultural land.

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Site Ref	Main reasons for exclusion
UPP02	See under e) mixed use sites below.
UPP03	Significant physical constraints to sustainable development including; landscape impact, important frontage to road at point of potential access and green corridor into countryside.
UPP05	The site is not considered suitable to allocate in its entirety as the landscape sensitivity and capacity study indicates that development could be set back from the well wooded valley along its northern boundary, to retain the 'valley' as an important green landscape and wildlife corridor with low landscape capacity to accommodate new development. The southern part of the site proposed to be allocated as UPP05A (see above).
UPP06	The site is not considered suitable to allocate in its entirety as it includes land shown as important open space in the Uppingham Neighbourhood Plan. The part of the site designated for future housing in the neighbourhood plan is proposed to be allocated as site UPP06A (see (see above)).
UPP07	Small site not considered necessary to allocate in the Local Plan.
UPP09	<p>Contrary to Local Plan Review Policy RLP3 that development should be focussed to the west and north of the town where development will have the least impact on local landscape.</p> <p>Steeply sloping topography and high landscape impact. Presents some public amenity value by way of views, access, biodiversity interest or opportunity for quiet enjoyment (relative tranquillity)</p>

iii) Local Service Centres – sites not selected

Cottesmore – sites not selected

Site Ref	Main reasons for exclusion
COT1	Area of low landscape capacity to accommodate new development. Poor accessibility.
COT2	Highly sensitive landscape area with low landscape capacity to accommodate new development. Poor accessibility and previous planning applications refuse on highway grounds.
COT3	<p>Within the Conservation Area and to designated area of important open space in Site Allocations and Policies DPD and possible impact on it. It gives the impression of parkland although it is not related to a designed landscape.</p> <p>It is an important open space in terms of settlement form and has locally significant scenic value which would resent a net loss to local environmental quality if lost to development. Intrinsic value as open space should be safeguarded.</p>
COT4	<p>Adjoining Conservation Area. Adjacent to military cemetery. Development to the east as far as Rogue's lane should be resisted to protect settlement form and immediate landscape character along the lane.</p> <p>Development would present significant extension of the village.</p>

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Site Ref	Main reasons for exclusion
COT5	Partly within moderately sensitive area with low to medium landscape capacity to accommodate development. Poor access and visibility splays. Involves loss of operational farmyard which will require re-location
COT06	<p>Not closely related to services and facilities within the village. Development could present a significant extension of the village to the north of the Heath Drive estate in an area of local visual prominence, and consideration must be afforded to sensitive elements such as the brook and ridge and furrow landscape features.</p> <p>Overall, development across the zone would be poorly related to the historic form of Cottesmore but could serve to ameliorate currently harsh contrast between the village and its setting. It would be likely to worsen the current relationship between countryside and developed area.</p>
COT08	Highly sensitive landscape with low to medium landscape capacity to accommodate development. It presents some of the more attractive and characterful landscape elements found around Cottesmore Adjacent to Conservation Area. May affect setting of the church. High grade agricultural land.
COT09	<p>Not closely related to services and facilities within the village. Close to military cemetery possible impact on its setting. English Heritage previously stated that it does not consider it suitable for development.</p> <p>Overall, development across the zone would be poorly related to the historic form of Cottesmore but could serve to ameliorate currently harsh contrast between the village and its setting. It would be likely to worsen the current relationship between countryside and developed area.</p>
COT10	<p>Not closely related to services and facilities within the village</p> <p>Development across the whole of Zone C6 would serve to extend the existing built limits of the village to a significant extent and because of the already peripheral nature of Wenton Close estate. It, would serve to present a significant extension of the village into exposed open countryside in a way which would be remote from the historic core and services of the village.</p> <p>Development would be likely to be of high prominence in the wider landscape, even though the landscape in the zone is of relatively unremarkable character. It would also serve to emphasise earlier unsympathetic impacts upon settlement form</p>
COT11	Highly sensitive landscape area with low to medium landscape capacity to accommodate development. . It presents some of the more attractive and characterful landscape elements found around Cottesmore. High grade agricultural land. Too narrow access and highway objections.
COT12	No need to allocate. The Planned Limits of Development are proposed to be amended to include this site allowing appropriate development proposals to come forward.

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Edith Weston – sites not selected

Site Ref	Main reasons for exclusion
EDI02	The site is not considered suitable to allocate in its entirety as it includes land with low landscape capacity to accommodate new development. Part of the site with higher landscape capacity is proposed to be allocated as EDI02A (see above).

Empingham – sites not selected

Site Ref	Main reasons for exclusion
EMP02	Not considered necessary to allocate for development as site is within the planned limits to development which will allow appropriate sites to come forward.
EMP03	<p>Of some importance to the setting of the village, with a sense of place. Development may have some effect on settlement form and pattern</p> <p>Limited, small areas close to the village may have the potential to accommodate small scale development, shown as sub-zone E8(a) in Figure 10. Access to the area and other site considerations may rule the area out. It is essential that any new development includes appropriate mitigation planting to recreate the existing soft edge to the village and to minimise visual impact, especially in views down into the village from higher land further west. Sensitive layout in terms of scale, design and use of materials would enhance its capacity and reduce potential visual impact.</p>
EMP04	Contains 16th Century Listed Dovecote which is a Scheduled Ancient monument. Within the Conservation Area. Highly sensitive landscape area with low to medium landscape capacity to accommodate new development.
EMP05	Not considered necessary to allocate for development as site is within the planned limits to development which will allow appropriate sites to come forward.

Great Casterton – sites not selected

Site Ref	Main reasons for exclusion
GRT01	<p>Development would continue the pattern of growth westwards it could adversely affect the setting of listed buildings and other features within the Conservation Area.</p> <p>Development on the western part of the zone would be prominent in close views from the Old Great North Road and more distant views from the west from Water Lane where it bridges over the A1, where it would be perceived as encroaching into open countryside, which could not be mitigated.</p>

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Site Ref	Main reasons for exclusion
GRT02	Not considered necessary to allocate for development as site is within the planned limits to development which will allow appropriate sites to come forward.
GRT03	<p>Large site with significant impact on narrow access roads in vicinity. Access through Great Casterton onto Old Great North Road would generate significant level of traffic.</p> <p>Development although development would continue the pattern of growth westwards it would either be prominent on higher ground in the northern part of the zone.</p>
GRT04	<p>Area of high landscape sensitivity and low to medium landscape capacity to accommodate new development. Significant impact on neighbouring communities and adjacent land uses.</p> <p>Development would be prominent on rising open ground above 55m AOD where it would be seen to extend above the current limit to built development in Great Casterton from a number of viewpoints around the village.</p>

Greetham – sites not selected

Site Ref	Main reasons for exclusion
GRE03	Only small part of the site within the planned limits of development. Moderate landscape sensitivity and medium landscape capacity to accommodate new development.
GRE04	No infrastructure available and poor access.

Ketton – sites not selected

Site Ref	Main reasons for exclusion
KET01	High landscape sensitivity and low capacity to accommodate development. Important to the setting of the village and development would detract from important aspects of settlement and form.
KET03	The site is not considered suitable to allocate in its entirety as it extends south-westwards into open countryside. Part of the site is proposed to be allocated as site KET03A (see above).
KET04	Of some importance to the setting of the village. Has a lower landscape capacity has been allocated to reflect the relatively elevated, open, exposed nature of the zone and its sensitive location at the transition of the Chater Valley and the Welland Valley.
KET05	Candidate Local Wildlife Site.
KET06	Not considered necessary to allocate for development as site is within the planned limits to development which will allow appropriate sites to come forward. Most of site designated as Area of Important Open Space in the Rutland Local Plan.

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Site Ref	Main reasons for exclusion
KET07	Not considered necessary to allocate for development as site is within the planned limits to development which will allow appropriate sites to come forward.
KET08	Not considered necessary to allocate for development as site is within the planned limits to development which will allow appropriate sites to come forward.
KET09	Extensive and prominent area of land extending into the countryside. Steeply sloping land in parts.
KET10	<p>Accessibility. It is unclear how the site will be accessed and no development can access off Hunt's Lane as the road is too narrow with houses on both sides. Access off Empingham Road and A6121 and Church Road would need careful consideration and possible highway improvements</p> <p>Indistinctive, unremarkable landscape character, the presence of the quarry and cement works and the extensive woodland, mounding and planting to the north of the village.</p>

Langham – sites not selected

Site Ref	Main reasons for exclusion
LAN01	<p>Site is with areas prone to flooding and within Flood Zone 3. Crossed by public footpath.</p> <p>Development within the zone could present extension of the village within a generally enclosed area where it would not be prominent in the wider visual context and with low need for visual mitigation.</p> <p>Impact on the traditional built form, pattern and scale of the village would not be significant partly as a consequence of preceding dilution of the extent of the village, but also as development could actually reflect its compact and rectilinear form.</p>
LAN02	<p>Designated as an important open space in the Local Plan. Site is within area with tendency to flood and within Flood Zone 3.</p> <p>Within the planned limits of development.</p>
LAN03	Site does not adjoin the Planned Limits to Development.
LAN07	Site does not adjoin the Planned Limits to Development.

Market Overton – sites not selected

Site Ref	Main reasons for exclusion
MAR01	<p>Area of high landscape sensitivity and low to medium capacity.</p> <p>Impact upon the views of properties south of Thistleton Road and upon the approach into the village from the east.</p>
MAR02	<p>Adjacent to grade 1 listed church and may impact on its setting.</p> <p>Potential for archaeological remains. English Heritage previously stated that they do not consider suitable for development. Area of High landscape sensitivity and low to medium capacity.</p>
MAR03	<p>Area of high landscape sensitivity and low landscape capacity to accommodate new development. Poor access and visibility splays.</p> <p>Location previously refused permission for development.</p>

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Ryhall – sites not selected

Site Ref	Main reasons for exclusion
RYH01	<p>Moderately sensitive landscape with limited capacity to accommodate development that doesn't impact on important characteristics and the open nature of the river valley landscape.</p> <p>Land at junction of B1176 and turnpike road - Access would be poor as on a bend with a busy A road.</p>
RYH02	<p>Moderately sensitive landscape with limited capacity to accommodate development that doesn't impact on important characteristics and the open nature of the river valley landscape.</p> <p>Access visibility poor due to bends and close proximity to junction.</p>
RYH03	Access issues.
RYH05	Site not currently available for development.
RYH06	Large and extensive site on the edge of the village. Out of scale with the village. High value agricultural land. Southern part of the site is proposed to be allocated as site RYH06A (see above)
RYH07	<p>High landscape sensitivity and low to medium capacity to accommodate new development.</p> <p>Access issues. Could affect the back lane and character of the Conservation Area. English Heritage previously commented that it does not consider this site suitable for development. Public right of way crosses the site.</p>

Whissendine – sites not selected

Site Ref	Main reasons for exclusion
WHI01	High landscape sensitivity and low capacity to accommodate new development. Public right of way crosses the site.
WHI02	Partially within in area of high landscape sensitivity and low capacity to accommodate new development. . The Rutland Round circular long distance footpath passes along the eastern edge and would be affected by built development although this wouldn't have a significant adverse impact. New development could impact on sensitive views and would create a new built edge that breaks the skyline.
WHI03	High landscape sensitivity and low capacity to accommodate new development. Development would be exposed and isolated from the village and would detract from important aspects of settlement form and pattern. Distance from village facilities.
WHI04	High landscape sensitivity and low capacity to accommodate new development. Presents locally important landscape characteristics and scenic value.
WHI05	Partially in area of high landscape sensitivity and low capacity to accommodate new development. . Presents locally important landscape characteristics and scenic value.

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Site Ref	Main reasons for exclusion
	Partially within flood zone. Poor access and potential impact on the road network.
WHI07	Large site extending in to open countryside. Out of scale with the village.
WHI08	Area of high landscape sensitivity and low to medium landscape capacity to accommodate new development. New development would detract from key aspects of settlement form and pattern by extending the village northwards. New development likely to be conspicuous in providing a new, harsh built edge to the village, diluting rural character.
WHI09	Large site extending in to open countryside. Out of scale with the village. Part of the site allocated as site WHI09a (see above).
WHI10	Large site extending in to open countryside. Out of scale with the village. Partially within area of high landscape sensitivity and low to medium landscape capacity to accommodate new development. Presents locally important landscape characteristics and scenic value. Presents some public amenity value by way of views and access. Adjoins flood risk area.

c) Sites for other uses – sites selected

3.8 Sites are identified below to support the delivery of 25ha of new employment land and retail development to meet the requirements of the Core Strategy for the period 2012-2026. Further details of the requirement are given in the Site Allocations and Policies DPD.

Site Ref	Location	Use	Main reasons for selection
OAK13	Oakham	Mixed	<p>Large site in single ownership offering opportunity to provide mixed use development. Largely within areas of moderate landscape sensitivity and medium landscape capacity to accommodate new development.</p> <p>Northern part of the site is within an area of high landscape sensitivity but has moderate landscape capacity to accommodate new development.</p> <p>The site's position between established urban areas and outlying elements of the town afford it a relatively positive ability to accommodate development. It's well screened.</p> <p>Good accessibility. Largely with area with minimal potential to cause downstream flood risk.</p>
GRE01	Greetham	Mixed	Adjacent to areas assessed as having moderate landscape sensitivity and medium/low- medium landscape capacity to accommodate

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Site Ref	Location	Use	Main reasons for selection
			development. The site is well screened by roadside hedging and the mature structural planting to its eastern fringe. Depending where the site access will be, will depend how it will impact on the wider network. Impact on traffic through village high but traffic east onto A1 will be low impact Good strategic accessibility to the A1
UPP15	Uppingham	Employment	Safeguarded employment land under Local Plan Review Policy RLP3.
OAK17 (proposed allocation site R1)	Oakham	Retail (non-food)	Edge of town centre and supported by Retail Capacity Study. Previously allocated in Site Allocations and Policies DPD.

d) Sites for other uses – sites not selected

3.9 Sites that have not been selected for allocating as ‘other uses’ in the Site Allocations and Policies DPD as a result of the Site Appraisal process are listed below and the main reasons for exclusion given in each case. There is no requirement to allocate sites for other uses in the Core Strategy, other than those shown in d) above.

3.10 It should be noted that the exclusion of these sites from allocating in the plan does not necessarily imply that they not suitable for development but rather that they do not provide the best option having regards to the other sites available and the amount of development that will be needed.

Site Ref	Location	Proposed use	Main reasons for exclusion
UPP02	Uppingham	Mixed use (employment, residential, retail and local community use).	Designated as Employment Land (Site D) in the Uppingham Neighbourhood Plan (Policy 6).
COT07	Cottesmore	Business use	Site allocated for waste management purposes (Site W1).
EMP01b	Empingham	Business Use	Site allocated for residential development (Site EMP01A).

Rutland Local Plan Review

Site appraisals

e) Sites for waste disposal or management – selected sites

3.11 Sites are identified below to support the delivery of waste related development to meet the requirements of the Local Plan Review for the period to 2036. Further details of the requirements are given in the Local Plan Review Consultation Draft Plan.

Site Ref	Location	Proposed use	Main reasons for selection
COT07 (proposed allocation site W1)	Cottesmore	Preliminary treatment facility	The majority of the site is an allocation in the adopted plan. It supports the delivery of the indicative waste management capacity for preliminary treatment/AD and conforms with the spatial strategy for waste management. The site is well located, with few constraints on the site or sensitive receptors nearby. In principle any impacts upon biodiversity, the local landscape, amenity and heritage assets could be adequately mitigated.
GRE06 (proposed allocation site W2)	Greetham	Preliminary treatment facility	The site is an allocation in the adopted plan. It supports the delivery of the indicative waste management capacity for preliminary treatment and conforms with the spatial strategy for waste management. The site is well located, with few constraints on the site or sensitive receptors nearby. In principle any impacts upon biodiversity, amenity, the local landscape and heritage assets could be adequately mitigated.
Proposed allocation site W3	Ketton	Inert disposal	The site is an allocation in the adopted plan. The allocation would facilitate restoration of the existing quarry and is in line with the spatial strategy for waste related development. The previously worked nature of the site, the established site accesses and planning conditions relating to restoration, ecological management, noise, dust and vibration, demonstrates that it is likely that any impacts of the proposed allocation could be adequately managed and mitigated.

Rutland Local Plan Review

Site appraisals

f) Sites for minerals development selected sites

Sites below are identified to help provide for the County's limestone aggregate and building stone requirements of the Local Plan Review for the period to 2036. Further details of the requirements are given in the Local Plan Review Consultation Draft Plan.

Site Ref	Location	Proposed use	Main reasons for selection
GRE07 (proposed allocation M4a)	Greetham Quarry	Extraction of crushed rock (limestone)	The allocation is an extension to an existing quarry and is located within the Areas for Future Mineral Extraction. It would contribute towards meeting a deliverable supply of limestone aggregate and building stone over the plan period. The site is well located with few constraints on the site and a limited number of sensitive receptors nearby. It is considered that in principle any impacts upon the locality, including biodiversity, amenity, the local landscape and heritage assets could be adequately mitigated and managed.
STR03 (proposed allocation M5a)	Hooby Lane Quarry, Stetton	Extraction of building stone	The allocation is opposite an existing quarry operated by the promoter within the Areas for Future Mineral Extraction. It would contribute towards meeting a deliverable supply of building stone over the plan period. The site is well located with few constraints on the site and with few sensitive receptors nearby. It is considered that in principle any impacts upon the locality including biodiversity, amenity, and the local landscape and heritage assets could be adequately mitigated and managed.

4. Conclusions

- 4.1 The site appraisal process has assessed all the sites that have been identified or put forward to the Council and which have passed an initial "desktop" assessment in terms of site size threshold and compliance with key locational policies.

Rutland Local Plan Review

Site appraisals

- 4.2 Sites have been assessed in terms of a range of environmental, social and economic factors in order to allow comparison between them in terms of their capacity to accommodate the future development that will be required. Economic factors include evidence of the owner wanting to release site for development.
- 4.3 The findings of the Site Appraisal process have influenced the Council's decisions on the sites to be allocated for residential development in Local Plan Review along with a range of other factors.
- 4.4 Further consultation on the Consultation Draft Local Plan Review in August-September 2017 may result in changes to the sites to be allocated and the appraisals process being required.

Appendix 1

Local Plan Review Methodology for Assessing Potential Sites



Local Plan Review

Methodology for Assessing Potential Sites

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1. Proposed assessment criteria and related sustainability appraisal objectives
2. Impact risk rating
3. Sustainability appraisal objectives and links between the plan-making and SA Processes and the assessment method

Introduction

- 1.1 Rutland County Council is preparing a Review of its Local Plan. This will update the following “Development Plan Documents” (DPDs) and replace them with a single local plan:
- Minerals Core Strategy and Development Control Policies DPD (October 2010)
 - Core Strategy DPD (July 2011)
 - Site Allocations and Policies DPD (October 2014)
- 1.2 The Local Plan Review will extend the plan period to 2036 and allocate sites for any new housing or other development that may be required to meet requirements over the plan period.
- 1.3 As a first stage in identifying the sites to be allocated in the Local Plan Review, developers, landowners, town and parish councils, and other interested parties are being invited to submit sites for inclusion in plan through a “Call for sites” process.
- 1.4 It should be noted that sites put forward through the Call for Sites will not necessarily be included as allocations in the plan. All sites put forward will be processed outlined below in order to help determine their suitability for inclusion as allocations in the Local Plan Review.
- 1.5 This note sets out the methodology for assessing potential sites for inclusion in the Local Plan Review. It will be subject to consultation with the Strategic Environmental Assessment Bodies (Natural England, Historic England and the Environment Agency) for their views on the proposed process and methodology.

Site assessment process

- 1.6 The aim of the site assessment process is to help determine which sites are the most suitable for allocating for development in the Local Plan Review.
- 1.7 The site assessment process will primarily be desktop based with the purpose of providing a robust overview of the development potential of sites. In some instances, however, further detailed studies may be needed to assist in the consideration of sites, for example in relation to landscape capacity /sensitivity and transport issues.
- 1.8 The assessment will consider:
- a) all the sites submitted to the Council through the “Call for Sites” process (see Paragraph 1.3 above);
 - b) other potential sites that may have previously been identified through the Strategic Housing and Employment Land Availability Assessment (SHELAA);
 - c) any undeveloped allocations from the Site Allocations and Policies DPD (2014) and the Minerals Core Strategy and Development Control Policies DPD (2010).

Stage 1 – Assessment against minimum site size threshold

- 1.9 All sites will initially be assessed against a minimum site size threshold. This is the minimum size of site that it is considered feasible to allocate for development in the Local Plan Review. It is based on the minimum size of site recommended in government planning practice guidance for housing and economic land availability assessments, adjusted for local circumstances.
- 1.10 The minimum site size threshold is:
- a) 0.15 ha for housing sites, which represents at least 6 dwellings in the Oakham and Uppingham and 4-5 dwellings in the larger villages and elsewhere
 - b) 0.25 ha (or 500m² floorspace) for sites for economic development.
- 1.11 It should be noted that the exclusion of a site from further consideration on this basis does not imply that that the site is not suitable for development, but rather that it is too small to be considered suitable for allocating for development.

Stage 2 - Compliance with key locational policies

- 1.12 Sites that meet the site size threshold outlined above will be assessed in order to determine whether they meet the key locational policies set out in national planning policy and in the Draft Consultative Local Plan, July 2017. These policies are intended to focus development in the most sustainable locations in the towns and larger villages and to restrict development in unsustainable locations in the villages and countryside.
- 1.13 Examples of sites unlikely to be allocated in the Local Plan Review on the basis of these policies are:
- a) sites below the minimum site-size threshold outlined above;
 - b) sites in the Smaller Service Centres and Smaller Villages with the exception of affordable housing sites, infill developments and conversion or reuse of redundant suitable rural buildings;
 - c) sites in the countryside that do not adjoin the planned limits of development of settlements apart from development which has an essential need to be located in the countryside.
- 1.14 Sites put forward for minerals extraction and minerals related development will be assessed to determine whether they meet the key policies in the Consultative Draft relating to the location of future mineral working.

Stage 3 - Detailed assessment against environmental, social and economic factors

- 1.15 A more detailed assessment will be carried out on all those sites that meet the site size threshold and key locational policies outlined above.
- 1.16 Each site will be assessed against a range of environmental, social and economic factors. These factors have been devised to link with the Sustainability

Appraisal (SA) objectives. The site assessments will be recorded in a tabular format (see Appendix 1) which shows for each site:

- a) the factors assessed;
- b) a summary of the site's impact or suitability against each of the factors assessed;
- c) a colour coding (red/orange/yellow/green) for each of the factors identified under b) above according to its impact or the suitability of the site.

- 1.17 The purpose of the colour coding or "traffic light system" in c) above is to allow visual comparison between the sites in terms of the factors assessed and to highlight any significant constraints.
- 1.18 An impact risk rating (see Appendix 2) will be carried out for any waste management or minerals related sites in order to identify the potential scale and level of any impact and to allow comparison between the sites.

Stage 4 - Conclusions and recommended sites

- 1.19 On the basis of the site assessments outlined above, a comparison matrix will be drawn up showing all the sites in terms of the colour codings identified. This will allow comparison between all the sites on a visual basis.
- 1.20 Conclusions will be set out as to the most suitable sites to be allocated for development in the Local Plan Review having regards to the factors identified in the site assessments, the need for the particular development and any other factors that may be relevant.
- 1.21 The conclusions will set out:
 - a) the sites recommended as being suitable for inclusion as allocations in the Local Plan Review and the main reasons for selection of each site;
 - b) sites that are not recommended as being suitable for allocating in the Local Plan Review setting out the main reasons for the exclusion of each site.
- 1.22 The Site Appraisals document will subsequently be updated to take account of the response to consultation on the Consultation Draft version of the Local Plan Review and any additional sites put forward through that process.

Sustainability appraisal process

- 1.23 The Sustainability Appraisal (SA) process involves assessing the potential sites in terms of their likely impact on the sustainability objectives that have been identified (see Appendix 1). This process will help in comparing the potential sites in terms of their potential impact on these objectives.
- 1.24 The SA will be informed by the site assessment process outlined above, which examines the suitability of each site in terms of a range of environmental, social and economic issues. The links between the plan-making, SA and site assessment processes are illustrated in Appendix 3.

- 1.25 In carrying out the SA of sites it is intended that sites will be grouped with sites having similar characteristics and be appraised as a group. Examples of groupings could include:
- sites that do not meet the site-size threshold;
 - sites in Smaller Service Centres and Small Villages that it is proposed to exclude on the basis of non-compliance with Consultative Draft Local Plan policies on the location of development;
 - sites in the countryside that do not adjoin the built-up area that it is proposed to exclude on the basis of non-compliance with the Consultative Draft Local Plan policies on the location of development;
 - sites within and adjoining Oakham, Uppingham and the Local Service Centres that are being subject to consultation in the Local Plan Review.
- 1.26 The findings of the SA together with the site assessment process will help in determining the most appropriate sites for inclusion in the Consultative Draft Local Plan.

Proposed site assessment criteria and related sustainability appraisal objectives

Category	Criteria	Related SA objective
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Compliance with key locational policies in national policy and the Consultative Draft Local Plan.	
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Whether land flat, sloping etc	
• Agricultural land	<ul style="list-style-type: none"> • Greenfield or brown field site • Agricultural land quality • Impact on agricultural activities 	12. To protect the natural resources of the region – including water, air, soil and minerals.
• Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Impact on biodiversity and geodiversity, in particular on locally, nationally and internationally designated sites • Impact on trees and hedgerows 	9. To increase biodiversity and geodiversity.
• Cultural heritage	<p>Impact on designated and locally important heritage assets and their setting including:</p> <ul style="list-style-type: none"> • Scheduled Ancient Monuments • Registered Parks and Gardens • Conservation areas • Listed buildings • Archaeological sites 	<p>6. To provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment.</p> <p>10. To protect and enhance the natural, heritage and built environmental assets of the area and their setting.</p>
• Landscape and townscape	<ul style="list-style-type: none"> • Impact on landscape and townscape character • Impact in relation to scale and character of existing community • Impact on historic landscape character 	<p>10. To protect and enhance the natural, heritage and built environmental assets of the area and their setting.</p> <p>11. To protect and enhance the character, diversity and local distinctiveness of the rural landscape of Rutland.</p>

Proposed site assessment criteria and related sustainability appraisal objectives

Category	Criteria	Related SA objective
<ul style="list-style-type: none"> Loss of recreational or public open space land 	Impact on recreational opportunities and open spaces	1 To provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment.
<ul style="list-style-type: none"> Potential for new green infrastructure 	Potential for site to provide new green infrastructure including: <ul style="list-style-type: none"> The wider green infrastructure network Links between existing green infrastructure 	6. To provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment. 9. To increase biodiversity and geodiversity. 11. To protect and enhance the character, diversity and local distinctiveness of the rural landscape of Rutland.
<ul style="list-style-type: none"> Water conservation and management/flood risk 	Susceptibility to, and impact on, flood risk.	12. To protect the natural resources of the region – including water, air and soil. 16. To reduce the risk and impact of flooding.
<ul style="list-style-type: none"> Contamination 	Whether site contaminated.	12. To protect the natural resources of the region – including water, air and soil.
<ul style="list-style-type: none"> Environmental quality and human health* 	Impacts in terms of: <ul style="list-style-type: none"> Air quality and pollution Noise and vibration Odours Bio aerosols Vermin and birds Litter Bird strike hazard Potential for residual environmental nuisance Potential for cumulative impacts 	5. To improve access to health and social care provision and maintain good health standards. 12. To protect the natural resources of the region – including water, air and soil.

Proposed site assessment criteria and related sustainability appraisal objectives

Category	Criteria	Related SA objective
<ul style="list-style-type: none"> Restoration and after use* 	Potential for beneficial restoration and after use	12. To protect the natural resources of the region – including water, air and soil.
<ul style="list-style-type: none"> Waste management* 	<ul style="list-style-type: none"> Enable communities to take more responsibility for their own waste Contribution towards sustainable waste management and a reduction in reliance on land filling Co-location of facilities together and with complementary activities 	13. To minimise waste, increase recycling and promote sustainable waste management.
Social		
<ul style="list-style-type: none"> Liveability 	Factors that might affect “liveability”: e.g. proximity to: <ul style="list-style-type: none"> noisy industry busy roads, electricity pylons 	4. To help achieve housing stock that meets the housing needs of Rutland.
<ul style="list-style-type: none"> Proximity to services and facilities 	Proximity to services and facilities including <ul style="list-style-type: none"> Shops Primary school Secondary school Doctors and health facilities Employment 	
<ul style="list-style-type: none"> Accessibility to public transport. 	Proximity to <ul style="list-style-type: none"> Bus routes Railway stations 	
<ul style="list-style-type: none"> Amenity of existing residents and adjacent land uses 	Impact on neighbouring communities and adjacent land uses	
Economic		
<ul style="list-style-type: none"> Available, viable and deliverable 	<ul style="list-style-type: none"> Whether ownership is known Whether owner wishes to develop the site Whether any existing operational land use will cease Whether is an attractive site likely to come forward 	

Proposed site assessment criteria and related sustainability appraisal objectives

Category	Criteria	Related SA objective
<ul style="list-style-type: none"> • Infrastructure available 	Availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • sewerage 	3. To promote the infrastructure necessary to support economic growth and attract a range of business types.
<ul style="list-style-type: none"> • Accessibility and transport 	<ul style="list-style-type: none"> • Safe and effective access to and from the site • Opportunities for walking and cycling • Opportunities to incorporate sustainable transport options • Conflicts with non-industrial traffic on access routes used by heavy commercial vehicles 	15. To reduce the adverse effects of traffic and improve transport infrastructure.
<ul style="list-style-type: none"> • Impact on the wider road network 	<ul style="list-style-type: none"> • Capacity of transport infrastructure to accommodate type and level of traffic resulting from the proposal • Potential impact on existing road network 	15. To reduce the adverse effects of traffic and improve transport infrastructure.
<ul style="list-style-type: none"> • Rights of way 	<ul style="list-style-type: none"> • Impact on public footpaths and bridleways 	6. To provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment.
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • Potential to reduce greenhouse gas emissions • Opportunities for renewable energy generation 	14. To minimise energy usage and promote the use of renewable energy sources. 17. Reduce emissions of greenhouse gases that cause climate change and adapt to its effects.

Proposed site assessment criteria and related sustainability appraisal objectives

Category	Criteria	Related SA objective
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	<ol style="list-style-type: none"> 1. To create high quality employment opportunities for all. 2. To encourage sustainable business formation and development in urban and rural areas. 4. To help achieve housing stock that meets the housing needs of Rutland. 8. To promote and support the development of community facilities in all areas, particularly rural areas.
<ul style="list-style-type: none"> • Other constraints 		

* = Applicable to sites proposed for waste management purposes only.

Impact risk rating

Scale of impact

Scale	Definition
Negligible	So small or unimportant that it may safely be neglected or disregarded.
Minor	Beneficial impact resulting in slight increase in quality or character enhancement.
	Adverse impact resulting in slight damage or harm likely to be ameliorated by mitigation measures. Identified constraints are acceptable.
Moderate	Beneficial impact resulting in an increase in quality or character enhancement.
	Adverse impact resulting in significant damage or harm leading to noticeable loss. Identified constraints are significant however avoidance and / or mitigation measures are possible.
Major	Beneficial impact resulting in extensive and significant increase in quality or character enhancement.
	Adverse impact resulting in physical destruction or extensive harm leading to significant loss. Identified constraints are unlikely to be able to be mitigated effectively.

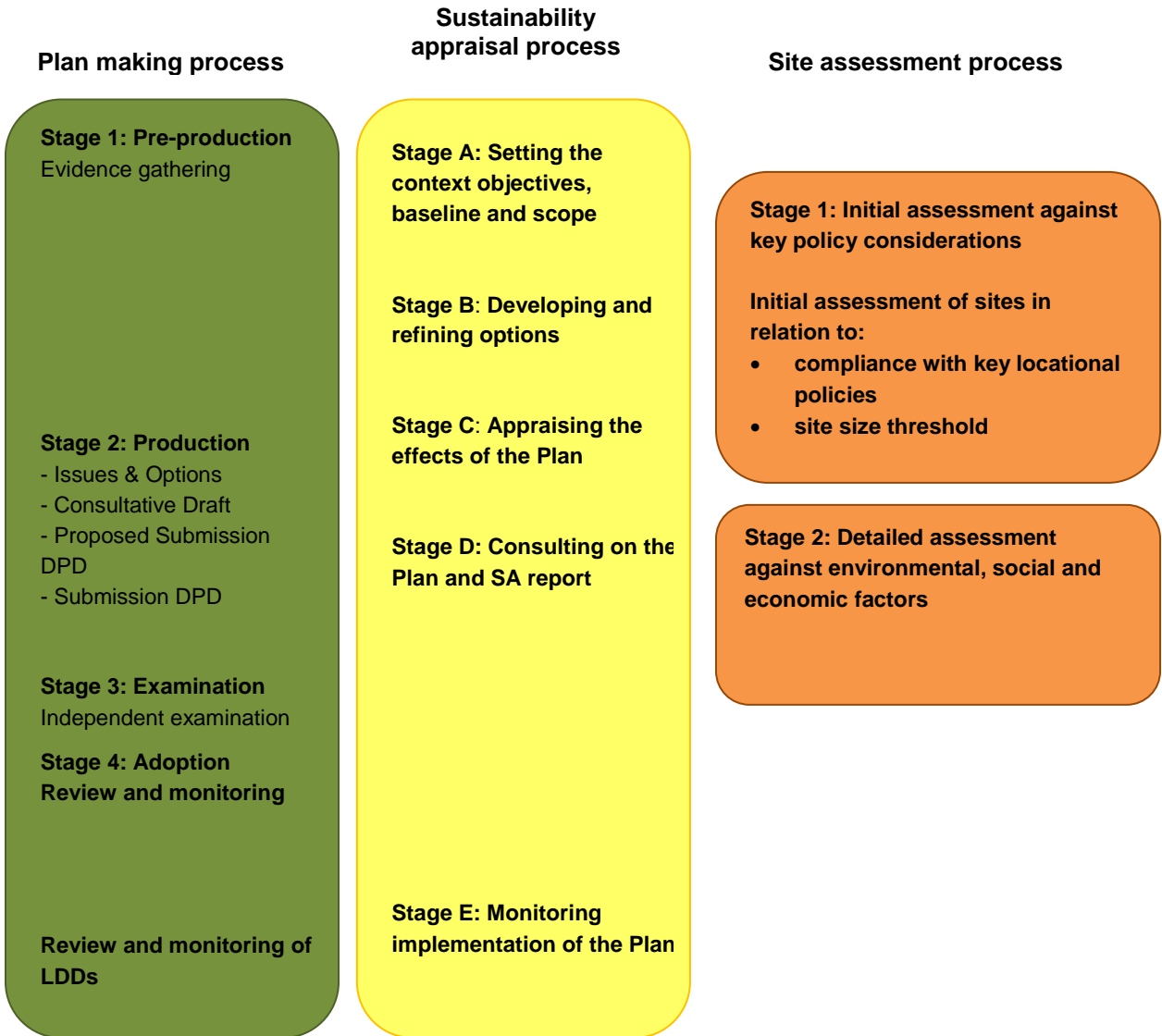
Impact risk rating

	Scale of impact				
Level of impact	Negligible	Minor	Moderate	Major	
National	Negligible	Moderate	High	Very high	Adverse
County or sub-regional	Negligible	Low	Moderate	High	
Local	Negligible	Low	Low	Moderate	
Local	Negligible	Low	Low	Moderate	Beneficial
County or sub-regional	Negligible	Low	Moderate	High	
National	Negligible	Moderate	High	Very high	

Links between the plan making and SA process and the assessment method

Rutland Consultative Draft Local Plan Sustainability Appraisal Objectives
1. To create high quality employment opportunities for all.
2. To encourage sustainable business formation and development in urban and rural areas.
3. To promote the infrastructure necessary to support economic growth and attract a range of business types.
4. Facilitate the delivery of a steady and adequate supply of minerals to support sustainable growth and safeguard mineral resources and related development from sterilisation and incompatible forms of development.
5. To help achieve a housing stock that meets the needs of Rutland.
6. To improve access to health and social care provision and maintain good health standards
7. To improve community safety and reduce crime.
8. To promote and support the development of community facilities in all areas particularly rural areas.
9. To provide opportunities for people to value and enjoy Rutland's heritage and participate in cultural and recreational activities, whilst preserving and enhancing the environment.
10. To conserve or enhance the historic environment, heritage assets and their settings.
11. To increase biodiversity and geodiversity
12. To protect and enhance the character, diversity and local distinctiveness of the natural environment and rural landscape of Rutland.
13. To protect the natural resources of the region - including water, air and soil.
14. To minimise waste, increase recycling and promote sustainable waste management.
15. To minimise energy usage and promote the use of renewable energy sources.
16. To reduce the adverse effects of traffic and improve transport infrastructure.
17. To reduce the risk and impact of flooding.
18. Reduce emissions of greenhouse gases that cause climate change and adapt to its effects.
19. Progressively restore mineral development land, seeking to maximise beneficial opportunities.

Links between the plan making and SA process and the assessment method



Appendix 2

List of sites excluded from further appraisal

Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal

Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
Barleythorpe	Smaller Service Centre	Rutland County College; Barleythorpe	SHELAA/BAE/01		Educational; Employment; Residential	Settlement category
Barleythorpe	Smaller Service Centre	Land off Barleythorpe Road	SHELAA/BAE/02	6.2	Residential (market); Residential (affordable)	Settlement category
Barrowden	Smaller Service Centre	Land at Back Rd, Barrowden, LE15 8DQ	SHELAA/BAR/01	0.56	Residential (15 market)	Settlement category
Barrowden	Smaller Service Centre	7 Wakerley Road, Barrowden LE15 8EP	SHELAA/BAR/02	2.19	Residential (affordable); community asset (village hall)	Settlement category
Barrowden	Smaller Service Centre	Morcott Road, Barrowden	SHELAA/BAR/03	0.008	Residential	Site too small
Belmesthorpe	Small Village	Land off Newstead Lane; Belmesthorpe, PE9 4JN	SHELAA/BLM/01	0.19	Residential (5 market)	Countryside (does not adjoin PLD)
Belmesthorpe	Small Village	Paddock House, Belmesthorpe	SHELAA/BLM/02	0.39	Residential	Settlement category
Belton-in-Rutland	Smaller Service Centre	18 Loddington Lane, Belton-in-Rutland, LE15 9LA	SHELAA/BEL/01	0.85	Residential (market) 4 dwellings	Settlement category
Belton-in-Rutland	Smaller Service Centre	Land off New Road, Belton-in-Rutland, LE15 9LE	SHELAA/BEL/02	3.03	Residential (50 houses)	Settlement category
Braunston in Rutland	Small Village	Land off Brooke Road, Braunston-in-Rutland	SHELAA/BRA/01	1.38	Residential (market and affordable)	Settlement category

Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal

Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
Braunston in Rutland	Small Village	Land to East 10 Church Street	SHELAA/BRA/02	4.23	Residential	Settlement category
Burley	Small Village	Cottesmore Road, Burley, LE15 7SX	SHELAA/BUR/01		Residential (market)	Settlement category
Burley	Small Village	Cottesmore Road, Burley, LE15 7SX	SHELAA/BUR/02	0.65	Residential (market)	Settlement category
Burley	Small Village	Oakham Enterprise Park	SHELAA/BUR/03		Employment	Countryside (does not adjoin PLD)
Caldecott	Smaller Service Centre	Land on the North Side of Uppingham Road	SHELAA/CAL/01	1.5	Residential (market, self-build, affordable)	Settlement category
Caldecott	Smaller Service Centre	Land Adjoining 49 Main Street	SHELAA/CAL/02	3.08	Residential	Settlement category
Cottesmore	Local Service Centre	Land at Harrier Close	SHELAA/COT/12	1.0	Residential	Countryside (does not adjoin PLD)
Edith Weston	Local Service Centre	Garden of Cheneywood, 26 Normanton Road	SHELAA/EDI/01	0.5	Residential	Countryside (does not adjoin PLD)
Essendine	Smaller Service Centre	Rear of Stamford Road, Essendine	SHELAA/ESS/01		Residential	Settlement category
Essendine	Smaller Service Centre	Manor Farm, Essendine, PE9 4LA	SHELAA/ESS/02	8.66	Residential (230 market)	Settlement category
Essendine	Smaller Service Centre	Old Station Yard, Bourne Road	SHELAA/ESS/03	?	Office (B1) General Industry (B2 and B8)	Settlement category
Exton	Smaller Service Centre	Land West of High Street, Exton	SHELAA/EXT/01	0.23	Residential (8 market or self-build)	Settlement category

Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal

Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
Exton	Smaller Service Centre	Land North of the Green, Exton	SHELAA/EXT/02	0.15	Residential (5 market or self build)	Settlement category
Exton	Smaller Service Centre	Land East of Stamford Road, Exton	SHELAA/EXT/03	0.29	Residential (10 market or self-build; affordable)	Settlement category
Exton	Smaller Service Centre	Land at the Workshops, Exton	SHELAA/EXT/04	0.33	Residential (10 market or self build)	Settlement category
Exton	Smaller Service Centre	Land at Home Farm, Exton	SHELAA/EXT/05	0.51	Residential (10 market or self build)	Settlement category
Exton	Smaller Service Centre	Barnsdale Lodge Hotel, The Avenue	SHELAA/EXT/06	0.18	Tourism	Settlement category
Exton	Smaller Service Centre	Land to the East of Barnsdale Lodge Hotel	SHELAA/EXT/07	1.08	Tourism	Settlement category
Glaston	Smaller Service Centre	Land East of Seaton Road, Glaston	SHELAA/GLA/01	1.92	Residential (15 market, 5 affordable)	Settlement category
Glaston	Smaller Service Centre	Land adjacent to Denfield Close, Glaston, LE15 9ED	SHELAA/GLA/02	0.24	Residential (6 market)	Settlement category
Greetham	Local Service Centre	Park Lane	SHELAA/GRE/05	3.1	Sports/leisure	Countryside (does not adjoin PLD)
Ketton	Local Service Centre	Luffenham Road	SHELAA/KET12		Community use for a place of worship	Countryside (does not adjoin PLD)
Langham	Local Service Centre	Land at Ranksborough Farm	SHELAA/LAN/03	1.6	Residential (30-45 dwellings depending on the size of the site).	Countryside (does not adjoin PLD)

Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal

Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
Langham	Local Service Centre	Hubbards Lodge Stud, Langham	SHELAA/LAN/04	14.24	Residential (POS as part of scheme)	Countryside (does not adjoin PLD)
Langham	Local Service Centre	Ashwell Road, Oakham	SHELAA/LAN/05		Residential; Sui generis; Business	Countryside (does not adjoin PLD)
Langham	Local Service Centre	Ashwell Road, Oakham	SHELAA/LAN/06		Residential; Business	Countryside (does not adjoin PLD)
Lyddington	Smaller Service Centre	Main Street, Lyddington, LE15 9LS	SHELAA/LYD/01	0.71	Residential (market & affordable mix)	Settlement category
Lyndon	Small Village	Land off Lyndon Road	SHELAA/LYN/01	1.5	Residential/Office	Settlement category
Manton	Smaller Service Centre	Land to the rear of Charter Close	SHELAA/MAN/01	0.93	Residential (market and affordable)	Settlement category
Manton	Smaller Service Centre	Land at Lyndon Road, Manton	SHELAA/MAN/02	0.25	Residential (6 market; 1 affordable)	Settlement category
Lyndon	Small Village	Land off Lyndon Road	SHELAA/LYN/01	1.5	Residential/Office	Settlement category
Morcott	Smaller Service Centre	Land at and adjoining The White Horse Inn, Morcott	SHELAA/MOR/01	0.85	Residential (9 market, 4 affordable), community facilities	Settlement category
Morcott	Smaller Service Centre	Land North of Wing Road, Morcott	SHELAA/MOR/02	0.96	20 Residential (market); 10 Residential (affordable)	Settlement category
Morcott	Smaller Service Centre	Land to East & north of No 20 Wing Road, Morcott	SHELAA/MOR/03	0.487	10 Residential (market); 6 Residential (affordable)	Settlement category

Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal

Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
Morcott	Smaller Service Centre	Land E. of Willoughby Road, Morcott	SHELAA/MOR/04	0.432	9 Residential (market); 5 Residential (affordable)	Settlement category
Morcott	Small Village	Barns & Land off Back Lane, Morcott	SHELAA/MOR/05	0.71	Residential (7 market or self-build)	Settlement category
Morcott	Small Village	Land off High Street, Morcott	SHELAA/MOR/06	0.49	Residential (13 Market, 7 affordable)	Settlement category
Morcott	Small Village	The Windmill	SHELAA/MOR/07	5.8	residential or employment	Settlement category
Morcott	Small Village	Vine Farm, Back Lane	SHELAA/MOR/08	2.61	Residential	Settlement category
North Luffenham	Smaller Service Centre	Station Road, North Luffenham, Rutland, LE15 8LF	SHELAA/NOR/01	0.2	Affordable (6 dwellings)	Countryside (does not adjoin PLD)
North Luffenham	Smaller Service Centre	Pinfold Close, North Luffenham	SHELAA/NOR/02		Residential	Settlement category
North Luffenham	Smaller Service Centre	Land South of Glebe Road, North Luffenham, LE158JU	SHELAA/NOR/03	0.45	Residential (10 market)	Settlement category
North Luffenham	Smaller Service Centre	Land S of Glebe Road, North Luffenham, LE15 8JU	SHELAA/NOR/04	0.33	Residential (15 market)	Settlement category
North Luffenham	Smaller Service Centre	Off Pinfold Lane, North Luffenham	SHELAA/NOR/05	0.3	Affordable Residential	Settlement category

Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal

Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
South Luffenham	Smaller Service Centre	Wireless Hill, South Luffenham, LE15 8NF	SHELAA/SOU/01	8.67	B2/B8	Settlement category
South Luffenham	Smaller Service Centre	Land at Pinfold Lane, South Luffenham	SHELAA/SOU/02	2.41	Residential	Settlement category
South Luffenham	Smaller Service Centre	Back Lane, South Luffenham, LE15	SHELAA/SOU/03	0.40	Residential (market)	Settlement category
South Luffenham	Smaller Service Centre	Pinfold Lane, South Luffenham	SHELAA/SOU/04	0.33	Residential	Settlement category
Stretton	Restraint Village	Shires Lane, Stretton, Oakham, Rutland, LE15 7GT	SHELAA/STR/01	0.834	Residential/Employment/Gypsy/Energy	Settlement category
Stretton	Small Village	Stocken Hall Road, Stretton, LE15 7RP	SHELAA/STR/02	0.94	Residential/Business/Gypsy & Travellers/Travelling Showpeople/Energy	Settlement category
Stretton		Rectory Farm, Nw Stretton Road	SHELAA/STR/04	7.0	General industry	Settlement category
Thistleton	Small Village	Silverwood Farm, Thistleton, LE15 7RE	SHELAA/THI/01	0.569	Residential (including affordable housing)	Settlement category
Thistleton	Small Village	Land off Main Street, Thistleton, Oakham	SHELAA/THI/02	0.78	Residential (including affordable housing)	Settlement category

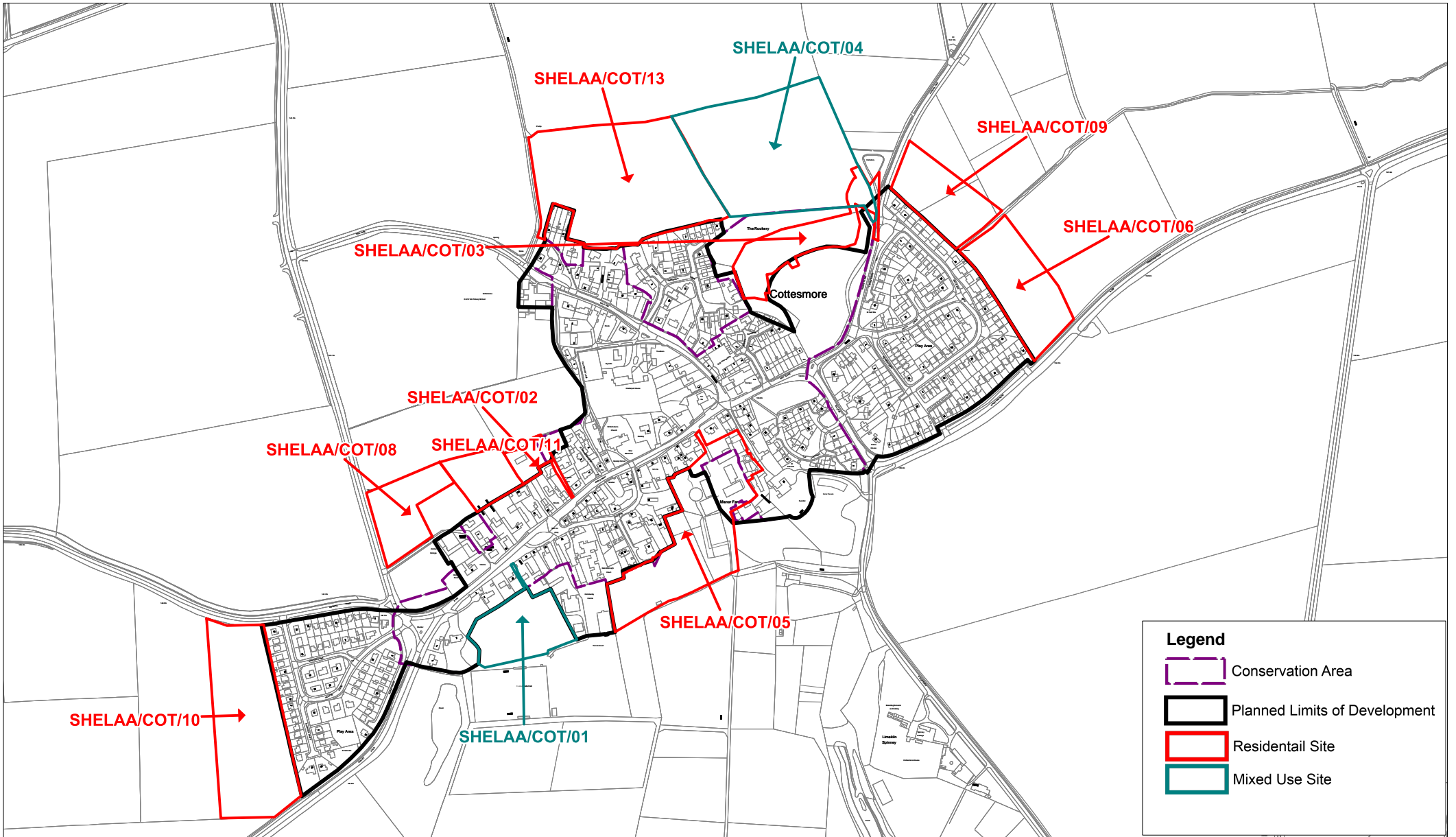
Rutland Local Plan Review

Appendix 2 - Sites excluded from further appraisal





Parish	Settlement category (proposed)	Site Location	CFS reference number	Site area	Proposed land use	Reason excluded
Thistleton	Smaller Service Centre	Grange Farm, Main Street Thistleton, Oakham	SHELAA/THI/03	0.365	Residential	Settlement category
Tinwell	Smaller Service Centre	Land adjacent to Holme Close, Tinwell	SHELAA/TIN/01	0.76	Residential (market & affordable)	Settlement category
Tinwell	Smaller Service Centre	Land South of Stamford Road, Tinwell	SHELAA/TIN/02	0.68	Residential (14 units market; 8 affordable)	Settlement category
Tinwell	Smaller Service Centre	Land North of Main St. Tinwell.	SHELAA/TIN/03	0.74	Residential (16 market; 8 affordable)	Settlement category
Tinwell	Smaller Service Centre	Land off Mill Lane, Tinwell	SHELAA/TIN/04	0.26	Residential (6 market or self build)	Settlement category
Tixover	Small Village	Redundant Farm Buildings, Tixover	SHELAA/TIX/01	0.376	9 Residential (market)	Settlement category
Uppingham	Small town	Welland Vale Nurseries Ltd, Glaston Road	SHELAA/UPP/06	3.28	Retail and leisure	Countryside (does not adjoin PLD)
Whissendine	Local Service Centre	Pickwell Lane	SHELAA/WHI/11	2.89	Leisure caravan site	Countryside (does not adjoin PLD)
Whitwell	Small Village	Land off Bull Brigg Lane, Whitwell, LE15 8BL	SHELAA/WHT/01	0.28	Residential (market 7 houses)	Settlement category
Wing	Smaller Service Centre	Glaston Road, Wing	SHELAA/WIN/01	0.63	Residential	Settlement category
Wing	Smaller Service Centre	Barns to the Rear of 10 Reeves Lane	SHELAA/WIN/02	0.23	Residential (possibly 5)	Settlement category

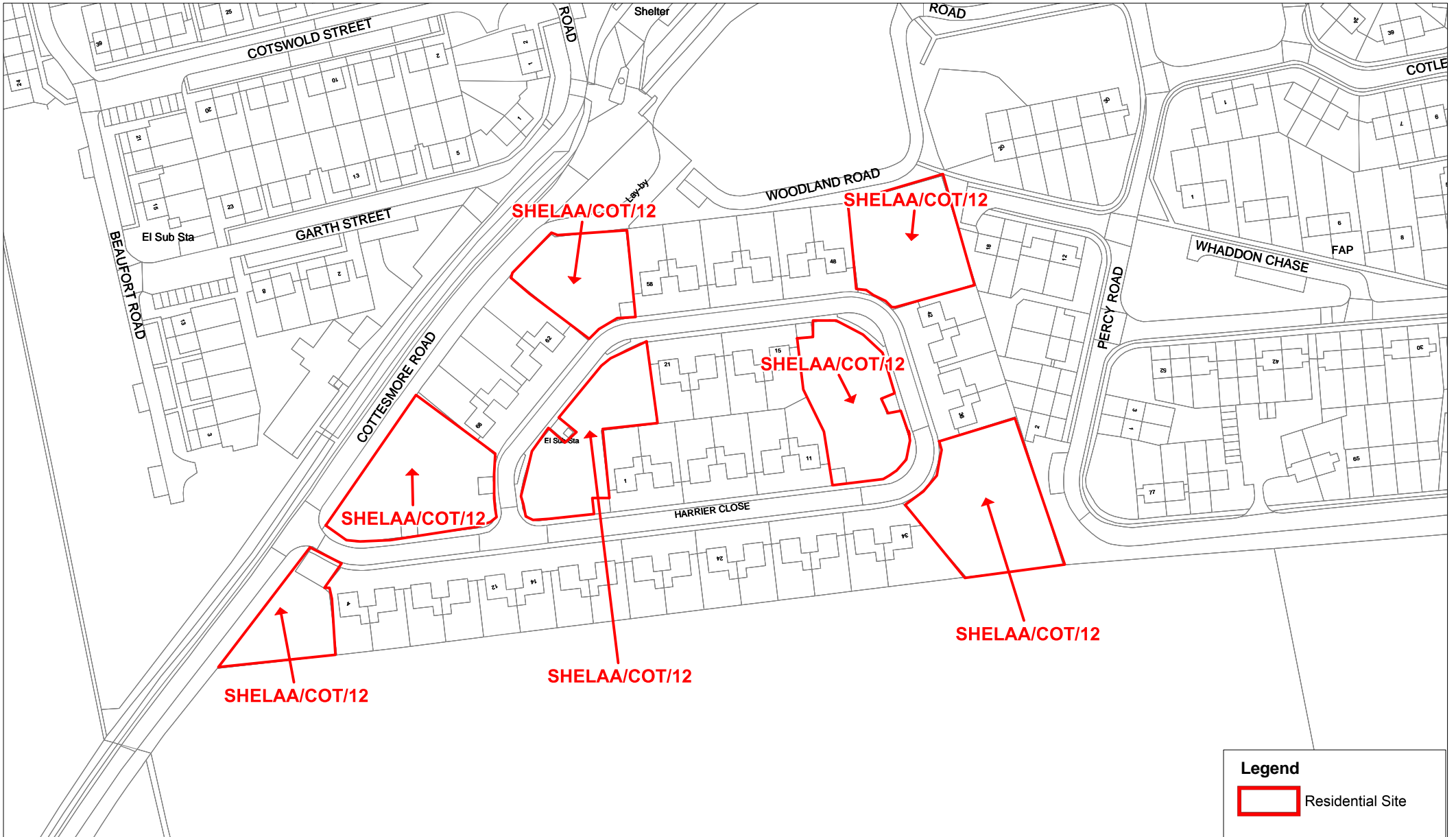
Appendix 3

Detailed Site Appraisals



Legend

-  Conservation Area
-  Planned Limits of Development
-  Residential Site
-  Mixed Use Site



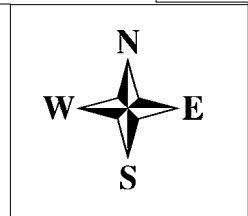
Legend

 Residential Site



Cottesmore North

**Rutland Strategic Housing & Economic
Land Availability Assessment**



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/01a
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/03 R/COT/02
Address/Location	Land off Main Street
Village/Town/Parish	Cottesmore
Area (ha)	1.27 (1.241 in site submission)
Current use	Vacant – overgrown grassland.
Proposed use	Residential (12 open market including bungalows and affordable in line with RCC policy) plus community facility (Doctor's surgery)
No. of dwellings at 30/ha	38 (30 if 80% developable area)
Notes	Response 18. Site not designated in the Cottesmore Neighbourhood Plan (made August 2016). Planning application for 20 dwellings, refused January 2015. 2014/0885/OUT

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps) although promoter states is "unused" and of no agricultural value due to its size and location.	Green
• Biodiversity and Geodiversity	Hedgerows and trees on perimeter of site. Potential for protected species. Further survey work needed.	Orange
• Heritage Assets	Adjacent to the Conservation Area and listed buildings.	Orange
• Landscape and townscape	Moderately sensitive area with low to medium landscape capacity to accommodate development. Priority 6 zone for development.	Pink
• Loss of recreational or public open space land	None identified.	Green
• Potential for new green infrastructure	None identified.	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concerns about access, scale and the need for developments	Orange
• Liveability	No adverse factors identified. Existing adjacent use is residential.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 330m (Main Street) Key Facility: Shop with Post Office 450m 9Main Street) Key Facility: Primary School 900m (Mill Lane) Key Facility: Village Hall 160m (The Leas)	Green
• Accessibility to public transport.	Within 400m of bus route, with access on to it.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact to adjacent residential due to size of site.	Orange
Economic		
• Available, viable and deliverable	Single owner wishes to see site developed and states that there is developer interest. Partially available and deliverable but issues of viability due to constrained access	Orange
• Infrastructure available	Mains water, electricity, public highway, landline/broadband and public transport but unsure on Gas and mains sewage	Orange
• Accessibility and transport	Accessibility very poor – including insufficient width to site. Site Previous applications refused on highway grounds. Vehicular movements between the 2 occupied dwellings would be detrimental to highway safety.	Red
• Impact on the wider road network	Minimal impact on wider network	Green
• Rights of way	Public right of way E155 skirts southern edge of site	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	Relatively exposed site and village generally above 120 mtrs asl.	Green
<ul style="list-style-type: none"> • Need for the development 	Need for affordable housing which is offered by site promoter	Green
<ul style="list-style-type: none"> • Other constraints 	None identified	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/01b
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/03 R/COT/02
Address/Location	Land off Main Street
Village/Town/Parish	Cottesmore
Area (ha)	1.27 (1.24 in site submission)
Current use	Vacant – overgrown grassland.
Proposed use	Residential market/affordable
No. of dwellings at 30/ha	38 (30 if 80% developable area).
Notes	Response 49. Previous application for twenty residential dwellings. 2014/0885/OUT

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps).	Green
• Biodiversity and Geodiversity	Hedgerows and trees on perimeter of site. Potential for protected species. Further survey work needed.	Orange
• Heritage Assets	Adjacent to the Conservation Area and listed buildings.	Orange
• Landscape and townscape	Moderately sensitive area with low to medium landscape capacity to accommodate development.	Pink
• Loss of recreational or public open space land	None identified.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concerns about access, scale and the need for developments	Orange
• Liveability	No adverse factors identified. Existing adjacent use is residential.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 330m (Main Street) Key Facility: Shop with Post Office 450m 9Main Street) Key Facility: Primary School 900m (Mill Lane) Key Facility: Village Hall 160m (The Leas)	Green
• Accessibility to public transport.	Within 400m of bus route, with access on to it.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact to adjacent residential due to size of site.	Orange
Economic		
• Available, viable and deliverable	Owner/developer wants to see site developed but unsure of need for additional land ownership to develop site and if restrictive covenants exist. Partially available and deliverable but issues of viability due to constrained access	Orange
• Infrastructure available	Mains water, electricity, public highway, landline/broadband and public transport but unsure on Gas and mains sewage	Orange
• Accessibility and transport	Accessibility very poor – including insufficient width to site. Previous applications refused on highway grounds. Vehicular movements between the 2 occupied dwellings would be detrimental to highway safety.	Red
• Impact on the wider road network	Minimal impact on wider network	Green
• Rights of way	Public right of way E155 skirts southern edge of site	Orange
• Potential for decentralised and renewable energy generation	Relatively exposed site and village generally above 120 m asl.	Green
• Need for the development	Need for affordable housing which is offered by site promoter	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints	None identified	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/02a
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/12 R/COT/01
Address/Location	Land to north of Main Street
Village/Town/Parish	Cottesmore
Area (ha)	0.32 (0.2 in site submission)
Current use	Grassland
Proposed use	Residential 4 Bungalows (in accordance with draft Neighbourhood Plan)
No. of dwellings at 30/ha	10 (9 if 95% developable area).
Notes	Response 29 Site not designated in the Cottesmore Neighbourhood Plan (August 2016). Response 46 also refers to this site reference but site does not include access to Main Street.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	Hedgerows bordering site. Potential for protected species and BAP habitats.	Orange
• Heritage Assets	Adjoins/within Conservation Area. May affect setting of the church. Concerns previously raised by English Heritage.	Orange
• Landscape and townscape	Highly sensitive area with low to medium landscape capacity to accommodate development. Not prioritised for development as highly sensitive.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concern about setting.	Orange
• Liveability	No factors identified. Site adjacent to existing residential and agricultural fields.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 330m (Main Street) Key Facility: Shop with Post Office 250m 9Main Street) Key Facility: Primary School 700m (Mill Lane) Key Facility: Village Hall 380m (The Leas)	Green
• Accessibility to public transport.	Site within 400m of bus route, with access on to it.	Green
• Amenity of existing residents and adjacent land uses	Small site, little impact on adjacent residential.	Green
Economic		
• Available, viable and deliverable	Yes – one owner , discussions with potential developer	Green
• Infrastructure available	Only uncertainty is availability to site of gas supply	Orange
• Accessibility and transport	Access too narrow and may cause cars to wait on B668. Previous planning applications refused on highway grounds.	Red
• Impact on the wider road network	No or little impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Significant need for affordable housing on suitably sized site	Green
• Other constraints	Edge of Conservation Area	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/02b
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/12 R/COT/01
Address/Location	Land to north of Main Street
Village/Town/Parish	Cottesmore
Area (ha)	0.32 (0.2 in site submission)
Current use	Agricultural
Proposed use	Residential (market housing)
No. of dwellings at 30/ha	10 (9 if 95% developable area).
Notes	Response 46 Site not designated in the Cottesmore Neighbourhood Plan (August 2016). Response 29 also refers to this site reference but also includes access to Main Street/

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	Hedgerows bordering site. Potential for protected species and BAP habitats. Further survey work needed.	Orange
• Heritage Assets	Adjoins/within Conservation Area. May affect setting of the church. Concerns previously raised by English Heritage.	Orange
• Landscape and townscape	Highly sensitive area with low to medium landscape capacity to accommodate development. Note prioritised for development as highly sensitive.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concern about setting.	Orange
• Liveability	No factors identified. Site adjacent to existing residential and agricultural fields.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 330m (Main Street) Key Facility: Shop with Post Office 250m 9Main Street) Key Facility: Primary School 700m (Mill Lane) Key Facility: Village Hall 380m (The Leas)	Green
• Accessibility to public transport.	Site within 400m of bus route, with access on to it.	Green
• Amenity of existing residents and adjacent land uses	Small site, little impact on adjacent residential.	Green
Economic		
• Available, viable and deliverable	Yes but moderate as 'owner' is only part owner of site which is 'under option'	Orange
• Infrastructure available	Yes	Green
• Accessibility and transport	Moderately poor accessibility to site	Orange
• Impact on the wider road network	No or little impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Significant need for affordable housing on suitably sized site	Red
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/01 (part) R/COT/06 (part)
Address/Location	Land to N/NW of Rogues Lane
Village/Town/Parish	Cottesmore
Area (ha)	1.34 (1.22 in site submission).
Current use	Agriculture
Proposed use	Residential (13 market, 7 affordable)
No. of dwellings at 30/ha	40 (32 if 80% developable area)
Notes	Response 37 Site not designated in the Cottesmore Neighbourhood Plan (August 2016). Previous planning app withdrawn ref 2014/0733/FUL

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable, some woodland. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	Within the Conservation Area.	Orange
• Landscape and townscape	Moderately sensitive area with medium landscape capacity to accommodate development. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	Adjacent to designated area of important open space in Site Allocations and Policies DPD and possible impact on it.	Orange
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of support and opposition - consider as site for affordable housing.	Orange
• Liveability	No adverse factors. Site adjacent to fields/woodland and beyond that, residential.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 700m (Main Street) Key Facility: Shop with Post Office 750m (Main Street) Key Facility: Primary School 700m (Mill Lane) Key Facility: Village Hall 900m (The Leas)	Green
• Accessibility to public transport.	Adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Site only adjacent to a small amount of residential, however size of site may cause moderate impact.	Orange
Economic		
• Available, viable and deliverable	Available immediately Sole owner promoting site Enquiries received	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Access via Creswell Drive has a 6m carriage way which is suitable for more traffic. Access onto Rouges Lane would be acceptable as it is a straight road within a 30mph limit. Junction of Rouges Lane with Toll Bar will need to be assessed to ensure there is sufficient capacity for an increase in vehicle movements	Orange
• Impact on the wider road network	Junction of Rouges Lane with Toll Bar will need to be assessed to ensure there is sufficient capacity for an increase in vehicle movements	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Need for housing including affordable at this scale	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/02 R/COT/06?
Address/Location	Land to N/NW of Rogues Lane
Village/Town/Parish	Cottesmore
Area (ha)	4.22 (4.15 in site submission).
Current use	Agriculture
Proposed use	Mixed use/residential (market and affordable); with capacity to accommodate community facilities specified as may be defined by the Parish Council/local community. Some examples area doctor's surgery/health centre/allotments/cemetery car park/play areas/public open space etc.
No. of dwellings at 30/ha	126 (76 if 60% developable area).
Notes	Response 38. Site not designated in the Cottesmore Neighbourhood Plan (August 2016).

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Partially wooded area with mature parkland trees on site and trees and hedgerows on boundary. Group TPO. Potential for protected species and BAP habitats. Survey work needed.	Orange
• Heritage Assets	Adjoining Conservation Area. Adjacent to military cemetery. Previous objections from English Heritage to site on other side of Rogues Lane due to its proximity to the military cemetery and impact on its setting.	Red
• Landscape and townscape	Moderately sensitive area with medium landscape capacity to accommodate development. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Water conservation and management/flood risk 	None identified.	Green
<ul style="list-style-type: none"> Contamination 	Undeveloped site, contamination unlikely.	Green
<ul style="list-style-type: none"> Environmental quality and human health* 	N/A	N/A
<ul style="list-style-type: none"> Restoration and after use* 	N/A	N/A
<ul style="list-style-type: none"> Waste management* 	N/A	N/A
Social		
<ul style="list-style-type: none"> Response to Previous Consultation 	Moderate level of opposition - concerns about access, scale and need for the developments	Orange
<ul style="list-style-type: none"> Liveability 	No adverse factors identified.	Green
<ul style="list-style-type: none"> Proximity to services and facilities 	Key Facility: The Sun Inn 880m (Main Street) Key Facility: Shop with Post Office 930m (Main Street) Key Facility: Primary School 880m (Mill Lane) Key Facility: Village Hall 1080m (The Leas)	Red
<ul style="list-style-type: none"> Accessibility to public transport. 	Adjacent to bus route.	Green
<ul style="list-style-type: none"> Amenity of existing residents and adjacent land uses 	Large site. Impact on views from properties to south west.	Orange
Economic		
<ul style="list-style-type: none"> Available, viable and deliverable 	One owner of the site Enquiries received Site available now	Green
<ul style="list-style-type: none"> Infrastructure available 	Yes	Green
<ul style="list-style-type: none"> Accessibility and transport 	Access onto Rogues Lane would be acceptable as it is a straight road within a 30mph limit. Junction of Rogues Lane with Toll Bar will need to be assessed to ensure there is sufficient capacity for an increase in vehicle movements	Orange
<ul style="list-style-type: none"> Impact on the wider road network 	Potential for impact on existing road network - Junction of Rogues Lane and Toll Bar - capacity needs assessing	Orange
<ul style="list-style-type: none"> Rights of way 	None	Green
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	N/a	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Need for the development	Need for affordable housing but this is a moderately large site	Orange
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/05
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/06 (smaller area) R/COT/08 (smaller area)
Address/Location	Manor Farmyard, Main Street
Village/Town/Parish	Cottesmore
Area (ha)	2.97 (2.95 in site submission)
Current use	Residential and agricultural farmyard plus paddock
Proposed use	Residential (45 units market, 25 affordable)
No. of dwellings at 30/ha	89 (71 if 80% developable area)
Notes	Response 46.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within and adjoins a Local Service Centre (Policy RLP3). Site partially with in area shown as “Areas Safeguarded from Development” (Policy COT H7) in the Cottesmore Neighbourhood Plan (August 2016).	Green Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Mature trees, hedges, possibly species rich grassland. Potential for protected species. Further surveys needed.	Orange
• Heritage Assets	Partly within the Conservation Area and adjacent to Listed Buildings. Last working farmstead in the village. May affect setting of the church. Concerns previously raised by English Heritage.	Orange
• Landscape and townscape	Partly within moderately sensitive area with low to medium landscape capacity to accommodate development. Priority 6 zone for development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Previously developed site, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition - concerns about loss of an operational farm, access, scale, setting and need for the developments	Orange
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 480m (Main Street) Key Facility: Shop with Post Office 310m (Main Street) Key Facility: Primary School 650m (Mill Lane) Key Facility: Village Hall 600m (The Leas)	Green
• Accessibility to public transport.	Within 400m of bus route.	Green
• Amenity of existing residents and adjacent land uses	Visible from surrounding properties.	Orange
Economic		
• Available, viable and deliverable	Available, viable but involves loss of operational farmyard which will require re-location (site identified by owner) Enquiries received	Orange
• Infrastructure available	Yes	Green
• Accessibility and transport	Access between two houses maximum width 4m. Access directly onto Main Street is acceptable but narrows as enters sites. Visibility splays are poor especially for large increase in traffic	Red
• Impact on the wider road network	No or little impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	Moderate potential – largely infill site therefore not exposed	Orange
• Need for the development	Significant need for affordable housing on suitably sized site	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/06
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None (adjacent land to northwest previously assessed as SALL/COT/05) None
Address/Location	Land north of Greetham Road
Village/Town/Parish	Cottesmore
Area (ha)	1.70 (1.79 in site submission)
Current use	Agricultural
Proposed use	Residential (33 market, 17 affordable)
No. of dwellings at 30/ha	51 (40 if 80% developable area)
Notes	Response 46.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within and adjoins a Local Service Centre (Policy RLP3). Site partially within area shown as "Areas Safeguarded from Development" (Policy COT H7) in the Cottesmore Neighbourhood Plan (August 2016).	Green Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land with hedgerows and some mature trees bordering site. Potential for protected species and BAP habitats. Survey work needed.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Within moderately sensitive area with medium landscape capacity to accommodate development. Priority 2 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	Adjacent to main river line but not within identified flood zone.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified. Site adjacent to existing residential and fields.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 850m (Main Street) Key Facility: Shop with Post Office 750m (Main Street) Key Facility: Primary School 850m (Mill Lane) Key Facility: Village Hall 950m (The Leas)	Orange
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Visible impact to adjacent residential	Orange
Economic		
• Available, viable and deliverable	Single ownership promoting development Enquiries received	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Outside of 30mph limit however good visibility and on a straight road. Moderate accessibility with opportunities for walking and cycling and to incorporate sustainable transport options	Green
• Impact on the wider road network	No or little impact on the wider road network	Green
• Rights of way	No impact on public footpaths and bridleways	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Need for residential development including affordable housing may be moderate at this scale.	Orange
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Cottesmore, Burley Road

Site details	
Site reference	LPR/COT/07
Previous site reference:	<ul style="list-style-type: none"> • SALL/COT/09 • Site Appraisals October 2012, April 2013 • SHLAA 2008, 2011
Address/Location	Land at Railway Sidings, Burley Rd
Village/Town/Parish	Cottesmore
Area (ha)	3.97
Current use	Agricultural
Proposed use	Waste management (Anaerobic Digestion facility)
Proposed residential sites only:	NA
Notes	<p>Response 46</p> <p>The majority of the site is an allocation under the adopted plan: Site W1 – Cottesmore Burley Lane. Allocated for small-scale preliminary treatment facility/Anaerobic Digestion (AD) facility. The strip of land running along the northern boundary and northeast corner are not within the site allocated under the adopted plan.</p> <p>Appraisal of site designated as allocation previously undertaken in line with preparation of the Site Allocations and Policies DPD October 2014.</p> <p>Site W1 (Cottesmore) received planning permission for a waste transfer and bulking facility in November 2012.</p>

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	<p>Compliance with key locational policies in the adopted and emerging plans.</p> <p>Rutland Core Strategy DPD: CS25 (Waste management and disposal) (Draft Plan RLP55). Supports the delivery of the indicative waste management capacity requirements regarding preliminary treatment/AD and is in line with the spatial strategy for waste management, being located to the south of Local Service Centre (LSC) of Cottesmore. Part of the site is an existing allocation (W1) (Draft Plan RLP56).</p>	Meets key locational policies.

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Topography 	Land gently slopes eastwards. Topography unlikely to be an issue for operations. The site is slightly depressed and sits lower than the surrounding land.	Green = No topographical constraints
<ul style="list-style-type: none"> • Agricultural land 	The site is within a wider area identified as Grade 3 agricultural land however the site accommodates an existing industrial area which is buffered / screened by woodland from surrounding agricultural land. The majority of the site has previously been developed but does include some plantation areas. The site will not remove land from agricultural production and is not likely to have a significant impact on such activities.	Green = Best Most Versatile Agricultural land not affected.
<ul style="list-style-type: none"> • Biodiversity and Geodiversity 	<p><u>Biodiversity</u> The woodland plantation forming within / surrounding the site forms part of a local biodiversity corridor along the disused railway line. The corridor includes scrub habitats, as well as fragments of grassland and wet grassland of local biodiversity value. To the immediate south is Watkin's Gorse broadleaved woodland of Parish level interest. Cottesmore/Westland Ancient replanted and Semi-Natural Woodland approximately 730m to the east. The adjacent habitats are likely to support European Protected bat species. The nearest SSSI Burley and Rushpit Woods is 2.3km south of the site. The nearest Local Wildlife Site Exton Lane Hedgerow and Oakham Road Hedgerow are approximately 1.9km south of the site. The internationally designated RAMSAR and SPA, Rutland Water is located approximately 3.3km south of the site. Development or further operations within the footprint of the existing operations and brownfield site is unlikely to have an impact on ecology that cannot be mitigated. The scrub woodland, grassland and wetland on the site boundaries should be retained. An up-to-date habitat survey of the site and surrounding railway habitats would be required to accompany the planning application.</p> <p><u>Geodiversity</u> The geology is predominantly Jurassic Limestone with parts overlain by a drift of glacial till and clays. Greetham Quarry, located 3km north-east, is designated as a RIGS site for 12 metre sections of Upper and Lower Lincolnshire Limestone.</p>	Orange = Moderate impact
<ul style="list-style-type: none"> • Heritage Assets 	Scheduled Ancient Monuments – Alstoe Moot and Alsthorpe deserted medieval village (SM ref: 17009 HER refs: MLE5094 & 5096).	Orange = Moderate impact

	Assessment findings	Colour coding
	<p>Registered Parks and Gardens - None Conservation areas - Cottesmore Listed buildings - Alstoe House (ref: 187298, Grade II); Chapel Farm (187299, II); Stables & barns at Chapel Farm (187300, II); The Thatch (186622, II); The Limes (186623, II); 17 Main Street (186624, II); Sun Inn Public House (18625, II); 5 The Leas (186626, II).</p> <p>Archaeological sites – Within former ironstone quarry; buildings originating as the engine shed and repair shop (MLE16256 Watkin's Gorse) for the associated mineral railway (MLE16254 Cottesmore Mineral Railways) located on site. Probable Anglo-Saxon cremation urns or grave goods apparently recovered during ironstone quarrying indicate a high potential for further remains in the vicinity (MLE6230 North-east of Chapel Farm).</p> <p>Roman remains recorded within the vicinity suggest the presence of an as yet unlocated Roman occupation site (MLE5101 Burley Quarry & MLE8093 West of Rattling Jack Spinney), while to the west finds and buried archaeological remains indicate the former site of a Roman pottery kiln (MLE5091 North-east of Chapel Farm).</p> <p>Further site specific investigations would be required to accompany the planning application; such as desk-based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post-determination mitigation strategy.</p>	
<ul style="list-style-type: none"> Landscape and townscape 	<p><u>Landscape and townscape</u></p> <p>The site sits within a (narrow) corridor of deciduous woodland plantation. Limited potential for impact on landscape / townscape. The site falls within the Leicestershire & Nottinghamshire Wolds. Site is located in the 'Cottesmore Plateau' which forms the most northern section of the 'Rutland Plateau' area. The higher parts are generally characteristic of a relatively high, open plateau; however this has been cut by significant river valleys of the River Gwash and the North Brook.</p> <p>The limestone geology strongly influences the landscape character, through its distinctive landforms (the plateau, scarp and dip slopes, shallow but quite narrow and steep-sided stream valleys). Land-use is predominantly arable farming. The site falls within the Vale of Catmose Landscape Character type.</p> <p>Burley on the Hill historic park is located 1.5km south and Exton Park registered gardens is</p>	Green = Low impact

	Assessment findings	Colour coding
	<p>750m east. Alstoe Motte, Bailey and Medieval Village is 610m to the southwest. An area of Attractive Countryside is 770m to the east of the site.</p> <p>The site is located in a cutting is screened by woodland and sits at a lower level than the surrounding area, taken in combination these features would significantly screen potential for views from the surrounding area.</p> <p>Dependent on the proposed scale of the development, impacts on landscape could be mitigated although further assessment would be required to accompany the planning application.</p>	
<ul style="list-style-type: none"> Loss of recreational or public open space land 	<p>No opportunities for recreational or public open space were identified. A sports field is located 500m north in Cottessmore.</p>	Green = No impact on recreational or public open space
<ul style="list-style-type: none"> Potential for new green infrastructure 	<p>Site falls within the North East GI Zone (Cottessmore Plateau GI Wedge). This GI wedge requires several priority areas to be addressed including extending access to woodland by improving access by linking and extending local corridors / footpaths for recreational use. There is the opportunity to link and extend local woodland corridors surrounding the site.</p>	Green = Potential to enhance existing green corridors or access to green infrastructure
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p><u>Water conservation</u> Site overlays a primary aquifer. An ordinary watercourse is located approximately 300m to the south, with two others 120-250m to the north-east of the site (respectively). Overall water quality in the area is designated as moderate by the EA. The site is located within an existing industrial area, of which a large area benefits from having hard surfaces, thus reducing potential risk to water resources. Consideration of surface water drainage and continued maintenance of existing surfaces and drainage systems will mitigate contamination risk. Further assessment would be required to accompany a planning application.</p> <p><u>Groundwater flooding</u> Site located on superficial deposits at risk of groundwater flooding of less than 25%.</p> <p><u>Fluvial flood risk</u> The site is not located within, or adjacent to, flood zone 2 or 3. Waste treatment is classified as less vulnerable and so is considered appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p><u>Surface water flooding</u> In the centre of the site there is a small depression which is highly susceptible to</p>	Green = No flood risk or minimal downstream flood risk

	Assessment findings	Colour coding
	<p>surface water flooding. A site specific FRA would be required to accompany the planning application to address issues of surface water flooding, including adequate flood mitigation measures i.e. SUDS.</p> <p><u>Historic flooding hotspots</u> According to the flooding hotspot data received from RCC on the 30/06/16 this site is not subject to any historic flooding records.</p>	
<ul style="list-style-type: none"> Contamination 	<p>It is understood that the site used to operate as a goods yard associated with the former railway line, and in more recent times part of the site has been used for light industrial purposes and part is permitted for waste use. A large area of site already has a hard surface, thus reducing any contamination risk. However, depending upon the nature of the construction work required for a facility some ground investigation could be required. Enclosed operations, maintenance of surfaces and drainage systems (including sealed surfaces, bunding and treatment of surface waters if required) will mitigate contamination risk from any proposed new development.</p>	Green = Contamination possible.
<ul style="list-style-type: none"> Environmental quality and human health* 	<p><u>Air quality and pollution</u> There are no AQMAs in close proximity to the site. An increase in HGV movements resulting from the development would increase vehicle related emissions. The extent of any emissions would be dependant upon the number of movements but given the site location and road network would be unlikely to result in any significant adverse impact. Dependent on the facility type there is potential for air emissions including dust and bio-aerosols. The site is over 400m from sensitive receptors reducing the potential for site-based impacts. Mitigation measures such as enclosed/covered operations, negative air pressure, filtration, dust management (e.g. dampening) and good 'house-keeping' (site management), significantly reduces potential for adverse impacts. In addition pollution control regulations would ensure effective prevention and control measures are implemented to maintain operations within air emission standards.</p> <p><u>Noise and vibration</u> An existing HWRC is located to the west at the site entrance (Burley Road) in addition the site currently accommodates industrial and waste uses (waste transfer and bulking facility). The site is located away from sensitive receptors and is well screened by existing trees. Further screening and conditioning of hours of operation</p>	Green = Limited potential for adverse impacts. Impacts are likely to be ameliorated by mitigation measures. Identified constraints are acceptable.

	Assessment findings	Colour coding
	<p>should prove effective to reduce noise impact from proposed operations to adequate levels. Additional HGV movements which could be a source of vibration are likely to be limited in number and, subject to appropriate routing of HGVs along suitable roads, would only have a limited impact.</p> <p><u>Odours</u> The development of a preliminary treatment facility would present potential for odours, however mitigation measures such as enclosed/covered operations, negative air pressure, filtration, restrictions upon the storage of materials, quick turn over of materials, and good house-keeping would significantly reduce potential for adverse impacts.</p> <p><u>Bio aerosols</u> The development of a preliminary treatment facility would present potential for bio-aerosols (generally within 250m of operations). Mitigation measures such as enclosed / covered operations, negative air pressure, filtration, quick turn-around of materials and good house-keeping would significantly reduce potential for adverse impacts. Processing of inert materials would be highly unlikely to generate such impacts.</p> <p><u>Vermin and birds</u> Vermin and birds could potentially be attracted to the site dependent on the waste type; however enclosed storage and processing operations, use of rodenticides/pesticides, quick turn-over of materials, and good house-keeping would significantly reduce potential for adverse impacts.</p> <p><u>Litter</u> Within this site litter should be able to be effectively controlled and unlikely to result in any adverse impact through the enclosure of storage and processing operations, compaction/baling of materials, enclosed loading areas, screening of site boundaries (e.g. netting/meshing), quick turnover of materials, and good house keeping.</p> <p><u>Bird strike hazard</u> The site is located within the 13km bird strike zone of an airfield. The risk of bird strike associated with preliminary treatment facilities is low due the nature of operations, particularly where operations and storage are enclosed/covered.</p> <p><u>Potential for residual environmental nuisance</u> A site specific assessment of the potential impacts and effectiveness / appropriateness of</p>	

	Assessment findings	Colour coding
	<p>mitigation measures would be required to accompany the planning application. Mitigation measures (as previously noted) should effectively avoid or reduce any potential impacts to an acceptable level.</p> <p><u>Potential for cumulative impacts</u></p> <p>Subject to the application of suitable avoidance and mitigation measures (as previously noted) there is highly unlikely to be any cumulative impacts resulting from the development. The nature of the operations proposed and the proximity to sensitive receptors will effectively avoid and reduce the potential for any significant cumulative impacts.</p>	
<ul style="list-style-type: none"> Restoration and after use* 	<p>Proposed facility would be permanent hence there are limited opportunities/requirements for restoration.</p>	<p>Orange = Proposed facility is of a type that has limited restoration requirements</p>
<ul style="list-style-type: none"> Waste management* 	<p>The plan identifies a requirement for (small scale) preliminary treatment facilities – opportunities associated with this site include preliminary treatment/AD. The site is located to the south of Cottesmore, a LSC. The currently allocated site area (W1 Cottesmore) received planning permission for a waste transfer and bulking facility in November 2012. Continued allocation supports co-location of facilities and increased diversion of waste from landfill and would support the sustainable waste management and the waste hierarchy. An existing HWRC is located to the west at the site entrance (Burley Road).</p> <p>The site has a total area of 3.97ha, the proposed use is likely to be for a small scale preliminary treatment facility (e.g. AD/MRF), typically requiring 1ha or less.</p>	<p>Orange = Moderate level of support / contribution</p>

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	Located away from village and residential properties therefore environmental nuisance is likely to be minimal. HGV movements are able to be controlled through routing agreements determined through the planning application process.	Green = No adverse factors identified
<ul style="list-style-type: none"> • Proximity to services and facilities 	Does not apply to Minerals and Waste Sites	N/A
<ul style="list-style-type: none"> • Accessibility to public transport. 	Does not apply to Minerals and Waste Sites.	N/A
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Site is located within an existing industrial area and is surrounded by plantation and agricultural land; low potential for adverse impacts on adjacent land uses. The closest sensitive receptors are residential dwellings and a sports field located 400m to 500m north (Cottesmore village), other isolated residential dwellings are located within the local area - over 400m away.	Green = No or little impact on amenity of existing residents and adjacent land uses
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	The site has been put forward on behalf of the owners and would be available immediately. The site is currently permitted for a waste use/industrial area, and has a total site area of 3.97ha. Given Rutland's waste management requirements the proposed use is likely to be for a small scale preliminary treatment facility (AD/MRF), which would typically require 1ha or less hence the site would be able to accommodate both the existing and proposed use. At present no site operator has been identified.	Orange = Partially available, viable and deliverable
<ul style="list-style-type: none"> • Infrastructure available 	Site has links to the mains water, electric, phone / internet but does not have access to the sewerage system or gas supply.	Green = Limited infrastructure constraints
<ul style="list-style-type: none"> • Accessibility and transport 	Existing access is from the B668 (Burley / Cottesmore Road) to the east. Passenger and HGV movements currently associated with existing land use (HWRC and industrial); sufficient safety measures would be required to reduce potential conflict. Proposed waste use would increase vehicle (HGV) movements, which are able to be controlled through routing agreements determined through the planning application process. Any such agreement should seek to divert traffic away from local roads and villages where possible. Further site specific investigations would be required to accompany the planning application.	Green = Good accessibility and transport with opportunities for walking and cycling and to incorporate sustainable transport options
<ul style="list-style-type: none"> • Impact on the wider road 	Site benefits from existing access to B668, connecting to A1 and A606. Proposed waste	Orange = Impact on the wider road

	Assessment findings	Colour coding
network	use would increase vehicle (HGV) movements on road network. Given Rutland's waste management requirements the site is likely to accommodate small scale preliminary treatment facility, with potential to generate an average of 10-12 additional HGV movements per day (i.e. 5-6 HGVs going in and out). Further site specific investigations would be required to accompany the planning application.	network
<ul style="list-style-type: none"> Rights of way 	Nearest footpath is approximately 540m to the north of the site. A bridleway is located approximately 920m to the south-east.	Green = No public rights of way affected
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	The diversion of waste from landfill will contribute towards reduction of greenhouse gas emissions. Development of an AD plant would provide opportunity for energy generation (recovery from waste), however given the waste management capacity requirements and (small) scale the opportunity to support decentralised and renewable energy generation may be limited.	Orange = Moderate potential
<ul style="list-style-type: none"> Need for the development 	The plan identifies indicative waste management capacity requirements and the capacity gap for the plan period (up to 2036). There is a requirement for additional facilities, in particular (small scale) preliminary treatment facilities. The site would provide increased capacity within the county for waste management. This additional capacity will assist in working towards waste management targets.	Orange = Moderate need
<ul style="list-style-type: none"> Other constraints 	NA	Green = No other constraints

* = Applicable to sites proposed for minerals and waste development only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/08
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/08 (larger area) R/COT/03
Address/Location	Land East of Market Overton Road
Village/Town/Parish	Cottesmore
Area (ha)	1.04 (1.06 in site submission)
Current use	Agricultural
Proposed use	Residential (22 open market, 12 affordable)
No. of dwellings at 30/ha	31 (25 if 80% developable area)
Notes	Response 46.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 2 land (1972 maps)	Red.
• Biodiversity and Geodiversity	Hedgerows bordering and several mature trees on the site. Potential for protected species and Phase 1 habitats. Further surveys needed.	Orange
• Heritage Assets	Adjacent to Conservation Area. May affect setting of the church. Concerns previously raised by English Heritage.	Orange
• Landscape and townscape	Highly sensitive area with low to medium landscape capacity to accommodate development. Not prioritised for development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concerns about access, scale and need for the developments. Partial development for affordable housing considered.	Orange
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 650m (Main Street) Key Facility: Shop with Post Office 750m (Main Street) Key Facility: Primary School 950m (Mill Lane) Key Facility: Village Hall 750m (The Leas)	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Impact on views from properties to east and south east.	Orange
Economic		
• Available, viable and deliverable	One owner Enquiries received Site available immediately	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Good accessibility. Within 30mph limit, good visibility in both directions	Green
• Impact on the wider road network	Low impact on existing road network (Burley Road junction)	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Need for housing in Rutland	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/09
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/05 (part) R/COT/05 (part)
Address/Location	Land south of Rogues Lane
Village/Town/Parish	Cottesmore
Area (ha)	1.29 (1.32 in site submission)
Current use	Agricultural
Proposed use	Residential (28 market, 15 affordable)
No. of dwellings at 30/ha	38 (31 if 80% developable area).
Notes	Response 46.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within and adjoins a Local Service Centre (Policy RLP3). Site partially within area shown as "Areas Safeguarded from Development" (Policy COT H7) in the Cottesmore Neighbourhood Plan (August 2016).	Green Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Hedgerows and some mature trees bordering site. Potential for protected species and BAP habitats. Further survey needed.	Orange
• Heritage Assets	Significant remains of ridge and furrow and English Heritage previously stated that it does not consider it suitable for development. Close to military cemetery possible impact on its setting.	Red
• Landscape and townscape	Partially within moderately sensitive area with medium landscape capacity to accommodate development. Priority 2 zone for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Low level of support/high opposition - concerns about access, scale, need for the developments and potential archaeological remains.	Red
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 850m (Main Street) Key Facility: Shop with Post Office 750m (Main Street) Key Facility: Primary School 850m (Mill Lane) Key Facility: Village Hall 950m (The Leas)	Orange
• Accessibility to public transport.	The site is adjacent to the bus route.	Green
• Amenity of existing residents and adjacent land uses	Visible from properties to south west.	Orange
Economic		
• Available, viable and deliverable	One owner Enquiries received Available	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Good accessibility. Good visibility and on a straight road - junction with Toll Bar will need considering	Green
• Impact on the wider road network	Capacity on junction with Toll Bar may need mitigation	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Need for housing.	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/10
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land off Ashwell Rd
Village/Town/Parish	Cottesmore
Area (ha)	3.10 (3.31 in site submission)
Current use	Agriculture
Proposed use	Residential (58 market, 32 affordable)
No. of dwellings at 30/ha	93 (74 if 80% developable area)
Notes	Response 46

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within and adjoins a Local Service Centre (Policy RLP3). Site partially within area shown as “Areas Safeguarded from Development” (Policy COT H7) in the Cottesmore Neighbourhood Plan (August 2016).	Green Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land with hedges and trees on periphery. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Moderately sensitive area with medium landscape capacity to accommodate development. Priority 4 zone for development.	Orange
• Loss of recreational or public open space land	No impact identified.	Green
• Potential for new green infrastructure	No potential identified	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	
• Restoration and after use*	N/A	
• Waste management*	N/A	
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors, adjacent to existing residential and fields.	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 700m (Main Street) Key Facility: Shop with Post Office 800m (Main Street) Key Facility: Primary School 1.3kmm (Mill Lane) Key Facility: Village Hall 800m (The Leas)	Green
• Accessibility to public transport.	Bus route within 400m of the site	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on approach into village and adjacent residential	Orange
Economic		
• Available, viable and deliverable	One owner Enquiries received Immediately available	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Moderate accessibility with opportunities for walking and cycling and to incorporate sustainable transport options North bound within 30mph limit. Southbound junction with B668 outside 30mph limit. Visibility is poor south east of the site. Access would be advised to be on Ashwell Road	Orange
• Impact on the wider road network	Low impact on the wider road network	Green
• Rights of way	No impact	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Need for housing in Rutland	Green
• Other constraints	None	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/11
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/COT/10 R/COT/01 (part)
Address/Location	Land rear of 32 Main Street
Village/Town/Parish	Cottesmore
Area (ha)	0.9 (not checked)
Current use	Unused
Proposed use	Residential
No. of dwellings at 30/ha	27 (26 if 95% developable area)
Notes	Respondent no 97 This site partially overlaps with part of site LPR/COT/02 Planning history 2016/0823/Ful

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 2 land (1972 maps)	Red
• Biodiversity and Geodiversity	Hedgerows and trees bordering site. Potential for protected species and BAP habitats	Orange
• Heritage Assets	Adjoins Conservation Area and near to Listed Buildings..	Orange
• Landscape and townscape	Highly sensitive area with low to medium landscape capacity to accommodate development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Green
• Water conservation and management/flood risk	None identified	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No factors identified	Green
• Proximity to services and facilities	Key Facility: The Sun Inn 330m (Main Street) Key Facility: Shop with Post Office 250m (Main Street) Key Facility: Primary School 700m (Mill Lane) Key Facility: Village Hall 380m (The Leas)	Green
• Accessibility to public transport.	Site within 400m of bus route	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on adjacent land uses due to size of site.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site in joint ownership • Site is under option • Available immediately 	Green
• Infrastructure available	Availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • No access to the site 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • Access route too narrow • Highways have objected to previous planning permission as the access is too narrow and may cause cars to wait on the B668 before accessing the site 	Red
• Impact on the wider road network	<ul style="list-style-type: none"> • May cause cars to wait on B668 before accessing the site 	Green
• Rights of way	<ul style="list-style-type: none"> • Impact on public footpaths and bridleways 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	N/A
• Need for the development	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
• Other constraints	No other constraints	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/COT/13
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	None None
Address/Location	Land north of Mill Lane
Village/Town/Parish	Cottesmore
Area (ha)	4.65
Current use	Agriculture
Proposed use	Residential (circa 60 units)
No. of dwellings at 30/ha	139 (84 if 60% developable area)
Notes	

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 agricultural land.	Orange
• Biodiversity and Geodiversity	No impact.	Green
• Heritage Assets	Site on northern boundary of conservation area and historic core. Moderate impact on two storey listed farmhouse, cottages and outbuilding at site of Cottesmore Hall.	Orange
• Landscape and townscape	Moderately sensitive landscape with medium capacity to accommodate new development. More recent residential development and infill has slightly diluted character around Mill Lane with its 'soft' village fringe and parkland characteristics. Moderate landscape sensitivity and medium landscape capacity to accommodate development. The masterplan concept plan shows a potential landscape framework for the site which can mitigate any landscape impact; with a woodland belt to the north and parkland trees to the western edge to filter views of the leading edge of development and proposed access from Mill Lane.	Orange

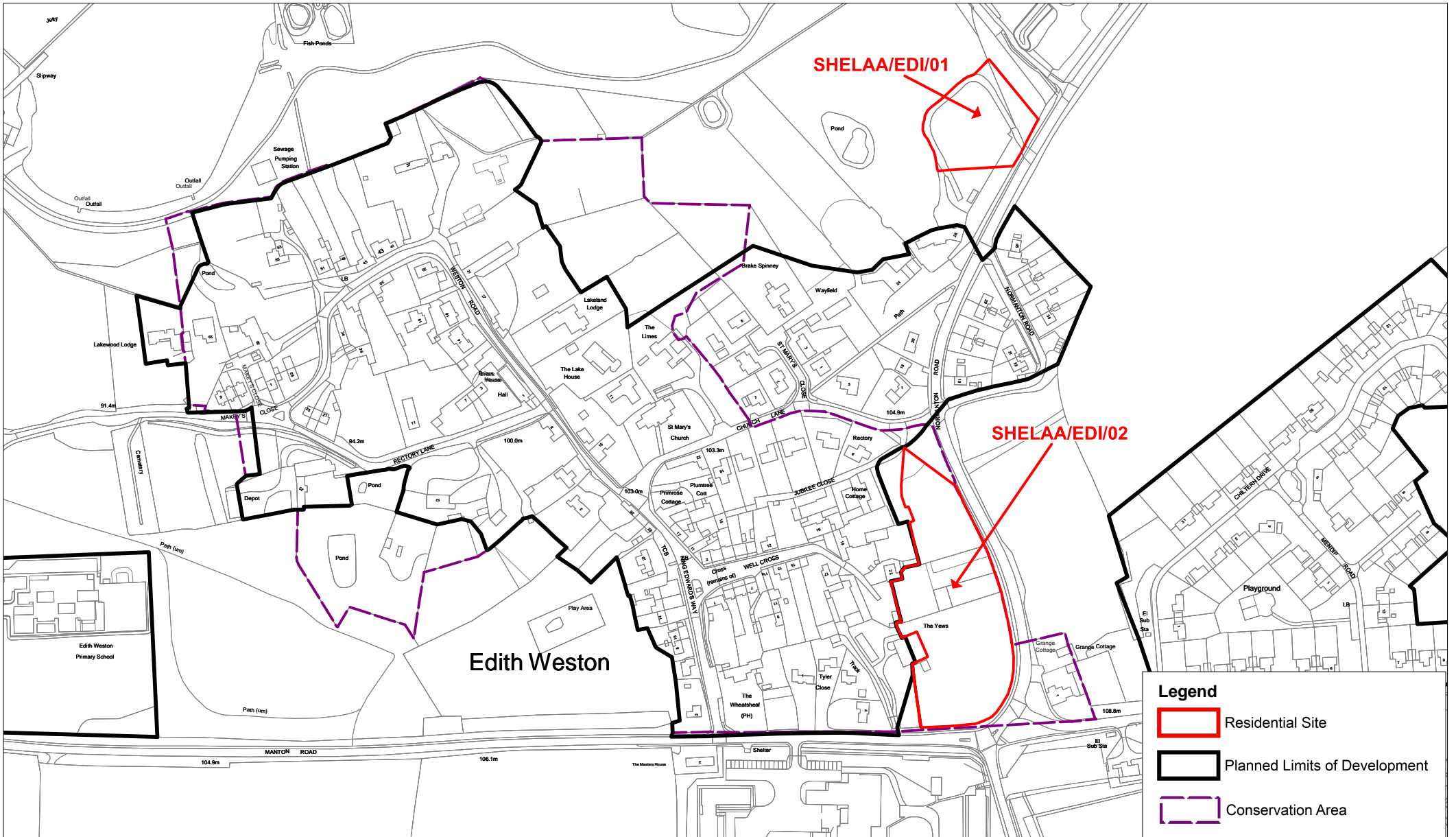
Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Loss of recreational or public open space land 	None.	Green
<ul style="list-style-type: none"> Potential for new green infrastructure 	Developer is proposing to provide amenity and play space in accordance with Council standards plus SUD's. Potential to integrate with parkland/The Rookery (Important Open Space) west of Rogue's Lane.	Green
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p>No flood risk.</p> <p>There have been reports of the surface water flooding to neighbouring properties from these fields during heavy period of rain fall.</p> <p>Any development on this land will need to ensure they provide a sustainable drainage scheme that prevents flood to neighbouring properties.</p>	Orange
<ul style="list-style-type: none"> Contamination 	None.	Green
<ul style="list-style-type: none"> Environmental quality and human health* 	N/A	
<ul style="list-style-type: none"> Restoration and after use* 	N/A	
<ul style="list-style-type: none"> Waste management* 	N/A	

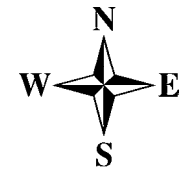
Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	No adverse factors identified	Green
<ul style="list-style-type: none"> • Proximity to services and facilities 	Proximity to services and facilities including <ul style="list-style-type: none"> • Shops/post office 550m • Primary school 400m • Pub 650m • Village Hall 750m 	Green
<ul style="list-style-type: none"> • Accessibility to public transport. 	Site within 350m of bus route	Green
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Moderate impact on neighbouring communities and adjacent land uses.	Orange
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<ul style="list-style-type: none"> • Owner supports proposal • Site is under option to a developer • Available immediately 	Green
<ul style="list-style-type: none"> • Infrastructure available 	All utilities available <ul style="list-style-type: none"> • 	Green
<ul style="list-style-type: none"> • Accessibility and transport 	<ul style="list-style-type: none"> • Access onto Mill Lane within the 30mph limit and has good visibility in both direction. • The position of the access road, will need to take into account its relationship with the school opposite. 	Green
<ul style="list-style-type: none"> • Impact on the wider road network 	<ul style="list-style-type: none"> • None 	Green
<ul style="list-style-type: none"> • Rights of way 	Northern fringe of settlement between Mill Lane and Rogue's Lane is relatively inaccessible with no PRoW around sector and potential for development to enhance connections to PRoW footpath south of Mill Lane.	Green
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • N/a 	
<ul style="list-style-type: none"> • Need for the development 	Need for residential development in Local Service Centres	Green
<ul style="list-style-type: none"> • Other constraints 		Green

* = Applicable to sites proposed for waste management purposes only



Edith Weston
Rutland Strategic Housing & Economic
Land Availability Assessment



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EDI/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	The Yews, Well Cross
Village/Town/Parish	
Area (ha)	1.14
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	34 (27 if 80% developable area)
Notes	Response no 114

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Shown as land in predominantly urban use on 1972 maps.	Green
• Biodiversity and Geodiversity	Treed area on the northern part of the site and hedgerows on the eastern and southern perimeter.	Orange
• Heritage Assets	Within the designated Conservation Area. Two listed buildings on the periphery of the site and others nearby.	Orange
• Landscape and townscape	Southern part of site in area with medium-high landscape capacity. Northern part of site within area of low-medium landscape capacity	Green Pink
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Not within a flood risk area.	Green
• Contamination	Largely agricultural land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	Site adjacent to existing uses.	Green
• Proximity to services and facilities	Site within 400m of the Wheatsheaf pub and the shop/post office.	Orange
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Large site which may impact existing adjacent uses.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Ownership not known • Unknown whether owner wishes to develop the site • Available immediately 	Orange
• Infrastructure available	Available: <ul style="list-style-type: none"> • Electricity • Water • Drainage • Sewerage Unsure whether gas supply	Green
• Accessibility and transport	<ul style="list-style-type: none"> • The site is on a bend, in close proximity to the roundabout and other road junctions. The site access will need to be designed with good visibility's in both directions. It could have the potential to join on to the existing roundabout 	Orange
• Impact on the wider road network		Green
• Rights of way	<ul style="list-style-type: none"> • None 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	N/A
• Need for the development	Need for housing	Green
• Other constraints	None identified	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EDI/02A
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	The Yews, Well Cross
Village/Town/Parish	
Area (ha)	0.57 (part of larger site submitted)
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	17 (16 if 95% developable area)
Notes	Response no 114

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Shown as land in predominantly urban use on 1972 maps.	Green
• Biodiversity and Geodiversity	Hedgerows on the eastern and southern perimeter.	Orange
• Heritage Assets	Within the designated Conservation Area. Listed buildings nearby.	Orange
• Landscape and townscape	Area of low landscape sensitivity and medium-high landscape capacity.	Green
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Not within a flood risk area.	Green
• Contamination	Largely agricultural land, contamination unlikely.	Green

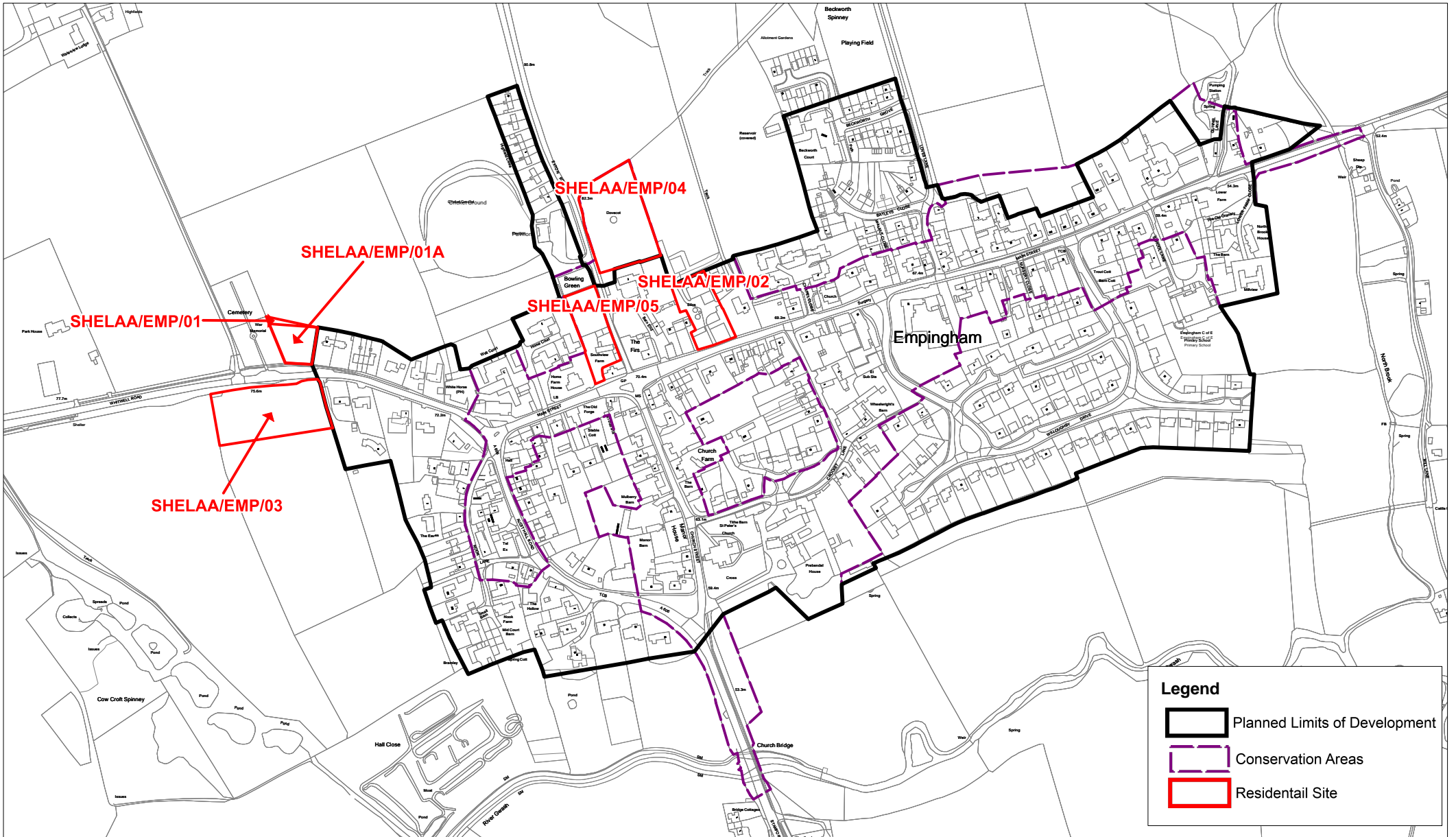
Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	Site adjacent to existing uses.	Green
• Proximity to services and facilities	Site within 400m of the Wheatsheaf pub and the shop/post office.	Orange
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Large site which may impact existing adjacent uses.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Ownership not known • Unknown whether owner wishes to develop the site • Available immediately 	Orange
• Infrastructure available	Available: <ul style="list-style-type: none"> • Electricity • Water • Drainage • Sewerage Unsure whether gas supply	Green
• Accessibility and transport	<ul style="list-style-type: none"> • The site is on a bend, in close proximity to the roundabout and other road junctions. The site access will need to be designed with good visibility's in both directions. It could have the potential to join on to the existing roundabout. 	Orange
• Impact on the wider road network	<ul style="list-style-type: none"> • None 	Green
• Rights of way	<ul style="list-style-type: none"> • None 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	N/A
• Need for the development	Need for housing	Green
• Other constraints	None identified	Green

* = Applicable to sites proposed for waste management purposes only



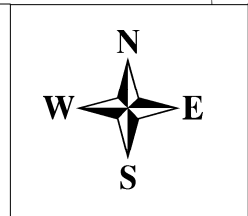
Legend

-  Planned Limits of Development
-  Conservation Areas
-  Residential Site



Empingham

**Rutland Strategic Housing & Economic
Land Availability Assessment**



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EMP/01a
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/EMP/04 R/EMP/06
Address/Location	West of 17 Whitwell Road
Village/Town/Parish	Empingham
Area (ha)	0.17ha (0.18 in site submission)
Current use	Grassland
Proposed use	Residential (4 family homes)
No. of dwellings at 30/ha	5 (5 if 95 % developable area)
Notes	Response 15 (Response 28 also relates to this area).

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping land.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows and mature trees on periphery. Potential for protected species and BAP habitats. Further survey needed.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Area of low landscape sensitivity with high landscape capacity to accommodate new development. Priority 1 (most favoured) zone for development.	Dark Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – concerns about footpath, bridleway and impact on setting of village and Rutland Water	Green
• Liveability	Site is adjacent to a busy road on the south and a graveyard	Orange
• Proximity to services and facilities	No village survey response from Empingham PC. Key Facility: Pub 300m (Main Street) Key Facility: Primary School 1km (School Lane) Key Facility: Village Hall 300m (Main Street) Key Facility: Shop and p/t Post Office 650m Non-Key Facility: General Medical Practice 700m	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	The small site with residential use would have little impact on existing residents.	Green
Economic		
• Available, viable and deliverable	Yes, one ownership. Available immediately Enquiries received. Hereward Homes are in discussion with the owner.	Green
• Infrastructure available	Yes. Unsure of gas supply	Green
• Accessibility and transport	Good access. Large verge enables good visibility splays. Turning would need to be provided within the site	Green
• Impact on the wider road network	No or little impact	Green
• Rights of way	Public right of way E216 skirts eastern edge of site. Agent considers it not to be an impediment to development in that a layout can be designed around the definitive route.	Orange
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for housing.	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EMP/01b
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/EMP/04 R/EMP/06
Address/Location	West of 17 Whitwell Road
Village/Town/Parish	Empingham
Area (ha)	0.17 (0.18 in site submission)
Current use	grassland
Proposed use	Business B1 Offices.
No. of dwellings at 30/ha	5 (5 if 95% developable area)
Notes	Response 28 (Response 15 also relates to this area).

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping land.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows and mature trees on periphery. Potential for protected species and BAP habitats. Further survey needed.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Area of low landscape sensitivity with high landscape capacity to accommodate new development. Priority 1 (most favoured) zone for development.	Dark Green
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – concerns about footpath, bridleway and impact on setting of village and Rutland Water	Green
• Liveability	Site is adjacent to a busy road on the south and adjacent to graveyard. Site also has phone/electricity pole and line on site.	Orange
• Proximity to services and facilities	No village survey response from Empingham PC. Key Facility: Pub 300m (Main Street) Key Facility: Primary School 1km (School Lane) Key Facility: Village Hall 300m (Main Street) Key Facility: Shop and p/t Post Office 650m Non-Key Facility: General Medical Practice 700m	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Small site, use as B1 may have impact on adjacent residential.	Green
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Good access. Large verge enables good visibility splays. Turning would need to be provided within the site	Green
• Impact on the wider road network	No or little impact	Green
• Rights of way	Public right of way E216 skirts eastern edge of site	Red
• Potential for decentralised and renewable energy generation	Exposed, relatively elevated site	Green
• Need for the development	Need for rural business use sites	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EMP/02
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/EMP/07 R/EMP/04
Address/Location	Main Street
Village/Town/Parish	Empingham
Area (ha)	0.28 (site submission states 0.30)
Current use	Agricultural Yard
Proposed use	Residential 5 units
No. of dwellings at 30/ha	8 (8 if 95% developable area)
Notes	Response 72.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping land	Orange
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Brownfield site, some hedgerow and mature trees. Potential for protected species and BAP habitats. Further survey needed.	Orange
• Heritage Assets	Grade 2 Listed farm. Within the Conservation Area. Concerns previously raised by English Heritage.	Orange
• Landscape and townscape	Existing farm buildings development within the Conservation Area enclosed by residential development and farmland. Not assessed as part of Landscape Study.	Green
• Loss of recreational or public open space land	None.	Green.
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Previously developed land, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – concerns about impact on listed building, setting of conservation area and village	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	No village survey response from Empingham PC. Key Facility: Pub 270m (Main Street) Key Facility: Primary School 600m (School Lane) Key Facility: Village Hall 270m (Main Street) Key Facility: Shop and p/t Post Office 350m Non-Key Facility: General Medical Practice 220m	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Visual impact upon Main Street and adjacent properties.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes apart from gas supply uncertain	Green
• Accessibility and transport	Access insufficient width – between two building is 3.8m however set further back from highway boundary	Orange
• Impact on the wider road network	No or little impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/a	
• Need for the development	Need for affordable housing	Green
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EMP/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land off Whitwell Road,
Village/Town/Parish	Empingham
Area (ha)	0.88 (not checked)
Current use	Agriculture
Proposed use	Residential (market housing)
No. of dwellings at 30/ha	26 (25 if 95% developable area)
Notes	Response no 115

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerow on northern periphery	Orange
• Heritage Assets	None identified.	Green
• Landscape and townscape	Within area of medium landscape capacity to accommodate new development.	Orange
• Loss of recreational or public open space land	None identified.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Not in a flood risk area.	Green
• Contamination	Agricultural land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	No village survey response from Empingham PC. Key Facility: Pub 400m (Main Street) Key Facility: Primary School 1.1km (School Lane) Key Facility: Village Hall 400m (Main Street) Key Facility: Shop and p/t Post Office 700m Non-Key Facility: General Medical Practice 750m	Green
• Accessibility to public transport.	Site adjacent to bus routes.	Green
• Amenity of existing residents and adjacent land uses	Visual impact upon Main Street and adjacent properties	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One landowner • No market interest shown • Available immediately 	Orange
• Infrastructure available	Availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Site has good visibility and good access onto the A606. Each property fronting onto the A606 will require turning to ensure no vehicle reverses onto the highway 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • None 	Green
• Rights of way	<ul style="list-style-type: none"> • None 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	N/A
• Need for the development		Orange
• Other constraints	Inside the Rutland Water Area boundary	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/EMP/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/EMP/03 R/EMP/01
Address/Location	Land off Exton Road
Village/Town/Parish	Empingham
Area (ha)	0.6 (0.62 checked)
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	18 (17 if 95% developable area)
Notes	Response no 116

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping land.	Orange
• Agricultural land	Not in agricultural use (Grade 3 land on 1972 maps)	Green
• Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Overgrown grassland with hedgerows and mature trees on periphery • potential protected species and BAP habitats 	Orange
• Heritage Assets	Contains 16 th Century Listed Dovecote which is a Scheduled Ancient monument. Within the Conservation Area. Concerns raised by Historic England.	Red
• Landscape and townscape	Highly sensitive area with low to medium landscape capacity to accommodate new development.	Pink
• Loss of recreational or public open space land	No Loss of recreational or public open space land.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Key Facility: Pub 350m (Main Street) Key Facility: Primary School 850m (School Lane) Key Facility: Village Hall 350m (Main Street) Key Facility: Shop and p/t Post Office 400m Non-Key Facility: General Medical Practice 450m	Green
• Accessibility to public transport.	Site 210m from bus route.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact to the size of site.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single owner of the site • No known market interest • Unsure whether restrictive covenants exist • Site available immediately 	Orange
• Infrastructure available	Availability not known <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • Existing access off Exton Road. Potential to create a new access along the western boundary • Narrow access road, and junction of Main Street and Exton road has poor visibility due to neighbouring walls 	Orange
• Impact on the wider road network	<ul style="list-style-type: none"> • None 	Green
• Rights of way	<ul style="list-style-type: none"> • PRoW E216 along the northern boundary of the site 	Red.
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Need for the development		Orange
• Other constraints	Inside the Rutland Water Area boundary	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	EMP05
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	Allocated H3 in Site Allocations & Policies DPD
Address/Location	Southview Farm, Empingham
Village/Town/Parish	
Area (ha)	0.26ha (0.3 checked)
Current use	Agriculture
Proposed use	Residential
No. of dwellings at 30/ha	8 (7 if 95% developable area).
Notes	Available 5-10 years

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Local Service Centre (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Exton Road and the adjacent site is gently sloping.	Orange
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Part grassland with hedgerows on periphery. Potential for protected species and BAP habitats	Orange
• Heritage Assets	Within Conservation Area.	Orange
• Landscape and townscape	Existing buildings and paddock enclosed by residential development and sports grounds. Partly within Area of low landscape sensitivity with high landscape capacity to accommodate new development.	Dark green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Previously developed land, contamination possible.	Orange

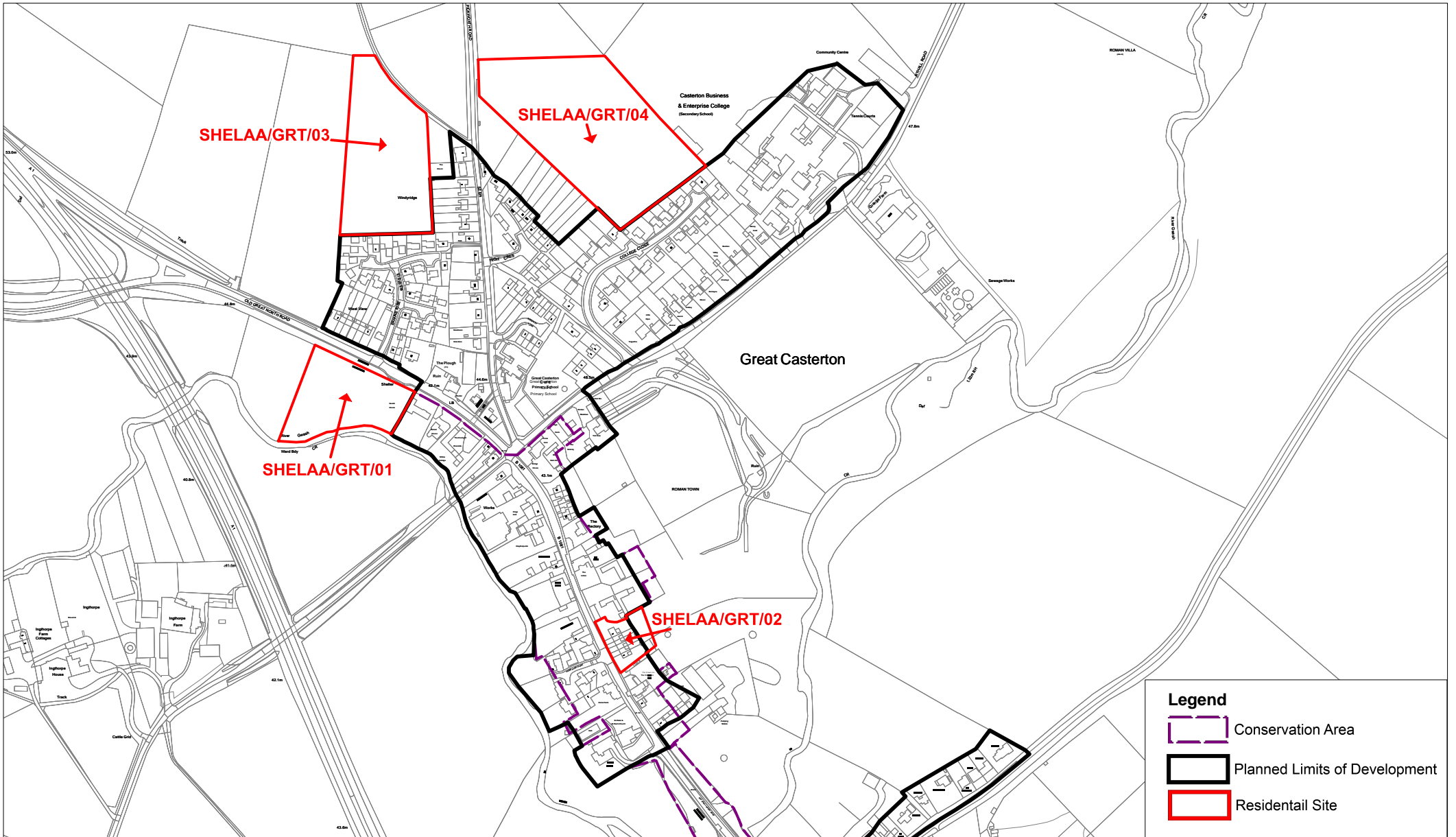
Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	No village survey response from Empingham PC. Key Facility: Pub 160m (Main Street) Key Facility: Primary School 750m (School Lane) Key Facility: Village Hall 160m (Main Street) Key Facility: Shop and p/t Post Office 280m Non-Key Facility: General Medical Practice 330m	Green
• Accessibility to public transport.	Access to bus route, which is less than 400m from the site.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on local community.	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One owner • Enquiries received based on previous allocations • Available 5-10 years 	Orange
• Infrastructure available	Availability of <ul style="list-style-type: none"> • Electricity • Water • Drainage • Sewerage • Broadband No gas supply	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Possible for development - the access and amount of vehicles will need to be carefully decided. • The size of development may benefit from two access - one onto Main Street and the other onto Exton Road. 	Orange
• Impact on the wider road network	<ul style="list-style-type: none"> • Exton Road is very narrow, leading to Main Street which has poor visibility in both direction 	Orange
• Rights of way	<ul style="list-style-type: none"> • None 	Green




Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • N/A 	
<ul style="list-style-type: none"> • Need for the development 	Need for residential development	Green
<ul style="list-style-type: none"> • Other constraints 	None identified.	Green

* = Applicable to sites proposed for waste management purposes only



Legend

-  Conservation Area
-  Planned Limits of Development
-  Residential Site



Great Casterton
Rutland Strategic Housing & Economic
Land Availability Assessment



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRT/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/GRT/01 (part) R/GRT/09 (part)
Address/Location	South of Old Great North Road
Village/Town/Parish	Great Casterton
Area (ha)	0.92 (0.94 in site submission)
Current use	Agricultural
Proposed use	Residential (market, affordable or self-build)
No. of dwellings at 30/ha	28 (26 if 95% developable area)
Notes	Response 45

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoining a proposed Local Service Centre (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Partly sloping ground.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows and mature trees on border. Adjacent to River Gwash parish level site. Potential for protected species and Phase 1 habitats. Possible grassland. Requires further survey.	Orange
• Heritage Assets	Adjacent to Conservation Area.	Orange
• Landscape and townscape	Moderate landscape sensitivity and medium landscape capacity to accommodate new development. Top priority for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation & management/flood risk	None identified although adjacent to river.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – concerns about flood plain, ground conditions and lack of facilities	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	3 or more facilities within 800m	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Moderate on neighbouring communities and adjacent land uses.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Good accessibility	Green
• Impact on the wider road network	Moderate impact.	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Proposed Local Service Centre	Green
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRT/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None R/GRT/08
Address/Location	Land off Main St
Village/Town/Parish	Great Casterton
Area (ha)	0.26 (0.63 in site submission)
Current use	Residential (brownfield)
Proposed use	Residential (11 market/self-build)
No. of dwellings at 30/ha	8 (7 if 95% developable area)
Notes	Response 45 Planning permission has been granted for an additional 2 dwellings (2015/0556/FUL). Pre application advice has been sought in respect of a re-development of the existing dwellings to form 11 dwellings under application

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoining a proposed Local Service Centre (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Houses and gardens. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	Within and adjacent to Conservation Area and adjacent to listed buildings.	Orange
• Landscape and townscape	Relatively attractive row of buildings within the existing conservation area. Partly outside the planned limits of development.	Red
• Loss of recreational or public open space land	No impact identified.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Previously developed land – site currently a row of terraced housing.	Orange
• Environmental quality and human health*	N/A	
• Restoration and after use*	N/A	
• Waste management*	N/A	
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Within 800m of 3 facilities.	Green
• Accessibility to public transport.	Adjacent to bus stop.	Green
• Amenity of existing residents and adjacent land uses	Little impact on adjacent residential	Green
Economic		
• Available, viable and deliverable	Single owner promoting re-development of 6 terraced cottages for net gain of 5 dwellings	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Good visibility in both directions	Green
• Impact on the wider road network	Low level of impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for affordable housing but this site unlikely to deliver re viability?	Orange
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRT/03
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/GRT/03 R/GRT/02
Address/Location	Land off Pickworth Road
Village/Town/Parish	Great Casterton
Area (ha)	1.59
Current use	Agriculture
Proposed use	Residential (31 market, 17 affordable)
No. of dwellings at 30/ha	48 (38 if 80% developable area)
Notes	Response 45.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a proposed Local Service Centre (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land.	Green
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderate landscape sensitivity with medium capacity to accommodate development. Second priority for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – concerns about lack of facilities and location overlooking village	Green
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	3 or more facilities within 800m	Green
• Accessibility to public transport.	Within close proximity to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on neighbouring communities and adjacent land uses	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Very narrow access road requiring significant mitigation	Orange
• Impact on the wider road network	Large site with significant impact on narrow access roads in vicinity. Access through Great Casterton onto Old Great North Road would generate significant level of traffic.	Red
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	Green
• Need for the development	Need for new housing in the Local Service Centres	Green
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

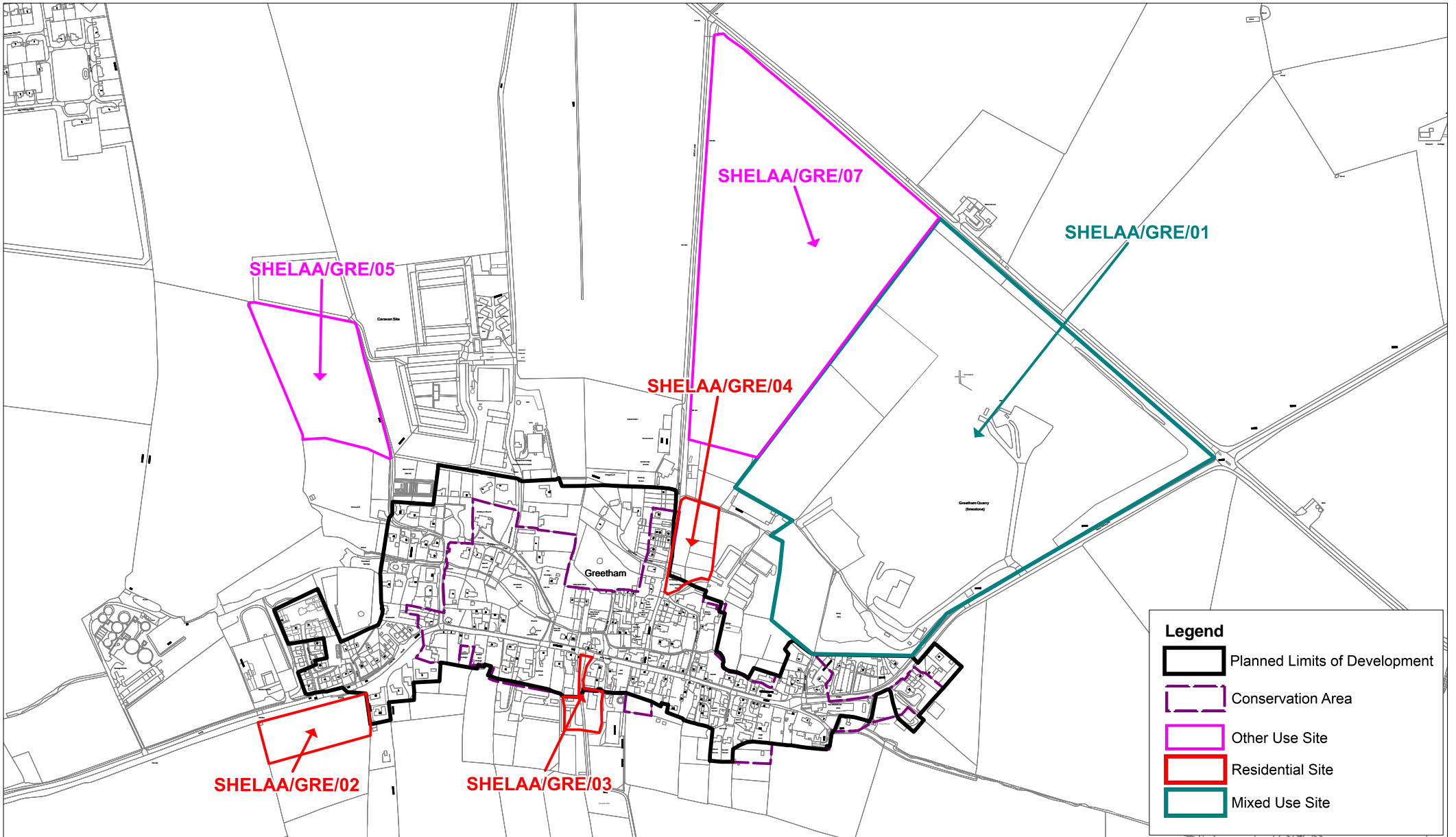
Site details	
Site reference	LPR/GRT/04 revised
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/GRT/10 (part) R/GRT/04 and R/GRT/06
Address/Location	Land east of Pickworth Road
Village/Town/Parish	Great Casterton
Area (ha)	6.66 (not checked)
Current use	Agricultural/unused sports field
Proposed use	Residential (200 dwellings including affordable)
No. of dwellings at 30/ha	200 (120 if 60% developable area)
Notes	Response 71.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a proposed Local Service Centre (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural fields with hedgerows and potential for protected species. Further survey needed.	Orange
• Heritage Assets	Proximity to known archaeological remains.	Orange
• Landscape and townscape	Area of high landscape sensitivity and low to medium landscape capacity to accommodate new development. Not prioritised for development (northern part of the site extends beyond the area that has been assessed).	Pink
• Loss of recreational or public open space land	Loss of sports fields but site submission states that these are surplus to requirements.	Red
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped land, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A






Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Not consulted on.	N/A
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	3 or more facilities within 800m	Green
• Accessibility to public transport.	Bus route within 400m	Green
• Amenity of existing residents and adjacent land uses	Significant impact on neighbouring communities and adjacent land uses.	Red
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	The access road to the site is sufficient for the development.	Green
• Impact on the wider road network	Large site with access through Great Casterton onto Old Great North Road would generate significant level of traffic. Junction capacity at Ryhall Road and Old Great North Road would need to be considered.	Orange
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for housing in Local Service Centres.	Green
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only



Legend

-  Planned Limits of Development
-  Conservation Area
-  Other Use Site
-  Residential Site
-  Mixed Use Site



Greetham

**Rutland Strategic Housing & Economic
Land Availability Assessment**



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Site details	
Site reference	LPR/GRE/01
Previous site reference: <ul style="list-style-type: none"> Site Appraisals October 2012, April 2013) SHLAA 2008, 2011 	None None
Address/Location	Greetham Quarry
Village/Town/Parish	Greetham
Area (ha)	27.6 (25.7 in site submission)
Current use	Former quarry
Proposed use	Wide range of potential uses identified including residential, employment, community and energy generation
Proposed residential sites only: No. of dwellings at: <ul style="list-style-type: none"> 30/ha villages 40/ha Oakham and Uppingham 	Landowner proposes 20-30 dwellings in association with other uses. 828 (496 if 60% developable area)
Notes	Response 34 Extant permission for mineral extraction: M/1999/0326/09 MIN/2004/1051

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
<ul style="list-style-type: none"> Topography 	Largely level ground with slightly sloping ground towards edge of village.	Green
<ul style="list-style-type: none"> Agricultural land 	Part Grade 3 land and land predominantly in urban use (1972 maps).	Orange
<ul style="list-style-type: none"> Biodiversity and Geodiversity 	Regionally important geological site (RIGS). Limestone quarry with pockets of species rich grassland and scrub. Field to west possibly species rich. Potential for protected species.	Red
<ul style="list-style-type: none"> Heritage Assets 	Adjacent to the Conservation Area.	Orange
<ul style="list-style-type: none"> Landscape and townscape 	This site was not assessed in the 2012 study due to its use as a minerals operation. Adjacent to areas assessed as having moderate landscape sensitivity and medium/low- medium landscape capacity to accommodate development.	Orange

	Assessment findings	Colour coding
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	None identified.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No factors identified.	Green
• Proximity to services and facilities	Key Facility: Pub 800m (The Wheatsheaf on Stretton Road) Key Facility: Pub 1km (The Plough on Main Street) Key Facility: Community Centre 1.4km (Great Lane) Key Facility: Greetham Village Shop & Full time post office 1.1km (Main Street)	Orange
• Accessibility to public transport.	Majority of site within 800m of bus route.	Orange
• Amenity of existing residents and adjacent land uses	Large site of over 25ha. Proposed mixed use/ adjacent use is residential.	Red
Economic		
• Available, viable and deliverable	Site under single ownership and under option to developer. Viability complex to assess in view of topographical and other constraints including prospects of adjacent land being quarried and impact of this on site marketability	Orange
• Infrastructure available	Yes	Green
• Accessibility and transport	Access is questionable and would need careful consideration. Junction capacities and visibility splays will need to be taken into account very early on. Access onto B668 would require roundabout or right turn lane. Access onto Wood Lane may require junction mitigation works with B668	Orange

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Impact on the wider road network 	Impact on traffic through village high but traffic east onto A1 will be low impact	Orange
<ul style="list-style-type: none"> Rights of way 	Public footpath along the south-western edge of the site.	Orange
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	Not exposed but large site so moderate potential	Orange
<ul style="list-style-type: none"> Need for the development 	Need for employment opportunities, residential but not on large scale in this location. Potential need to waste management. Need for adjacent mineral extraction.	Red
<ul style="list-style-type: none"> Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRE/01A
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None None
Address/Location	Greetham Quarry
Village/Town/Parish	Greetham
Area (ha)	27.6 (25.7 in site submission)
Current use	Former quarry
Proposed use	Mixed use – primarily employment (up to 15ha) with limited residential development (30 units). Landowner proposes 20-30 dwellings in association with other uses.
No. of dwellings at 30/ha	828 (497 if 60% developable area)
Notes	Response 34 Extant permission for mineral extraction: M/1999/0326/09 MIN/2004/1051

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground with slightly sloping ground towards edge of village.	Green
• Agricultural land	Part Grade 3 land and land predominantly in urban use (1972 maps).	Orange
• Biodiversity and Geodiversity	Regionally important geological site (RIGS). Limestone quarry with pockets of species rich grassland and scrub. Field to west possibly species rich. Potential for protected species.	Red
• Heritage Assets	Adjacent to the Conservation Area.	Orange
• Landscape and townscape	This site was not assessed in the 2012 study due to its use as a minerals operation. Adjacent to areas assessed as having moderate landscape sensitivity and medium/low- medium landscape capacity to accommodate development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p>No known flooding in this area.</p> <p>However due to changes in the current land use/levels a sustainable scheme will need to be implemented to ensure the changes does not flood neighbouring properties.</p>	Orange
<ul style="list-style-type: none"> Contamination 	None identified.	Green
<ul style="list-style-type: none"> Environmental quality and human health* 	N/A	N/A
<ul style="list-style-type: none"> Restoration and after use* 	N/A	N/A
<ul style="list-style-type: none"> Waste management* 	N/A	N/A
Social		
<ul style="list-style-type: none"> Response to Previous Consultation 	No consultation previously carried out.	N/A
<ul style="list-style-type: none"> Liveability 	No factors identified.	Green
<ul style="list-style-type: none"> Proximity to services and facilities 	<p>Key Facility: Pub 800m (The Wheatsheaf on Stretton Road)</p> <p>Key Facility: Pub 1km (The Plough on Main Street)</p> <p>Key Facility: Community Centre 1.4km (Great Lane)</p> <p>Key Facility: Greetham Village Shop & Full time post office 1.1km (Main Street)</p>	Orange
<ul style="list-style-type: none"> Accessibility to public transport. 	Majority of site within 800m of bus route.	Orange
<ul style="list-style-type: none"> Amenity of existing residents and adjacent land uses 	Large site of over 25ha. Proposed mixed use/ adjacent use is residential.	Red
Economic		
<ul style="list-style-type: none"> Available, viable and deliverable 	<ul style="list-style-type: none"> Site under single ownership and under option to developer. Viability complex to assess in view of topographical and other constraints including prospects of adjacent land being quarried and impact of this on site marketability 	Orange
<ul style="list-style-type: none"> Infrastructure available 	Yes	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Accessibility and transport 	<ul style="list-style-type: none"> Depending where the site access will be, will depend how it will effect the wider network. There are ongoing issues within Greetham village, regarding the amount/type of traffic, speeds, and narrow points within the village. Increased development on this site could make these matters worse; therefore it would be vital that the developer has early engagement with both the Parish Council and the County Council so all can agree on a scheme. Highways would want this development to access onto Stretton Road or Thistelton Lane; and not into the centre of the village 	Orange
<ul style="list-style-type: none"> Impact on the wider road network 	<p>Depending where the site access will be, will depend how it will impact on the wider network.</p> <p>Impact on traffic through village high but traffic east onto A1 will be low impact</p>	Orange
<ul style="list-style-type: none"> Rights of way 	Public footpath along the south-western edge of the site.	Orange
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	Not exposed but large site so moderate potential	Orange
<ul style="list-style-type: none"> Need for the development 	<p>Need for employment opportunities and residential development</p> <p>Need for adjacent mineral extraction.</p>	Green
<ul style="list-style-type: none"> Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRE/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/GRE/07 (part) R/GRE/10 (part)
Address/Location	Land south of Oakham Road
Village/Town/Parish	Greetham
Area (ha)	1.17 (1.15 in site submission)
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	35 (28 if 80% developable area)
Notes	Response 46

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows on boundary. Potential for protected species. Further survey needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderate sensitivity and medium to high capacity. Priority 2 zone for development.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Green field site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition - concerns about access, scale and need for development	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Pub 950m (The Wheatsheaf on Stretton Road) Key Facility: Pub 550m (The Plough on Main Street) Key Facility: Community Centre 1km (Great Lane) Key Facility: Greetham Village Shop & Full time post office 650m (Main Street)	Orange
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	The site would moderately impact the approach to the village from the west and upon properties south of Main Street.	Orange
Economic		
• Available, viable and deliverable	One owner Some market interest, enquiries received Immediately available	Green
• Infrastructure available	Site lies within the cordon sanitaire of STW. Little surface water network coverage in Greetham.	Orange
• Accessibility and transport	Good accessibility Within 30mph limit, good visibility in both directions	Green
• Impact on the wider road network	Low Impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for affordable housing but this is excessively large site.	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRE/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/GRE/08 R/GRE/01
Address/Location	Hill Farm Yard, off Main Road
Village/Town/Parish	Greetham
Area (ha)	0.41
Current use	Agricultural sheds and hard standing (Agriculture in site submission).
Proposed use	Residential/Business
No. of dwellings at 30/ha	12 (12 if 95% developable area)
Notes	Response 68.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	Land predominantly in urban use (1972 maps)	Green
• Biodiversity and Geodiversity	Agricultural buildings and land with hedgerows on boundary. Potential for protected species	Orange
• Heritage Assets	Partially within Conservation Area and adjacent to Listed Buildings.	Orange
• Landscape and townscape	Moderate sensitivity and medium capacity. Priority 5 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Green field site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition - concerns about access and mixed use designation	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Pub 450m (The Wheatsheaf on Stretton Road) Key Facility: Pub 79m (The Plough on Main Street) Key Facility: Community Centre 500m (Great Lane) Key Facility: Greetham Village Shop & Full time post office 92m (Main Street)	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Impact upon immediate neighbours.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site promoter wishes to develop site • Some loss of operational agricultural land/buildings • Commercially attractive site likely to come forward 	Green
• Infrastructure available	Site promoter states limited utility services available to serve site. Little surface water network coverage in Greetham.	Orange
• Accessibility and transport	Existing access; moderate visibility. Located within middle of a busy village.	Green
• Impact on the wider road network	Located within middle of a busy village.	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for affordable housing	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRE/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/GRE/12
Address/Location	Great Lane
Village/Town/Parish	Greetham
Area (ha)	0.87
Current use	Agricultural
Proposed use	Residential (market and affordable)
No. of dwellings at 30/ha	26 (25 if 95% developable area)
Notes	Response 83

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground	Green
• Agricultural land	Grade 3 land (1972 maps).	Orange
• Biodiversity and Geodiversity	Agricultural field and hedgerows with potential for protected species. Possible species rich grassland on verge. Further surveys needed.	Orange
• Heritage Assets	Adjacent to and partially within conservation area. Adjacent to listed building.	Orange
• Landscape and townscape	Moderate sensitivity and medium capacity. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped land, contamination unlikely.	Green.

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Not consulted on.	N/A
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Key Facility: Pub 600m (The Wheatsheaf on Stretton Road) Key Facility: Pub 450m (The Plough on Main Street) Key Facility: Community Centre 50m (across the road on Great Lane) Key Facility: Greetham Village Shop & Full time post office 400m (Main Street)	Orange
• Accessibility to public transport.	Bus route within 400m	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on neighbouring communities and adjacent land uses	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One owner • No market interest show • Available up to 5 years 	Orange
• Infrastructure available	<ul style="list-style-type: none"> • None available 	Red
• Accessibility and transport	Very narrow road with poor visibility in both directions due to vehicles parked on the road and dwellings close to the highway boundary. Poor Access	Red
• Impact on the wider road network	Moderate impact	Orange
• Rights of way	<ul style="list-style-type: none"> • No impact on public footpaths and bridleways 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/a 	
• Need for the development	Need for housing	Green
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/GRE/05
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None None
Address/Location	Park Lane
Village/Town/Parish	Greetham
Area (ha)	3.1
Current use	Agriculture
Proposed use	Sports/leisure
No. of dwellings at 30/ha	93 (74 if 80% developable area)
Notes	Response 68.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground with slightly sloping ground towards north east of site.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land with trees and hedges on periphery. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	Close to Scheduled Monument (manorial settlement).	Orange
• Landscape and townscape	Partially in moderately sensitive area with medium capacity to accommodate development. Priority 4 zone for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Within 800m of shop/post office and employment.	Orange
• Accessibility to public transport.	Within 800m of bus route.	Orange
• Amenity of existing residents and adjacent land uses	Proposed use is tourism/leisure; proposed use of sport/leisure, will have little impact.	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One owner • No market interest shown • Unsure if restrictive covenants exist • Immediately available 	Orange
• Infrastructure available	Available	Green
• Accessibility and transport	Accessed off a private road. Access onto Thistleton Lane is good	Green
• Impact on the wider road network	Road serving private road has recently been upgraded	Green
• Rights of way	<ul style="list-style-type: none"> • No impact on public footpaths and bridleways 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for housing	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Greetham, Wood Lane

Site details	
Site reference	LPR/GRE/06
Previous site reference:	<ul style="list-style-type: none"> • SAL/GRE/05 • Site Appraisals October 2012, April 2013 • SHLAA 2008, 2011
Address/Location	Wood Lane
Village/Town/Parish	Greetham
Area (ha)	Not recorded but 2.97 on SALL/GRE/05
Current use	Agricultural
Proposed use	Waste management
Proposed residential sites only:	NA
Notes	<p>Response 82</p> <p>Allocation under adopted plan: Site W2 – Greetham Wood Lane. Allocated for small-scale preliminary treatment facility. Appraisal of site previously undertaken in line with preparation of the Site Allocations and Policies DPD October 2014.</p>

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	<p>Compliance with key locational policies in the adopted and emerging plan. Rutland Core Strategy DPD CS25 (Waste management and disposal) (Draft Plan RLP55). Supports the delivery of the indicative waste management capacity requirements regarding preliminary treatment and is in line with the spatial strategy for waste management, being located to the east of the Local Service Centre (LSC) of Greetham. The site is an existing allocation (W2) (Draft Plan RLP56).</p>	<p>Meets key locational policies.</p>

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Land is flat. Topography unlikely to be an issue for operations.	Green = No topographical constraints
• Agricultural land	Site located on agricultural greenfield land and is identified as Grade 3 (good to moderate quality). The land is currently used as a horse paddock and such use would cease as a result of the development. There is the potential for the strip of agricultural land to the north of the site to be affected by operations (depending on the facility type).	Orange = Best Most Versatile Agricultural land grades 3a and 3b affected
• Biodiversity and Geodiversity	<p><u>Biodiversity</u></p> <p>Protected species records from surrounding sites include grass snake and European Protected Great crested newts to the south of the site. The surrounding woodland is likely to support bats and nesting birds and possibly badgers.</p> <p>The site borders Greetham Woodland Near an area of Ancient Woodland to the west () and is within 60m of Greetham Woodland Far a further area Ancient Woodland to the east (although separated by the A1). Osbonall Wood Ancient Woodland LWS is located 1km to the north east.and Woolfox Wood Ancient Woodland is 620m to the south east.). A further area of broadleaved woodland is located approximately 620m to the south. A LWS (Verge north-east of Greetham Wood – N side) is also located 650m to the west beyond Greetham Woodland Near and the verge opposite is identified as a Candidate Wildlife Site (Verge NE of Greetham Wood - S side). There are also other LWS and Ancient Woodlands are located within the area (over 1km).</p> <p>Greetham Meadows SSSI, a ridge and furrow haymeadow, is approximately 1.5km to the north-west and Clipsham Old Quarry and Pickworth Great Wood SSSI are further afield to the southwest. The internationally designated Rutland Water RAMSAR site and SPA is located approximately 6km to the south.</p> <p>Indirect effects of development / site operation on surrounding woodland habitat such as noise pollution, runoff / leachates or air-borne pollution and dust should be avoided. A buffer/set back (5-15m) from the woodland edge would provide mitigation to reduce impacts and protect the woodland. Existing hedgerows and scrub should be retained and protected. Further investigation including habitat and species surveys and assessment would be required to accompany the</p>	Orange = Moderate – depends on scale and technologies

	Assessment findings	Colour coding
	<p>planning application.</p> <p><u>Geodiversity</u></p> <p>The geology is predominantly Jurassic Limestone with parts overlain by a drift of glacial till and clays. The limestone geology strongly influences the landscape character, through its distinctive landforms (the plateau, scarp & dip slopes, shallow but quite narrow and steep-sided stream valleys). Land-use is predominantly arable farming and woodland.</p> <p>The main section of the site is approximately 100m north of a RIGS site located at Woolfox Quarry (the access point being 20m), designated for exposures of Lower Lincolnshire Limestone features. RIGS site designated at Greetham Quarry located 1.3km west, designated for 12 metre sections of Upper and Lower Lincolnshire Limestone.</p> <p>It is possible to mitigate any negative impacts of a small-scale preliminary treatment facility on geodiversity sites or features in the vicinity.</p>	
<ul style="list-style-type: none"> Heritage Assets 	<p>Scheduled Ancient Monuments – None</p> <p>Registered Parks and Gardens – None</p> <p>Conservation areas – None</p> <p>Listed buildings – Group of 3 Grade II listed buildings are clustered around The Olde Greetham Inn 350m north of the site: The Stretton Highwayman Public House Grade II Public house of 1780 with extension of c. 1800 (LB ref: 186648), The Stable block and Turpin's Restaurant at the Stretton Highwayman Grade II Stable block, now partly restaurant, of c. 1800 (LB ref: 186649), The Forge Grade II Cottage of late 18th century (LB ref: 186650). Impacts upon setting depend upon the height of the proposed development, but the site is well screened by vegetation.</p> <p>Archaeological sites – No known archaeological sites recorded (HER) within the proposed development area. The site is adjacent the A1 (the Great North Road or Ermine Street), the latter originally a major Roman road (HER re.: MLE5748). The line of a second Roman road, The Drift (MLE5345), runs north-west from Ermine Street, approximately 400m south west of the proposed site. Woolfox Lodge, a WW2 and post-war airfield lies c. 450m to the south east. Whilst it is possible that buried archaeological remains associated with the Ermine Street Roman road may be affected by the proposals, it is unlikely that either The Drift or Woolfox airfield will be detrimentally affected by the proposals. Greetham Near Wood has been appraised for the survival of historic / archaeological features,</p>	<p>Orange = Moderate impact</p>

	Assessment findings	Colour coding
	<p>however, no remains or features of note were recorded.</p> <p>Further site specific investigations would be required to accompany the planning application; such as desk-based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post-determination mitigation strategy.</p>	
<ul style="list-style-type: none"> Landscape and townscape 	<p>The site is screened by woodland to the west and is bordered by the A1 main road to the east. Impacts on landscape character are likely to be generally limited to the impact on grassland lawns between Greetham Woodland Near and Greetham Woodland Far that can not be avoided or mitigated. Depending upon the height of the facility there is not likely to be any impact on townscape.</p> <p>The site falls within the Kesteven Uplands. Site is located in the 'Clay Woodlands sub character area of the 'Rutland Plateau' area. The eastern fringe of the Cottesmore Plateau is defined by the valley and limestone scarp of the North Brook, signalling the transition to the Clay Woodlands sub-area. To the north of this transition, the A1 trunk road corridor dominates the landscape character with its physical infrastructure and the perception of constant movement and noise in the landscape.</p> <p>The Clay Woodlands is an extensive area of gently undulating, predominantly arable countryside. The key characteristics of this landscape sub-area are the medium to large scale mixed broadleaved and coniferous woodlands within large farming estates. These woodlands are conspicuous features in most views within or into this area. Close to they enclose views whilst providing an extensive backdrop in most distant views across well maintained farmland.</p> <p>Land-use is predominantly arable farming and woodland.</p> <p>The site is 1.1km to the north of Exton Park and 90m to the west of an area of Attractive Countryside. The site is generally flat and slopes gently to the south. The site is screened from the A1 by trees and scrub and screened from the wider landscape by Greetham Wood Far and Near. Landscape impacts are likely to be mitigated by surrounding vegetation and natural topography, but an appraisal of any impacts should accompany any planning application.</p>	Green = Low impact
<ul style="list-style-type: none"> Loss of 	No opportunities for recreational or public open	Green = No

	Assessment findings	Colour coding
recreational or public open space land	space identified. Footpaths and tracks are located in the woodland to the west and east of the site and Greetham Valley Golf Club is located 250m southwest of the site.	impact on recreational or public open space
<ul style="list-style-type: none"> Potential for new green infrastructure 	Site falls within the North East GI Zone (Clay Woodlands GI Wedge). This GI wedge requires several priority areas to be addressed including extending access to woodland by improving access by linking and extending local corridors / footpaths and protecting SSSIs and woodland in the area. There is opportunity to link to and extend the calcareous grassland verge LWS to the north-west of the site and to the calcareous grassland on the adjacent quarry site (as part of its restoration scheme).	Green = Potential to enhance existing green corridors or access to green infrastructure
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p><u>Water conservation</u> The site overlays a primary aquifer. The overall water quality in the area is designated as moderate by the EA. Potential risk to water resources would depend on specific type of development. Consideration of surface water drainage and continued maintenance of existing surfaces and drainage systems will mitigate contamination risk. Further assessment would be required to accompany a planning application.</p> <p><u>Groundwater flooding</u> No identified risk of groundwater flooding.</p> <p><u>Fluvial flood risk</u> The site is not located within, or adjacent to, flood zone 2 or 3. Waste treatment is classified as less vulnerable and so is considered appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p><u>Surface water flooding</u> A third of the site is at risk of surface water flooding in extreme events i.e. low probability. Two small isolated areas where there are depressions in the topography at risk of more frequent surface water flooding. A site specific FRA would be required to accompany the planning application to address issues of surface water flooding.</p> <p><u>Historic flooding hotspots</u> According to the flooding hotspot data received from RCC on the 30/06/16 this site is not subject to any historic flooding records.</p>	Green = No flood risk or minimal downstream flood risk
<ul style="list-style-type: none"> Contamination 	The site is currently used as a horse paddock and does not have hard or sealed surfaces, but is in close proximity to Woolfox Airfield. The potential for soil contamination from the any new development can be effectively mitigated by maintenance of surfaces and drainage systems	Green = Contamination unlikely

	Assessment findings	Colour coding
	(including sealed surfaces, bunding and treatment of surface waters if required).	
<ul style="list-style-type: none"> Environmental quality and human health* 	<p><u>Air quality and pollution</u> There are few sensitive receptors in proximity to the site, with the closest likely to be properties associated with the Olde Greetham Inn over 300m north adjacent the A1 and properties associated with the golf club around 400m to the south west. The site is not within or adjacent to an AQMA, but being adjacent to the A1 the site and surrounding area are affected by traffic emissions. Dependant on the facility type there is potential for emissions to air, from both on-site operations (e.g. dust) and resulting increases in vehicle related air emissions (e.g. CO₂, NO_x). However any emissions are heavily dependent upon the type of facility, technology used, throughput of waste and proposed mitigation. Mitigation measures such as enclosed/covered operations, negative air pressure, filtration, dust management (e.g. dampening) and good site management significantly reduces potential for adverse impacts. Such controls are also likely to be requirements of the Environmental Permitting regime.</p> <p><u>Noise and vibration</u> The A1, existing waste transfer station, inert landfill and recycling facility, operational quarry, and an agricultural contractors business are close to the site. Such uses add significantly to the local noise environment, therefore the development is unlikely to result in any breach of the appropriate noise standards. Imposing planning conditions to restrict certain activities to specific times, would help to reduce the potential for increases in noise at sensitive receptors. The development of the site is likely to generate a limited number of additional HGV movements, which together with the nature of the surrounding highway network, means that the potential for increasing ground vibration is limited, particularly where controls (e.g. vehicle routeing) are implemented.</p> <p><u>Odours</u> A preliminary treatment facility has the potential to generate some odour. However, mitigation measures such as enclosed/covered operations, negative building air pressure, good filtration, expeditious processing of materials to avoid long term storage would significantly reduce potential for adverse impacts. Consideration would need to be given to the cumulative impact with the existing waste transfer station to the south of the site.</p>	<p>Green = Limited potential for adverse impacts. Impacts are likely to be ameliorated by mitigation measures. Identified constraints are acceptable.</p>

	Assessment findings	Colour coding
	<p><u>Bio-aerosols</u> Development of a preliminary treatment facility would present potential for bio-aerosols (generally within 250m of operations). The site is removed from sensitive receptors; potential for impact is very limited.</p> <p><u>Vermin and birds</u> Vermin and birds could be attracted to the site depending upon the types of waste material to be processed, however measures such as enclosed storage and operations, expeditious turn-over of waste, and regular cleansing of the site would significantly reduce potential for adverse impacts.</p> <p><u>Litter</u> The generation of litter from the site would be dependant upon the type of waste imported, and given the proximity to the A1 is important to control effectively. The enclosure of all processing and storage operations, the netting and screening of site boundaries, and regularising tidying and cleaning of the site is likely to reduce the likelihood of litter generation significantly.</p> <p><u>Bird strike hazard</u> The site is located within the 13km bird strike zone of an airfield. The risk of bird strike associated with a relatively small scale preliminary treatment facility is low due the nature of operations, particularly where operations are enclosed/covered.</p> <p><u>Potential for residual environmental nuisance</u> Depending upon the type of facility specific assessments of the potential impacts of the development would be required, together with the use and likelihood of the effectiveness of mitigation measures would be required to accompany a planning application. The surrounding land uses present some opportunities for co-location. Mitigation measures (as previously referenced) should effectively reduce any potential impacts to an acceptable level, and therefore avoid or reduce potential for residual environmental nuisance.</p> <p><u>Cumulative impacts</u> There is the potential for some cumulative impacts given nearby land uses, however given the limited scale of impacts and surrounding land uses and subject to effective mitigation, potential is limited and unlikely to inhibit the development of the site for a preliminary treatment facility.</p>	
<ul style="list-style-type: none"> Restoration and after use* 	<p>Proposed facilities would be permanent hence has limited opportunities/requirements for restoration.</p>	<p>Orange = Proposed facility is of a type that has limited</p>

	Assessment findings	Colour coding
		restoration requirements
<ul style="list-style-type: none"> Waste management* 	<p>The plan identifies a requirement for (small scale) preliminary treatment facilities. The site is located to the east of Greetham, a LSC.</p> <p>The proposal for a waste management facility would seek to increase diversion of waste from landfill and would support the sustainable waste management and the waste hierarchy.</p> <p>An existing waste transfer station and inert landfill are adjacent the site (south), in addition the site is adjacent an operational quarry; the surrounding land uses present opportunities for co-location.</p> <p>The site is removed from sensitive receptors and has limited potential for residual environmental nuisance and cumulative impact, subject to implementation of mitigation measures. Further assessment of the potential impacts and effectiveness / appropriateness of mitigation measures would be required to accompany the planning application.</p> <p>The site has a total area of 3ha, the proposed use is likely to be for a small scale preliminary treatment facility (e.g. in-vessel / open windrow composting, inert processing or waste transfer), typically requiring 1ha or less.</p>	Orange = Moderate level of support / contribution

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	<p>The site is located away from sensitive receptors being adjacent to the A1, bordered to the west by woodland, adjacent a waste transfer station and operational quarry (including inert landfill associated with the quarry restoration works). There is limited potential for environmental nuisance impacting on liveability. Properties associated with the Olde Greetham Inn are located over 300m north of the site; currently a commercial business premise. HGV movements will be along main routes that are already used by the adjacent industrial site.</p>	Green = No adverse factors identified
<ul style="list-style-type: none"> • Proximity to services and facilities 	Does not apply to minerals and waste sites	N/A
<ul style="list-style-type: none"> • Accessibility to public transport. 	Does not apply to minerals and waste sites.	N/A
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	<p>The site is located away from sensitive receptors being adjacent to the A1, bordered to the west by woodland, adjacent a waste transfer station and opposite an operational quarry (including inert landfill associated with the quarry restoration works). The proposed waste use is unlikely to cause conflict with the existing land uses.</p>	Green = No or little impact on amenity of existing residents and adjacent land uses
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<p>The site has been put forward by the owners and would be available immediately. The site is currently used for horse grazing and has a total site area of 3ha. Given Rutland's waste management requirements the proposed use is likely to be for a small scale preliminary treatment facility, which would typically require 1ha or less. It is likely that the existing use would cease, or the available area would be significantly reduced, in order to accommodate the proposed use. At present no site operator has been identified however the owners indicate they are in the process of identifying operators.</p>	Orange = Partially available, viable and deliverable
<ul style="list-style-type: none"> • Infrastructure available 	<p>Site has links to the mains water, electric, gas and phone / internet. It is unknown whether the site has access to gas supply. Potential need for joint private discharge of foul sewage.</p>	Green = Potential infrastructure constraints
<ul style="list-style-type: none"> • Accessibility and transport 	<p>Access to and from site is available from Wood Lane, connecting to Stretton Road (B668) and the A1. Passenger vehicles (associated with golf club) and HGV movements currently associated with existing waste transfer, inert landfill and operational quarry; sufficient safety measures would be required to reduce potential conflict. Proposed waste use would increase vehicle (HGV) movements, which are able to be</p>	Green = Good accessibility with opportunities for walking and cycling and to incorporate sustainable transport options

	Assessment findings	Colour coding
	controlled through routing agreements determined through the planning application process. Any such agreement should seek to divert traffic away from local roads and villages where possible. Further site specific investigations would be required to accompany the planning application	
<ul style="list-style-type: none"> Impact on the wider road network 	Access to the site is along Wood Land connecting to the B668 and A1; currently used for existing access to adjacent minerals and waste operations. Proposed waste use would increase vehicle (HGV) movements on road network. Given Rutland's waste management requirements the site is likely to accommodate small scale preliminary treatment facility, with potential to generate an average of 10-12 additional HGV movements per day (i.e. 5-6 HGVs going in and out). Further site specific investigations would be required to accompany the planning application.	Orange = Moderate
<ul style="list-style-type: none"> Rights of way 	A Bridleway is located 140m south-east of site (separated from the site by the A1) and approximately 590m to the south-west. Various tracks and paths associated with Greetham Woods Near (directly west – track 420m north-west) and Greetham Woods Far (to the east separated from the site by the A1 –50m east).	Green = No public rights of way affected
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	The diversion of waste from landfill will contribute towards reduction of greenhouse gas emissions. Given the waste management capacity requirements there is limited opportunity to support decentralised and renewable energy generation.	Orange = Moderate potential
<ul style="list-style-type: none"> Need for the development 	The plan identifies indicative waste management capacity requirements and the capacity gap for the plan period (up to 2036). There is a requirement for additional facilities, in particular (small scale) preliminary treatment facilities. The site would provide increased capacity within the county for waste management. This additional capacity will assist in working towards waste management targets.	Orange = Moderate need
<ul style="list-style-type: none"> Other constraints 	None	Green

* = Applicable to sites proposed for minerals and waste development only

Rutland Local Plan Review - Site Appraisals

Greetham Quarry (northwest) extension, Stretton Road

Site details	
Site reference	LPR/GRE/07
Previous site reference:	<ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013 • SHLAA 2008, 2011
Address/Location	Greetham Quarry, Stretton Road
Village/Town/Parish	Greetham
Area (ha)	15.38
Current use	Agricultural
Proposed use	Oolitic limestone, dimensional masonry stone and aggregates extraction. Proposed 100,000 tonnes per annum. Continuation (extension) of existing quarry. Approximately 35 years.
Proposed residential sites only:	NA
Notes	The site is to act as an extension to the existing extractive operations, and is located to the northwest of them.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		

	Assessment findings	Colour coding
Key policy considerations	<p>Compliance with key locational policies in the adopted and emerging plans.</p> <p>Minerals Core Strategy & Development Control Policies (MCS) DPD: <i>MCS Policy 3</i> (General Locational Criteria) (Draft Plan – RLP45) – Compliant as located within the Areas for Future Minerals Extraction (limestone primarily for aggregate purposes).</p> <p><i>MCS Policy 4</i> (Ketton Quarry Area of Search) (Draft Plan RPL45) – NA.</p> <p><i>MCS Policy 5</i> (Extensions to Aggregates Sites)(Draft Plan RLP38) – Site is an extension to an existing quarry (provision of crushed rock) and includes the recovery of building stone.</p> <p><i>MCS Policy 6</i> (Building and Roofing Stone) (Draft Plan RLP48) – Site includes recovery of building stone from a quarry which is already understood to service the local market for new and historic buildings, output of usable building stone unknown at this stage.</p>	Meets key locational policies.

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
<ul style="list-style-type: none"> • Topography 	Land gently slopes southwards. Topography unlikely to be an issue for operations.	Green = No topographical constraints
<ul style="list-style-type: none"> • Agricultural land 	<p>Site located on agricultural greenfield land and is identified as Grade 3 (good to moderate quality). It is currently used for field crops. The land would be temporarily lost during the operational life of the quarry however restoration to previous land use and condition is possible.</p> <p>The quarrying of crushed rock is unlikely to result in soil contamination. Standard planning conditions require soil handing to be undertaken according to government best practice guidelines which ensures that soils are not unduly detrimentally affected.</p>	Orange = Best Most Versatile Agricultural land grades 3a and 3b affected
<ul style="list-style-type: none"> • Biodiversity and Geodiversity 	<p>The site is located near to a number of LWS protected verges including: Great Lane Hedgerow road LWS adjacent to the site (12m west) forming a section of the boundary (around 60m) with the sports field/community centre; Greetham Verge and Greetham Roadside Verge 20-25m to the northwest; Verge north-east of Greetham Wood (north side) 600m south-east; and candidate LWS Verge northeast of Greetham Wood (south side) 600m to the southeast.</p> <p>Greetham Local Greenspace is located within the village. Greetham Wood Near Ancient Woodland is 1km to the east. Greetham Meadow SSSI, a ridge and furrow hay meadow, is 500m to the north east.</p> <p>Indirect effects of the development / site operation on surrounding woodland habitat such as noise pollution, runoff / leachates or dust should be avoided. Retention of a natural vegetation buffer (5m) from the hedges would provide mitigation.</p> <p>Habitat surveys would be required to accompany a planning application.</p> <p>Restoration of the site presents opportunities for return to agriculture or creation of limestone/calcareous grasslands (BAP priority habitat).</p> <p><u>Geodiversity</u></p> <p>The geology is predominantly Jurassic Limestone with parts overlain by a drift of glacial till and clays.</p> <p>Site is 140m from RIGS site located at Greetham Quarry designated for 12 metre sections of Upper and Lower Lincolnshire Limestone. Quarrying proposals are unlikely to affect existing</p>	Green = No impact

	Assessment findings	Colour coding
	designated sites. Where opportunities arise similar limestone faces could be created within the north east extension area.	
<ul style="list-style-type: none"> Heritage Assets 	<p>Scheduled Ancient Monuments – None Registered Parks and Gardens – None Conservation Areas – None but site is located in close proximity to Greetham Conservation Area. Listed Buildings – There are a number of listed buildings in proximity to the site within the settlement of Greetham. The closest to the proposed allocation is the Grade II Holly Cottage Farmhouse which is approx 200m south of the site, – a Grade II listed 17th Century cottage of one and a half storeys. The gable on the front is possibly the oldest secular building work in the village.</p> <p>Archaeological sites –Excavations within the adjoining quarry identified Neolithic and Bronze Age activity but the most sustained occupation began in the latter stages of the Early Iron Age. A small settlement comprising two single phased roundhouses and an isolated four post structure was framed by a loosely bounded enclosure to the west and a long segmented boundary ditch to the east. Finds included Early Iron Age ceramics, a rubbing stone and a burnt bone weaving comb. The settlement continued and developed during the Middle Iron Age with the enclosure being periodically re-worked. The archaeological investigations within the adjoining site highlights the potential for archaeological activity within the current study area. Further site specific investigations would be required to accompany the planning application; such as desk based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post determination mitigation strategy.</p> <p>The site would supply building stone to be able to maintain and enhance local heritage assets.</p>	Orange = Moderate impact
<ul style="list-style-type: none"> Landscape and townscape 	<p><u>Landscape and townscape</u> The site is arable bordered by roads (along north and west boundary) and located immediately to the north of Greetham Village. Quarrying would have temporary landscape and visual impacts during the development phase and very limited long term landscape impacts.</p> <p>Site is located in the 'The Cottessmore Plateau' which forms the most northern section of the 'Rutland Plateau' area has the most typical plateau-like characteristics of the four subareas. It is predominantly of a level relief, with long,</p>	Orange = Moderate capacity

	Assessment findings	Colour coding
	<p>shallow, gradual undulations rather being flat. Arable farming, with large geometric field patterns is the predominant land use, but this is interspersed with significant amounts of pasture and many trees, both in larger woods and in the distinctive network of hawthorn hedges. This extensive tree cover is most apparent in the southern section of the Cottesmore Plateau, and is particularly dominant as a landscape feature around the estate and parklands of Burley-on-the-Hill and Exton House.</p> <p>The geology is predominantly Jurassic Limestone with parts overlain by a drift of glacial till and clays. The limestone has been worked for many years as a building stone, in cement manufacture and for general limestone uses. Consequently, several parts have been disturbed by old workings and are in differing stages of restoration e.g. east of Exton and Greetham villages.</p> <p>The limestone geology strongly influences the landscape character, through its distinctive landforms (the plateau, scarp and dip slopes, shallow but quite narrow and steep-sided stream valleys), characteristic building materials, typical limestone ecology of semi-natural, species-rich calcareous grasslands and verges and the frequent occurrence of limestone dust on fields, verges and roads.</p> <p>The site falls within the Leicestershire and Nottinghamshire Wolds.</p> <p>The site is screened from the roads that border it by hedgerows for substantial lengths of these highways. Views from the village and Footpath E156 are partially screened. The Viking Way runs along Great Lane.</p> <p>Dependent on the location of plant and provision of screening the impacts on landscape could be mitigated. Further site appraisal would be required to accompany the planning application.</p>	
<ul style="list-style-type: none"> Loss of recreational or public open space land 	<p>The extraction of mineral from the site would not result in a loss of recreational or public open space land. Greetham Community Centre and sports field (including tennis courts, football pitch and bowls club) are adjacent (20m west) the south west corner of the site, separated by Great Lane. The Viking Way runs along Great Lane. There is potential (unmitigated) for impact on the nearby recreational activities. Greetham Valley Golf Club is approximately 840m south-east.</p>	<p>Orange = Moderate impact on recreational or public open space land with limited or informal public access</p>
<ul style="list-style-type: none"> Potential for new green infrastructure 	<p>Site falls within the North East GI Zone (Cottesmore Plateau GI Wedge). This GI wedge requires several priority areas to be addressed</p>	<p>Green = Potential to enhance existing green corridors or</p>

	Assessment findings	Colour coding
	including extending access to woodland by improving access by linking and extending local corridors / footpaths for recreational use. There is the opportunity to link to, and extend the Local Wildlife Site corridor (Greetham roadside verge) to the west. The adjacent quarry is currently being worked and its restoration scheme includes the creation of calcareous grassland. There is opportunity therefore to link to, and extend, this grassland and any other green infrastructure created as part of the restoration scheme. Potential to link to sub-regional green corridor.	access to green infrastructure
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p><u>Water conservation</u> The site overlays a primary aquifer. The Medbourne Brooke, a tributary of the River Welland, is located 650m south of the middle of the site. There are also several drainage lines and small waterbodies to the east and north (125 to 350m). Overall water quality in the area is designated as moderate by the EA. Potential risk to water resources would depend on specific type of development. Consideration of surface water drainage and continued maintenance of existing surfaces and drainage systems will mitigate contamination risk. Further assessment would be required to accompany a planning application.</p> <p><u>Groundwater flooding</u> Risk of clearwater flooding of less than 25% to a small part of the eastern segment of the site.</p> <p><u>Fluvial flood risk</u> The site is not located within, or adjacent to, flood zone 2 or 3. Minerals working and processing and classified as less vulnerable, as per the flood risk vulnerability/compatibility tables the development is appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p><u>Surface water flooding</u> A small eastern segment of the site is susceptible to surface water flooding in extreme events i.e. low probability. A site specific FRA would be required to accompany the planning application to address issues of surface water flooding.</p> <p><u>Historic flooding hotspots</u> According to the flooding hotspot data received from RCC on the 30/06/16 this site is not subject to any historic flooding records.</p>	Green = No flood risk or minimal downstream flood risk
<ul style="list-style-type: none"> Contamination 	The proposed site is agricultural land with no previous development understood to have taken place, or any history of contamination.	Green = Contamination unlikely.
<ul style="list-style-type: none"> Environmental quality and 	<p><u>Air quality and pollution</u> There are no AQMAs within 5km of the site. Emissions from the proposed operation are</p>	Green = Limited potential for adverse impacts. Impacts

	Assessment findings	Colour coding
human health*	<p>primarily expected to be dust (particulate matter), which would include quantities of PM₁₀ and PM_{2.5}. Sources of emissions include soil stripping, overburden handling, mineral extraction, loading and tipping, stone breaking and cropping, stone crushing, material haulage and wind blow. The proposed operation would be likely to generate visible dust emissions. The nearest privately owned residential property is around 30m away, but subject to suitable mitigation (e.g. dust suppression, bunding, wheel cleansing, appropriate phasing, and processing to take place to the east of the site) any adverse dust impact would be unlikely. The transportation of materials from the site would be unlikely to be significantly above existing levels which are operating within acceptable levels.</p> <p><u>Noise and vibration</u> The proposed development has the potential to generate significant noise levels, given the production of crushed limestone as well as building stone at the site. However, the proposed development would be similar in character and proximity to sensitive receptors, to the existing operations, which are able to operate within the limits stipulated in the NPPG (55 dB(A) or +10 dB). Appropriate conditions could be imposed to secure measures to minimise the impact of noise from the site (e.g. location of processing, type of plant and machinery used, reversing alarms, appropriate maintenance of plant and machinery, etc.). Existing operations do not undertake blasting and it is expected that the proposed development would continue this practice, particularly given the proximity to residential properties (which may make blast limits difficult to comply with). Existing operations have demonstrated that vibration from transportation of materials is not likely to be an issue.</p> <p><u>Odours, bio aerosols, vermin & birds, litter and bird strike hazard</u> Given the nature of the proposed operation there is unlikely to be any discernible odour, bio aerosols, vermin & birds, litter and bird strike hazard impacts associated with the operations.</p> <p><u>Potential for residual environmental nuisance</u> The operator is operating an existing quarry on adjacent land on a similar scale and with similar methods to that proposed. It is understood that this proposed site would be developed as an extension to existing operations and would therefore replace the existing extraction area once operational. This would reduce the</p>	are likely to be ameliorated by mitigation measures. Identified constraints are acceptable.

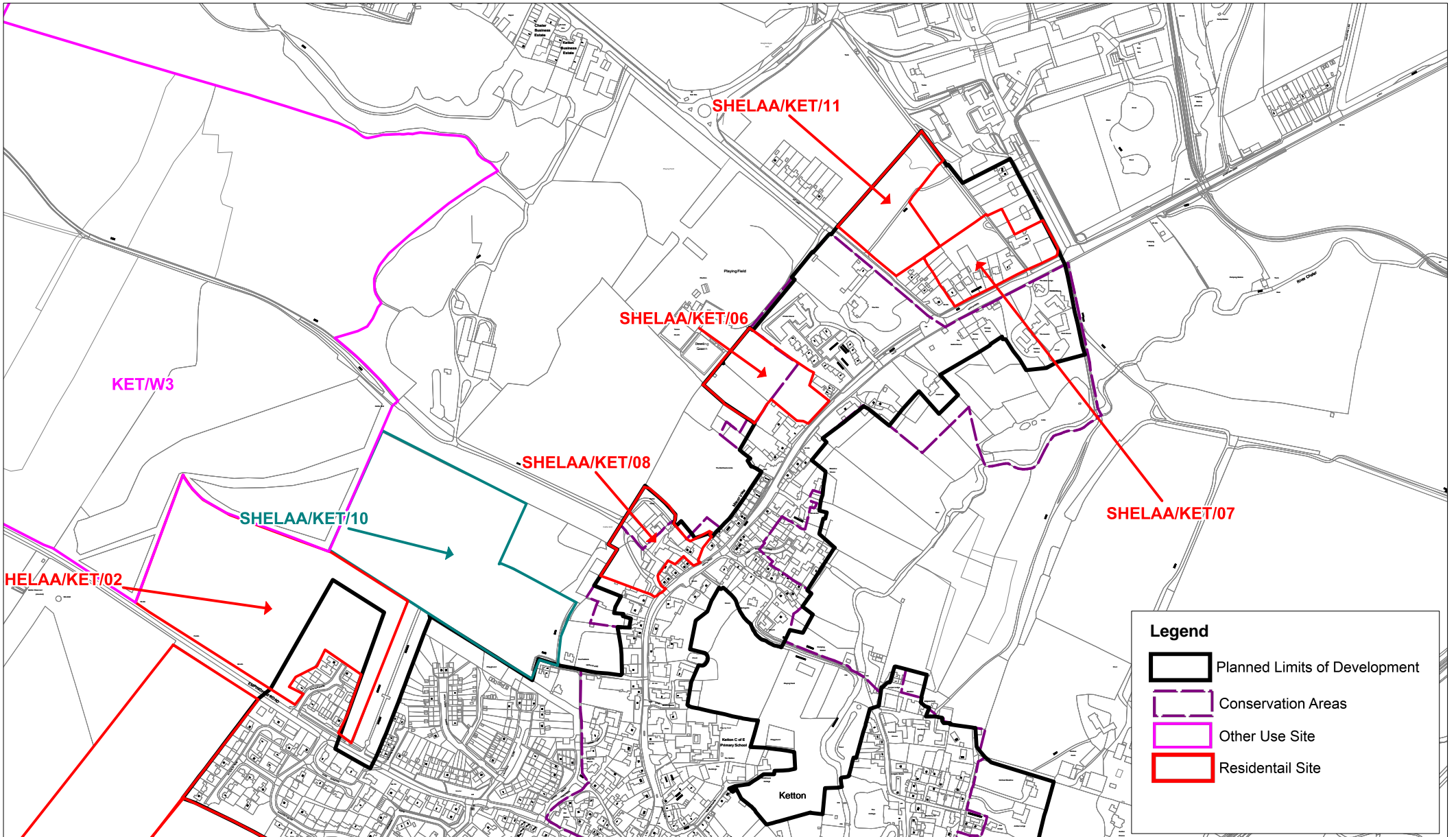
	Assessment findings	Colour coding
	<p>potential duration from impacts of both sites as there would not be effectively two operational quarries in the same location. Subject to suitable planning conditions and phasing/scheduling of operations, it is considered that the proposal would not result in unacceptable impacts.</p> <p><u>Potential for cumulative impacts</u> Site proposed to be worked as an extension to existing quarry – phased to come online following depletion of currently permitted reserves. There is also a quarry operating 1km to the north on Hooby Lane and another around 1.2km to the south east on Wood Lane. It is considered that the distance and proximity of other quarries and the distance to the nearest sensitive receptors, would mean that there would be no significant or unacceptable cumulative impacts.</p>	
<ul style="list-style-type: none"> Restoration and after use* 	<p>The adjacent quarry is currently being worked and its restoration scheme includes the creation of calcareous grassland. There is opportunity therefore to link to, and extend, this grassland and any other green infrastructure created as part of the restoration scheme.</p>	Green
<ul style="list-style-type: none"> Waste management* 	N/A	

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	<p>The site is located adjacent (north-west) to the existing quarry and so is within a similar distance to sensitive receptors around Greetham and the dwelling to the east. Receptors nearest to the site boundary include a sports field, community centre and a residential dwelling, the White House, located within 20-50m of the site boundary, with residential dwellings and commercial businesses of Greetham located approx 70m south and Greetham campsite located 300m west – classified as being of medium to low level of sensitivity with regards to mineral extraction. Oak House residential care home is located approx 360m southeast – classified as being of high level of sensitivity with regards to mineral extraction.</p> <p>The site is bounded by Great Lane and Thistleton Lane to the west and north, with agricultural land and the existing quarry adjacent to the east and south – separating the site from the nearest sensitive receptors. Greetham village is located to the south.</p> <p>The site is within close proximity to receptors and Greetham settlement as such there is potential for adverse impacts resulting from mineral extraction, however, given the proximity of the existing quarry and extent to which this is able to operate within acceptable limits, the likely impact on liveability is considered to be limited. HGV movements could be controlled as per routing agreement for the existing quarry.</p>	Orange = One or more adverse factors
<ul style="list-style-type: none"> • Proximity to services and facilities 	Does not apply to minerals and waste sites.	N/A
<ul style="list-style-type: none"> • Accessibility to public transport. 	Does not apply to minerals and waste sites.	N/A
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	<p>Given the proximity of the site to sensitive receptors and that the site would operate as an extension to the existing quarry (which is within similar proximity to receptors and Greetham settlement in general), the proposed use is unlikely to result in conflict with adjacent land uses and unacceptable adverse impacts however some residual environmental nuisance impacts may occur dependant upon the effectiveness of on site management.</p> <p>A moderate impact on amenity is likely without mitigation, with appropriate avoidance/mitigation measures and site management this could be reduced to low.</p>	Orange = Moderate impact
Economic		

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Available, viable and deliverable 	<p>The proposed site was brought forward by the owner of the site, also current operator of the existing quarry. One years notice is required to vacate the current tenant (farm). The site would operate as an extension of the existing site. Mineral resource identified as economically viable by proponent (and based on current operations) and supported by BGS data.</p>	Green = Available, viable and deliverable
<ul style="list-style-type: none"> Infrastructure available 	<p>Site has links to the mains water supply, electric and phone / internet but does not have access to the sewerage system or gas supply.</p>	Green = No significant infrastructure constraints
<ul style="list-style-type: none"> Accessibility and transport 	<p>Access to and from the site is proposed to be from Thistleton Lane, connecting to Stretton Road (B668) and the A1. Site is an extension to an existing quarry so HGV movements are expected to remain the same. Sufficient safety measures would need to be considered to make sure there is no potential conflict with other road traffic. HGV movements would need to be controlled through routing agreements determined through the planning application process. Any such agreement should seek to divert traffic away from local villages where possible. Further site specific investigations and assessments would be required to accompany the planning application.</p>	Green = Good
<ul style="list-style-type: none"> Impact on the wider road network 	<p>The surrounding road network is adequate to accommodate current operations. It is expected that HGV movements will remain at current levels. Further site specific investigation would be required to accompany the planning application.</p>	Green = No or little impact on the wider road network
<ul style="list-style-type: none"> Rights of way 	<p>Nearest footpaths are approximately 30m north and 164m west (separated by Thistleton Lane and Great Lane respectively) and 90m south of the site. There are no bridleways in the vicinity.</p>	Green = No public rights of way affected
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	<p>N/A Extraction of mineral resources presents opportunities to reduce greenhouse gas emissions or for renewable energy generation.</p>	N/A
<ul style="list-style-type: none"> Need for the development 	<p>The Draft Local Plan identifies a crushed rock provision rate of 0.19 million tonnes per annum (Mtpa) over a 20 year plan period up to 2036. At present this provision rate is being met by three active commitments: Clipsham, Greetham and Woolfox Quarries. The proposed site is planned to be worked around 2025 following completion of extraction operations at the adjacent quarry at Greetham. At this point it is likely (provided the</p>	Orange = Significant / Moderate need (dependant on status of existing commitments)

	Assessment findings	Colour coding
	<p>commitments continue to remain active) that Woolfox will have been fully worked and that Clipsham will be fully worked soon after (with permission expiring in 2028). The quarry at Thistleton is currently inactive and its operation is dependant on the construction of a dedicated haul road; therefore there is no guarantee that the site will commence operations/become active during the plan period. The proposed site would provide a supply of around 0.1 Mtpa of crushed rock and assist in meeting the aggregate provision rate as well as contributing towards supply of local building stone.</p> <p>The site is located in the north of the County and is in proximity to Lincolnshire and Leicestershire boundaries. The mineral is likely to be used to support development within Rutland however given the distance to other growth areas outside of the County it is likely that some minerals could be exported to neighbouring authorities. Ooidal limestone in Rutland is considered a good quality building stone. It is currently extracted at the adjacent operational quarry, along with aggregate, where it is understood to service the local market for use in new and historic buildings. An operation of this size is anticipated to generate between 3-5 full time jobs which would likely include a site manager /supervisor for the overall site operations, plant operators and site foreman. Additional contract positions maybe required during the life of the operation.</p>	
<ul style="list-style-type: none"> • Other constraints 	NA	Green = No other constraints

* = Applicable to sites proposed for minerals and waste development only

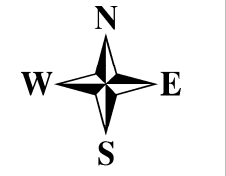


Legend

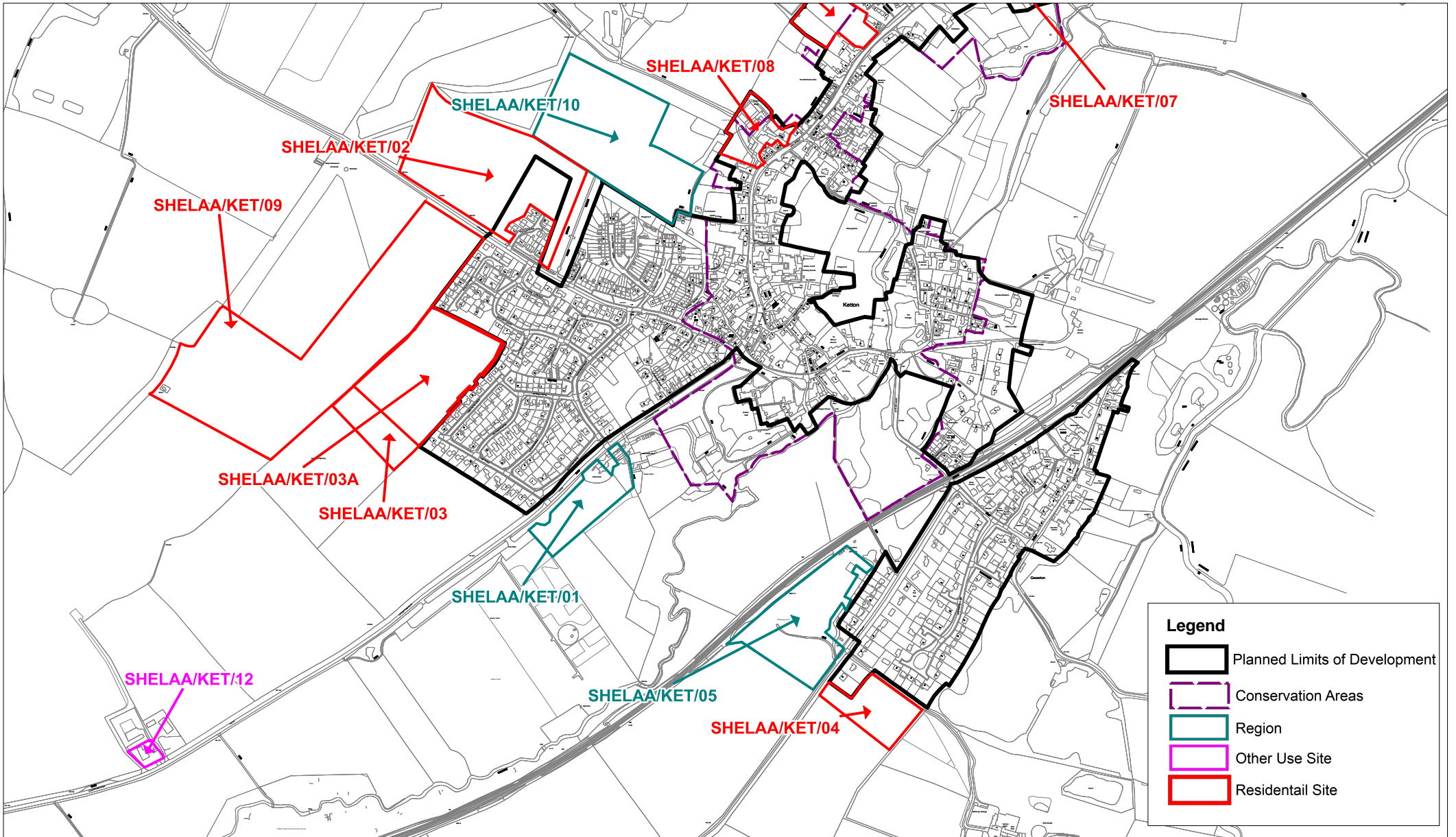
- Planned Limits of Development
- Conservation Areas
- Other Use Site
- Residential Site

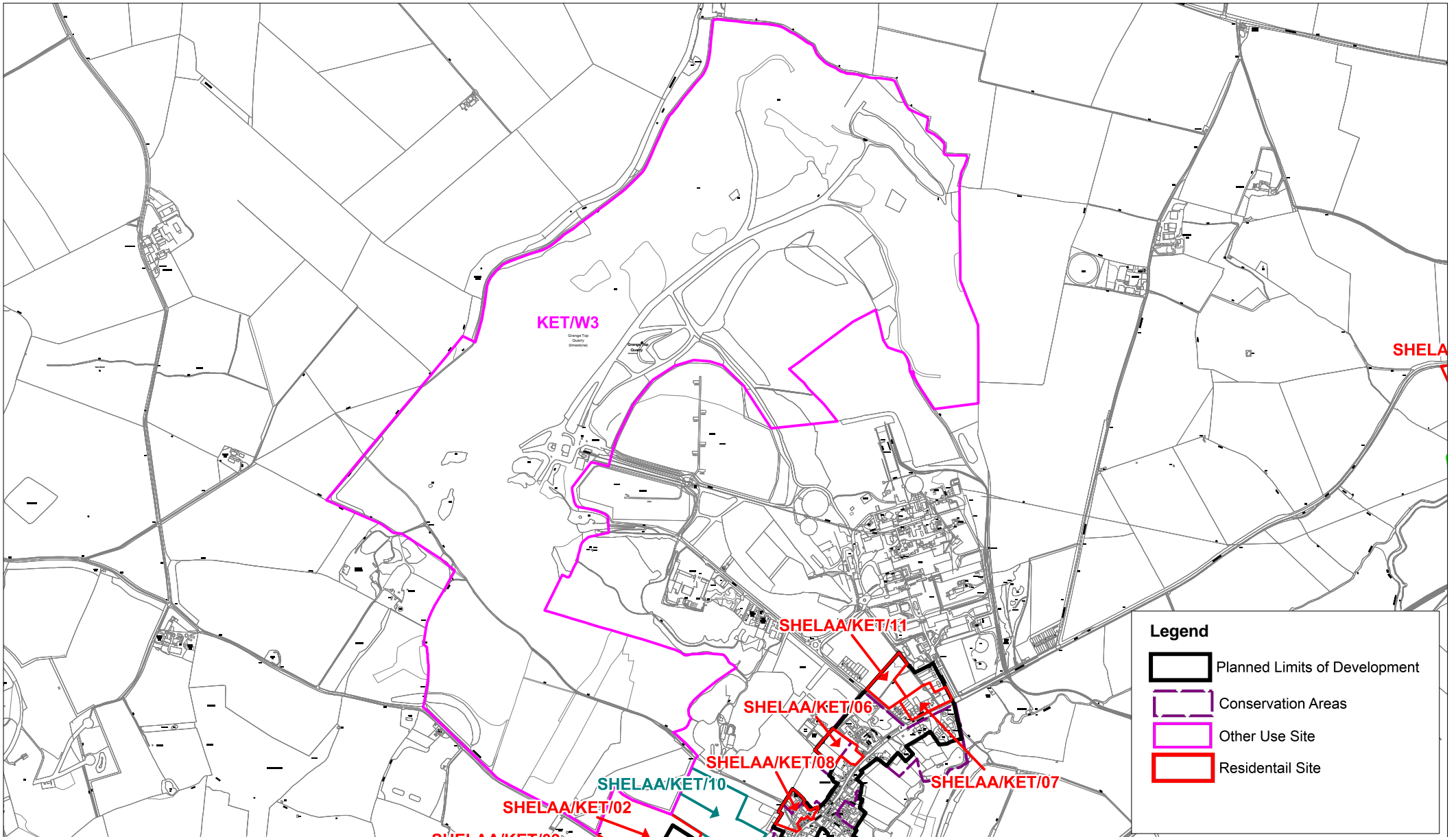


Ketton North
Rutland Strategic Housing & Economic
Land Availability Assessment



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/01
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/KET/15 R/KET/01
Address/Location	Park Farm
Village/Town/Parish	Ketton
Area (ha)	1.74 (1.714 in site submission)
Current use	Part industrial, part residential, part agricultural.
Proposed use	Residential and/or community facilities
No. of dwellings at 30/ha	52 (42 if 80% developable area)
Notes	Response 21.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural land with hedgerows and belt of mature trees. Potential for protected species and Phase 1 habitats. Possible grassland. Further survey needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	High sensitivity and low capacity. Zone not prioritized for development as high sensitivity.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Near to functional flood plain and flood zone 3.	Orange
• Contamination	Previously developed land, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No responses	Green
• Liveability	Located on a busy road.	Orange
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 600m Key Facility: Pub (Railway Inn, Church Road) 700m Key Facility: Pub (Northwick Arms, high Street) 1.2km Key Facility: School (High Street) 800m Key Facility: Shop & Part Time Post Office (High Street) 1km Non-Key Facility: GP (High Street) 750m Non-key Facility: Library 750m	Green
• Accessibility to public transport.	Site within 600m of bus route on Empingham Road.	Orange
• Amenity of existing residents and adjacent land uses	Impact on views from properties to east and north east.	Red
Economic		
• Available, viable and deliverable	Yes - sole owner, market interest, developer enquiry.	Green
• Infrastructure available	Yes Mains water & sewerage and electrical supply	Green
• Accessibility and transport	Located on a straight road within the 30mph limit and good visibility splays	Green
• Impact on the wider road network	No or little impact.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for housing including affordable & community facilities	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/06 R/KET/06 (part)
Address/Location	Land adjacent Empingham Road
Village/Town/Parish	Ketton
Area (ha)	6.23 (6.2 in site submission)
Current use	Agriculture
Proposed use	Residential (approximately 90 dwellings on up to 3.25 ha, including market, self-build and affordable housing); community facilities, provision for cemetery extension approx. 0.30 ha, open space, and possible provision for allotment plots.)
No. of dwellings at 30/ha	187 (Includes 33 dwellings allocated under Site Allocations and Policies DPD Policy H8). (112 if 60% developable area)
Notes	Response 32.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Varies from flat to slightly sloping ground.	Orange
• Agricultural land	Grade 3 land (1972 maps).	Orange
• Biodiversity and Geodiversity	Arable land with trees and hedges on periphery. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	Adjacent to listed building (disused Windmill).	Orange
• Landscape and townscape	Partially within moderately sensitive area with medium to high landscape capacity to accommodate development. Priority 2 zone for development.	Green
• Loss of recreational or public open space land	Open space proposed to be provided as part of development.	Green
• Potential for new green infrastructure	Development indicates potential provision of allotment plots and cemetery extension.	Green
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Previous consultation (on smaller site SALL/KET/06) showed limited response with low level of opposition – measures required to deal with sewage and surface water.	Green
• Liveability	Potential disturbance from nearby quarrying.	Orange
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 1km Key Facility: Pub (Railway Inn, Church Road) 700m Key Facility: Pub (Northwick Arms, high Street) 1.4km Key Facility: School (High Street) 1km Key Facility: Shop & Part Time Post Office (High Street) 1.2km Non-Key Facility: GP (High Street) 1km Non-key Facility: Library 1km	Orange
• Accessibility to public transport.	Bus route adjacent to the site	Green
• Amenity of existing residents and adjacent land uses	Large site with possible impact on adjacent residential, and views on approach.	Red
Economic		
• Available, viable and deliverable	Yes part owner, other owners support proposal, strong interest from developer	Green
• Infrastructure available	Potential need for joint private discharge of foul sewage.	Orange
• Accessibility and transport	Access outside 30mph however good visibility. The junction capacity with Main Street will need to be calculated to ensure it can cope with additional traffic	Green
• Impact on the wider road network	Low impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential development including affordable housing but further provision at this location could be excessive.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/13 R/KET/10
Address/Location	Land west of Timbergate Road
Village/Town/Parish	Ketton
Area (ha)	5.26 (4.96 in site submission).
Current use	Agricultural
Proposed use	Residential <ul style="list-style-type: none"> • up to 130 (response 39) • 80 market and 30 affordable (response 72) • 65 market and 35% affordable (response 89)
No. of dwellings at 30/ha	157 (95 if 60% developable area)
Notes	Responses 39, 72, 89.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows on periphery and woodland adjacent to west. Potential for protected species.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderate sensitivity and medium capacity. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	New area of children's' open space proposed (response 89)	Green
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited response with low level of opposition	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 850m Key Facility: Pub (Railway Inn, Church Road) 1km Key Facility: Pub (Northwick Arms, high Street) 1.4km Key Facility: School (High Street) 1km Key Facility: Shop & Part Time Post Office (High Street) 1.3km Non-Key Facility: GP (High Street) 950m Non-key Facility: Library 950m	Red
• Accessibility to public transport.	The nearest bus route is within a short walk.	Orange
• Amenity of existing residents and adjacent land uses	Impact on views from properties to east and north east.	Red
Economic		
• Available, viable and deliverable	Yes, one owner. Site under option to developer. (Response 39) . Enquiries received (Response 72). Strong market interest (Response 89)	Green
• Infrastructure available	Major constraint to surface water network capacity.	Orange
• Accessibility and transport	Good access onto Park Road. Existing network 6m wide; enough capacity to take additional housing.	Green
• Impact on the wider road network	Low impact on the estate and wider road network such as junction of Empingham Rd with High St.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential including affordable housing - Need to consider the scale of development	Green
• Other constraints	None	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/03A
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/13 (part) R/KET/10 (part)
Address/Location	Land west of Timbergate Road
Village/Town/Parish	Ketton
Area (ha)	4.13 (part of larger site 4.96 in site submission).
Current use	Agricultural
Proposed use	Residential <ul style="list-style-type: none"> • up to 130 (response 39) • 80 market and 30 affordable (response 72) • 65 market and 35% affordable (response 89)
No. of dwellings at 30/ha	124 (74 if 60% developable area)
Notes	Responses 39, 72, 89.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Core Strategy Policies CS4 and CS9).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows on periphery and woodland adjacent to west. Potential for protected species.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderate sensitivity and medium capacity. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	New area of children's' open space proposed (response 89)	Green
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited response with low level of opposition	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 850m Key Facility: Pub (Railway Inn, Church Road) 1km Key Facility: Pub (Northwick Arms, high Street) 1.4km Key Facility: School (High Street) 1km Key Facility: Shop & Part Time Post Office (High Street) 1.3km Non-Key Facility: GP (High Street) 950m Non-key Facility: Library 950m	Red
• Accessibility to public transport.	The nearest bus route is within a short walk.	Orange
• Amenity of existing residents and adjacent land uses	Impact on views from properties to east and north east.	Red
Economic		
• Available, viable and deliverable	Yes, one owner. Site under option to developer. (Response 39) . Enquiries received (Response 72). Strong market interest (Response 89)	Green
• Infrastructure available	Major constraint to surface water network capacity.	Orange
• Accessibility and transport	Good access onto Park Road. Existing network 6m wide; enough capacity to take additional housing.	Green
• Impact on the wider road network	Low impact on the estate and wider road network such as junction of Empingham Rd with High St.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential including affordable housing - Need to consider the scale of development	Green
• Other constraints	None	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land South of Barrowden Road, Ketton
Village/Town/Parish	
Area (ha)	1.46 (1.42 in Site Submission)
Current use	Agricultural
Proposed use	Residential (29 market housing & 16 affordable)
No. of dwellings at 30/ha	44 (35 if 80% developable area).
Notes	Response 42.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land with trees and hedges on boundary. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Moderately sensitive area with medium landscape capacity to accommodate development. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No factors identified	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 1.2km Key Facility: Pub (Railway Inn, Church Road) 1.1km Key Facility: Pub (Northwick Arms, high Street) 1.9km Key Facility: School (High Street) 1.4km Key Facility: Shop & Part Time Post Office (High Street) 1.7km Non-Key Facility: GP (High Street) 1.4m Non-key Facility: Library 1.4m	Red
• Accessibility to public transport.	Bus route 800m of site.	Orange
• Amenity of existing residents and adjacent land uses	Moderate impact on existing residential	Orange
Economic		
• Available, viable and deliverable	Yes One owner, developer enquiries. Site available	Green
• Infrastructure available	Yes (but no gas)	Green
• Accessibility and transport	The access is situated on a straight section of road with good visibility Away from services in core of village with poor access on highways/footpaths (no footpath along Barrowden Road) but wide verges. Footpath improvements will therefore be required along Barrowden road within wide verges.	Green
• Impact on the wider road network	Moderate impact on village roads with poor access into main village and out to west to A47 - access along narrow roads in village may need improvement depending on scale of development in this area of village.	Orange
• Rights of way	Public right of way runs alongside site connecting to Jurassic Way route.	Orange
• Potential for decentralised and renewable energy generation	N/A	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Need for the development	Need for residential including affordable housing - Need to consider the scale of development	Green
• Other constraints	None known.	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/05a
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/04 R/KET/11 & 17
Address/Location	Land at Barrowden Road
Village/Town/Parish	Ketton
Area (ha)	3.35 (3.6 in site submission)
Current use	Former quarry/timberyard
Proposed use	Residential (30-40 units market housing).
No. of dwellings at 30/ha	100 (80 if 80% developable area).
Notes	Response 52. Not proposing to develop the whole site.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping and undulating land.	Orange
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Calcareous grassland. District level grassland, Candidate Local Wildlife Site. Overgrown area with bushes, trees and shrubs. Potential for protected species and Phase 1 habitats. Parish level site adjacent.	Red
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Low sensitivity and high capacity. Priority 1 zone most favoured) for development.	Dark Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Near to functional flood plain and flood zone 3.	Orange
• Contamination	Previously developed site, contamination possible.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Low level of support/high opposition – concerns about access, infrastructure, scale, location and environmental impact	Red
• Liveability	Adjacent to a railway line	Orange
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 1.2km Key Facility: Pub (Railway Inn, Church Road) 1km Key Facility: Pub (Northwick Arms, high Street) 1.8km Key Facility: School (High Street) 1.5km Key Facility: Shop & Part Time Post Office (High Street) 1.7km Non-Key Facility: GP (High Street) 1.4m Non-key Facility: Library 1.4m	Red
• Accessibility to public transport.	Within walking distance to bus route	Orange
• Amenity of existing residents and adjacent land uses	Significant impact upon adjacent properties at Barrowden Road.	Red
Economic		
• Available, viable and deliverable	One owner Site is under option to a developer Possible impact of brownfield status on viability	Orange
• Infrastructure available	Yes Major constraint to surface water network capacity	Orange
• Accessibility and transport	The access is situated on a straight section of road with good visibility Away from services in core of village with poor access on highways/footpaths (no footpath along Barrowden Road) but wide verges. Footpath improvements will therefore be required along Barrowden road within wide verges.	Green
• Impact on the wider road network	Moderate impact on village roads with poor access into main village and out to west to A47 - access along narrow roads in village may need improvement depending on scale of development in this area of village.	Orange
• Rights of way	None	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> Need for the development 	Need for residential including affordable housing and employment	Green
<ul style="list-style-type: none"> Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/05b
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/04 R/KET/17 & 11
Address/Location	Land at Barrowden Road
Village/Town/Parish	Ketton
Area (ha)	3.35 (3.6 in site submission)
Current use	Former quarry/timberyard
Proposed use	Mixed development of approximately 20 market dwellings and 1.0ha employment land although would be happy to consider alternative mix/apportionment of uses.
No. of dwellings at 30/ha	100 (80 if 80% developable area).
Notes	Response 52 Not proposing to develop the whole site

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping and undulating land.	Orange
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Calcareous grassland. District level grassland, Candidate Local Wildlife Site. Overgrown area with bushes, trees and shrubs. Potential for protected species and BAP habitats. Parish level site adjacent.	Red
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Low sensitivity and high capacity.	Dark Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Near to functional flood plain and flood zone 3.	Orange
• Contamination	Previously developed site, contamination possible.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Low level of support/high opposition – concerns about access, infrastructure, scale, location and environmental impact	Red
• Liveability	Adjacent to a railway line	Orange
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 1.2km Key Facility: Pub (Railway Inn, Church Road) 1km Key Facility: Pub (Northwick Arms, high Street) 1.8km Key Facility: School (High Street) 1.5km Key Facility: Shop & Part Time Post Office (High Street) 1.7km Non-Key Facility: GP (High Street) 1.4m Non-key Facility: Library 1.4m	Red
• Accessibility to public transport.	Within walking distance to bus route	Orange
• Amenity of existing residents and adjacent land uses	Significant impact upon adjacent properties at Barrowden Road.	Red
Economic		
• Available, viable and deliverable	Possible impact of brownfield status on viability One owner, site is under option to a developer	Orange
• Infrastructure available	Yes Major constraint to surface water network capacity -	Orange
• Accessibility and transport	The access is situated on a straight section of road with good visibility Away from services in core of village with poor access on highways/footpaths (no footpath along Barrowden Road) but wide verges. Footpath improvements will therefore be required along Barrowden road within wide verges.	Green
• Impact on the wider road network	Moderate impact on village roads with poor access into main village and out to west to A47 - access along narrow roads in village may need improvement depending on scale of development in this area of village.	Orange
• Rights of way	None	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> Need for the development 	Need for residential including affordable housing and employment	Green
<ul style="list-style-type: none"> Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/06
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/KET/01 R/KET/03
Address/Location	Chater House
Village/Town/Parish	Ketton
Area (ha)	1.2 (1.25ha checked)
Current use	Agriculture/vacant
Proposed use	Residential
No. of dwellings at 30/ha	36 (29 if 80% developable area)
Notes	Response no 104

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Grass field with bushes and trees on borders. Potential for protected species and BAP habitats	Orange
• Heritage Assets	Partially within Conservation Area, adjacent to Listed Buildings.	Orange
• Landscape and townscape	Moderate sensitivity and medium to high capacity.	Green
• Loss of recreational or public open space land	Most of site designated as Area of Important Open Space in the Rutland Local Plan. Proposed for retention.	Red
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 850m Key Facility: Pub (Railway Inn, Church Road) 1km Key Facility: Pub (Northwick Arms, high Street) 210m Key Facility: School (High Street) 750m Key Facility: Shop & Part Time Post Office (High Street) 400m Key Facility: Employment –Ketton Cement Works 460m Key Facility: Employment – Pit Lane 1km Non-Key Facility: GP (High Street) 700m Non-key Facility: Library 700m	Green
• Accessibility to public transport.	Part of the site adjacent to the bus route.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on neighbouring uses due to size of site.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • Site is being marketed 	Green
• Infrastructure available	<ul style="list-style-type: none"> • Mains water, sewerage and electricity supply available • Unsure whether gas supply 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Site has good visibility in both directions 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • None 	Green
• Rights of way	<ul style="list-style-type: none"> • No impact on public footpaths and bridleways 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/07
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/22 (April 2013)
Address/Location	The Crescent, High Street
Village/Town/Parish	Ketton
Area (ha)	1.35 (1.28ha checked)
Current use	Vacant
Proposed use	Residential - 21 market housing 9 affordable.
No. of dwellings at 30/ha	40 (32 if 80% developable area)
Notes Site allocated for housing, with additional redundant commercial site for additional housing	Response no 110

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Not agricultural land.	Green
• Biodiversity and Geodiversity	Grassland with bushes and small trees in clusters. Moderate potential for potential species and BAP habitats.	Orange
• Heritage Assets	None	Green
• Landscape and townscape	Area of existing built development surrounded by existing built development and area of scrubland to rear. Area of medium-high landscape capacity to the north west.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Previously developed site, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	Site within 400m of Ketton Cement Works	Orange
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 1.1kmm Key Facility: Pub (Railway Inn, Church Road) 1.3km Key Facility: Pub (Northwick Arms, high Street) 550m Key Facility: School (High Street) 1km Key Facility: Shop & Part Time Post Office (High Street) 750m Key Facility: Employment –Ketton Cement Works 360m Key Facility: Employment – Pit Lane 900m Non-Key Facility: GP (High Street) 1km Non-key Facility: Library 1km	Green
• Accessibility to public transport.	Site adjacent to bus route	Green
• Amenity of existing residents and adjacent land uses	Moderate impact due to size of site.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One owner • Site is owned by a developer • Immediately available • Working on a residential scheme for formal planning submission 	Green
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Access must be onto High Street and not onto Ketco Avenue. Access onto high street will have good visibility due to large verges 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • None 	Green
• Rights of way	<ul style="list-style-type: none"> • No impact on public footpaths and bridleways 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/08
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/02 R/KET/04
Address/Location	Home Farm, High Street
Village/Town/Parish	Ketton
Area (ha)	2 (not checked) original KET 02 was for 1.13 ha
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	60 (48 if 80% developable area)
Notes	Response no 104 Site H6 allocated in Site Allocations and Policies DPD October 2014.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground.	Orange
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Previously developed site with hedgerows. Potential for protected species and BAP habitats	Orange
• Heritage Assets	Partly within Conservation Area and adjacent to Listed Buildings. Working farmstead. Concerns previously raised by English Heritage.	Orange
• Landscape and townscape	Moderate sensitivity and medium to high capacity.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Previously developed site, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	Site currently a farm, with agricultural buildings.	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 500m Key Facility: Pub (Railway Inn, Church Road) 260m Key Facility: Pub (Northwick Arms, high Street) 700m Key Facility: School (High Street) 400m Key Facility: Shop & Part Time Post Office (High Street) 50m Key Facility: Employment –Ketton Cement Works 900m Key Facility: Employment – Pit Lane 1.2km Non-Key Facility: GP (High Street) 390m Non-key Facility: Library 390m	Green
• Accessibility to public transport.	Site has access to bus route.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact due to size of the site.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site in one ownership • Site is being marketed • Available immediately 	Green
• Infrastructure available	<ul style="list-style-type: none"> • Incomplete info from site promoter on utility services available to serve site. • Unsure whether a gas supply • Major constraint to surface water network capacity 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • The proposed location currently has two access either wide of the post office. • The far east access is very narrow with poor visibility due to high walls from neighbouring properties. • The other access is wide with better visibility in both direction, however is bound at each side. • This proposal would require a minimum of a 6m access road. 	Orange
• Impact on the wider road network	<ul style="list-style-type: none"> • None 	Green
• Rights of way	<ul style="list-style-type: none"> • Public footpath across the site, PRow E229 	Red
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development		Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Site details	
Site reference	LPR/KET/09
Previous site reference: <ul style="list-style-type: none"> Site Appraisals October 2012, April 2013) SHLAA 2008, 2011 	None
Address/Location	Field to the West of Empingham Road between the Windmill Field and Wytchley Road'
Village/Town/Parish	Ketton
Area (ha)	11.7
Current use	Agricultural
Proposed use	First phase retirement estate, with potential for community centre/swimming pool/care. Potential for small swimming pool/gym/care type complex. Later phases for market housing. Potential for affordable. Open space. Solar and other sustainable
Proposed residential sites No. of dwellings at 30/ha.	351 (210 net developable area).
Notes	

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground, steeply in parts	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows on periphery and woodland adjacent to west. Potential for protected species.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Extends into open countryside Moderate sensitivity and medium capacity. Priority 3 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	New area of open space proposed	Green

	Assessment findings	Colour coding
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited response with low level of opposition	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 1km Key Facility: Pub (Railway Inn, Church Road) >1km Key Facility: Pub (Northwick Arms, High Street) >1km Key Facility: School (High Street) >1km Key Facility: Shop & Part Time Post Office (High Street) >1km Non-Key Facility: GP (High Street) >1km Non-key Facility: Library >1km	Red
• Accessibility to public transport.	The furthest point of the site is some distance from the nearest bus route.	Orange
• Amenity of existing residents and adjacent land uses	Impact on views from properties to east and north east.	Red
Economic		
• Available, viable and deliverable	Site available and no indication that would not be deliverable or viable.	Green
• Infrastructure available	Infrastructure available.	Green
• Accessibility and transport	Information to follow	
• Impact on the wider road network	Information to follow	
• Rights of way	None	Green

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> Need for the development 	Need for residential including affordable housing - Need to consider the scale of development	Green
<ul style="list-style-type: none"> Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/KET/10
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/KET/16
Address/Location	Field at Top of Hunts Lane
Village/Town/Parish	Ketton
Area (ha)	5.7 (5.7 checked)
Current use	Agriculture
Proposed use	Residential – Self build Swimming pool/gym/care type complex Solar and other sustainable
No. of dwellings at 30/ha	171 (103 if 60% developable area)
Notes	Response no 117.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Green
• Biodiversity and Geodiversity	Agricultural field with hedgerows and mature trees on boundary. Potential for protected species and BAP habitats	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderate sensitivity and medium to high capacity.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Village Hall (Church Road) 950m Key Facility: Pub (Railway Inn, Church Road) 1.1kmm Key Facility: Pub (Northwick Arms, high Street) 750m Key Facility: School (High Street) 850m Key Facility: Shop & Part Time Post Office (High Street) 600m Key Facility: Employment –Ketton Cement Works 1km Key Facility: Employment – Pit Lane 1.5km Non-Key Facility: GP (High Street) 850m Non-key Facility: Library 850m	Orange
• Accessibility to public transport.	Furthest point of site within 800m of bus route.	Orange
• Amenity of existing residents and adjacent land uses	Significant impact on neighbouring communities and adjacent land uses due to size of site.	Red
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site in ownership of 3 • No market interest shown 	Green
• Infrastructure available	Unsure of the availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • Unsure how the site will be accessed. • No development can access off Hunt's Lane as the road is too narrow with houses on both sides. • Access could come via Empingham Road. This would then benefit from wide verges. • The access of Empingham Road and A6121 and Church Road will need careful consideration and possible highway improvements. 	Orange
• Impact on the wider road network	<ul style="list-style-type: none"> • This size of development could significant impact this junction 	Orange
• Rights of way	<ul style="list-style-type: none"> • PRoW E335 across the site 	Red

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	Relatively exposed site and site approx 70 mtrs asl.	Green
<ul style="list-style-type: none"> • Need for the development 		Green
<ul style="list-style-type: none"> • Other constraints 	None identified.	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

W3 - Ketton, Ketco Avenue

Site details	
Site reference	W3 – Ketton, Ketco Avenue
Previous site reference:	Site Appraisals October 2012, April 2013
Address/Location	Ketco Avenue, Ketton
Village/Town/Parish	Ketton
Area (ha)	Total site area 275ha
Current use	Mix of restored land, agricultural land, clay stockpiles and mineral workings.
Proposed use	Inert disposal linked to restoration of mineral extraction operations
Proposed residential sites only:	NA
Notes	The site would support restoration of the existing mineral extraction operations.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	<p>Compliance with key locational policies in the adopted and emerging plans.</p> <p>Rutland Core Strategy DPD: CS25 (Waste management and disposal) (Draft Plan RLP55). Facilitates restoration of existing quarry and is in line with the spatial strategy for waste related development, being located at the Local Service Centre (LSC) of Ketton. The site is an existing allocation (W3) (Draft Plan RLP56).</p>	Meets key locational policies.

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
<ul style="list-style-type: none"> • Topography 	The topography of the site varies greatly particularly in areas where extraction, restoration or landfilling is operational. The disposal of inert waste would support restoration works.	Green = No topographical constraints
<ul style="list-style-type: none"> • Agricultural land 	The site is a mix of green and brownfield land; identified as Grade 3 (good – moderate quality) agricultural land with some areas of non-agricultural land. The majority of the agricultural land however has been lost to mineral extraction operations. The current land use is comprised of restored limestone grassland, clay stockpiles or areas of mineral extraction (which continues in the south of the site). Inert disposal will enable the restoration of the remainder of the site and the land may be returned to agricultural use.	Orange = Best Most Versatile Agricultural land grades 3a and 3b affected
<ul style="list-style-type: none"> • Biodiversity and Geodiversity 	<p><u>Biodiversity</u> Notable and protected species including white letter hairstreak, reptiles, barn owl, raptors, a range of bat species, badgers, Great crested newts and otter that are recorded on the site or the surrounding area.</p> <p>Rutland Water internationally important RAMSAR, SPA and Country Park are located 2.2km to the west. The eastern part of site is designated as Ketton Quarries SSSI designated for woodland, calcareous grassland and earth heritage, including an exposure of Jurassic limestone. Site also borders Shacklewell Hollow SSSI designated for woodland, lowland neutral grassland, calcareous grassland and fen, marsh and swamp. Edith Weston Verge, Ketton Normanton Verge South of New wood (west side) Roadside Verge Nature Reserve and Local Wildlife Sites are located approximately to the west and 1.25 km to the east. Geeston Quarry, a Candidate Local Wildlife Site, is located 1km to the south-east and there are further undesignated broadleaved woodlands Ketton Gorse and Wytchley Warren Spinney to the west and southwest.</p> <p>Up-to-date habitat survey plans, ecological assessment and details of restoration plans would be required to accompany the planning application in order to determine</p>	Green = With mitigation further extraction should avoid impacts on protected sites and designated sites.

	Assessment findings	Colour coding
	<p>the potential to mitigate impacts and provide further enhancements for biodiversity of the area including further calcareous grassland in the north and east adjacent to the active quarry. Existing landscape mitigation and re-created and retained habitats should be retained and protected (e.g. bat hopover bridge). Protected species and habitat mitigation strategies in operation in existing phases of Ketton Quarry should also be required to avoid impacts on protected species, woodland and BAP habitats and designated sites to reduce and avoid effects of importation/infill.</p> <p><u>Geodiversity</u> A river valley where the geology is principally ironstone and clay, overlain by a drift of alluvium. The south-eastern area of site is designated as a geological SSSI associated with quarry operations (Ketton Quarries SSSI - four identified units including one for Jurassic limestone). There are no other RIGS in the immediate area. A geology trail is associated with the SSSI, this shows some of the exposures in parts of the old quarry workings. Access to the trail is from the main road from Stamford through Ketton (A6121). Further limestone faces created as part of current quarrying operation might be retained and managed as part of restoration of the site.</p>	
<ul style="list-style-type: none"> Heritage Assets 	<p>Scheduled Ancient Monuments – None Registered Parks and Gardens – None Conservation areas – None Listed buildings – None Archaeological sites – Archaeological investigations and chance finds have produced an extensive range of sites and finds from Ketton Quarry. Given the extensive previous disturbance (removal) of archaeological remains within the quarry, it is not envisaged that a proposed waste disposal facility will necessitate additional significant and detrimental impacts upon surviving archaeological remains. However, careful consideration should be given to the development of plans so as to avoid unnecessary damage to the historic environment. South of Scout Camp - Neolithic to Bronze Age flint scatter (HER ref: MLE8553), west of Tinwell Lodge Farm - Mesolithic side scraper (MLE8554), north of the Old Windmill - ring ditch (MLE5422),</p>	<p>Orange = Moderate impact</p>

	Assessment findings	Colour coding
	<p>north of Blackground Close - Iron Age double ditched enclosure (MLE5987), north of Blackground Close - rectilinear enclosure (MLE5393), Roman site, Ketton Quarry (MLE5388), possible Roman burial, Ketton Quarry (MLE5390), Iron Age / Roman site west north-west of Tinwell Lodge (MLE8463), north east of Hunts Lodge - disturbed Roman burial in a stone coffin (MLE5391), Old Heath Lodge Field - early Anglo Saxon pottery (MLE8555), Newbottle deserted medieval hamlet - late Saxon settlement of Newbottle (MLE8556), and Newbottle chapel and cemetery - Christian cemetery associated with timber church (MLE8570).</p> <p>Further site specific investigations would be required to accompany the planning application; such as desk-based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post-determination mitigation strategy in areas that have not been previously or fully investigated as part of extraction operations.</p>	
<ul style="list-style-type: none"> Landscape and townscape 	<p><u>Landscape and townscape</u></p> <p>The site forms part of a river valley where the geology is principally ironstone and clay, overlain by a drift of alluvium. Site located to the north of the village of Ketton. The landscape is already impacted upon due to historical quarrying and existing cement works which are a prominent feature within the landscape / townscape.</p> <p>The site is in both the Kesteven Uplands and the Leicestershire and Nottinghamshire Wolds. The site is in the Ketton Plateau Landscape Character sub-area.</p> <p>There are Areas of Attractive Countryside immediately to the north and south east. Ketton Ketco Avenue is visible from a number of surrounding Public Rights of Way and the steeply inclined Steadfold Lane which rises from the site to the north-east.</p> <p>Further assessment would be required to accompany the planning application in order to determine the potential to mitigate long term impacts on landscape and provide compensation or enhance the landscape character of the area. The use of</p>	Green = Low impact

	Assessment findings	Colour coding
	inert waste in restoration works will assist in re-profiling the landform and provide opportunity for restoration of landscape mitigating impacts on landscape character (resulting from quarry operations).	
<ul style="list-style-type: none"> Loss of recreational or public open space land 	Hereward Way (long distance public footpath) passes through the south-west section of the site for approximately 1.6km and a public footpath crosses the south-east corner of the site for approximately 290m. A bridleway crosses an area of the site in the west for approximately 260m. These public rights of way will need to be temporary re-routed and/or buffered during extraction and subsequent restoration works. There are several other public footpaths and bridleways in the vicinity including some that run alongside the site boundary.	<p>Orange = Moderate impact on recreational or public open space</p> <p>Diversions may stay in place longer term and views from them different as result of infilling</p>
<ul style="list-style-type: none"> Potential for new green infrastructure 	Site falls predominantly within the North East GI Zone and a small section to the south lies within the South East GI Zone (Ketton Plateau GI Wedge) – This GI wedge requires the conservation and enhancement of parks and other designed landscapes in the area, the historic mosaic of agriculture and woodland and the mixed arable and pastoral agricultural plateau landscapes where they occur. Distinctive landscape features such as hedgerows, hedgerow trees, copses, spinneys, dry stone walls and woodlands (especially where they would filter views of mineral and related industrial operations) should be restored and re-instated where possible. There is the opportunity to link to and extend local woodland corridors and improve public access for recreational use. Other opportunities include extending the area of species-rich, calcareous grasslands already present on part of the site (following quarry restoration). The use of inert waste in restoration works will assist in achieving restoration outcomes.	Green = Potential to enhance existing green corridors or access to green infrastructure
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p><u>Water conservation</u></p> <p>Part of the site overlays a primary aquifer (leading from south-western section to north-east). Small areas of the site overlay secondary aquifers in the north-eastern and south-western sections. The site is approximately 500m to the south-east of the River Chater which feeds into the River Welland (located approximately 1000m to</p>	Green = No flood risk or minimal downstream flood risk

	Assessment findings	Colour coding
	<p>the south-east). The northern tip of the site is located approximately 60m south of a minor watercourse which feeds into the River Gwash (approximately 565m to the north). There are small bodies of water located within the western, northern and southern areas of the site. There are small bodies of water and drainage watercourses located to the south-east of the site. Overall water quality in the area is designated as moderate to poor by the EA. Consideration of surface water drainage and continued maintenance of existing surfaces and drainage systems will mitigate contamination risk. Further assessment would be required to accompany a planning application.</p> <p><u>Groundwater flooding</u> The majority of the site is susceptible to a risk of clearwater flooding of less than 25%.</p> <p><u>Fluvial flood risk</u> The site is not located within flood zones 2 or 3. However these zones are located approximately 730m south-east of the southern section of the site, and approximately 1,000m south of the north-eastern section of the site. Proposed development within flood zone 1 is appropriate as per flood risk vulnerability/compatibility table. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p><u>Surface water flooding</u> Pockets of the site are susceptible to surface water flooding for all three categories of risk (high, moderate and low) and are interspersed across the site. A site specific FRA would be required to accompany the planning application to address issues of surface water flooding, including adequate flood mitigation measures i.e. SUDS.</p> <p><u>Historic flooding hotspots</u> According to the flooding hotspot data received from RCC on the 30/06/16 this site is not subject to any historic flooding records.</p>	
<ul style="list-style-type: none"> Contamination 	<p>The disposal of inert waste would be related to restoration of worked areas. There is limited potential for contamination however licensing and regulation will ensure effective prevention and control measures are implemented to maintain operations within</p>	<p>Green = Contamination unlikely.</p>

	Assessment findings	Colour coding
	accepted standards.	
<ul style="list-style-type: none"> Environmental quality and human health* 	<p><u>Air quality and pollution</u> There are no AQMAs within 5km of the site. The site has the benefit of multiple operations related to mineral extraction, mineral processing, cement production and site restoration. It is likely that the developments would result in an increase in vehicle movements and associated emissions where there is no opportunity for backhauling associated with existing operations. However the increase in movements is likely to be relatively limited in the context of the site operations. Inert infilling presents potential for dust and for cumulative impacts (in-combination with quarry operations), however there are existing detailed management schemes and monitoring which are effective in mitigating impacts.</p> <p><u>Noise and vibration</u> The site operations are the subject of existing noise and vibration management and monitoring schemes, and other matters such as noise levels and hours of operation. Restricting matter such as hours of operation, screening/bunding and the operation and maintenance of plant and machinery should prove effective to reduce noise impact from proposed operations. The proposed use would generate additional HGV movements which could be a source of vibration and would need to adhere to existing routeing agreements directing traffic away from any residential areas (where possible).</p> <p><u>Odours</u> Odours are generally not associated with inert landfill.</p> <p><u>Bio aerosols</u> Bioaerosols are not associated with inert landfill.</p> <p><u>Vermin and birds</u> Vermin and birds are not generally attracted to inert landfill.</p> <p><u>Litter</u> Limited potential for litter associated with inert landfill.</p> <p><u>Bird strike hazard</u> Bird strike hazard is not associated with inert landfill.</p> <p><u>Potential for residual environmental nuisance</u> A site specific assessment of the potential</p>	<p>Green = Limited potential for adverse impacts. Impacts are likely to be ameliorated by mitigation measures.</p>

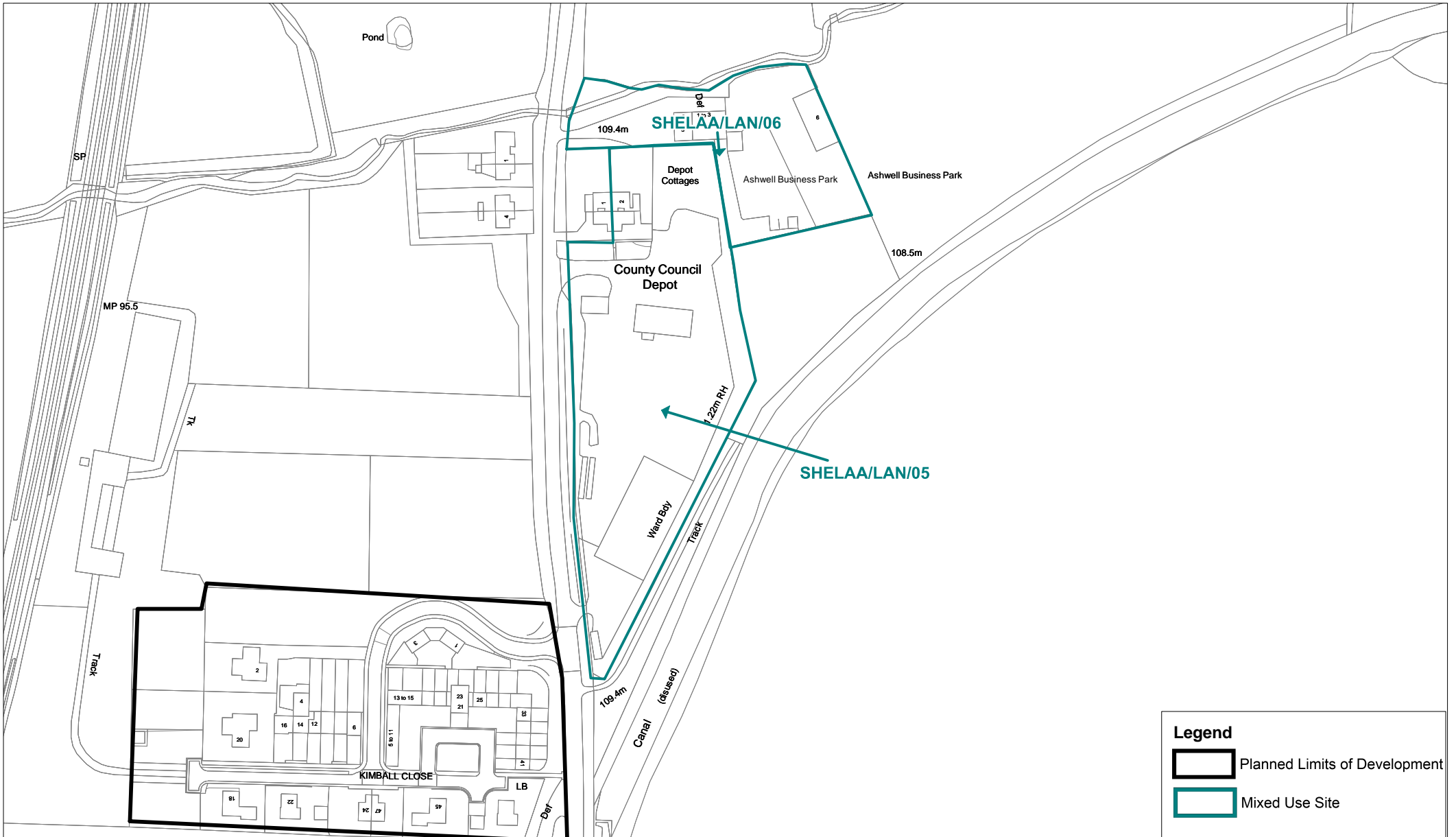
	Assessment findings	Colour coding
	<p>impacts and effectiveness/appropriateness of mitigation measures would be required to accompany the planning application. However the nature of the proposed operations and the existing management and mitigation regimes in present use at the site, means that it is unlikely that operations would result in an environmental nuisance.</p> <p><u>Potential for cumulative impacts</u> Mitigation measures (as previously noted) should effectively reduce any potential impacts to an acceptable level; unmitigated there is the potential for cumulative impacts (e.g. dust and noise). The site is currently managed to an acceptable standard with measures specified in planning permissions and the pollution control regulations.</p>	
<ul style="list-style-type: none"> Restoration and after use* 	<p>Disposal of inert waste would be within current areas subject to extractive operations and would support restoration outcomes.</p> <p>The active quarry area in the north and east has potential for habitat creation of important calcareous grassland. Significant area of this habitat might be recreated to meet Biodiversity Action Plan targets for this habitat. The use of inert waste to infill voids resulting from extraction supports long-term restoration outcomes of the site.</p>	Green = High potential for beneficial outcomes
<ul style="list-style-type: none"> Waste management* 	<p>The plan identifies a requirement for inert disposal and identifies a preference for inert fill to support the restoration of quarries. The site is located at Ketton, a LSC. The proposed use of inert waste will support the achievement of restoration outcomes for the site.</p> <p>The site is of substantial size and will be sufficient to accommodate the proposed use with inert landfill taking place within areas subject to extraction.</p>	Green = High level of support / contribution

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	<p>The site currently accommodates an industrial use (Ketton cement works, operational quarry and hazardous landfill). Disposal of inert waste as part of the restoration work is likely to generate dust, appropriate mitigation measures (such as currently employed to control dust associated with the operational quarry) are able to reduce potential effects to an acceptable level. In addition there may be additional HGV traffic (import of inert fill).</p>	Orange = One or more adverse factors
<ul style="list-style-type: none"> • Proximity to services and facilities 	Does not apply to Minerals and Waste development	N/A
<ul style="list-style-type: none"> • Accessibility to public transport. 	Does not apply to Minerals and Waste development	N/A
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	<p>Site is located within an existing industrial area, with the village of Ketton to the south and countryside to the west, north and east. There are residential dwellings adjacent the site at main access road (Ketco Avenue). A public footpath and proposed cycle path cross the site and could need to be re-routed during subsequent restoration works (temporary). Public footpaths are located along site boundaries to the north, south and west and Rutland Country Park is in close proximity. A Scout Camp Site and Ketton Sports and Social Club Grass Pitches are located close to site boundary. There is potential for noise and dust impacts however given the current operations and size of the site it is likely that mitigation measures and site management will prove adequate.</p>	Green = No or little impact on amenity of existing residents and adjacent land uses
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<p>Site has been put forward by the planning consultants and land agents on behalf of the owner (Hanson Cement) as a potential site for inert disposal associated with restoration of the existing extractive operations. The site is available however given the timeframe of existing operations it is likely that the development would come forward in the medium term.</p> <p>The site would be able to accommodate both the existing and proposed use. The site is owned and operated by Hanson Cement; it would be expected that they would continue to be the operators.</p>	Green = Available, viable and deliverable
<ul style="list-style-type: none"> • Infrastructure 	Site has links to the mains water, sewerage	Green = No significant

	Assessment findings	Colour coding
available	system, electric, gas and phone / internet.	infrastructure constraints
<ul style="list-style-type: none"> Accessibility and transport 	<p>Access to the site is already established from the A6121 Stamford Road / High Street and Pit Lane; providing access onto the A1, A606 and A43. The A6121 passes through residential area of Ketton. The site currently accommodates a large and well established (since 1928) mineral extraction and cement works; internal road network present. Proposed waste use would increase vehicle (HGV) movements, which are able to be controlled through routing agreements determined through the planning application process. Any such agreement should seek to divert traffic away from local roads and villages where possible.</p> <p>Further site specific investigations would be required to accompany the planning application.</p>	Green = Good accessibility with opportunities for walking and cycling and to incorporate sustainable transport options
<ul style="list-style-type: none"> Impact on the wider road network 	The surrounding road network is adequate to accommodate current operations. Inert waste is currently imported for restoration - this would continue.	Green = No or little impact on the wider road network
<ul style="list-style-type: none"> Rights of way 	Hereward Way (long distance footpath) passes through the south-west section of the site for approximately 1.6km and may require temporary re-routing during extraction and subsequent restoration works. A footpath adjoins the Hereward Way and crosses the south-east corner of the site for approximately 290m. It may also require temporary re-routing. A public footpath runs alongside the northern site boundary for approximately 990m. A bridleway follows the northern and western boundary of the site for approximately 1.8km before crossing an area of the site for 260m and so may require re-routing. There are several other public footpaths and bridleways in the vicinity of the site.	Green = No public rights of way affected (directly as a result of the non-inert processing or inert fill – impacts will result from preceding extraction)
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	The diversion of waste from landfill will contribute towards reduction of greenhouse gas emissions; however given that the proposed use is inert fill greenhouse gas reduction associated with inert material is limited. Inert fill will not present opportunities for decentralised/renewable energy production.	Red = None nor very limited potential
<ul style="list-style-type: none"> Need for the development 	The plan identifies indicative waste management capacity requirements and the	Green = Significant need

	Assessment findings	Colour coding
	capacity gap for the plan period (up to 2036), including inert fill. The plan is sets a preference for inert fill to be directed towards restoration of mineral extraction sites. This additional capacity will assist in addressing capacity gaps.	
• Other constraints	N/A	Green = No other constraints

* = Applicable to sites proposed for minerals and waste development only

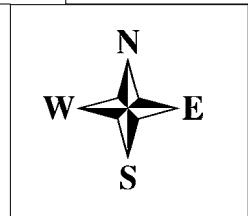


Legend

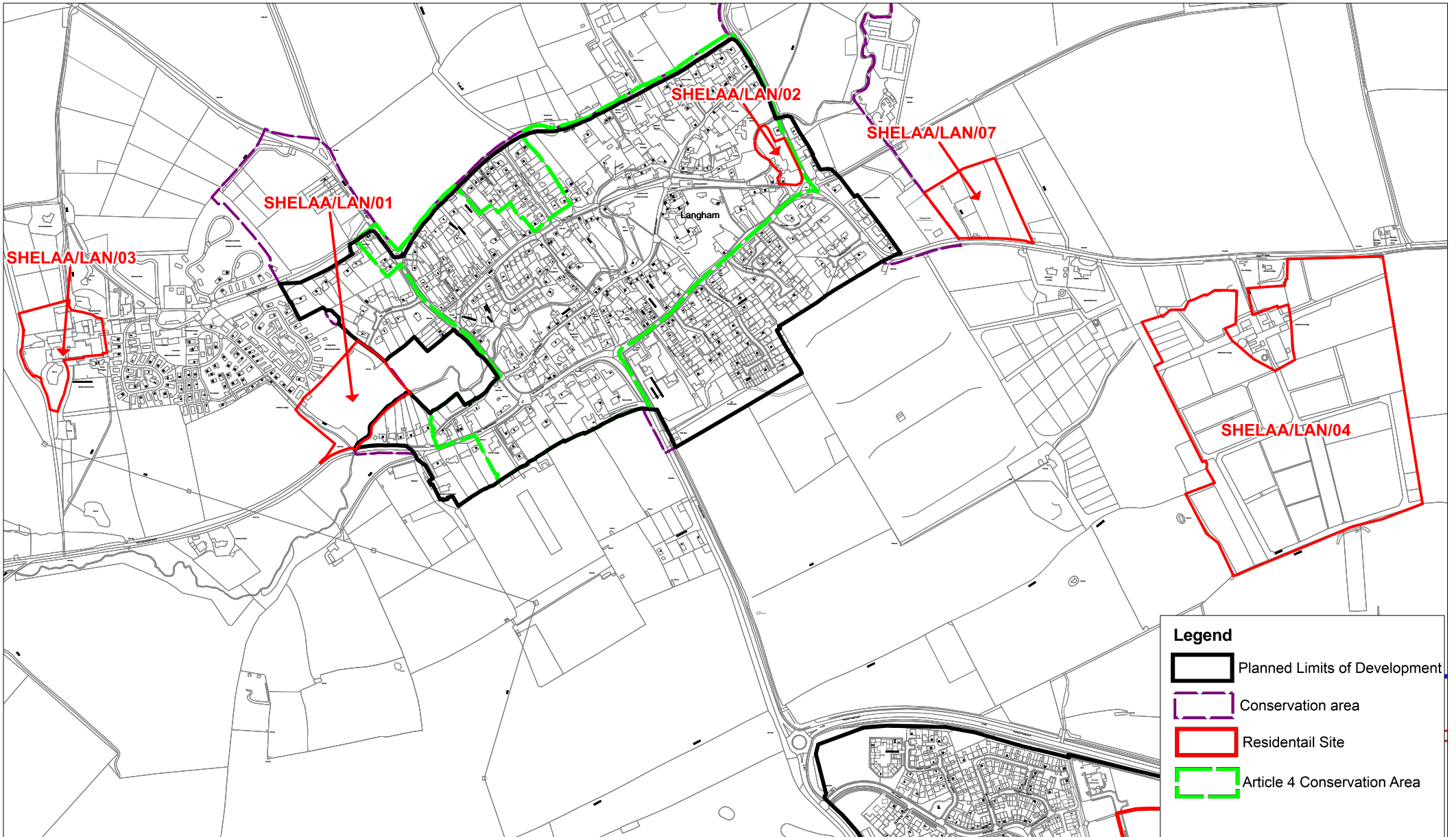
-  Planned Limits of Development
-  Mixed Use Site







Langham East
Rutland Strategic Housing & Economic
Land Availability Assessment



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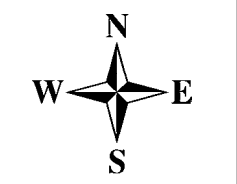


Legend

-  Planned Limits of Development
-  Conservation area
-  Residential Site
-  Article 4 Conservation Area



Langham
Rutland Strategic Housing & Economic
Land Availability Assessment



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/LAN/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land north of Cold Overton Road
Village/Town/Parish	Langham
Area (ha)	1.96 (1.97 in site submission)
Current use	Unused scrubland
Proposed use	Potential for 25-30 plots (mix of market, affordable and self-build).
No. of dwellings at 30/ha	59 (47 if 80% developable area).
Notes	Langham Neighbourhood Plan (Policy HR3: Land Allocation – Planned) states that the site is only to be considered if the requirement for the 28 “planned for” houses has not been met by the above.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3). Site shown in the Langham Neighbourhood Plan (2017) as an “Expansion Site for Development” (Site LNP06) subject to a sequential flood test.	Orange
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Potential species-rich grassland, scrub, pond, stream adjacent. Trees and hedgerows. Potential for Phase 1 habitats and protected species.	Orange
• Heritage Assets	Adjacent to Conservation Area.	Orange
• Landscape and townscape	Moderate landscape sensitivity and medium landscape capacity to accommodate new development. 5 th priority for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	Open space proposed to be incorporated within residential development.	Green
• Water conservation and management/flood risk	Langham Brook tendency to flood and site within Flood Zone 3.	Red
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No factors identified.	Green
• Proximity to services and facilities	Key Facility: The Noel Arms Pub 700m Key Facility: The Wheatsheaf Pub 700m Key Facility: Primary School 650m Key Facility: Village Hall 850m Key Facility: Part time post office (in village hall) 850m	Green
• Accessibility to public transport.	Part of site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Large site may have moderate impact on surrounding residential.	Orange
Economic		
• Available, viable and deliverable	Yes. One owner, several enquiries received in last 12 months. Physical constraints and flood plain/flood risk	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Access onto Cold Overton Road is poor due to visibility. Access through The Range would be acceptable.	Orange
• Impact on the wider road network	Carriageway width 6m able to take additional traffic. Junction with Main Street will need to be considered to ensure sufficient capacity	Orange
• Rights of way	Public footpath (Rutland Round) crosses the site.	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> N/A 	
• Need for the development	Need for residential development including affordable housing	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

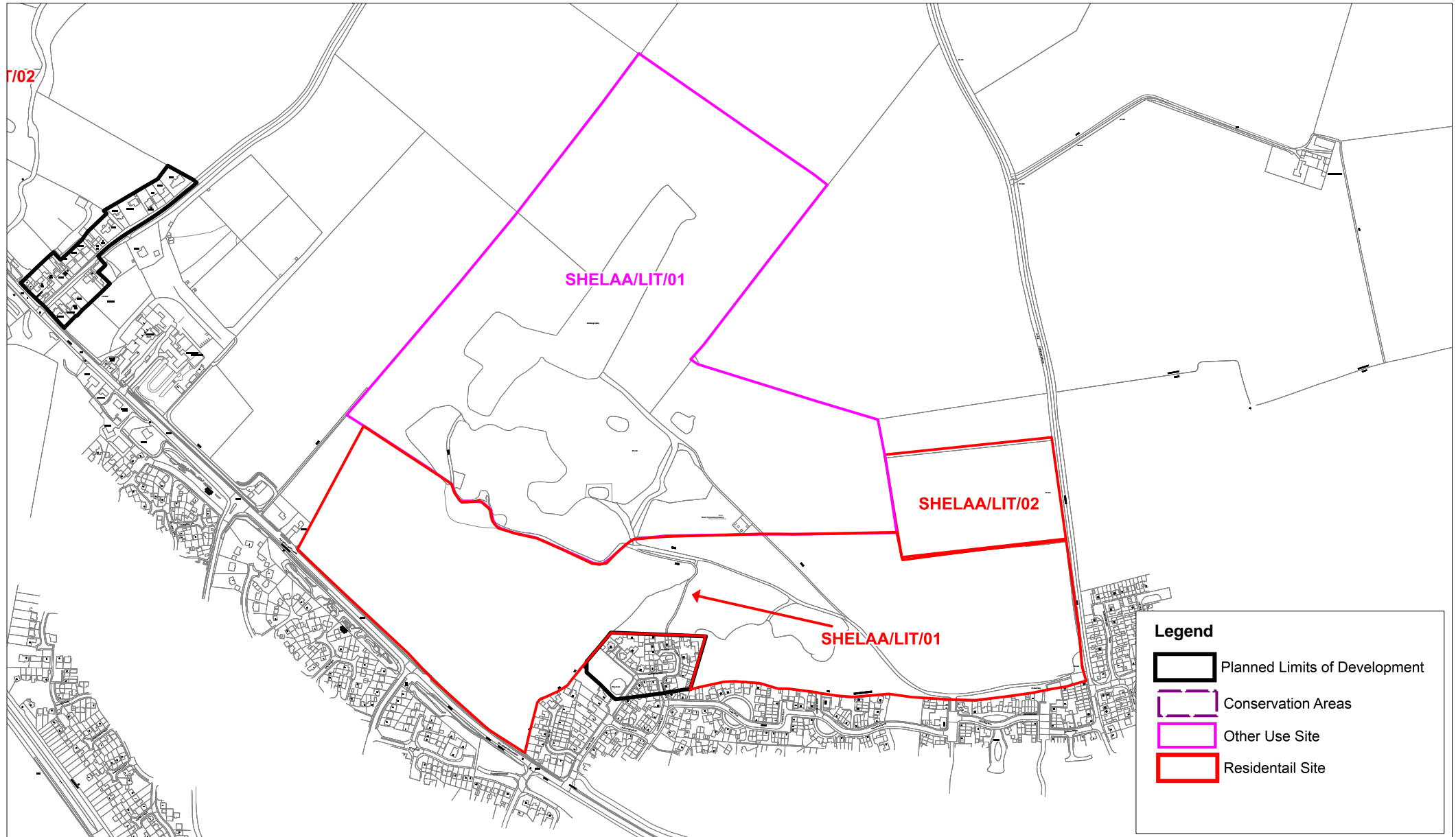
Site details	
Site reference	LPR/LAN/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land at 52 Burley Road
Village/Town/Parish	Langham
Area (ha)	0.41 (0.54 in site submission)
Current use	Residential (1 dwelling and garden)
Proposed use	Residential including affordable, self-build.
No. of dwellings at 30/ha	12 (12 if 95% developable area).
Notes	Langham Neighbourhood Plan (Policy HR3: Land Allocation – Planned) (April 2017) supports the development of part of this site for housing.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within Langham which is designated as a Local Service Centre (Policy RLP3). Part of the site is shown as a “Preferred site for development” (Ref: LNP02) in the Langham Neighbourhood Plan (April 2017).	Orange
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Land predominantly in urban use (1972 maps).	Green
• Biodiversity and Geodiversity	House and garden with trees. Potential for protected species.	Orange
• Heritage Assets	Within Conservation Area and adjacent to Listed Building.	Orange
• Landscape and townscape	Within the existing built-up area surrounded by relatively recent housing developments.	Green
• Loss of recreational or public open space land	Designated as Important Open Space in Site Allocations and Policies DPD.	Red
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Langham Brook tendency to flood and site within Flood Zone 3.	Red
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No factors identified.	Green
• Proximity to services and facilities	Key Facility: The Noel Arms Pub 600m Key Facility: The Wheatsheaf Pub 650m Key Facility: Primary School 600m Key Facility: Village Hall 450m Key Facility: Part time post office (in village hall) 450m	Orange
• Accessibility to public transport.	Part of site near bus route (all of site within 400m)	Green
• Amenity of existing residents and adjacent land uses	Little or no impact.	Green
Economic		
• Available, viable and deliverable	Yes, one owner, enquiries received.	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Very small infill plot can be accessed off Ashwell Road.	Green
• Impact on the wider road network	Low impact on road network generally	Green
• Rights of way	Public footpath runs to the south of the site.	Orange
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for residential development including housing	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only



Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/LIT/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/LIT/01 (smaller area) R/LIT/01
Address/Location	Quarry Farm, between Little Casterton Road and Empingham Road, Stamford.
Village/Town/Parish	Little Casterton
Area (ha)	61 (25.6 in Site Submission)
Current use	Open Grassland, scrub, former quarry, agricultural land.
Proposed use	Up to 760 residential (market housing), self-build, affordable housing, office, general industrial./warehousing as part of a residential led scheme. Community facilities, sports/leisure, open space & energy generation.
No. of dwellings at 30/ha	1,830 (1,098 if 60% developable area)
Notes	Response 54. Call for Sites Submission put forward land previously considered as site SALL/LIT/01. Issues and Options submission proposed wider area as part of a masterplan for the site. Site adjoins LPR/LIT/02

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	The site adjoins Stamford, a market town in South Kesteven District Council's area. In developing new Local Plans for both South Kesteven District Council and Rutland County Council, the two authorities have worked jointly to assess the need for, and suitability of land which spans the county boundary to the north of Stamford. This work has concluded that some land within Rutland will be needed as part of a larger urban extension 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	Orange
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Undulating ground	Orange
• Agricultural land	Part grade 3 and grade 4 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Eastern part of site is Candidate Local Wildlife Site. District level calcareous grassland with parish level woodland. Hedgerows, woodland, mature trees, scrub and grassland. Potential for protected species and BAP habitats. (2009 Survey). More recent survey work has identified a number of rare plant species on the site.	Red

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Heritage Assets	English Heritage previously commented that site is adjacent to a Roman Road, parts of which are Scheduled. Potential issues with setting and significant potential for archaeology.	Orange
• Landscape and townscape	Western half of site: Low-moderate landscape sensitivity and moderate landscape value. Overall medium capacity.	Orange
	Eastern half of site: Low landscape sensitivity and moderate-low landscape value. Overall medium-high capacity.	Green
• Loss of recreational or public open space land	Several informal Permissive Access routes cross the land operated by the tenant farmer under the Environmental Stewardship Scheme. This enables people to access the land for walking, cycling, horse riding, etc however no public rights of way exist across the land. The existing permissive access is informal and is due to expire in 2018..	Green
• Potential for new green infrastructure	Site submission refers to opportunity to establish a Quarry Farm Community Wildlife Park. Existing features could be supplemented with additional belts of woodland and hedgerows with other areas of habitat creation	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Previously developed site, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited level of response of which the majority disagreed with the proposed site. Ryhall Parish Council and Stamford Chamber of Trade and Commerce agreed with the site, while South Kesteven District Council, Stamford Council and Little Casterton and Toll Bar Parish Council disagreed with the site.	N/A
• Liveability	Part of the site is adjacent to B1081	Orange
• Proximity to services and facilities	Large Site: Part of site adjacent to petrol station shop on B1081, furthest part of site more than 1km. Malcolm Sargent primary school (within Stamford) 2.6km 1.6km to Great Casterton C of E primary school. 1.3km from furthest part of site to The Crown Inn Pub in Great Casterton	Red

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Accessibility to public transport. 	Bus route within 800m of the furthest point of site	Orange
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Large site may impact on adjacent residential.	Orange
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	Yes. One owner. Site being marketed to developers/promoters	Green
<ul style="list-style-type: none"> • Infrastructure available 	Yes	Green
<ul style="list-style-type: none"> • Accessibility and transport 	<p>Access onto Little Casterton road is poor and would require an upgrade prior to any development from this area. Access onto B1081 is good with a straight road and within 30mph limit – good access onto A1</p> <p>Access via Little Casterton Road, the B1081 and from Burgess Road, Collins Avenue and Jackson Way</p> <p>Site well related to existing development with accessibility to services & facilities</p> <p>Low level conflict possible with non-industrial traffic on access routes used by heavy commercial vehicles</p>	Green
<ul style="list-style-type: none"> • Impact on the wider road network 	Good access onto A1. Consider link road between B1081 and A6121. Liaise with Lincolnshire County Council.	Orange
<ul style="list-style-type: none"> • Rights of way 	Several informal permissive paths cross the land under the Environmental Stewardship scheme. As part of site development a formal network of improved paths is proposed across the site for both new and existing residents.	Green
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> • Need for the development 	Need for residential development including affordable housing	Green
<ul style="list-style-type: none"> • Other constraints 	Site adjoins boundary with Stamford. Co-operation will be needed with South Kesteven District Council.	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/LIT/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land off Little Casterton Road, Stamford PE9 4DB
Village/Town/Parish	Little Casterton
Area (ha)	3.97 (3.98 checked)
Current use	Agriculture
Proposed use	Residential (approx. 150 houses)
No. of dwellings at 30/ha	119 (95 if 80% developable area)
Notes	Response 71. Site Adjoins LPR/LIT/01

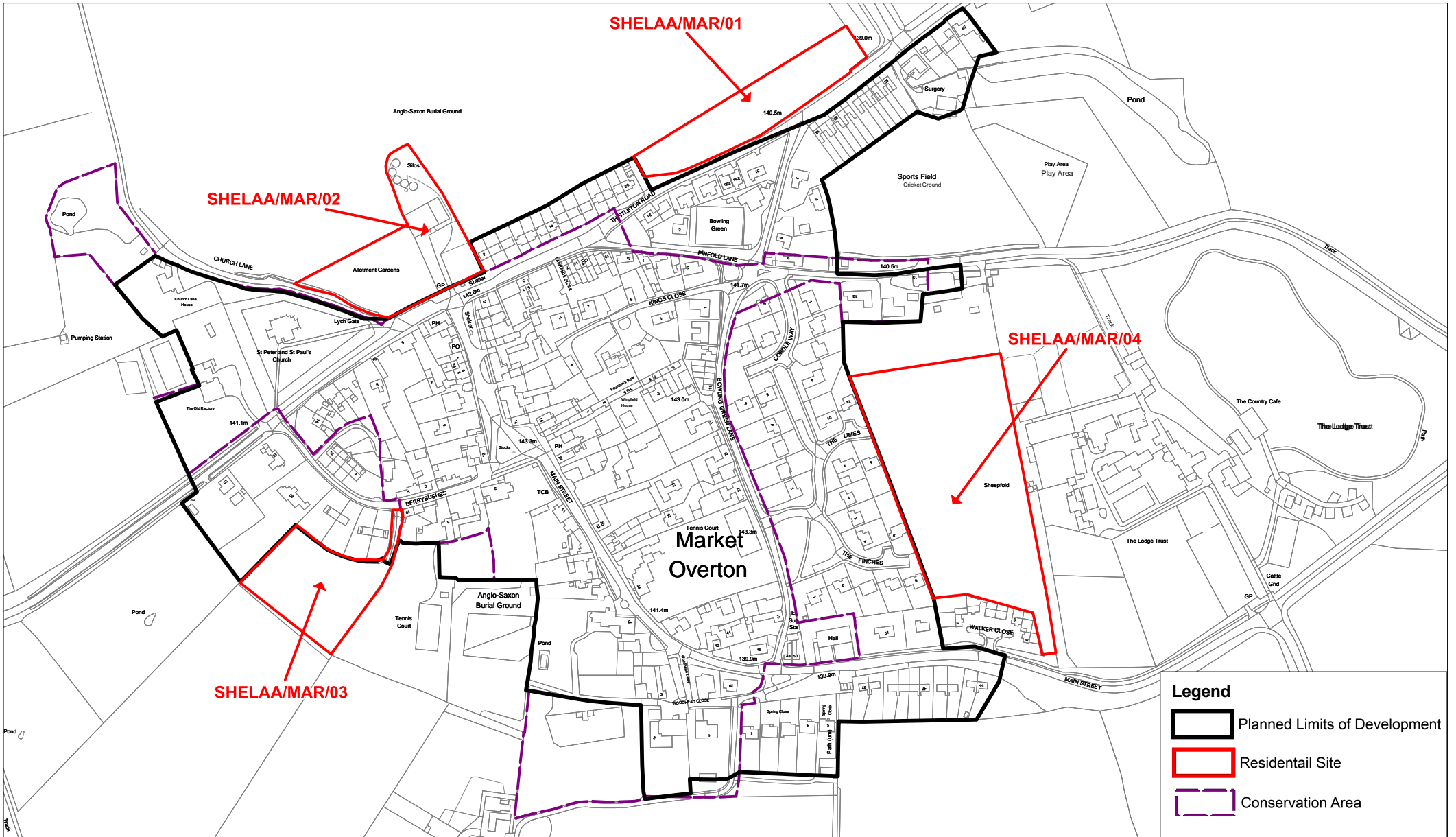
Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	The site is close to the border with Stamford, a market town in South Kesteven District Council's area. In developing new Local Plans for both South Kesteven District Council and Rutland County Council, the two authorities have worked jointly to assess the need for, and suitability of land which spans the county boundary to the north of Stamford. This work has concluded that some land within Rutland will be needed as part of a larger urban extension 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	Orange
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable farmland with hedgerows and trees on border. Potential for protected species.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Not specifically assessed in 2010 study but adjacent to area assessed as having moderate landscape sensitivity and medium landscape capacity.	Orange
• Loss of recreational or public open space land	No impact identified.	Green
• Potential for new green infrastructure	No potential identified.	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors	Green
• Proximity to services and facilities	No facility within 800m, however site is in close proximity (1km) to Bluecoat primary school in Stamford.	Red
• Accessibility to public transport.	Bus stop (outside the county boundary) within 800m.	Orange
• Amenity of existing residents and adjacent land uses	No surrounding residential.	Green
Economic		
• Available, viable and deliverable	Yes. One owner, site available No market interest shown	Green
• Infrastructure available	Unsure of the availability of utilities according to Agent	Orange
• Accessibility and transport	Moderate	Orange
• Impact on the wider road network	Little Casterton Road is poor and would require an upgrade before any development. This road is within a 30mph limit.	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	• N/A	
• Need for the development	• Need for residential development including affordable housing site – scale in this location	Orange
• Other constraints	Site near to boundary with Stamford. Co-operation will be needed with South Kesteven District Council.	Orange

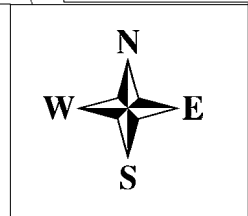
Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only



Market Overton

**Rutland Strategic Housing & Economic
Land Availability Assessment**



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/MAR/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/MAR/02 and 03 R/MAR/03
Address/Location	Land off Thistleton Rd
Village/Town/Parish	Market Overton
Area (ha)	0.61 (0.629 in site submission)
Current use	Agricultural
Proposed use	Residential including affordable housing (21 units)
No. of dwellings at 30/ha	18 (17 if 95% developable area).
Notes	Response 23.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Core Strategy Policies CS4 and CS9).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural land, hedgerow on boundary. Potential for protected species Further survey needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	High sensitivity and low to medium capacity. Not prioritised for development as highly sensitive area.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Black Bull Inn 450m (Thistleton Road) Key Facility: Shop 450m (Thistleton Road) Key Facility: Post office 450m (Thistleton Road) Key Facility: Village Hall (Main Street) 700m GP and Pharmacy less than 800m	Green
• Accessibility to public transport.	Adjacent to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Impact upon the views of properties south of Thistleton Road and upon the approach into the village from the east.	Red
Economic		
• Available, viable and deliverable	Yes One owner, enquiries received re: market interest Available immediately	Green
• Infrastructure available	Major constraint to surface water network capacity	Orange
• Accessibility and transport	30mph Good road condition and good access and visibility splays	Green
• Impact on the wider road network	No or little impact.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential development including affordable housing	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/MAR/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/MAR/01 and 04 R/MAR/04/06/07
Address/Location	Land off Thistleton Road
Village/Town/Parish	Market Overton
Area (ha)	0.76 (0.386 in site submission)
Current use	Agricultural including farm buildings, silo and land
Proposed use	Residential including affordable housing (24 units)
No. of dwellings at 30/ha	23 (22 if 95% developable area).
Notes	Response 27

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Core Strategy Policies CS4 and CS9).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Part Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural land, hedgerow and mature trees on boundary. Potential for protected species. Survey work needed.	Orange
• Cultural heritage	Adjacent to grade 1 listed church and may impact on its setting. Potential for archaeological remains. English Heritage previously stated that they do not consider suitable for development.	Red
• Landscape and townscape	High sensitivity and low to medium capacity. Not prioritised for development as highly sensitive area.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Previously developed site, contamination possible.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	SALL/MAR01 - Limited responses with low level of opposition - support inclusion of village shop and concerns about impact on church & memorial lynch gate SALL/MAR/04 - Limited responses with moderate level of opposition - concerns about impact on church, potential archaeological remains and loss of allotments	Green Orange
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Black Bull Inn 200m (Thistleton Road) Key Facility: Shop 200m (Thistleton Road) Key Facility: Post office 200m (Thistleton Road) Key Facility: Village Hall (Main Street) 650m GP and Pharmacy less than 800m	Green
• Accessibility to public transport.	Adjacent to bus route	Green
• Amenity of existing residents and adjacent land uses	Little or no impact on adjacent residential	Green
Economic		
• Available, viable and deliverable	Yes One owner Market interest, enquiries received Site immediately available	Green
• Infrastructure available	Major constraint to surface water network capacity	Orange
• Accessibility and transport	Access onto Thistleton Road 30mph Good road condition and good access and visibility splays	Green
• Impact on the wider road network	No or little impact.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential including affordable housing	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/MAR/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/MAR/05 R/MAR/01
Address/Location	South of Berry Bushes
Village/Town/Parish	Market Overton
Area (ha)	0.59 (0.584 in site submission)
Current use	Agricultural Field
Proposed use	Residential (market and affordable).
No. of dwellings at 30/ha	18 (17 if 95% developable area).
Notes	Response 48

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Core Strategy Policies CS4 and CS9).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural land, hedgerow and mature trees on boundary. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	Adjacent to Conservation Area and Listed Buildings. English Heritage previously commented that access through a green lane may have impact on the Conservation Area.	Orange
• Landscape and townscape	High sensitivity and low capacity. Not prioritised for development as highly sensitive area.	Red
• Loss of recreational or public open space land	None.	Green.
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	High opposition – concerns about access, sewers, footpath, impact on views, property prices & countryside	Red
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Black Bull Inn 300m (Thistleton Road) Key Facility: Shop 300m (Thistleton Road) Key Facility: Post office 300m (Thistleton Road) Key Facility: Village Hall (Main Street) 650m GP and Pharmacy less than 800m	Green
• Accessibility to public transport.	Within close proximity to a bus route.	Green
• Amenity of existing residents and adjacent land uses	Impact upon adjacent neighbours and upon the approach into the village from the west.	Red
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Major constraint to surface water network capacity Potential need for joint private discharge of foul sewage	Orange
• Accessibility and transport	Poor access and poor visibility splays. Location has been previously refused.	Red
• Impact on the wider road network	Low Impact	Green
• Rights of way	Public right of way crosses eastern edge of site	Red
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Local need for affordable housing but site capacity exceeds need	Orange
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/MAR/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None R/MAR/05
Address/Location	Land between The Finches, The Limes and Walker Close Main Street
Village/Town/Parish	Market Overton
Area (ha)	1.9 (1.871 in site submission)
Current use	Agriculture
Proposed use	Residential including affordable housing
Proposed residential sites only: No. of dwellings at: <ul style="list-style-type: none"> • 30/ha villages • 40/ha Oakham and Uppingham 	57 (45 if 80% developable area).
Notes	Response 50. Relevant planning history 2013/0248/PRE

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Core Strategy Policies CS4 and CS9).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with trees and hedgerows on boundary. Potential species rich grassland. Potential for Phase 1 Habitat and protected species. Survey work needed.	Orange
• Heritage Assets	No issues identified.	Green
• Landscape and townscape	Low landscape sensitivity with medium to high landscape capacity to accommodate development. Priority 1 (most favoured) zone for development.	Green
• Loss of recreational or public open space land	No impact identified.	Green
• Potential for new green infrastructure	No potential identified.	Yellow

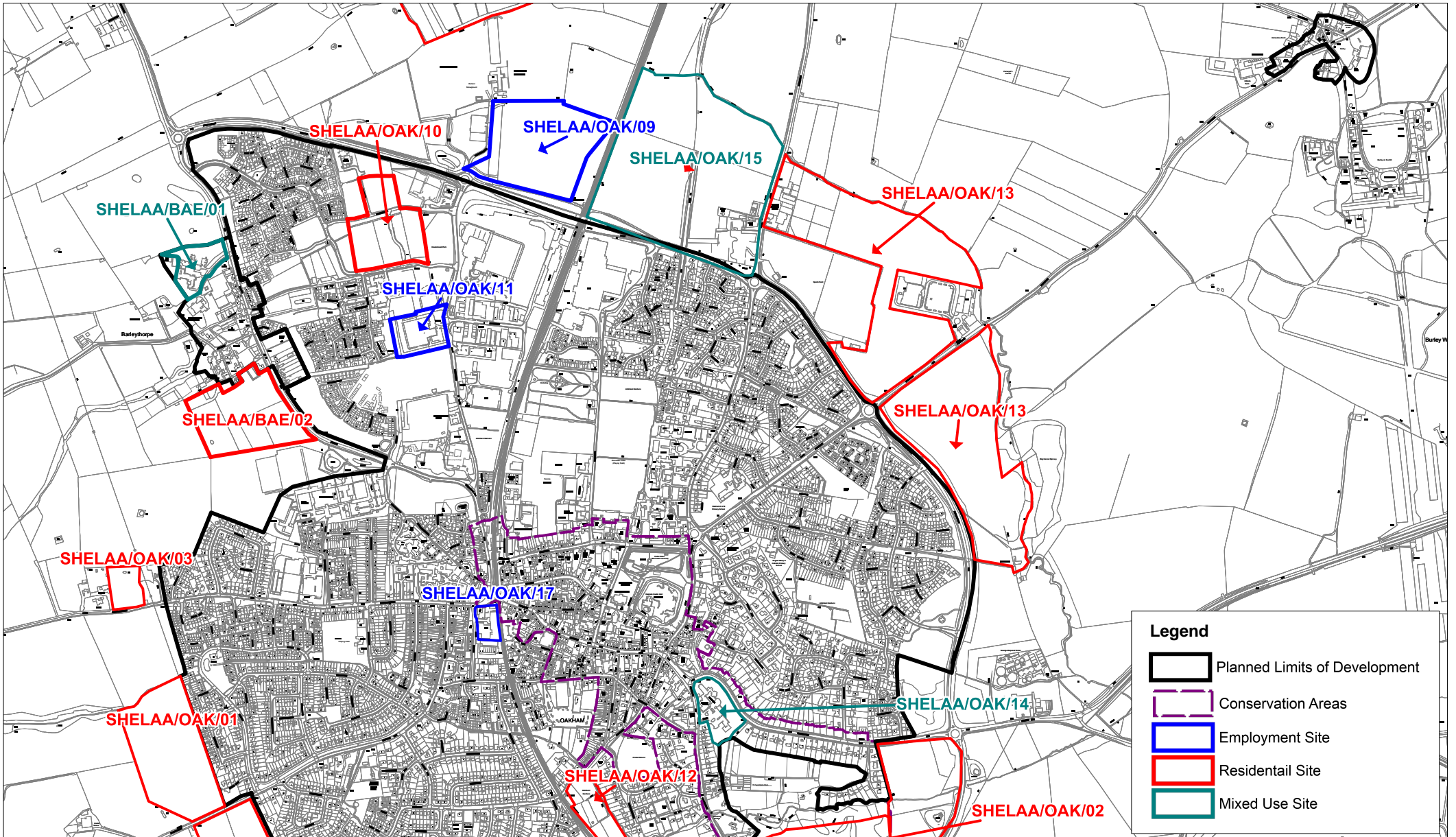
Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Black Bull Inn 600m (Thistleton Road) Key Facility: Shop 600m (Thistleton Road) Key Facility: Post office 600m (Thistleton Road) Key Facility: Village Hall (Main Street) 300m. GP and Pharmacy less than 800m	Green
• Accessibility to public transport.	Bus route within 400m of the site.	Green
• Amenity of existing residents and adjacent land uses	Large site will impact existing residential.	Orange
Economic		
• Available, viable and deliverable	Yes One owner, site is owned by a developer, available immediately	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	From The Limes the access road is 6m and would be adequate to take additional traffic. Well related to the village.	Green
• Impact on the wider road network	Access from Main Street - good	Green
• Rights of way	None	Green






Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • N/A 	
<ul style="list-style-type: none"> • Need for the development 	Need for residential development including affordable housing	Green
<ul style="list-style-type: none"> • Other constraints 	None identified	Green

* = Applicable to sites proposed for waste management purposes only

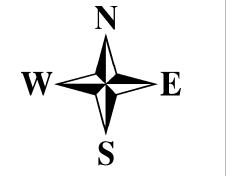


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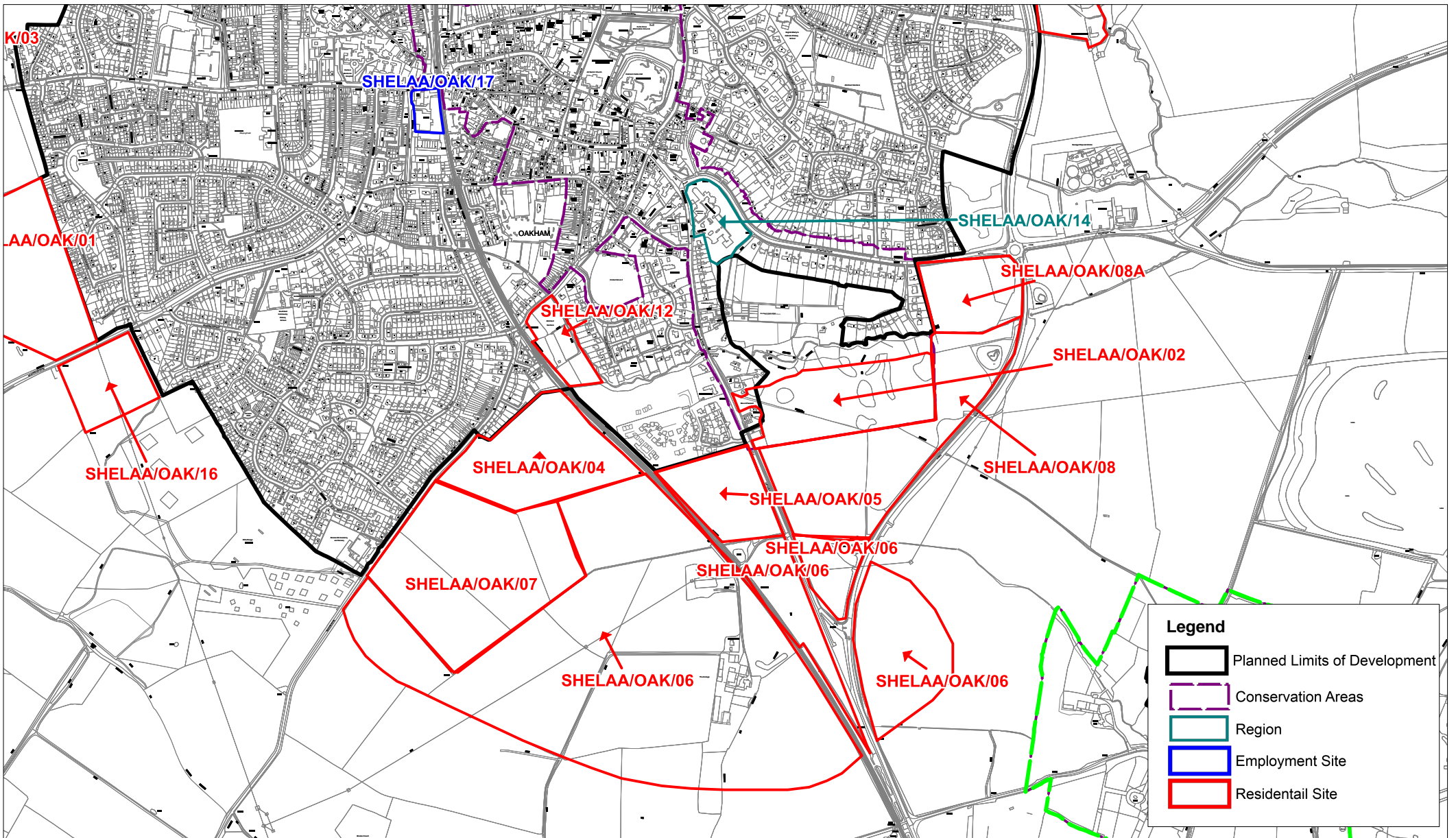
-  Planned Limits of Development
-  Conservation Areas
-  Employment Site
-  Residential Site
-  Mixed Use Site



Oakham North
Rutland Strategic Housing & Economic
Land Availability Assessment



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/07 R/OAK/22
Address/Location	Field to the North of Braunston Rd
Village/Town/Parish	Oakham
Area (ha)	8.2
Current use	Agricultural
Proposed use	Residential (170 market housing, 20 self-build, 60 affordable)
No. of dwellings at 30/ha	246 (148 if 60% developable area).
Notes	Response 9

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Hilly land quite steeply sloping in parts	Red
• Agricultural land	Largely Grade 3b (1993 data)	Orange
• Biodiversity and Geodiversity	Largely semi improved grassland with species poor and rich hedgerows, stream, woodland. Low potential for protected species. (2009 Survey)	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Highly sensitive area with low capacity to accommodate development. Not prioritised for development as highly sensitive area.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Oakham South Upstream catchment. Potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with moderate opposition	Orange
• Liveability	Electricity pylons along eastern boundary.	Orange
• Proximity to services and facilities	Key Facility: Catmose Primary 850m Key Facility: Co-Op 900m Key Facility: The Royal Duke 1.1km All facilities above within 800m of the nearest point of site.	Red
• Accessibility to public transport.	Bus route runs adjacent to the site.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on houses to the east of the site.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Outside of 30mph limit however good visibility and on a straight road. On its own, development impact likely to be low.	Green
• Impact on the wider road network	On its own, impact on already significant congestion on west side of Oakham likely to require moderate mitigation. There is also flood risk. Cumulative development however on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation	Red
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for additional housing in Oakham to meet requirements	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/02
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/OAK/06 R/OAK/17
Address/Location	Field to the East of Uppingham Rd
Village/Town/Parish	Oakham
Area (ha)	7.14
Current use	Agricultural
Proposed use	Residential (100 market, 20 self-build, 30 affordable)
No. of dwellings at 30/ha	214 (128 if 60% developable area).
Notes	Response 9

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 2 (1993 data)	Red
• Biodiversity and Geodiversity	Largely arable field with broadleaf woodland, species rich and poor hedgerows with trees, scattered broadleaf trees and scrub. Evidence and potential for protected species. Within group TPO. (2009 Survey)	Orange
• Heritage Assets	Within Conservation Area. Within direct sight line of Burley on the Hill and could affect its setting. English Heritage previously stated that it considers not suitable for development.	Red
• Landscape and townscape	Highly sensitive area with low capacity to accommodate development. Not prioritised for development as highly sensitive area.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Oakham South Downstream catchment. Minimal downstream flood risk. Priority 1 ranking (most preferred) in terms of potential to exacerbate flooding problems downstream.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with moderate opposition – concern about impact on historic environment.	Orange
• Liveability	Site near to bypass and Uppingham Road but not likely to affect liveability	Green
• Proximity to services and facilities	No facilities within 800m of the furthest point of the site. Within 800m of town centre (up Uppingham Road) measuring from nearest point.	Red
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Site may be visible from houses on Uppingham Road and Mount Pleasant.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Access south onto Uppingham Road is acceptable. On its own, development impact likely to be low.	Green
• Impact on the wider road network	On its own, impact on wider Oakham road network likely to require little mitigation. Cumulative development however on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation.	Red
• Rights of way	Public Right of way E202 runs south east off Uppingham Road through middle of site	Red
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for additional housing in Oakham to meet requirements of the current plan period	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/03
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	None R/OAK/25
Address/Location	Cold Overton Road
Village/Town/Parish	Oakham
Area (ha)	1.22
Current use	Agriculture
Proposed use	Residential (Market) 45-50 dwellings
No. of dwellings at 30/ha	37 (29 if 80% developable area).
Notes	Response 17.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Does not adjoin the planned limits of development (Policy RLP3).	Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Part level and very steep ground to south of site.	Red
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Unimproved grassland with area of dense scrub. Species poor hedgerows and some trees on boundary. Small field pond (2009 survey). Potential for protected species.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Highly sensitive area with low landscape capacity to accommodate development. Not prioritized for development as highly sensitive area.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Oakham South Upstream catchment. Potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Orange: site adjacent to Braunston Road.	Orange
• Proximity to services and facilities	No facilities within 800m of furthest point of the area.	Red
• Accessibility to public transport.	Employment 650m away from site on Cold Overton Road.	Orange
• Amenity of existing residents and adjacent land uses	Little impact on adjacent land uses.	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single owner • Site has not been actively promoted • Site available 5 -10 years 	Orange
• Infrastructure available	All available <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	Outside 30mph limit with poor visibility due to location on hill	Orange
• Impact on the wider road network	Low impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for <ul style="list-style-type: none"> • Housing & employment opportunities 	Green
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/04
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/OAK/21 R/OAK/25
Address/Location	Land south of Brooke Road
Village/Town/Parish	Oakham
Area (ha)	7.8
Current use	Agricultural
Proposed use	Residential 130 market, 70 affordable plus 1ha open space
No. of dwellings at 30/ha	234 (140 if 60% developable area).
Notes	Response 31.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 2 and 3 land. (1972 maps)	Red
• Biodiversity and Geodiversity	Largely arable field with species poor hedgerows, ditch. No evidence of protected species. (2009 Survey).	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive area with medium to high capacity to accommodate development. 3 rd priority for development (Landscape Sensitivity and Capacity Study 2010)..	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Oakham South Upstream catchment. Potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Possible noise from railway line..	Orange
• Proximity to services and facilities	400m to Brooke Hill School on Brooke Road.	Orange
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on houses to the north.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Site promoter indicates only water supply and public transport infrastructure known to be available Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Brooke Road current parking and traffic issues.	Orange
• Impact on the wider road network	On its own, Brooke Road junction with Welland Way will need assessing to judge capacity. The crossing will need assessing to judge if there is enough capacity for vehicles to wait with additional vehicles and railway line down. Overall, there is limited capacity of transport infrastructure west side of Oakham to accommodate type and level of traffic resulting from the proposal. Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential development, including Affordable Housing on this scale	Green
• Other constraints	None	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/05
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/84 (part) R/OAK/36 (part)
Address/Location	Land off Uppingham Road
Village/Town/Parish	Oakham
Area (ha)	4.13 (4.16 in site submission)
Current use	Agricultural
Proposed use	Residential – 100 units
No. of dwellings at 30/ha	124 (74 if 60% developable area).
Notes	Response 43

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Grade 1 land (1972 maps).	Red
• Biodiversity and Geodiversity	Arable land with species poor and rich hedgerows and trees. Running water on southern boundary (2009 survey). Potential for protected species.	Orange
• Heritage Assets	Adjacent to Conservation Area.	Orange
• Landscape and townscape	Moderately sensitive landscape with medium landscape capacity to accommodate new development. Priority 5 zone for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Egleton Catchment. Possible risk to downstream locations. Priority 2 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Adjacent to railway line, close proximity to pylons	Orange
• Proximity to services and facilities	Over 1km to town centre.	Red
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	May have impact on surrounding agriculture and housing to the north of the site.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Straight road with good visibility. 40mph limit Last time stated "Suitable access to road network subject to mitigation" and gave moderate rating	Green
• Impact on the wider road network	Potential for low impact on Uppingham Road. Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for additional housing in Oakham to meet requirements	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/06
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/84 (part) None
Address/Location	Grange Farm, Uppingham Road
Village/Town/Parish	Oakham
Area (ha)	64.51 (45 in site submission)
Current use	Agriculture
Proposed use	Residential (market and affordable). 600 units. Southern link road.
No. of dwellings at 30/ha	1,935 (1,161 if 60% developable area).
Notes	Response 44. Submission proposes a link road and bridge over the railway line.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground to the east and mainly very steep ground to the west of railway.	Red
• Agricultural land	Part Grade 2 and Grade 3 land (1972 maps).	Red
• Biodiversity and Geodiversity	Outside area covered by 2009 Survey. Mostly arable land, some grassland, spinneys, hedges and trees, ponds. Potential for protected species and Phase 1 habitats. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Extensive and prominent area of land extending into the countryside not previously assessed.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Egleton Catchment. Possible risk to downstream locations. Priority 2 ranking in terms of potential to exacerbate flooding problems downstream.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Largely undeveloped land although agricultural buildings in a small part of site and contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Site is trisected by railway line, road & bypass	Orange
• Proximity to services and facilities	Brooke Hill Primary School adjacent to part of the site but 800m from furthest point. Over 1km from town centre. Nearest point of site 1km from village hall in Egleton.	Red
• Accessibility to public transport.	Site within 800m of bus route	Orange
• Amenity of existing residents and adjacent land uses	May impact surrounding agriculture and residents to the north of the site.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • Enquiries received, ongoing discussions re: southern extension and bridge over the railway to resolve existing traffic issues with rail crossings • Current use needs to be located (farm) • Available up to 5 years – take account of time to provide a road solution for the bridge over the railway 	Orange
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	Brooke Road current parking and traffic issues will require mitigation to secure acceptable site access.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Impact on the wider road network 	<p>On its own, Brooke Road junction with Welland Way will need assessing to judge capacity. The proposed bridge over the railway and new link road will need assessing as there is limited capacity of transport infrastructure south and west side of Oakham to accommodate type and level of traffic resulting from the proposal.</p> <p>Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation</p>	Red
<ul style="list-style-type: none"> Rights of way 	<ul style="list-style-type: none"> Impact on public footpaths and bridleways 	Green
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> N/A 	
<ul style="list-style-type: none"> Need for the development 	<p>Need for</p> <ul style="list-style-type: none"> employment opportunities affordable housing 	Green
<ul style="list-style-type: none"> Other constraints 	Resolve the issue of road bridge crossing the railway	Red

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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/07
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/84 (part) R/OAK/36 (part)
Address/Location	Land South of Brooke Rd
Village/Town/Parish	Oakham
Area (ha)	14.40 (14.34 in site submission)
Current use	Agricultural
Proposed use	Residential – 200 market, affordable in line with policy. Potential to develop with adjoining land to provide a link road.
No. of dwellings at 30/ha	432 (259 if 60% developable area).
Notes	Response 55.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground.	Green
• Agricultural land	Part Grade 2 and Grade 3 land (1972 maps).	Red
• Biodiversity and Geodiversity	Arable land with species rich and species poor hedgerows on the boundaries. (2009 Survey)	Green
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Highly sensitive landscape area with low to medium landscape capacity to accommodate new development. Not prioritized for development as highly sensitive area.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified	Yellow
• Water conservation and management/flood risk	Largely Oakham South Upstream Catchment. potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Orange: close to railway line.	Orange
• Proximity to services and facilities	Furthest point of site within 800m of Brooke Hill School on Brooke Road (nearest point adjacent to school) Town Centre more than 1km away from site.	Orange
• Accessibility to public transport.	No bus route or railway station within 800m of furthest point of area.	Red
• Amenity of existing residents and adjacent land uses	Orange: moderate impact on neighbouring communities and adjacent land uses.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Site promoter indicates only water supply and public transport infrastructure known to be available. Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Brooke Road current parking and traffic issues.	Orange
• Impact on the wider road network	On its own, Brooke Road junction with Welland Way will need assessing to judge capacity. The crossing will need assessing to judge if there is enough capacity for vehicles to wait with additional vehicles and railway line down. Overall, there is limited capacity of transport infrastructure west side of Oakham to accommodate type and level of traffic resulting from the proposal. Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation	Red
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for residential development but some limited further need for employment opportunities	Orange
• Other constraints	None	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/08
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/OAK/03 and 04 R/OAK/23 and 28
Address/Location	Land at Stamford Road & Uppingham Road
Village/Town/Parish	Oakham
Area (ha)	15.74 (11.64 in site submission)
Current use	Agricultural
Proposed use	Residential – developer suggests 5.74 development areas to deliver 170-200 market dwellings.
No. of dwellings at 30/ha	472 (283 if 60% developable area).
Notes	Response 58

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Part level and area of steeply sloping ground south of Stamford Road.	Orange
• Agricultural land	Part Grade 1 and Grade 3 land (1972 maps).	Red
• Biodiversity and Geodiversity	Arable land with areas of unimproved grassland, broadleaf trees, species rich hedgerow, watercourse and pond. Area of parish level woodland in north east. (2009 Survey).	Orange
• Heritage Assets	Adjacent to Conservation Area.	Orange
• Landscape and townscape	Highly sensitive landscape area with low to medium landscape capacity to accommodate new development. Not prioritized as highly sensitive area for development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	Oakham South Downstream/Egleton Catchment. Possible risk to downstream locations and potential to exacerbate risk downstream – known issues. Priority 1/2 ranking in terms of potential to exacerbate flooding problems downstream River Gwash crosses the site.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	SALL/OAK03 - High opposition - concerns about infrastructure, loss of open space, impact on views, landscape and Rutland Water SAL/OAK/04 - Moderate level of opposition – concern about potential impact on Character of Oakham and Rutland Water	Red Orange
• Liveability	Orange: close proximity to the bypass (possible noise)	Orange
• Proximity to services and facilities	No facilities within 800m of the furthest point of the site.	Red
• Accessibility to public transport.	Green: Bus route within 400m of furthest point of the area.	Green
• Amenity of existing residents and adjacent land uses	Orange: may be visible from properties on Catmose Park Road & Stamford Road.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Site promoter unsure if all services available - Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	On its own, access onto bypass will require works to bypass to put in a turning lane.	Green
• Impact on the wider road network	Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation	Red
• Rights of way	Public footpath crosses the area. Site is crossed by public right of way footpath (Rutland Round).	Red
• Potential for decentralised and renewable energy generation	N/A	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Need for the development	Need for additional housing in Oakham to meet requirements of the plan period Need for employment opportunities	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/08 A
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/OAK/03 R/OAK/28
Address/Location	Land at Stamford Road
Village/Town/Parish	Oakham
Area (ha)	3.31ha
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	99 (79 if 80% net developable area)
Notes	Response 58

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground more steeply towards the south.	Orange
• Agricultural land	Grade 3 land (1972 maps).	Orange
• Biodiversity and Geodiversity	Arable land with area of semi-improved grassland and scattered broadleaved trees in the east (2009 survey)	Orange
• Heritage Assets	Adjacent to Conservation Area.	Orange
• Landscape and townscape	Low sensitivity, medium to high capacity	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	Oakham South Downstream Catchment with minimum downstream flood risk. Priority 1 ranking in terms of potential to exacerbate flooding problems downstream River Gwash runs along the edge of the site.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	SALL/OAK03 - High opposition - concerns about infrastructure, loss of open space, impact on views, landscape and Rutland Water SAL/OAK/04 - Moderate level of opposition – concern about potential impact on Character of Oakham and Rutland Water	Red Orange
• Liveability	Orange: close proximity to the bypass (possible noise). Proximity to sewage treatment plant.	Orange
• Proximity to services and facilities	No facilities within 800m of the furthest point of the site.	Red
• Accessibility to public transport.	Bus route within 400m of furthest point of the area.	Green
• Amenity of existing residents and adjacent land uses	Orange: may be visible from properties on Catmose Park Road & Stamford Road.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Site promoter unsure if all services available - Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	On its own, access onto bypass will require works to bypass to put in a turning lane.	Green
• Impact on the wider road network	Cumulative development on this side of Oakham will significantly increase traffic congestion and require strategic scale mitigation	Orange
• Rights of way	Public footpath crosses the area. Site is crossed by public right of way footpath (Rutland Round).	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for additional housing in Oakham to meet requirements of the plan period Need for employment opportunities	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/09
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/83
Address/Location	Land north of Burley Park Way
Village/Town/Parish	Oakham
Area (ha)	8.56 (7.57 in site submission)
Current use	Agricultural
Proposed use	Employment B1, B2 and B8 (including re-location of Mecc Alte)
No. of dwellings at 30/ha	257 (154 if 60% developable area)
Notes	Response 60.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Largely grade 2 land.	Red
• Biodiversity and Geodiversity	Arable fields bordered by species poor hedgerows and some mature trees and area of dense scrub. No evidence or potential for protected species. (2009 Survey). Some evidence for protected species (2016).	Orange
• Heritage Assets	Site already been subject of archaeological assessment. Some potential identified.	Orange
• Landscape and townscape	Within area 7B previously assessed as a highly sensitive area with low-medium capacity to accommodate development. Not prioritized for development as highly sensitive area.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Largely within Barleythorpe Brook catchment. Potential to exacerbate risk downstream -known issues. Lowest priority ranking in terms of potential to exacerbate flooding problems downstream.	Red
• Contamination	Undeveloped land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Not previously consulted on.	N/A
• Liveability	Orange: Site adjacent to bypass	Orange
• Proximity to services and facilities	Key Facility: M&S 400m Key Facility: ALDI 600M Ley Facility: Old Buttercross 700m Key Facility: Employment 600m (Lands End Way)	Green
• Accessibility to public transport.	Green: Bus route within 400m from the site.	Green
• Amenity of existing residents and adjacent land uses	Green: Little impact on neighbouring communities and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	Assumed available and commercially viable site	Green
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Good accessibility and visibility assuming access achievable from Burley Park Way/Lands End Way roundabout.	Green
• Impact on the wider road network	Potential for moderate impact on Lands End Way/Ashwell road into Oakham. Potential for this to be exacerbated by cumulative development north of by-pass.	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for employment opportunities to meet plan requirements	Green
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/10
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	None R/OAK/21 (part)
Address/Location	Land in Hawksmead Park, Lands End Way
Village/Town/Parish	Oakham
Area (ha)	4.76 (4.1 in site submission)
Current use	Vacant
Proposed use	Residential and starter homes (approximately 125 dwellings)
No. of dwellings at 30/ha	143 (86 if 60% developable area).
Notes	Response

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Main Town (Policy RLP3).	Green
	Safeguarded employment land (Policy RLP20)	Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 2 land (1972 maps).	Red
• Biodiversity and Geodiversity	Areas of possible species rich grassland, hedge, two veteran trees on hedge in east. Potential for protected species and BAP habitats (2009 Survey).	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Area of moderate landscape sensitivity and medium-high landscape capacity. Priority 2 zone for development. Site now within the proposed Oakham North development area.	Green
• Loss of recreational or public open space land	No impact identified.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Barleythorpe Brook catchment area. Potential to exacerbate risk downstream – known issues. Priority 4 (least preferred) ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Nearby employment uses and bypass	Orange
• Proximity to services and facilities	Key Facility: M&S 450m Key Facility: ALDI 400 Key Facility: 300m Lands End Way Key Facility: Buttercross Pub 500m	Green
• Accessibility to public transport.	Bus route within 800m of furthest point of the area.	Orange
• Amenity of existing residents and adjacent land uses	Moderate impact to adjacent employment, the nearby roundabout junction, and Oakham North.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site in single ownership • Site owned by a developer • Available immediately 	Green
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	Good access and visibility	Green
• Impact on the wider road network	Low impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for <ul style="list-style-type: none"> • employment opportunities • retail development 	Green
• Other constraints	Safeguarded employment land	Red

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/11
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	6 Lands End Way
Village/Town/Parish	Oakham
Area (ha)	1.99
Current use	Factory.
Proposed use	Alternative occupation more suited to the proximity of residential development.
No. of dwellings at 30/ha	60 (48 if 80% developable area).
Notes	Response 62. Site put forward as part of proposal to relocate Mecc Alte factory to land north of the bypass (Response 60)

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Main Town (Policy RLP3).	Green
	Safeguarded employment land (Policy RLP20)	Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	Industrial area. None identified.	Green
• Heritage Assets	No known issues	Green
• Landscape and townscape	Factory site adjacent to existing industrial and residential development.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Barleythorpe Brook catchment area. Potential to exacerbate risk downstream – known issues. Priority 4 (least preferred) ranking in terms of potential to exacerbate flooding problems downstream. Oakham Central catchment area. Possible risk to downstream locations.	Orange
• Contamination	Previously developed site, currently in use as production plant and contamination possible.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Adjacent employment uses.	Orange
• Proximity to services and facilities	Key Facility: Employment (Lands End Way) adjacent to the site Key Facility: M&S 700m Key Facility: Lidl 650m Key Facility; Buttercross Pub 1km	Green
• Accessibility to public transport.	Bus route and railway station within 800m of furthest point of the area.	Orange
• Amenity of existing residents and adjacent land uses	Moderate impact; existing employment site.	Orange
Economic		
• Available, viable and deliverable	Site is safeguarded employment land (Policy RLP20). Proposal is linked to relocation of the factory on land north of the bypass which is not considered suitable.	Red
• Infrastructure available	All available.	Green
• Accessibility and transport	Good access and visibility	Green
• Impact on the wider road network	Low impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> N/A 	
• Need for the development	Proposal is linked to relocation of the factory on land north of the bypass which is not considered suitable.	Red
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/12
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/05 (part) R/OAK/12
Address/Location	Allotments on Brooke Road
Village/Town/Parish	Oakham
Area (ha)	1.87
Current use	Allotments
Proposed use	Residential - market
No. of dwellings at 30/ha	56 (45 if 80% developable area).
Notes	Response 70

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Main Town (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground, more steeply sloping in north east part of site.	Orange
• Agricultural land	Largely grade 2 (1993 data)	Red
• Biodiversity and Geodiversity	Allotments with stream to north east and railway to south east. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	Adjacent to Conservation Area.	Orange
• Landscape and townscape	Moderately sensitive area with medium capacity to accommodate development. Priority 5 zone for development	Orange
• Loss of recreational or public open space land	Designated Area of Important Open Space in Local Plan Review (Policy RLP43)	Red
• Potential for new green infrastructure	No potential identified.	Green
• Water conservation and management/flood risk	Oakham South Upstream catchment. Possible/potential to exacerbate risk downstream Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition	Green
• Liveability	Possible noise from railway line	Orange
• Proximity to services and facilities	Key Facility: 650m to Mill Street Bar Key Facility: 700m to shop in Market Place Key Facility: 700m to employment opportunities in town centre.	Green
• Accessibility to public transport.	Site within close proximity to the bus route.	Green
• Amenity of existing residents and adjacent land uses	May impact nearby residential.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Suitable access to road network subject to mitigation. Visibility poor towards railway line - access is good towards town.	Orange
• Impact on the wider road network	Potential for moderate impact on Uppingham Road. Traffic issues when line is down. This would need to be addressed	Orange
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for additional housing in Oakham to meet requirements	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/13
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/OAK/10 (part) R/OAK/10
Address/Location	Land off Burley Road
Village/Town/Parish	Oakham
Area (ha)	33.3
Current use	Agricultural
Proposed use	Mixed use Residential and employment
No. of dwellings at 30/ha	999 (599 if 60% developable area).
Notes	Response 70

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level although area of steep ground towards south of site between Burley Park Way and brook.	Orange
• Agricultural land	Part Grade 2 and Grade 3 land (1972 maps).	Red
• Biodiversity and Geodiversity	Arable land with semi-improved grassland, scrub, hedges and trees on boundary, water course. Potential for protected species and BAP habitats. (2009 Survey). Possible species rich grassland to south along stream corridor.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Within area of high or moderate landscape sensitivity. Central part of the area has medium to high landscape capacity to accommodate development, with remainder in area of medium landscape capacity. Priority 4 and 6 zone for development.	Green and Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p>Eastern edge of site within Flood Zone 3 of Barleythorpe Brook.</p> <p>Site mostly within North Oakham catchment area. Minimal downstream flood risk. Priority 1 (most preferred) ranking in terms of potential to exacerbate flooding problems downstream. Partially within Barleythorpe Brook catchment area. Potential to exacerbate risk downstream – known issues.</p>	<p>Red and Green</p>
<ul style="list-style-type: none"> Contamination 	Largely undeveloped land although small part of site in use as Oakham Veterinary Hospital.	Orange
<ul style="list-style-type: none"> Environmental quality and human health* 	N/A	N/A
<ul style="list-style-type: none"> Restoration and after use* 	N/A	N/A
<ul style="list-style-type: none"> Waste management* 	N/A	N/A
Social		
<ul style="list-style-type: none"> Response to Previous Consultation 	Limited responses with low level of opposition	Green
<ul style="list-style-type: none"> Liveability 	Site adjacent to bypass.	Orange
<ul style="list-style-type: none"> Proximity to services and facilities 	<p>Site adjacent to Co-op on Burley Road but furthest point not within 800m nor within range of other shops.</p> <p>Part of the site is within 800m of employment off Schofield Road and Oakham Enterprise Park</p>	Red
<ul style="list-style-type: none"> Accessibility to public transport. 	Adjacent to bus route.	Green
<ul style="list-style-type: none"> Amenity of existing residents and adjacent land uses 	Moderate impact on housing south of the bypass.	Orange
Economic		
<ul style="list-style-type: none"> Available, viable and deliverable 	Yes	Green
<ul style="list-style-type: none"> Infrastructure available 	Potential constraints at Oakham WwTW	Orange
<ul style="list-style-type: none"> Accessibility and transport 	Good accessibility, although access onto Ashwell Road would have poor visibility requiring low level mitigation due to large hedge, bend and dip in the road. Access onto Burley Road would be ok and direct access onto the bypass	Green
<ul style="list-style-type: none"> Impact on the wider road network 	Potential for moderate impact on B668 and lower Ashwell road roundabout into Oakham. Potential for this to be exacerbated by cumulative development north of by-pass.	Orange
<ul style="list-style-type: none"> Rights of way 	None.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> • Need for the development 	Need for additional housing in Oakham to meet requirements	Green
<ul style="list-style-type: none"> • Other constraints 	None	Green

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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/14
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/OAK/34 R/OAK/41
Address/Location	Catmos Street
Village/Town/Parish	Oakham
Area (ha)	1.81 (1.88 in site submission)
Current use	Council Offices, grounds and car park
Proposed use	Residential, B1, Retail, Sports/Leisure, Hotel
No. of dwellings at 30/ha	54 (43 if 80% developable area).
Notes	Response 77.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Main Town (Policy RLP3)	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	Mature trees in grounds. Potential for protected species. Further survey needed.	Orange
• Heritage Assets	Within Conservation Area and includes Listed Buildings. Buildings and their setting are important features within Oakham Conservation area. English Heritage previously stated that it considers not suitable for development.	Red
• Landscape and townscape	Existing built up area including listed buildings and parkland within Conservation Area, surrounded by residential, hotel and museum.	Orange
• Loss of recreational or public open space land	Partly designated important open space. Informal public access with footpath and cycleway through the grounds.	Red
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Oakham South Downstream catchment. Minimal downstream flood risk. Priority 1 (most preferred) ranking in terms of potential to exacerbate flooding problems downstream.	Green
• Contamination	Previously developed site, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited response with low level of opposition – concern about impact on historic environment	Green
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	3 or more facilities within 800m. <ul style="list-style-type: none"> • Primary School 600m on Burley Road • Employment (town Centre) 300m • Shops (Market Place) 300m • Public House (Market Place) 300m 	Green
• Accessibility to public transport.	Within close proximity to a bus route and approximately 1200m from the railway station.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact upon adjacent residents	Orange
Economic		
• Available, viable and deliverable	Site put forward by Rutland County Council to retain future flexibility. No specific resolution to redevelop this site. Not currently available for development.	Red
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Good access and visibility	Green
• Impact on the wider road network	Low impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for employment opportunities and retail development	Orange
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/15
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/22
Address/Location	Land at Springfield, Ashwell Rd
Village/Town/Parish	Oakham
Area (ha)	23.09 (22.95 in site submission)
Current use	Agricultural fields, buildings, house, woodland
Proposed use	Residential (400 units) including affordable housing, community uses, sport/leisure, open space.
No. of dwellings at 30/ha	693 (416 if 60% developable area).
Notes	Response 86.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 2 and 3 land (1972 maps)	Red
• Biodiversity and Geodiversity	Contains two trees under consideration as Candidate Local Wildlife Sites and canal of parish level importance. Largely arable fields with species poor hedgerows, dense scrub and scattered trees, disused canal, semi natural and plantation broad leaf woodland, scattered mixed tress with semi natural grassland., amenity grassland. Evidence and potential for protected species. Railway line potential as wildlife corridor. Partially within group TPO. (2009 Survey)	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Highly sensitive area with low capacity to accommodate development. Not prioritised for development as highly sensitive area.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	Potential for enhancing green corridor and improving access to the disused canal.	Green
• Water conservation and management/flood risk	Largely North Oakham catchment. Minimal downstream flood risk. Priority 1 (most preferred) ranking in terms of potential to exacerbate flooding problems downstream.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Previously developed site, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – concerns about impact on part of site used by locals for recreation	Green
• Liveability	Possible noise from railway line. Busy roads along the southern (bypass) and eastern (Ashwell Road) boundaries.	Orange
• Proximity to services and facilities	Employment on Schofield Road 650m Other services more than 1km from site.	Orange
• Accessibility to public transport.	Bus route within 800m of furthest point of the area.	Orange
• Amenity of existing residents and adjacent land uses	Moderate impact on residential development south of the bypass, and on the adjacent agriculture.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Potential constraints at Oakham WwTW	Orange
• Accessibility and transport	Good access and visibility, although access onto Ashwell Road would have poor visibility requiring low level mitigation due to large hedge, bend and dip in the road. Access onto Burley Road would be ok and direct access onto the bypass	Green
• Impact on the wider road network	Potential for moderate impact on B668 and lower Ashwell road roundabout into Oakham. Potential for this to be exacerbated by cumulative development north of by-pass.	Orange
• Rights of way	Public Footpath E154 crosses site. Informal footpath along the former canal.	Red
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for further residential development at Oakham to meet plan requirements.	Green
• Other constraints	No	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/16
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Land south Braunston Road
Village/Town/Parish	Oakham
Area (ha)	3.4
Current use	Agricultural
Proposed use	Residential (market housing)
No. of dwellings at 30/ha	102 (82 if 80% developable area)
Notes	Response no 113

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Main Town (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Gently sloping towards west of site.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows on boundaries.	Green
• Heritage Assets	None identified.	Green
• Landscape and townscape	Area with high landscape sensitivity and low capacity to accommodate new development.	Red
• Loss of recreational or public open space land	None identified.	Green .
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Oakham South Upstream catchment. Potential to exacerbate risk downstream. Priority 3 ranking in terms of potential to exacerbate flooding problems downstream.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	Site adjacent to Braunston Road but little impact.	Green
• Proximity to services and facilities	Catmose Primary School 600m Co-Op on Braunston Road 850m Pub on Braunston Road 1km	Orange
• Accessibility to public transport.	Site adjacent to Bus Route	Green
• Amenity of existing residents and adjacent land uses	Impact on adjacent existing uses and views out of and into the town along Braunston Road.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site in part ownership but owners all wish to develop the site • No developer interest but site may be marketed in future for an option • Unsure whether any restrictive covenants exist 	Green
• Infrastructure available	Unsure of the availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • Good access and visibility. 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • Routes to town will need to be assessed to see junction capacity (specifically West Road and Cold Overton Road. 	Orange
• Rights of way	<ul style="list-style-type: none"> • None 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development		Green
• Other constraints	Overhead electricity cables and view of pylons	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/OAK/17
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/OAK/25
Address/Location	Tim Norton Motor Services Ltd., Long Row
Village/Town/Parish	Oakham
Area (ha)	0.69 (not checked)
Current use	Employment/dealership.
Proposed use	Residential (market, self-build, affordable), B1, B2-B8, retail (supermarket), community facilities (mixed development), sports/leisure
No. of dwellings at 30/ha	21 (20 if 95% developable area)
Notes	Allocated as Site R1 (site for retail development) in Site Allocations and Policies DPD Applications (2) for supermarket. Application and consent expired for small housing development. Planning application refused for retail food store in 1997 (O/97/0044/9/DB).

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Main Town (Policy RLP3). Site for retail development (Policy RLP29)	Green Red
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	None	Green
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Existing built up site surrounded by railway line, residential and commercial uses.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow

Rutland Local Plan Review - Site Appraisals

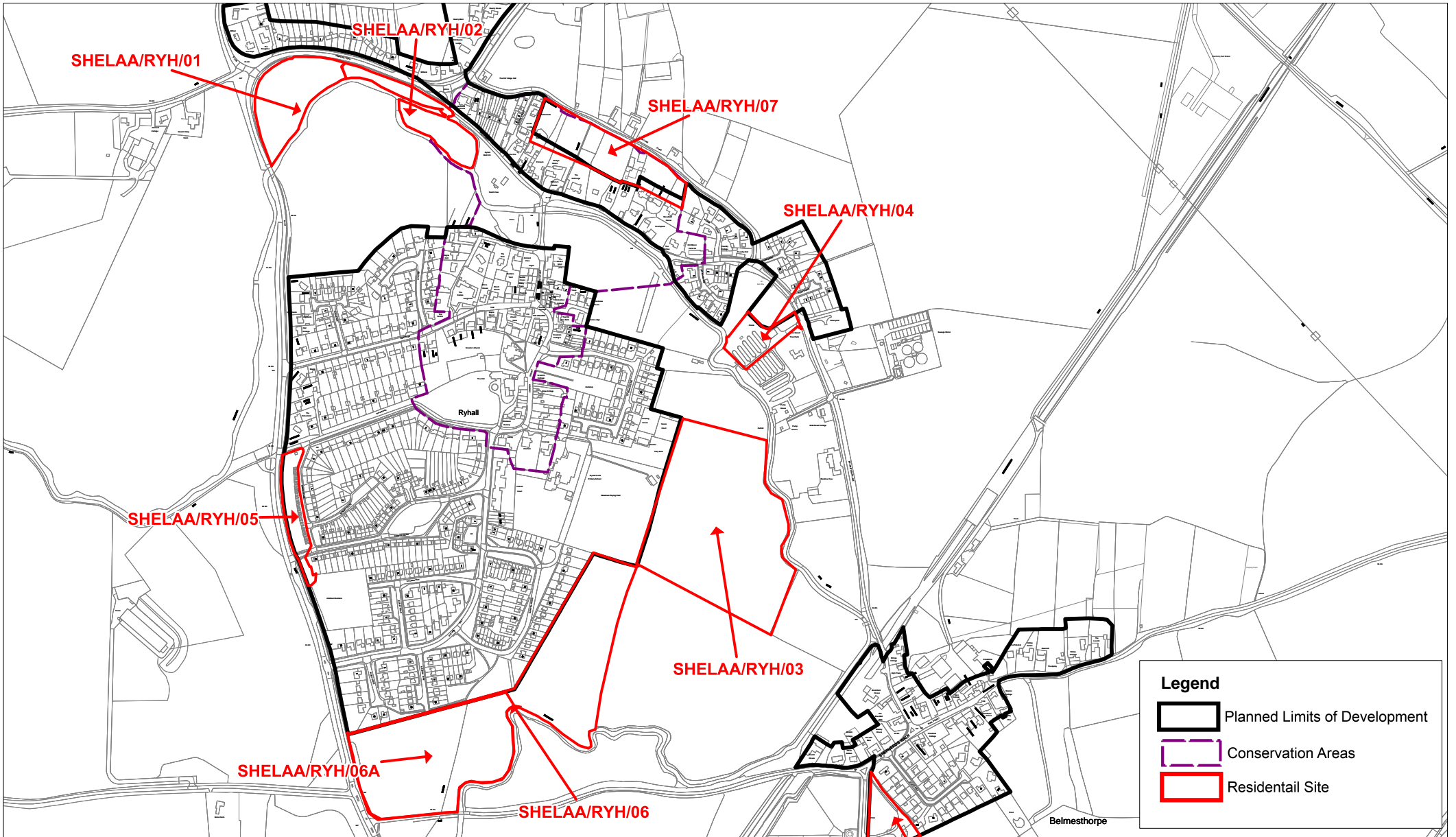
	Assessment findings	Colour coding
<ul style="list-style-type: none"> Water conservation and management/flood risk 	Oakham South Upstream Catchment – Potential to exacerbate risk downstream	Orange
<ul style="list-style-type: none"> Contamination 	Previously developed site, contamination possible.	Orange
<ul style="list-style-type: none"> Environmental quality and human health* 	N/A	N/A
<ul style="list-style-type: none"> Restoration and after use* 	N/A	N/A
<ul style="list-style-type: none"> Waste management* 	N/A	N/A

Rutland Local Plan Review - Site Appraisals



	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	Site next to busy road	Orange
<ul style="list-style-type: none"> • Proximity to services and facilities 	Site close to shops, employment and health facilities	Green
<ul style="list-style-type: none"> • Accessibility to public transport. 	Site with close proximity to bus routes and railway station	Green
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Any proposal for residential development may have a moderate impact on existing adjacent land uses	Orange
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	Ownership known but may be viability issues that could impact on the site coming forward for development	Orange
<ul style="list-style-type: none"> • Infrastructure available 	No known significant constraints through the availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
<ul style="list-style-type: none"> • Accessibility and transport 	<ul style="list-style-type: none"> • Good accessibility with opportunities for walking and cycling and to incorporate sustainable transport options but likely to be some conflicts with existing traffic 	Green
<ul style="list-style-type: none"> • Impact on the wider road network 	<ul style="list-style-type: none"> • No or little impact on the wider road network 	Green
<ul style="list-style-type: none"> • Rights of way 	<ul style="list-style-type: none"> • No public rights of way affected 	Green
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> • Need for the development 	Need has been allocated for retail development and is identified in the retail capacity study Any residential development would meet the need for new housing in Oakham	Green
<ul style="list-style-type: none"> • Other constraints 	None	Green

Rutland Local Plan Review - Site Appraisals

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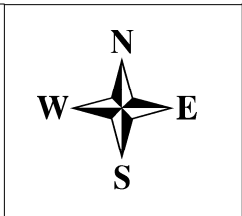
Legend

-  Planned Limits of Development
-  Conservation Areas
-  Residential Site



Ryhall

**Rutland Strategic Housing & Economic
Land Availability Assessment**



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/RYPH/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None R/RYPH/03 (part)
Address/Location	Land at the Junction of B1176 and Turnpike Road, Ryhall
Village/Town/Parish	Ryhall
Area (ha)	1.29
Current use	Agriculture
Proposed use	Residential (market (8)) Self Build (4) Affordable (4)
No. of dwellings at 30/ha	39 (31 if 80% developable area).
Notes	Response 12.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level although sloping towards north of site and A6121.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Allotments and grassland alongside River Gwash. Trees and hedgerows on boundary. Potential for protected species and Phase 1 habitat. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive landscape with low to medium capacity to accommodate development. Priority 5 zone for development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Adjacent to Flood Zone 2.	Orange
• Contamination	Largely undeveloped land although small part of site in use as allotment although contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Wicked Witch Pub 800m Key Facility: Green Dragon Pub 750m Key Facility: Ryhall Shop & Post Office 750m Key Facility: Village Hall 900m Key Facility: Primary School 900m	Green
• Accessibility to public transport.	Bus route runs adjacent to the site.	Green
• Amenity of existing residents and adjacent land uses	Large site which may have impact on the amenity of existing residents and adjacent land users.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single owner • Enquiries received • Available immediately 	Green
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	Land at junction of B1176 and turnpike road - Access would be poor as on a bend with a busy A road. Would seek for development to install a roundabout	Orange
• Impact on the wider road network	Moderate impact	Orange
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for housing	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints	Proven no flood plain risk (as per submitted detailed survey)	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/RYPH/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	N/A
Address/Location	Land at Mill Street, Ryhall, PE9 4HF
Village/Town/Parish	Ryhall
Area (ha)	0.89
Current use	Agriculture
Proposed use	Residential (market housing) –to be determine, probably 6-8 family homes.
No. of dwellings at 30/ha	27 (25 if 95% developable area).
Notes	Response 14.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land and land predominantly in urban use (1972 maps).	Orange
• Biodiversity and Geodiversity	Grassland, on island in River Gwash, and woodland strip to north. Trees and hedgerows on boundary. Potential protected species and Phase 1 habitat. Survey work needed.	Orange
• Heritage Assets	Within and adjacent to Conservation Area and Listed Buildings.	Orange
• Landscape and townscape	Moderately sensitive landscape with low to medium capacity to accommodate development. Priority 5 zone for development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Adjacent to Flood Zone 2.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Key Facility: Wicked Witch Pub 190m Key Facility: Green Dragon Pub 270m Key Facility: Ryhall Shop & Post Office 260m Key Facility: Village Hall 450m Key Facility: Primary School 500m	Green
• Accessibility to public transport.	Bus route runs adjacent to northern part of site.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact of existing residents and adjacent land uses. Large site which could potentially accommodate 26 dwellings.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One owner • Enquiries received • Owner in discussion with a local developer 	Green
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	Visibility poor due to bends and close proximity to junction but within 30mph and only low level mitigation expected	Green
• Impact on the wider road network	No or little impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/RYPH/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None None
Address/Location	Land off Church Street, Ryhall
Village/Town/Parish	Ryhall
Area (ha)	5.5
Current use	Agriculture
Proposed use	Residential (120 market) Affordable – in line with policy Community facilities/sports & leisure as part of residential led scheme.
No. of dwellings at 30/ha	165 (99 if 60% developable area).
Notes	Response 51.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Potential species rich grassland. Trees and hedgerows on boundary. Potential protected species and Phase 1 habitat. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive landscape with medium capacity to accommodate new development. Priority 2 zone for development. (n.b. the eastern part of the site lies outside the area previously assessed as part of the Landscape Sensitivity and Capacity Study 2012).	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	Site submission suggests that there may be scope to include provision for extension and enhancement of existing sports facilities and/or other community facilities.	Green
• Water conservation and management/flood risk	Adjacent to flood zone 3.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Site adjacent to playing fields of primary school, however, no direct access to it. Access to primary school and facilities more than 1km but there is a pub in Belmesthorpe 400m from site.	Orange
• Accessibility to public transport.	Bus route within 800m of furthest point of the area.	Orange
• Amenity of existing residents and adjacent land uses	Large site which may have moderate impact on nearby residential and school.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • Enquiries received • Available up to 5 years 	Orange
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	There are access rights to the site from Church Street (the access serves the school and playing field).	Green
• Impact on the wider road network	Little or no impact	Green
• Rights of way	Public footpath E173 crosses the site.	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 	Access to the site needs to be addressed	Red

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/RYPH/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall, Rutland, PE9 4JZ
Village/Town/Parish	Ryhall
Area (ha)	0.51
Current use	Trout Farm
Proposed use	Residential (market housing)
No. of dwellings at 30/ha	15 (14 if 95% developable area).
Notes	Response 63.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Fishponds. Trees and hedgerows on boundary. Potential protected species. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive landscape with medium capacity to accommodate new development. Priority 1 (most favoured) zone for development.	Orange
• Loss of recreational or public open space land	No impact identified.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Adjacent to flood zone 3.	Orange
• Contamination	Previously developed land – site currently part of River Gwash Trout Farm.	Orange
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	One of more adverse factors. Site adjacent to an existing trout farm	Orange
• Proximity to services and facilities	Key Facility: Wicked Witch Pub 600m Key Facility: Green Dragon Pub 700m Key Facility: Ryhall Shop & Post Office 700m Key Facility: Village Hall 900m Key Facility: Primary School 1km	Green
• Accessibility to public transport.	Bus route is 700m from site.	Orange
• Amenity of existing residents and adjacent land uses	The site has the potential to accommodate 15 dwellings and may have moderate impact on the adjacent trout farm and nearby housing.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • No known market interest • Available 5-10 years when owner retires 	Orange
• Infrastructure available	Available: <ul style="list-style-type: none"> • Electricity • Water • Drainage • Broadband Unsure of mains sewerage or gas supply	Green
• Accessibility and transport	Access ok, visibility splays good	Green
• Impact on the wider road network	Little or no impact on wider road network	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/RYPH/05
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/RYPH/05
Address/Location	Spinney Lane
Village/Town/Parish	Ryhall
Area (ha)	0.52
Current use	Garages, wooded area
Proposed use	Residential
No. of dwellings at 30/ha	16 (15 if 95% developable area).
Notes	Response 77

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Within a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None	Green
• Biodiversity and Geodiversity	Woodland. Potential for protected species and habitats.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Site adjoins an area with high landscape sensitivity and low capacity to accommodate development although not specifically assessed as part the 2012 study.	Red
• Loss of recreational or public open space land	Site includes Important Frontage designated in Site Allocations and Policies DPD.	Orange
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified although close to Flood Zone 3.	Orange
• Contamination	Previously developed land, contamination possible.	Orange
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concerns about loss of garages, access, impact on trees and wildlife habitats	Orange
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Key Facility: Wicked Witch Pub 800m Key Facility: Green Dragon Pub 700m Key Facility: Ryhall Shop & Post Office 750m Key Facility: Village Hall 450m Key Facility: Primary School 600m	Green
• Accessibility to public transport.	Bus route runs adjacent to the site.	Green
• Amenity of existing residents and adjacent land uses	Moderate impact. Site with potential of producing 16 dwellings, abutting existing residential.	Orange
Economic		
• Available, viable and deliverable	Site put forward by Rutland County Council to retain future flexibility. No specific resolution to redevelop this site. Not currently available for development.	Red
• Infrastructure available	Yes	Green
• Accessibility and transport	Access off Baulk Road Unadopted. Spinney Lane 5m wide. Access on A6121 okish however is on a hill.	Orange
• Impact on the wider road network	No or little impact.	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need exists for small housing sites in Local Service Centres.	Green
• Other constraints	No	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	RYH/06
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	RYH/01 None
Address/Location	Land between Meadow Lane and Belmesthorpe Road
Village/Town/Parish	Ryhall
Area (ha)	6.65
Current use	Agricultural
Proposed use	Residential (market housing) 20-100 units and affordable.
No. of dwellings at 30/ha	199 (120 if 60% developable area).
Notes	Response 90.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Majority of site Grade 2 land (1972 maps).	Red
• Biodiversity and Geodiversity	Arable land, trees and hedges on boundary. River Gwash on southern boundary. Potential for protected species.	Orange
• Heritage Assets	No known issues	Green
• Landscape and townscape	Moderately sensitive landscape with medium capacity to accommodate new development. Priority 2 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	Site submission includes proposal for open space.	Green
• Water conservation and management/flood risk	Site adjacent to flood zone 3.	Orange
• Contamination	Not previously developed, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Site adjacent to A6121	Orange
• Proximity to services and facilities	Key Facility: Wicked Witch Pub >1km Key Facility: Green Dragon Pub >1km Key Facility: Ryhall Shop & Post Office >1km Key Facility: Village Hall 800m Key Facility: Primary School 850m	Orange
• Accessibility to public transport.	Site within 400m of bus route.	Green
• Amenity of existing residents and adjacent land uses	Significant impact on houses to the south of the village.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • More than one owner (family members) • Support proposal • No known market interest • Available immediately 	Green
• Infrastructure available	Unsure of availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • Information to follow 	
• Impact on the wider road network	<ul style="list-style-type: none"> • Information to follow. 	
• Rights of way	<ul style="list-style-type: none"> • Public footpath E181 crosses the site 	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for new housing but of a scale more appropriate to the village.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	RYH/06A
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	RYH/01 (part) None
Address/Location	Land between Meadow Lane and Belmesthorpe Road
Village/Town/Parish	Ryhall
Area (ha)	3.44 (part of larger 6.65 site submitted).
Current use	Agricultural
Proposed use	Residential (market housing) 20-100 units and affordable.
No. of dwellings at 30/ha	103 (83 if 80% developable area).
Notes	Response 90.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Largely Grade 2 land (1972 maps).	Red
• Biodiversity and Geodiversity	Arable land, trees and hedges on boundary. River Gwash on southern boundary. Potential for protected species.	Orange
• Heritage Assets	No known issues	Green
• Landscape and townscape	Moderately sensitive landscape with medium capacity to accommodate new development. Priority 2 zone for development.	Orange
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	Site submission includes proposal for open space.	Green
• Water conservation and management/flood risk	Site adjacent to flood zone 3.	Orange
• Contamination	Not previously developed, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	Site adjacent to A6121	Orange
• Proximity to services and facilities	Key Facility: Wicked Witch Pub >1km Key Facility: Green Dragon Pub >1km Key Facility: Ryhall Shop & Post Office >1km Key Facility: Village Hall 800m Key Facility: Primary School 850m	Orange
• Accessibility to public transport.	Site within 400m of bus route.	Green
• Amenity of existing residents and adjacent land uses	Some impact on existing houses.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • More than one owner (family members) • Support proposal • No known market interest • Available immediately 	Green
• Infrastructure available	Unsure of availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Orange
• Accessibility and transport	<ul style="list-style-type: none"> • Information to follow 	
• Impact on the wider road network	<ul style="list-style-type: none"> • Information to follow 	
• Rights of way	<ul style="list-style-type: none"> • Public footpath E181 crosses the site 	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for new housing of a scale appropriate to the village.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/RYPH/07
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/RYPH/03
Address/Location	Back Lane
Village/Town/Parish	Ryhall
Area (ha)	0.7 not checked (nb RYPH/03 was 1.51ha)
Current use	Gardens/yards
Proposed use	Residential
No. of dwellings at 30/ha	21 (20 if 95% developable area)
Notes	Response no 114

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Sloping ground	Orange
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	Grassland, hedges, mature trees. Potential protected species and BAP habitats	Orange
• Heritage Assets	Within the Conservation Area. Could affect the back lane and character of the Conservation Area. English Heritage previously commented that it does not consider this site suitable for development.	Red
• Landscape and townscape	High sensitivity and low to medium capacity.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Close to flood zone.	Orange
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

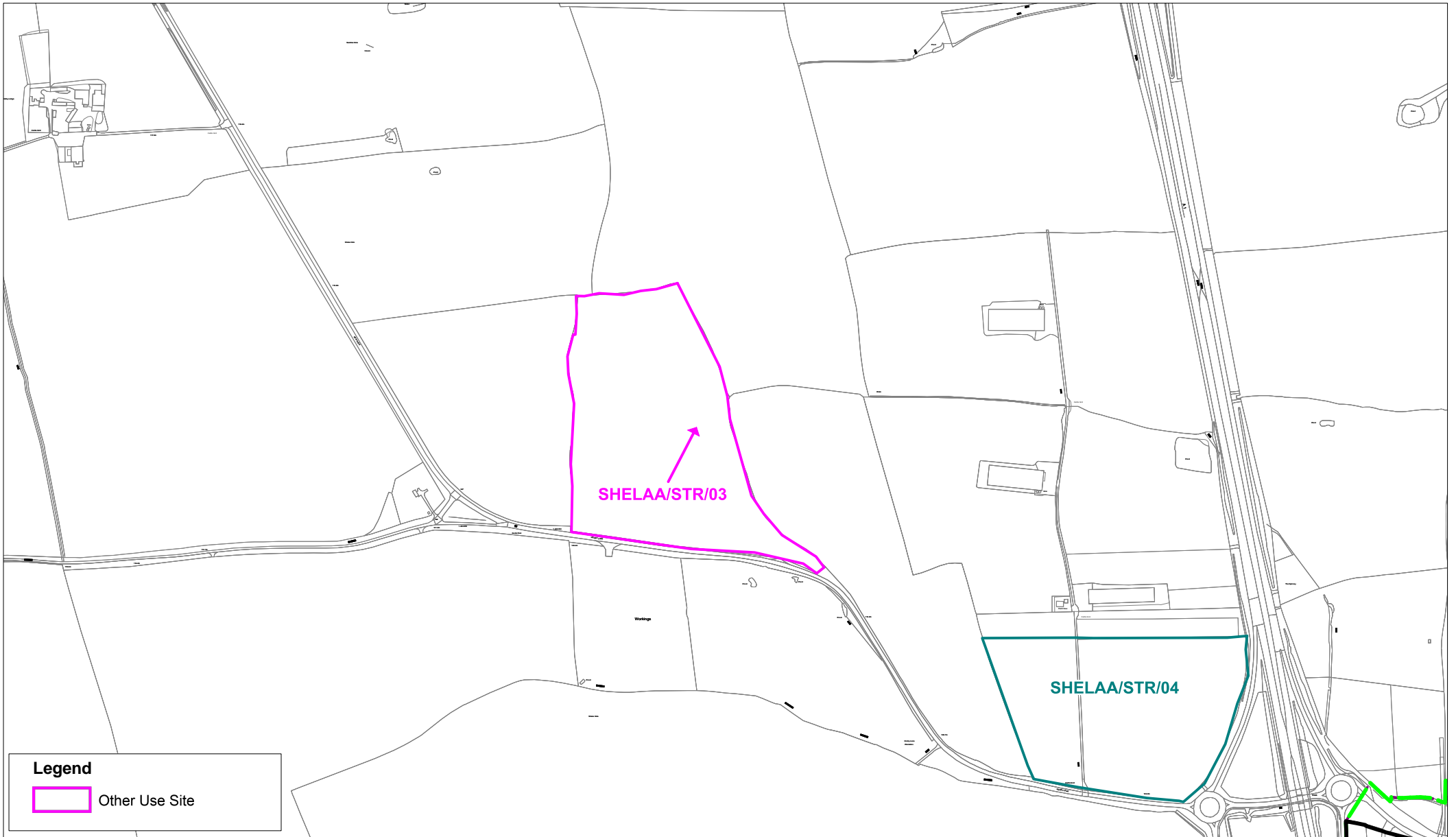
Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Key Facility: Wicked Witch Pub 500m Key Facility: Green Dragon Pub 550m Key Facility: Ryhall Shop & Post Office 550m Key Facility: Village Hall 800m Key Facility: Primary School 850m	Green
• Accessibility to public transport.	Site within 800m of bus route	Orange
• Amenity of existing residents and adjacent land uses	Moderate impact on adjacent existing uses.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Ownership not known, likely to be multiple (gardens) • Site put forward by a developer • No market interest shown • Available immediately 	Orange
• Infrastructure available	Mains water, sewerage and electrical supply available	Green
• Accessibility and transport	<ul style="list-style-type: none"> • The proposed development would need to be accessed from the public by way and no adopted highway - this access road is very narrow and not suitable for two vehicles to pass. • Back Lane joins with Crown Street and then onto the Essendine Road - this access is wide but quickly narrows. Additional traffic could be causing vehicles to wait on the highway. • Back lane joins with Foundry Road - this access is narrow and in an estate road construction. • The site does not have footpaths throughout and therefore for any development will need upgrading. Surrounding roads can take additional traffic 	Red
• Impact on the wider road network	<ul style="list-style-type: none"> • Surrounding roads can take additional traffic 	Green
• Rights of way	<ul style="list-style-type: none"> • Back Lane, PRow E124 across northern boundary of the site 	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 		Green

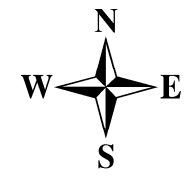
* = Applicable to sites proposed for waste management purposes only



Legend
Other Use Site



Stretton (Quarry)
Rutland Strategic Housing & Economic
Land Availability Assessment



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100018056

Site details	
Site reference	STR03
Previous site reference:	
Address/Location	Hooby Lane
Village/Town/Parish	Stretton
Area (ha)	9.5
Current use	Agricultural
Proposed use	Extraction of blockstone for building/dimensions stone purposes and aggregates extraction. Approximate yield of building stone between 10,000 - 20,000 tonnes per annum. Continuation (extension) of existing quarry. Approximately 30 years.
Proposed residential sites only:	NA
Notes	The site is to act as an extension to the existing extractive operations, and is located to the north.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	<p>Compliance with key locational policies in the Minerals Core Strategy & Development Control Policies (MCS) DPD:</p> <p><i>MCS Policy 3</i> (General Locational Criteria) (Draft Plan – RLP45) – Complaint as located within the Areas for Future Minerals Extraction (limestone primarily for aggregate purposes).</p> <p><i>MCS Policy 4</i> (Ketton Quarry Area of Search) (Draft Plan RPL45) – NA.</p> <p><i>MCS Policy 5</i> (Extensions to Aggregates Sites) (Draft Plan RLP38) – Site is an extension to an existing quarry (provision of crushed rock) and includes the recovery of building stone.</p> <p><i>MCS Policy 6</i> (Building and Roofing Stone) (Draft Plan RLP48) – Site includes recovery of building stone from a quarry which is already understood to service the local market for new and historic buildings, output of usable building stone unknown at this stage.</p>	Meets key locational policies.

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Land is flat therefore topography unlikely to be an issue for operations	Green = No topographical constraints
• Agricultural land	Site located on agricultural greenfield land and is identified as Grade 3 (good to moderate quality). It is currently used for field crops. The land would be temporarily lost during the operational life of the quarry however restoration to previous land use and condition is possible. The quarrying of limestone is unlikely to result in soil contamination. Standard planning conditions require soil handing to be undertaken according to government best practice guidelines which ensures that soils are not unduly detrimentally affected.	Orange = Best Most Versatile Agricultural land grades 3a and 3b
• Biodiversity and Geodiversity	<u>Biodiversity</u> The site is opposite Greetham Meadows SSSI one of the best remaining 'ridge and furrow' unimproved hay meadows in the region. There are a range of locally designated Wildlife Verges around the site: Hooby Lane verge 200m to the west, Thistleton Roadside Verge Nature Reserve 600m to the northwest and Greetham Verge around 1.5km to the southwest and west. Stretton Wood LWS and Ancient Semi Natural Woodland lies 1.4km to the east. Hooby Lane Plantation broadleaved woodland to the south east adjacent to the existing quarry. The boundary trees and managed hedgerows should be retained and protected throughout the development wherever possible. To provide enhancement for biodiversity the site could be restored at medium or low level to either woodland providing links to Hooby Lane Plantation to the south, hay meadow or calcareous grassland with exposed quarry faces. <u>Geodiversity</u> The site has potential for restoration to exposed quarry faces and scree slopes. There are no existing geodiversity designations within Hooby Quarry.	Green = Few constraints /only issues of sensitivity arising from proximity to SSSI and other designated biodiversity sites and non designated features and other designated sites
• Heritage Assets	Scheduled Ancient Monuments – None Registered Parks and Gardens – None Conservation Areas – None Listed Buildings - There are a number of listed buildings locate over 1km east of the site in the settlement of Stretton. Archaeological sites - No known archaeological sites recorded (HER) within the proposed	Orange = Moderate impact

	Assessment findings	Colour coding
	<p>development area. The site is approx 1km from the A1 (the Great North Road or Ermine Street, the latter originally a major Roman Road HER ref MLE5748). The line of a second Roman Road , the Drift (MLE5345) is approx 2km south-east of the site. Sources indicate that a Deer Park of medieval date lay approximately 500m to the east of the site (MLE5746). Medieval ridge and furrow earthworks exist widely in the area in and around the site. Further site specific investigations would be required to accompany the planning application; such as desk-based assessment, further pre-determination archaeological investigation may be required to inform a planning decision and to develop any appropriate post determination mitigation strategy.</p>	
<ul style="list-style-type: none"> Landscape and townscape 	<p>The site is in both the Kesteven Uplands and the eastern edge of the Cottesmore Plateau character sub-area of the Rutland Plateau. The site is visible from New Road to the north west and Hooby Lane situated close to the crossroads of the two roads. The site is crossed by public footpath E129. The site is flat, arable and in general is not well screened. There is no existing hedgerow screening the site from Hooby Lane and gappy hedgerows border the site along the other three sides. The boundary trees and managed hedgerows should be retained wherever possible and protected throughout the development. Views of the site from the village of Stretton to the east are well screened. Further assessment accompanying the planning application would be needed to determine the potential to mitigate impacts of the extraction phase on landscape local to the site or enhance the landscape character of the area in the long term.</p>	Orange = Moderate
<ul style="list-style-type: none"> Loss of recreational or public open space land 	<p>A public footpath passes diagonally through the site from the north-west corner to the south-east corner for approximately 500m which may require temporary re-routing during extraction and subsequent restoration works.</p>	Green = No impact on recreational or public open space* *Provided public rights are diverted (temporarily)/or buffered
<ul style="list-style-type: none"> Potential for new green infrastructure 	<p>Site falls within the North East GI Zone (Cottesmore Plateau GI Wedge). This GI wedge requires several priority areas to be addressed including extending access to woodland by improving access by linking and extending local corridors / footpaths for recreational use. There is the opportunity to link and extend local</p>	Green = Potential to enhance existing green corridors or access to green infrastructure

	Assessment findings	Colour coding
	woodland corridors and LWS (Hooby Lane Verge).	
<ul style="list-style-type: none"> Water conservation and management/flood risk 	<p><u>Water conservation</u> Consideration of surface water drainage and continued maintenance of existing surfaces and drainage systems will mitigate contamination risk. Further assessment would be required to accompany a planning application.</p> <p><u>Groundwater Flooding</u> None.</p> <p><u>Fluvial flood risk</u> The site is not located within, or adjacent to, flood zone 2 or 3. Minerals working and processing are classified as less vulnerable, as per the flood risk vulnerability/compatibility tables the development is appropriate. Refer to the National Planning Policy Framework and Associated Technical Guidance - Sequential Test table.</p> <p><u>Surface water flooding</u> There is a small pond located in the south-eastern corner of the site. As part of any quarrying dewatering and surface water drainage implications will be need to be assessed as part of any planning application.</p> <p><u>Historic flooding hotspots</u> According to the flooding hotspot data received from RCC on the 30/06/16 this site is not subject to any historic flooding records.</p>	Green = No flood risk or minimal downstream flood risk
<ul style="list-style-type: none"> Contamination 	The proposal site is agricultural land with no previous development understood to have taken place, or any history of contamination.	Green = Contamination unlikely.
<ul style="list-style-type: none"> Environmental quality and human health* 	<p><u>Air quality and pollution</u> There are no AQMAs within 5km of the site. Emissions from the proposed building stone operation are primarily expected to be dust (particulate matter), which would include quantities of PM₁₀ and PM_{2.5}. Sources of emissions include soil stripping, overburden handling, mineral extraction, loading and tipping, stone breaking and cropping, material haulage and wind blow. The proposed operation would be likely to generate visible dust emissions however with the nearest privately owned residential property is over 700m away, given suitable mitigation (e.g. phasing, dampening down, wheel cleansing), any adverse dust impact would be unlikely. As the site is solely for building stone production, subject to appropriate routeing, the transportation of materials from the site would be limited and would be unlikely to result in any significant increase in or impact associated with</p>	Green = Limited potential for adverse impacts. Impacts are likely to be ameliorated by mitigation measures. Identified constraints are acceptable.

	Assessment findings	Colour coding
	<p>vehicular movements.</p> <p><u>Noise and vibration</u> In principle the nature of the proposed operations are such that the noise levels could be relatively limited (e.g. limited level of extraction and earth movement, use of modern cropping machinery, and small amounts of mobile plant). Although the site is within a rural setting, the A1 contributes to background noise levels. Given the distance to sensitive receptors it is expected that the site could meet the 55 dB(A) or +10 dB noise limits stated in the NPPG. Subject to appropriate routeing directly to the A1, vibration is not considered an issue.</p> <p><u>Odours, bio aerosols, vermin & birds, litter and bird strike hazard</u> Given the nature of the proposed operation there is unlikely to be any discernible odour, bio aerosols, vermin & birds, litter and bird strike hazard impacts associated with the operations.</p> <p><u>Potential for residual environmental nuisance</u> There is currently a limestone quarry operating on the opposite side of Hooby Lane by the same operator with similar methods to that proposed. It is understood that this proposed site would be developed as an extension to existing operations and would therefore replace the existing site once operational. This would reduce the potential duration from impacts of both sites in as there would not be effectively two operational quarries in the same location. Subject to suitable planning conditions and phasing/scheduling of operations, it is considered that the proposal would not result in unacceptable impacts.</p> <p><u>Potential for cumulative impacts</u> Site proposed to be worked as an extension to existing quarry (located opposite side of Hooby Lane) operated by same operator – phased to come online following depletion of currently permitted reserves There is also a quarry operating 1.5km to the south. It is considered that the distance and proximity of other quarries and the distance to the nearest sensitive receptors would mean that there would be no significant or unacceptable cumulative impacts.</p>	
<ul style="list-style-type: none"> Restoration and after use* 	<p>The site has potential for restoration to a medium or low level using site derived clay overburden and the limestone not suitable for building stone production. There is no requirement for importation of fill. Final restoration would be to agricultural land or beneficial nature conservation uses such as either woodland or calcareous grassland with</p>	<p>Green = High potential for beneficial outcomes</p>

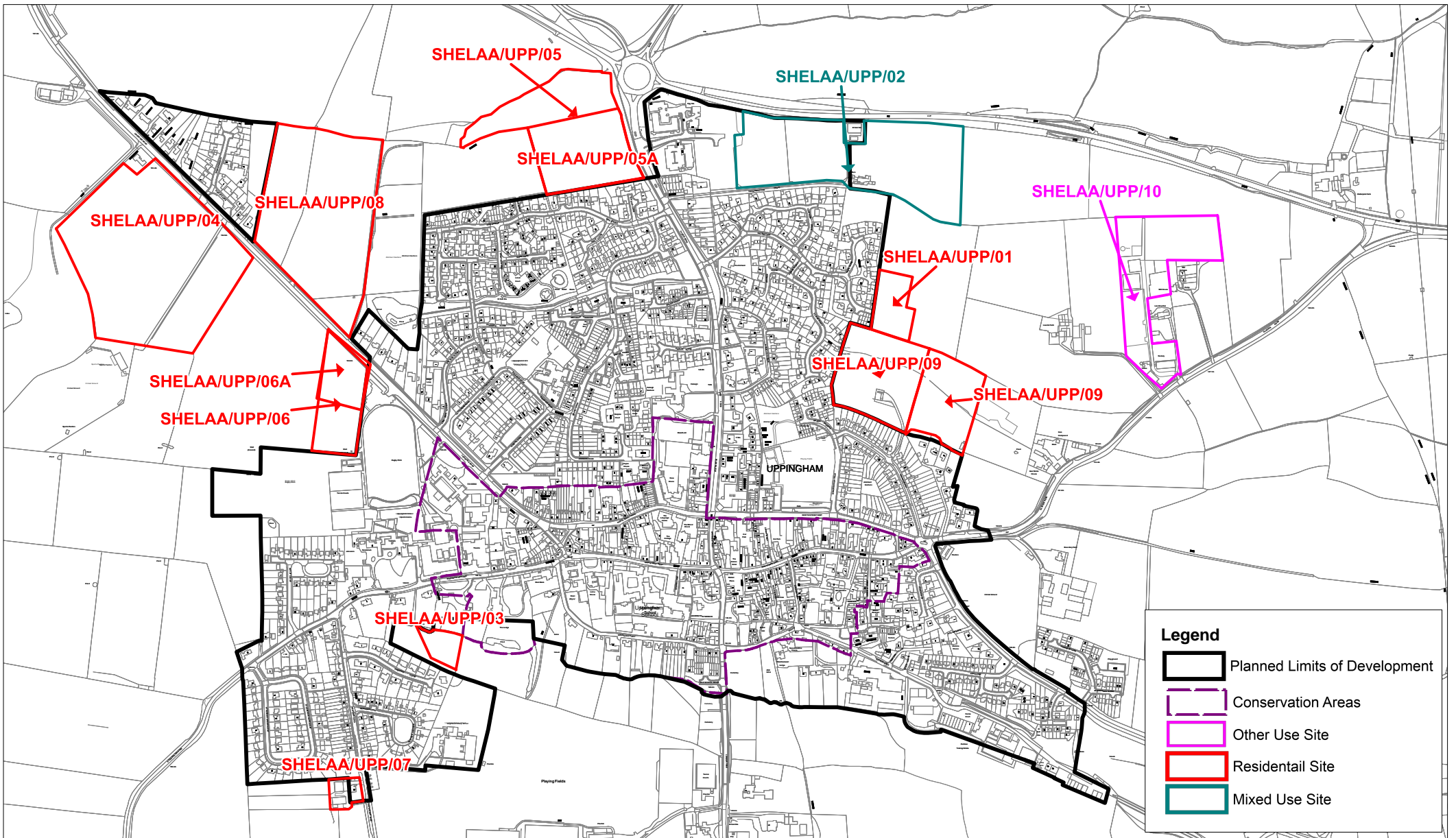
	Assessment findings	Colour coding
	exposed quarry faces.	
• Waste management*	NA	N/A

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	<p>The site is located to the north of the existing quarry (separated by Hooby lane). The predominant land use surrounding the site is agricultural. Hooby Lane Plantation is located to the south-east (adjacent existing quarry). The nearest sensitive receptors include Hooby Lodge 780m northwest (separated by New Road) and Stretton settlement 950m southeast (separated by the A1).</p> <p>There are no land uses adjacent / in close proximity to the site of medium to high level of sensitivity with regards to mineral extraction. Located away from Stretton settlement and residential properties therefore environmental nuisance is likely to be minimal. HGV movements are able to be controlled through routing agreements determined through the planning application process.</p>	Green = No adverse factors identified
<ul style="list-style-type: none"> • Proximity to services and facilities 	Does not apply to minerals and waste sites	N/A
<ul style="list-style-type: none"> • Accessibility to public transport. 	Does not apply to minerals and waste sites	N/A
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	<p>The site is removed from sensitive receptors and would operate as an extension to the existing quarry (which is within similar proximity to receptors and Stretton settlement in general). The proposed use is highly unlikely to adversely impact on residents or result in conflict with adjacent land uses.</p>	Green = No or little impact on amenity of existing residents and adjacent land uses
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<p>The proposed site was brought forward by the operator of the existing quarry (agreement with landowner). The site would operate as an extension of the existing site. Mineral resource identified as economically viable by proponent (and based on current operations) and supported by BGS data.</p>	Green = Available, viable and deliverable
<ul style="list-style-type: none"> • Infrastructure available 	<p>There are no known mains water, sewerage system, electric, gas or phone / internet services available at the site. The operator indicates that whilst no known services are available, these could be provided as required (as have been at the existing adjacent quarry).</p>	Green = Limited infrastructure constraints
<ul style="list-style-type: none"> • Accessibility and transport 	<p>Access to and from the site is proposed to be from Hooby Lane connecting on to the A1. The site is an extension to an existing quarry but is likely to be an intensification of extraction so HGV movements may increase. Careful phasing would be required to make sure both sites are not operational at the same time. Sufficient</p>	Green = Good accessibility with opportunities for walking and cycling and to incorporate sustainable transport options

	Assessment findings	Colour coding
	<p>safety measures would need to be considered to make sure there is no potential conflict with other road traffic.</p> <p>HGV movements would be controlled through routing agreements determined through the planning application process. Any such agreements should seek to divert traffic away from local villages where possible. Further site specific investigations would be required to accompany the planning application.</p>	
<ul style="list-style-type: none"> Impact on the wider road network 	<p>The surrounding road network is adequate to accommodate current operations. Although there is expected to be an increase in HGV movements, the increase would be small and the HGVS would route straight to the A1. Further site specific investigations would be required to accompany the planning application.</p>	Green = No or little impact on the wider road network
<ul style="list-style-type: none"> Rights of way 	<p>A public footpath passes diagonally through the site from the north-west corner to the south-east corner for approximately 500m which may require re-routing during extraction and subsequent restoration works (temporary). Public footpaths in the area are located approximately 775m west, 1.1km north-west and 1.1km north-east of site (separated by the A1). A bridleway is approximately 1.2km north of the site.</p>	Orange = Permissive footpaths affected.
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	<p>NA</p> <p>Extraction of mineral resources does not present opportunities to reduce greenhouse gas emissions or for renewable energy generation.</p>	N/A
<ul style="list-style-type: none"> Need for the development 	<p>The reserves will ensure a continuing supply of building stone is available for local builders and merchants. Geological investigations have confirmed the presence of high quality limestone which would be suitable for building/dimension stone purposes for use in new and historic buildings. There remains a strong market for building stone in Rutland with the operator of the adjacent operational building stone quarry currently having to meet demand in Rutland by importing stone from outside the County. The site is located in the north of the County and is in proximity to Lincolnshire and Leicestershire boundaries. The mineral will predominately be used to support the building industry within Rutland however there is also potential for export due to the proximity of the site to neighbouring authorities.</p> <p>Operations will be small scale (typical of building stone quarries in the County) and it is anticipated between 2 - 3 jobs will be created.</p>	Green = Significant need

	Assessment findings	Colour coding
	Additional contract positions may be required during the life of the operation. One of the jobs is anticipated to be a managerial/supervisory position for the overall site operations and the remaining positions will be plant operators and site foreman working on the quarrying operation.	
• Other constraints	NA	Green = No other constraints

* = Applicable to sites proposed for minerals and waste development only



Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/UPP/26 R/UPP/03 (part)
Address/Location	The Beeches
Village/Town/Parish	Uppingham
Area (ha)	0.8
Current use	Agricultural
Proposed use	Residential – Site Submission states a total of 18 dwellings proposed by the Uppingham Neighbourhood Task Group
No. of dwellings at 30/ha	24 (23 if 95% developable area).
Notes	Response 6.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins the Small Town (Policy RLP3). Policy primarily focusses development on sites primarily to the west or north of the town where development will have least impact on the local landscape. Site not designated in the Uppingham Neighbourhood Plan (January 2016).	Orange
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground, more sloping to south.	Orange
• Agricultural land	Grade 2 land (1972 maps)	Red
• Biodiversity and Geodiversity	Arable field with species poor hedgerows and scattered broadleaf trees. Potential for protected species. (2009 survey).	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive area with medium to high capacity to accommodate development. Priority 1 zone for development.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Water conservation and management/flood risk	Within preferred development zone. Less potential to increase downstream flood risk.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate levels of opposition – concerns about access and road capacity to serve further development	Orange
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Village Hall 700m Spar Petrol Station & town centre 850m Employment (Uppingham Gate) 750m	Green
• Accessibility to public transport.	Bus route within 800m of furthest area.	Orange
• Amenity of existing residents and adjacent land uses	No or little impact on amenity of existing residents and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	Part owner Market interest, enquiries received Immediately available	Green
• Infrastructure available	Yes Giga clear ultra-fast broadband supply located on site	Green
• Accessibility and transport	6.9m access road provides good access	Green
• Impact on the wider road network	Low Impact given that site is small.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for small housing sites to meet LPR requirements in Uppingham	Green
• Other constraints	None	Green

Rutland Local Plan Review - Site Appraisals

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/UPP/15 R/UPP/02
Address/Location	Uppingham Gate, Ayston Road LE15 9PL
Village/Town/Parish	Uppingham
Area (ha)	5.6
Current use	Agricultural
Proposed use	Mixed uses including employment, residential (up to 150 units) with affordable housing, retail and local community uses.
No. of dwellings at 30/ha	168 (on 3.2 ha eastern part of the site) (101 if 60% developable area).
Notes	Response 41 Policy 6, Employment Site D – Uppingham Gate, allocated in the Neighbourhood Plan Market interest has not produced any commercially viable enquiries from the list of uses in the Neighbourhood Plan

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3).	Green
	Designated as Employment Land (Site D) in the Uppingham Neighbourhood Plan (Policy 6)	Red
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping.	Green
• Agricultural land	Grade 2 land (1972 maps)	Red
• Biodiversity and Geodiversity	Semi-improved grassland with species poor hedgerows and broadleaf trees on boundary. (2009 Survey). Potential for protected species (2016 comments).	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive area with medium to high capacity to accommodate development. Priority 1 (most favoured) zone for development	Green
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	No potential identified	Yellow

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Water conservation and management/flood risk	Within preferred development zone. Less potential to increase downstream flood risk.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate levels of opposition – concerns about access direct from A47 and use for light industrial only	Orange
• Liveability	One of more adverse factors: <ul style="list-style-type: none"> • Electricity sub-station present in the north west corner of the site • Site is adjacent to a busy road (A47) 	Orange
• Proximity to services and facilities	Spar Petrol Station and town centre >1km. Site adjacent to employment (Uppingham Gate)	Orange
• Accessibility to public transport.	Within 400m of a bus route.	Orange
• Amenity of existing residents and adjacent land uses	Moderate impact on neighbouring communities, adjacent land uses and the approach in to Uppingham	Orange
Economic		
• Available, viable and deliverable	Yes In single ownership Under option to Lynton Developments Enquiries received and in contact with a number of businesses Being informally marketed to businesses Unsure whether restrictive covenants exist Immediately available	Green
• Infrastructure available	Yes, unsure whether there is a gas supply Fibre Optic broadband network coverage in the area of the site	Green
• Accessibility and transport	Access via Northgate would be acceptable	Green
• Impact on the wider road network	Low impact given recent improvements in vicinity of Northgate/Ayston road junction.	Green
• Rights of way	None. Public right of way footpath adjoins site to west.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> Potential for decentralised and renewable energy generation 	N/A	
<ul style="list-style-type: none"> Need for the development 	Need for development including residential & employment	Green
<ul style="list-style-type: none"> Other constraints 	Submission form has identified physical constraints on site including hedges along the boundaries of fields within the site. There is on tree on the site, which could be retained as a part of any proposals for the site.	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SAL/UPP/28 (slightly different area)
Address/Location	Part of field to rear of 7 Stockerston Rd, LE15 9UD
Village/Town/Parish	Uppingham
Area (ha)	0.4 (0.3 in site submission)
Current use	Agricultural
Proposed use	Residential (5-6 houses, may include bungalows suitable for older residents)
No. of dwellings at 30/ha	12 (11 if 95% developable area).
Notes	Response 56. Was previously submitted for inclusion in the Neighbourhood Plan.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Not designated in the Uppingham Neighbourhood Plan (January 2016).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Steeply sloping ground in parts.	Red
• Agricultural land	Shown as non-agricultural land on 1972 maps.	Green
• Biodiversity and Geodiversity	Agricultural field with trees, stream, pond, hedgerows. Potential for protected species and BAP habitats (2009 Survey).	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Site largely enclosed by existing development and vegetation and screened from wider views (not assessed as part of the 2012 landscape sensitivity and capacity study.)	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Not consulted on.	N/A
• Liveability	No adverse factors identified	Green
• Proximity to services and facilities	Co-op 700m. Town Centre 750m Exter Arms Pub 600m Site 140m to Leighfield Primary School Employment (Uppingham Gate) >1km	Green
• Accessibility to public transport.	Bus route within 400m of furthest point of the site.	Green
• Amenity of existing residents and adjacent land uses	No or limited impact on amenity of existing residents and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Available in joint ownership • Market interest, enquiries received • Available immediately 	Green
• Infrastructure available	Assumed no significant infrastructure constraints	Green
• Accessibility and transport	Within 30mph limit, good visibility in both directions.	Orange
• Impact on the wider road network	Low impact	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for small sites for housing	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Leicester Road, LE15 9SP
Village/Town/Parish	Uppingham
Area (ha)	8.37 (8.46 in site submission)
Current use	Agriculture
Proposed use	Residential (137 market and 74 (35%) affordable housing)
No. of dwellings at 30/ha	251 (151 if 60% developable area)
Notes	Response 57. Site adjoins land allocated for housing in Uppingham Neighbourhood Plan (site C).

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Not designated in the Uppingham Neighbourhood Plan.	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Part Grade 2 and Grade 3 land (1972 maps).	Red
• Biodiversity and Geodiversity	Outside area covered by 2009 Survey. Arable land with trees and hedges on boundary. Very good species rich grassland habitat to southwest and southeast, two veteran trees in south-eastern boundary. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitivity area with medium landscape capacity to accommodate new development (June 2017 study)	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	Site submission proposes on site Public Open Space to serve housing.	Green
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified. No pylons on the site.	Green
• Proximity to services and facilities	Nearest shop (Spar) >1km Town Centre >1km Exeter Arms Pub >1km Site >1km to Leighfield Primary School Employment (Uppingham Gate) >1km	Red
• Accessibility to public transport.	Site is adjacent to bus route	Green
• Amenity of existing residents and adjacent land uses	Little or no impact on amenity of existing residents and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	One owner Site is under option to a developer Immediately available There is no evidence to suggest the land could be contaminated but no intrusive investigations have been carried out	Green
• Infrastructure available	No significant infrastructure constraints	Green
• Accessibility and transport	Good access and good visibility in both directions. Look to join access with 04, 07,09 Access to site from Leicester Road	Green
• Impact on the wider road network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road	Orange
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> N/A 	
• Need for the development	<ul style="list-style-type: none"> Need for residential development including affordable housing 	Green
• Other constraints	Development would be dependent on adjoining allocation coming forward, Site C	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/05
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/UPP/03 R/UPP/16
Address/Location	Land off Ayston Rd
Village/Town/Parish	Uppingham
Area (ha)	4.17 (3.84 in site submission)
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	125 (75 if 60% developable area).
Notes	Response 59.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Not designated in the Uppingham Neighbourhood Plan (January 2016).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Partly level ground, more steeply sloping in northern part.	Orange
• Agricultural land	Largely Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land bounded by hedgerows. Includes stream and area of semi natural broadleaf woodland along northern perimeter. Evidence and potential for protected species. (2009 survey)	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive area with and medium landscape capacity to accommodate new development (June 2017 study).	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	High opposition – concerns about location too far from town and scale of estate type development	Red
• Liveability	Possible traffic noise from the A47 to the north	Orange
• Proximity to services and facilities	Nearest shop (Spar) 900m Town Centre & Pubs 1km Site >800 to Uppingham C of E Primary School Employment (Uppingham Gate) site adjacent, across roundabout.	Orange
• Accessibility to public transport.	Bus route runs adjacent to site	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on neighbouring properties and upon the approach into Uppingham from the north.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Access close to A47 and a steep gradient to the land. Junction on Ayston Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site.	Orange
• Impact on the wider road network	Low impact on B6003 given proximity of by-pass.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for housing to meet plan requirements	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/05A
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/UPP/03 (part) R/UPP/16 (part)
Address/Location	Land off Ayston Rd
Village/Town/Parish	Uppingham
Area (ha)	2.07ha
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	62 (50 if 80% developable area).
Notes	Response 59.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Site not designated in the Uppingham Neighbourhood Plan (January 2016).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground	Green
• Agricultural land	Largely Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Arable land bounded by hedgerows. Evidence and potential for protected species. (2009 survey)	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderately sensitive area with medium capacity to accommodate development (June 2017 study)	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped land, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	High opposition – concerns about location too far from town and scale of estate type development	Red
• Liveability	Possible traffic noise from the A47 to the north	Orange
• Proximity to services and facilities	Nearest shop (Spar) 900m Town Centre & Pubs 1km Site >800 to Uppingham C of E Primary School Employment (Uppingham Gate) site adjacent, across roundabout.	Orange
• Accessibility to public transport.	Bus route runs adjacent to site	Green
• Amenity of existing residents and adjacent land uses	Moderate impact on neighbouring properties and upon the approach into Uppingham from the north.	Orange
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Access close to A47 and a steep gradient to the land. Junction on Ayston Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site.	Orange
• Impact on the wider road network	Low impact on B6003 given proximity of by-pass.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for housing to meet plan requirements	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/06
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None SALL/UPP/10 (part) 2013
Address/Location	Land off Leicester Road, LE15 9SD
Village/Town/Parish	Uppingham
Area (ha)	1.63 (1.64 on site submission)
Current use	Agricultural
Proposed use	Residential (40 market, 15 affordable).
No. of dwellings at 30/ha	49 (39 if 80% developable area).
Notes	Response 72.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Northern part of site allocated for future housing (part of Site C) in the Uppingham Neighbourhood Plan. Remainder shown as Important Open Space.	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Area of unimproved grassland with trees and species rich and poor hedges on boundary.(2009 Survey). Potential for protected species and Phase 1 habitats.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Low landscape sensitivity and medium to high landscape capacity to accommodate development. Priority 1 zone (most favoured) for development.	Green
• Loss of recreational or public open space land	Southern part of site designated as Recreational Land in Uppingham Neighbourhood Plan	Red
• Potential for new green infrastructure	Southern part of site designated as Recreational Land in Uppingham Neighbourhood Plan.	Green
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concern that the site is away from town and should be preserved as open space on this side of Leicester Road (Comments related to larger site previously promoted)	Orange
• Liveability	No adverse factors identified. No pylons on the site.	Green
• Proximity to services and facilities	Nearest shop (One Stop, High Street W) 750m Town Centre 800m Exter Arms Pub 600m Uppingham School 750m Employment (Uppingham Gate) >1km	Green
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Little or no impact on amenity of existing residents	Green
Economic		
• Available, viable and deliverable	Land available and no economic constraints identified.	Green
• Infrastructure available	Infrastructure available.	Green
• Accessibility and transport	Good access and good visibility in both directions. Look to join access with 04, 07,09	Green
• Impact on the wider road network	Low Impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for new housing.	Green
• Other constraints	No other constraints	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/06A
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None SALL/UPP/10 (part) 2013
Address/Location	Land off Leicester Road, LE15 9SD
Village/Town/Parish	Uppingham
Area (ha)	0.89 (part of larger 1.64 ha site submission)
Current use	Agricultural
Proposed use	Residential (40 market, 15 affordable) on larger site
No. of dwellings at 30/ha	27 (25 if 95% developable area).
Notes	Response 72.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Allocated as future site for housing (Part of Site C) in the Uppingham Neighbourhood Plan.	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Area of unimproved grassland with trees and species rich and poor hedges on boundary.(2009 Survey). Potential for protected species and Phase 1 habitats.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Low landscape sensitivity and medium to high landscape capacity to accommodate development. Priority 1 zone (most favoured) for development.	Green
• Loss of recreational or public open space land	None (land immediately to the south is designated as recreational land in Uppingham Neighbourhood Plan).	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate level of opposition – concern that the site is away from town and should be preserved as open space on this side of Leicester Road (Comments related to larger site previously promoted)	Orange
• Liveability	No adverse factors identified. No pylons on the site.	Green
• Proximity to services and facilities	Nearest shop (One Stop, High Street W) 750m Town Centre 800m Exter Arms Pub 600m Uppingham School 750m Employment (Uppingham Gate) >1km	Green
• Accessibility to public transport.	Site adjacent to bus route.	Green
• Amenity of existing residents and adjacent land uses	Little or no impact on amenity of existing residents	Green
Economic		
• Available, viable and deliverable	Land available and no economic constraints identified.	Green
• Infrastructure available	Infrastructure available.	Green
• Accessibility and transport	Good access and good visibility in both directions. Look to join access with 04, 07,09	Green
• Impact on the wider road network	Low Impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for new housing.	Green
• Other constraints	No other constraints	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/07
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/UPP/19 R/UPP/11
Address/Location	Land at Gypsy Hollow Lane
Village/Town/Parish	Uppingham
Area (ha)	0.32 (0.31 in site submission)
Current use	House, farm buildings and land
Proposed use	Residential (approx. 6 dwellings)
No. of dwellings at 30/ha	10 (9 if 95% developable area).
Notes	Response 72.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Site not designated in the Uppingham Neighbourhood Plan (January 2016).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	None.	Green
• Biodiversity and Geodiversity	Buildings and mature trees. Potential protected species and BAP habitat.(2009 Survey)	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Existing area of residential and agricultural development adjacent to area of moderate landscape sensitivity and medium landscape capacity in Landscape Sensitivity and Capacity Study 2010.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Previously developed site, contamination possible.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Limited responses with low level of opposition – support small development	Green
• Liveability	No adverse factors identified.	Green
• Proximity to services and facilities	Nearest shop (One Stop, High Street W) 850m Town Centre >900m Exeter Arms Pub >700m Leighfield Primary School 200m Employment (Uppingham Gate) >1km	Orange
• Accessibility to public transport.	No bus route or railway station within 800m of furthest point of the area.	Red
• Amenity of existing residents and adjacent land uses	Little impact on amenity of existing residents and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	Assessed as viable but ownership not known.	Red
• Infrastructure available	Yes	Green
• Accessibility and transport	Good accessibility - just within the 30mph. Good visibility on a straight road	Green
• Impact on the wider road network	Low impact on Newton Road.	Green
• Rights of way	None	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Small site for housing in Uppingham.	Green
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/08
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/UPP/05 (part) R/UPP/13
Address/Location	Land North of Leicester Road
Village/Town/Parish	Uppingham
Area (ha)	6.3 (6.25 in site submission)
Current use	Agricultural
Proposed use	Residential
No. of dwellings at 30/ha	189 (113 if 60% developable area).
Notes	Response 72. Policy 3 – Housing Numbers in the Uppingham Neighbourhood Plan (January 2016) designates the site for housing.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Small Town (Policy RLP3). Designated as housing supported by the plan/future housing in Uppingham Neighbourhood Plan (January 2016) (Site A and B).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Level ground.	Green
• Agricultural land	Grade 2 (1972 maps)	Red
• Biodiversity and Geodiversity	Arable field of improved grassland. Species poor hedgerows with some broadleaf trees. Potential for protected species. (2009 study)	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Within area of overall moderate landscape sensitivity and medium landscape capacity. Priority 2 zone for development.	Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	Outside the preferred development zone. More potential to increase downstream flood risk.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	Moderate levels of support and opposition – support development of 50 dwellings with A47 link road	Orange
• Liveability	No adverse factors identified. No pylons on the site.	Green
• Proximity to services and facilities	Nearest shop (One Stop, High Street W) 900m Town Centre >1km Exeter Arms Pub >700m Uppingham C of E Primary 800m Employment (Uppingham Gate) >1km	Red
• Accessibility to public transport.	Site is adjacent to bus route	Green
• Amenity of existing residents and adjacent land uses	Little or no impact on amenity of existing residents and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	Yes	Green
• Infrastructure available	Yes	Green
• Accessibility and transport	Good accessibility - Good access and good visibility in both directions. Look to join access with other UNP residential allocations	Green
• Impact on the wider road network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road	Orange
• Rights of way	Public footpath right along eastern edge of site	Orange
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Moderately large site in relation to plan requirements for Uppingham.	Orange
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/UPP/09
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/UPP/16 (part)
Address/Location	Land off the Quadrant
Village/Town/Parish	Uppingham
Area (ha)	4.5 (not checked)
Current use	Agricultural
Proposed use	Residential (market and affordable)
No. of dwellings at 30/ha	135 (81 if 60% developable area)
Notes	Response no 118.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins the Small Town (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Steeply incised valley and stream.	Red
• Agricultural land	Grade 3 agricultural land (1972 maps)	Orange
• Biodiversity and Geodiversity	Semi improved grassland pasture with a small stream and linear belt of rush marsh. Grasslands of Parish level importance. Some potential for protected species.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Part of wider area previously found to have high landscape sensitivity with low to medium capacity to accommodate development (Landscape Sensitivity and Capacity Study 2010)..	Red
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Within preferred development zone. Less potential to increase downstream flood risk.	Green
• Contamination	Previously developed land, contamination possible.	Orange

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

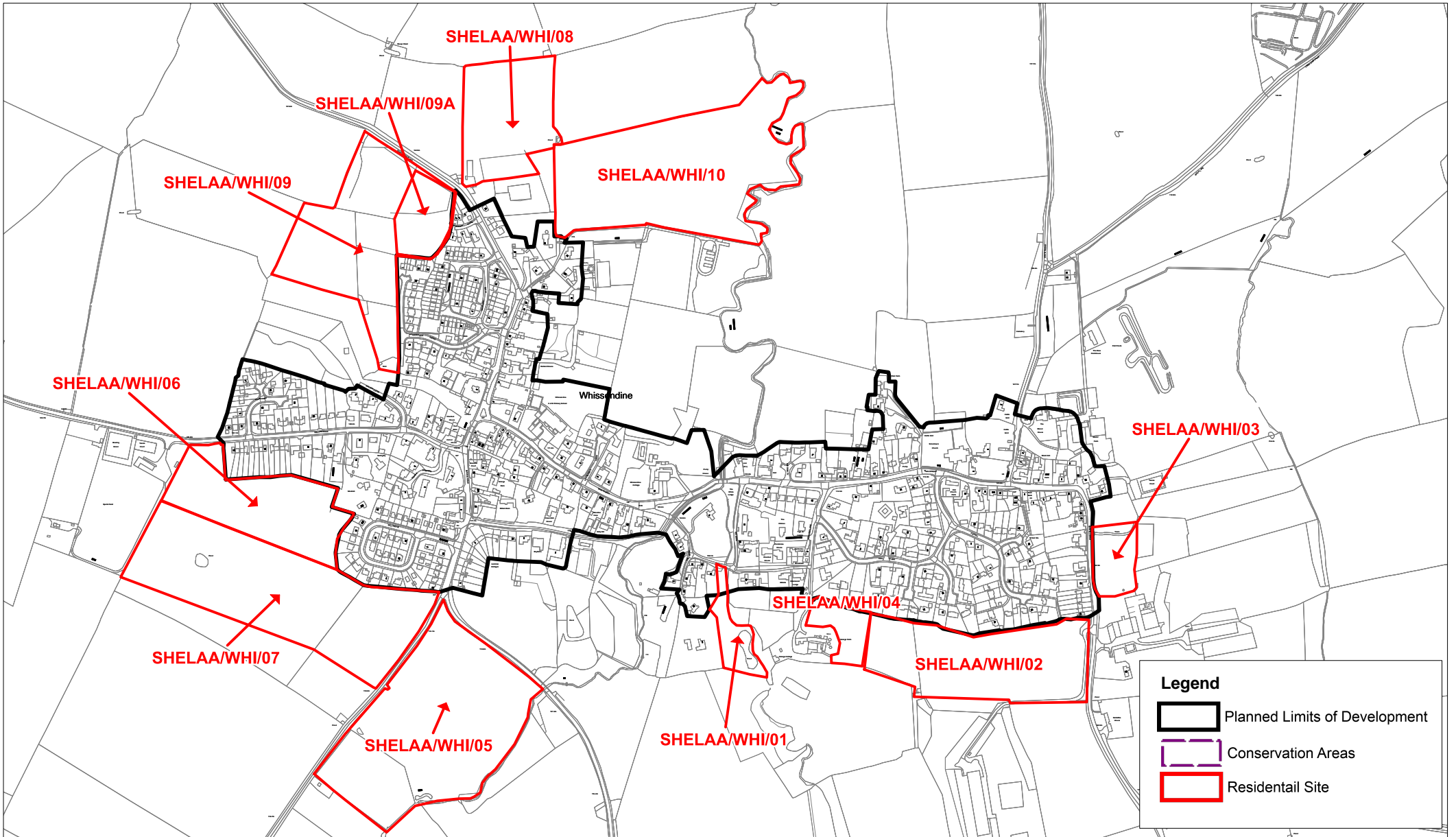
Rutland Local Plan Review - Site Appraisals

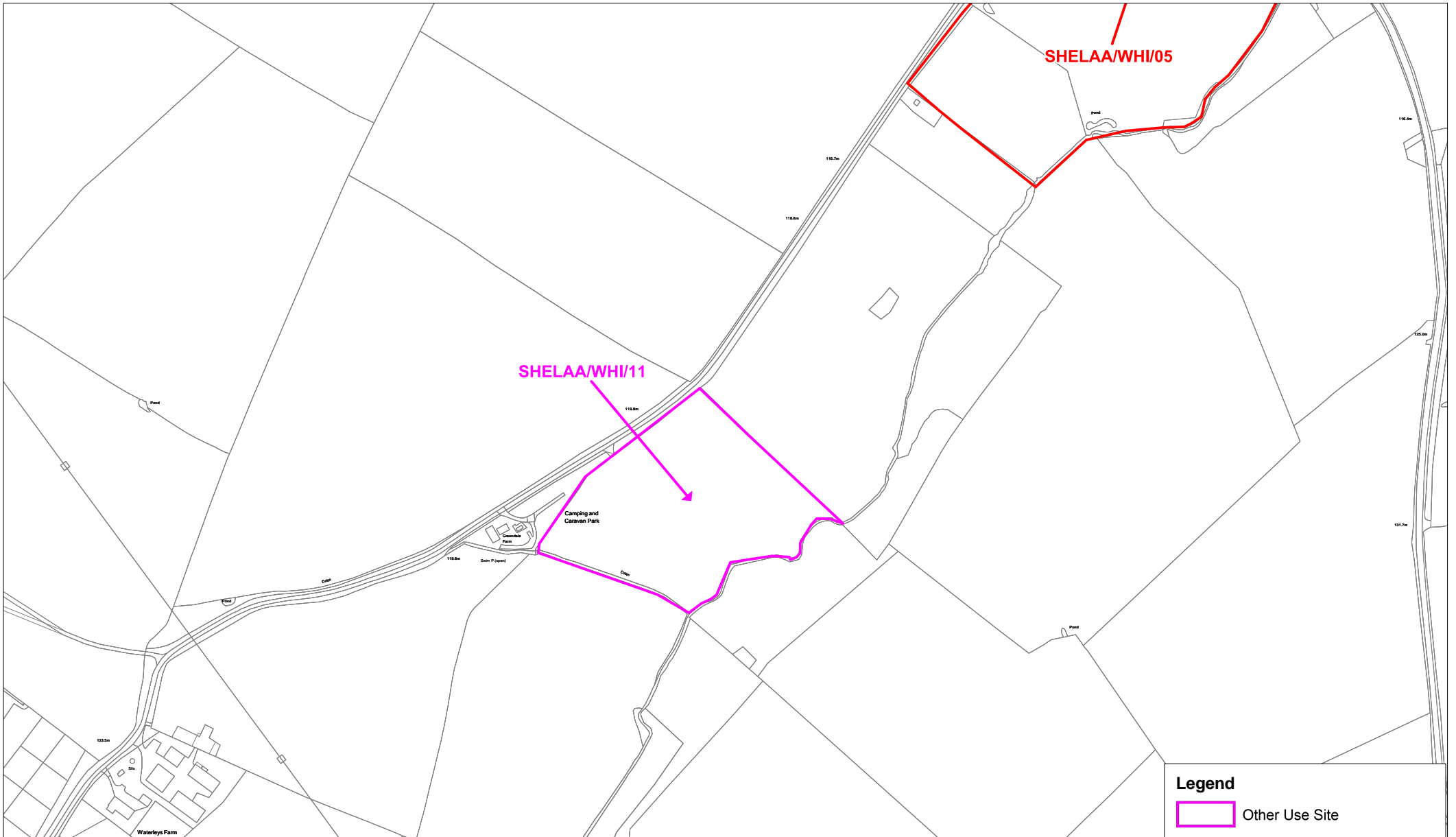
	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	Site adjacent to existing residential on east and south side.	Green
<ul style="list-style-type: none"> • Proximity to services and facilities 	Nearest shop (Co-Op) 240m Town Centre Pubs >500m Uppingham C of E Primary >1km Employment (Uppingham Gate) >1km Uppingham Town Council 350m	Green
<ul style="list-style-type: none"> • Accessibility to public transport. 	Site within 400m of bus route	Green
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Significant impact due to large size of site.	Red
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<ul style="list-style-type: none"> • Site jointly owned • Site is being marketed • Immediately available 	Green
<ul style="list-style-type: none"> • Infrastructure available 	All Available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
<ul style="list-style-type: none"> • Accessibility and transport 	<ul style="list-style-type: none"> • Access off the Quadrant may not be acceptable for the level of traffic proposed. • The Quadrant is a narrow road with on street parking, however most houses do benefit from off road parking. • It would depend on the road's vehicle capacity to establish the size of the development 	Orange
<ul style="list-style-type: none"> • Impact on the wider road network 	<ul style="list-style-type: none"> • None 	Green
<ul style="list-style-type: none"> • Rights of way 	<ul style="list-style-type: none"> • None 	Green
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

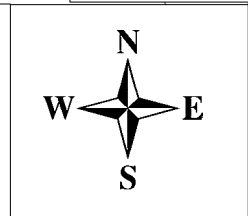
	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 	Site physically constrained, sloping down to a stream	Orange

* = Applicable to sites proposed for waste management purposes only





Whissendine South
Rutland Strategic Housing & Economic
Land Availability Assessment



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Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/01
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	East of 27 The Nook, LE15 7EZ
Village/Town/Parish	Whissendine
Area (ha)	0.60 (0.58 in site submission).
Current use	Unused greenfield
Proposed use	Residential (6 plots market, 2 plots affordable).
No. of dwellings at 30/ha	18 (17 if 95% developable area).
Notes	Response 08.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level although areas of sloping ground on perimeter of site.	Green
• Agricultural land	Part Grade 3 land and land predominantly in urban use (1972 maps).	Orange
• Biodiversity and Geodiversity	Rough grassland, large pond, wooded stream to east. Trees and hedges on boundaries. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	High landscape sensitivity and low capacity to accommodate new development. Not prioritised for development.	Red
• Loss of recreational or public open space land	None	Green
• Potential for new green infrastructure	None	Yellow
• Water conservation and management/flood risk	Partially within Flood Zone 3 of Whissendine Brook.	Red
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Liveability	No adverse factors identified. Adjacent to existing agricultural buildings & residential. No electricity pylons on, or near the site	Green
• Proximity to services and facilities	The White Lion: 160m Village Hall: 160m Shop & Post Office: 260m Primary School: 400m	Orange
• Accessibility to public transport.	Bus route 1s 250m from site.	Green
• Amenity of existing residents and adjacent land uses	Little impact on neighbouring communities and adjacent land uses <ul style="list-style-type: none"> • Possible impact on adjacent farm • Possible impact on services – such as education 	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Site in Joint ownership • Site owned by a developer • Available immediately 	Green
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
• Accessibility and transport	Access onto the Nook. Very narrow road. Access would be directly next to the watercourse. No development within 10m of the watercourse.	Orange
• Impact on the wider road network	Moderate impact	Orange
• Rights of way	Public footpath E143 crosses the site.	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/02
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None.
Address/Location	Ashwell Road, Whissendine, LE15 7EW
Village/Town/Parish	Whissendine
Area (ha)	3.90 (6.51 + 0.71 in site submission)
Current use	Agricultural
Proposed use	Residential (market & affordable)
No. of dwellings at 30/ha	117 (94 if 80% developable area).
Notes	Response 69.

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Slightly sloping ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Potential species rich grassland, hedges on boundary, wooded corridor to north. Potential for protected species and Phase 1 habitats. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Western part of site in area of high landscape sensitivity and low capacity to accommodate new development. Not prioritised for development. Eastern part of site in area of moderate landscape sensitivity and medium capacity to accommodate new development. 3 rd priority for development	Red Orange
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified. Adjacent to existing agricultural buildings & residential. No electricity pylons on, or near the site	Green
• Proximity to services and facilities	The White Lion: 800m Village Hall: 800m Shop & Post Office: 1km Primary School: 1.3km	Orange
• Accessibility to public transport.	Bus route runs adjacent to the site	Green
• Amenity of existing residents and adjacent land uses	Little impact on neighbouring communities and adjacent land uses. <ul style="list-style-type: none"> • Possible impact on adjacent farm • Possible impact on services – such as education 	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • Developer has option • Available immediately 	Green
• Infrastructure available	<p>All available:</p> <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Broadband <p>Unsure whether main sewerage</p>	Green
• Accessibility and transport	Access onto the Nook. Very narrow road. Access would be directly next to the watercourse. No development within 10m of the watercourse.	Orange
• Impact on the wider road network	Moderate impact	Orange
• Rights of way	Public footpath (Rutland Round) E140 runs along eastern boundary of the site.	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/03
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Ashwell Road, Whissendine, LE15 7EW
Village/Town/Parish	Whissendine
Area (ha)	0.77
Current use	Agricultural
Proposed use	Residential (market and affordable)
No. of dwellings at 30/ha	23 (22 if 95% developable area).
Notes	Response 69.;

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Part level although area of steep ground to west of site.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Grassland (appears poor and unimproved), trees and hedges on boundary. Potential for protected species and Phase 1 Habitat. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	High landscape sensitivity and low capacity to accommodate new development. Not prioritised for development.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified. Adjacent to existing agricultural buildings & residential. No electricity pylons on, or near the site.	Green
• Proximity to services and facilities	The White Lion: 600m Village Hall: 600m Shop & Post Office: 950m Primary School: >1km	Red
• Accessibility to public transport.	Bus route runs adjacent to the site.	Green
• Amenity of existing residents and adjacent land uses	Little impact on neighbouring communities and adjacent land uses. <ul style="list-style-type: none"> • Possible impact on adjacent farm business • Possible impact on services – such as education 	Green
Economic		
• Available, viable and deliverable	Land available and no economic constraints identified.	Green
• Infrastructure available	Infrastructure available although uncertainty over sewerage.	Orange
• Accessibility and transport	Straight road with good visibility. 30mph limit	Green
• Impact on the wider road network	Low Impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	N/A	
• Need for the development	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing 	Green
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/04
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	Grange Farm, Whissendine Between Ashwell Road and
Village/Town/Parish	Whissendine
Area (ha)	0.62 (0.71 in site submission)
Current use	Agricultural
Proposed use	Residential (market)
No. of dwellings at 30/ha	19 (18 if 95% developable area).
Notes	Response 69.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Part level and slightly sloping ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Potential species rich grassland, hedges and wooded corridor. Potential for protected species. Survey work needed.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	High landscape sensitivity and low capacity to accommodate new development. Not prioritised for development.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	None identified.	Green
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified. Adjacent to existing agricultural buildings & residential. No electricity pylons on, or near the site.	Green
• Proximity to services and facilities	The White Lion: 700m Village Hall: 600m Shop & Post Office: 750m Primary School: 900m	Green
• Accessibility to public transport.	Bus route 200m from site.	Green
• Amenity of existing residents and adjacent land uses	Green: Little impact on neighbouring communities and adjacent land uses. <ul style="list-style-type: none"> • Possible impact on adjacent farm business • Possible impact on services – such as education. 	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Joint ownership (family) • No market interest shown • Available immediately 	Green
• Infrastructure available	Available: <ul style="list-style-type: none"> • Electricity • Gas • Water Unsure: <ul style="list-style-type: none"> • Mains sewerage & gas supply 	Green
• Accessibility and transport	Straight road with good visibility. 30mph limit	Green
• Impact on the wider road network	Low Impact	Green
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/05
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	None.
Address/Location	Pickwell Lane, Whissendine
Village/Town/Parish	Whissendine
Area (ha)	6.6 (checked)
Current use	Agricultural
Proposed use	Residential (market and affordable)
No. of dwellings at 30/ha	198 (119 if 60% developable area).
Notes	Response 69.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Part sloping and steep ground to south of site.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Potential species rich grassland, hedges and wooded corridor. Presence of ridge and furrow and other earthworks, especially along stream where may be marshy grassland. Potential for protected species and Phase 1 Habitat.	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Northern part of site in area of high landscape sensitivity and low capacity to accommodate new development. Not prioritised for development. Southern part of site outside the area assessed in the study.	Red
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	No potential identified.	Yellow
• Water conservation and management/flood risk	Partially within Flood Zone 3 of Whissendine Brook.	Red
• Contamination	Undeveloped site, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A
Social		
• Response to Previous Consultation	No consultation previously carried out.	N/A
• Liveability	No adverse factors identified. Adjacent to country lane and no electricity pylons on, or near the site.	Green
• Proximity to services and facilities	The White Lion 850 Primary School 550 Village Hall 850 Shop & Post Office 700	Orange
• Accessibility to public transport.	Bus route 200m from site.	Green
• Amenity of existing residents and adjacent land uses	Little impact on neighbouring communities and adjacent land uses.	Green
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • One owner • No market interest shown • Available immediately 	Green
• Infrastructure available	Availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage Unsure: <ul style="list-style-type: none"> • Mains sewerage & gas supply 	Green
• Accessibility and transport	Hortons Lane access is very poor and narrow.	Red
• Impact on the wider road network	High Impact?	Red
• Rights of way	None affected.	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/a 	

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
<ul style="list-style-type: none"> • Need for the development 	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
<ul style="list-style-type: none"> • Other constraints 	Some of the site becomes water logged, owner suggests could be used for open space.	Orange

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/06
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/WHI/03(a) and SALL/WHI/03 (part) R/WHI/02
Address/Location	Land off Melton Road, Pickwell Lane
Village/Town/Parish	Whissendine
Area (ha)	2.5 (not checked)
Current use	Agriculture
Proposed use	Residential (market and affordable)
No. of dwellings at 30/ha	75 (60 if 80% developable area)
Notes	Response no 92

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground, sloping in parts	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows, mature trees, parish level pond adjacent to south. Potential for protected species and BAP habitats	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Moderate landscape sensitivity and medium-high landscape capacity.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	No flood risk identified but close to Flood Zone 3.	Orange
• Contamination	Not known to be contaminated	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No factors identified.	Green
• Proximity to services and facilities	The White Lion 1km Primary School 600m Village Hall 1km Shop & Post Office 700m	Orange
• Accessibility to public transport.	Site less than 400m from the bus route.	Green
• Amenity of existing residents and adjacent land uses	Site would affect existing residential to the north, and views into and out of the village.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Joint ownership • No known market interest 	Green
• Infrastructure available	All available: <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Access onto Melton road would have good visibility in both directions. 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • Whissendine village (Main Street) - specifically opposite the school can get heavily congested during busy periods and school times. 	Orange
• Rights of way	<ul style="list-style-type: none"> • None 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for <ul style="list-style-type: none"> • employment opportunities • affordable housing • waste management facilities • rural diversification • retail development • minerals 	Green
• Other constraints	No other constraints	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/07
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/WHI/07 (part) R/WHI/03 (part)
Address/Location	Land at Melton Road and Pickwell Lane
Village/Town/Parish	Whissendine
Area (ha)	5.0 (not checked)
Current use	Agriculture
Proposed use	Residential
No. of dwellings at 30/ha	150 (90 if 60% developable area)
Notes	Response no 93

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Gently sloping towards east of site.	Orange
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows, mature trees, parish level pond. Potential for protected species and BAP habitats	Orange
• Heritage Assets	Evidence of ridge and furrow ploughing	Orange
• Landscape and townscape	Moderate landscape sensitivity and medium-high landscape capacity.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified	Yellow
• Water conservation and management/flood risk	No flood risk identified.	Green
• Contamination	Undeveloped land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No factors identified.	Green
• Proximity to services and facilities	The White Lion >1km Primary School 750m Village Hall >1km Shop & Post Office 800	Orange
• Accessibility to public transport.	Site less than 400m to bus route	Green
• Amenity of existing residents and adjacent land uses	Large size of site would affect residential to the north and east.	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Jointly owned • Site available immediately 	Green
• Infrastructure available	All available <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Access onto Melton road would have good visibility in both directions. 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • Whissendine village (Main Street) - specifically opposite the school can get heavily congested during busy periods and school times. 	Orange
• Rights of way	<ul style="list-style-type: none"> • None 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for residential development	Green
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/08
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	SALL/WHI/10
Address/Location	Land at 55 Stapleford Road,
Village/Town/Parish	Whissendine
Area (ha)	3ha
Current use	Agricultural and part garden
Proposed use	Residential (market & affordable housing)
No. of dwellings at 30/ha	90 (72 if 80% developable area)
Notes	Response no 95. Landowner states will donate 0.8ha at north west end of the site to the village for sport/leisure

Assessment findings		Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
Assessment findings		Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Site is predominantly level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows and trees on boundary.	Orange
• Heritage Assets	Evidence of ridge and furrow ploughing.	Orange
• Landscape and townscape	Area of high landscape sensitivity and low to medium landscape capacity to accommodate new development.	Pink
• Loss of recreational or public open space land	None.	Green.
• Potential for new green infrastructure	Promoter states that will donate the 0.8ha at north west of the site to the village.	Green
• Water conservation and management/flood risk	None identified	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Not previously developed, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	No adverse factors identified.	Green
<ul style="list-style-type: none"> • Proximity to services and facilities 	The White Lion 850m Primary School 500m Village Hall 850m Shop & Post Office 600m	Orange
<ul style="list-style-type: none"> • Accessibility to public transport. 	Site within 800m of bus route.	Orange
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Impact upon views out of and into the village but little adjacent land uses (agricultural)	Green
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<ul style="list-style-type: none"> • Sole owner • No market interest shown • Site available immediately 	Green
<ul style="list-style-type: none"> • Infrastructure available 	All available to 55 Stapleford Road <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage • Broadband 	Green
<ul style="list-style-type: none"> • Accessibility and transport 	<ul style="list-style-type: none"> • Access onto Stapleford Road is good. However the road may need widening depending on the level of traffic 	Green
<ul style="list-style-type: none"> • Impact on the wider road network 	<ul style="list-style-type: none"> • Pedestrian access into the village is poor - a new footpath will need to be created along the road into the village centre 	Orange
<ul style="list-style-type: none"> • Rights of way 	<ul style="list-style-type: none"> • PRoW E34A along the boundary of the site 	Red
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • N/A 	
<ul style="list-style-type: none"> • Need for the development 	Need for new housing.	Green
<ul style="list-style-type: none"> • Other constraints 	None	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/09
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	
Address/Location	South Lodge Farm
Village/Town/Parish	Whissendine
Area (ha)	Approx. 5ha (not checked)
Current use	Agriculture
Proposed use	Residential (market & affordable housing)
No. of dwellings at 30/ha	150 (90 if 60% developable area)
Notes	Response no 96.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Site is predominantly level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with trees and hedgerows on perimeter.	Orange
• Heritage Assets	Evidence of ridge and furrow.	Orange
• Landscape and townscape	Moderate landscape sensitivity and medium-high landscape capacity to accommodate new development. Second priority for development.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified	Green
• Contamination	Undeveloped land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No adverse factors.	Green
• Proximity to services and facilities	The White Lion 1km Primary School 550m Village Hall 1km Shop & Post Office 750	Orange
• Accessibility to public transport.	Site within 800m of bus route.	Orange
• Amenity of existing residents and adjacent land uses	Large size of site would impact village and existing residential to the east	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • No market interest shown • Site immediately available 	Green
• Infrastructure available	Available: <ul style="list-style-type: none"> • Mains water supply • Electricity 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Access onto Stapleford Road is good. However the road may need widening depending on the level of traffic and pedestrian access into the village is poor - a new footpath will need to be created along the road into the village centre 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • Pedestrian access into the village is poor - a new footpath will need to be created along the road into the village centre 	Orange
• Rights of way	<ul style="list-style-type: none"> • PRoW E8 crosses a small part of the site 	Red
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for new housing but of a scale appropriate to the character of the village.	Green
• Other constraints		Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/09A
Previous site reference: <ul style="list-style-type: none"> • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011 	None
Address/Location	South Lodge Farm
Village/Town/Parish	Whissendine
Area (ha)	0.99 (part of larger 5 ha site submitted)
Current use	Agriculture
Proposed use	Residential (market & affordable housing)
No. of dwellings at 30/ha	30 (28 if 95% developable area).
Notes	Response no 96.

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green

	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Site is predominantly level ground.	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with trees and hedgerows on perimeter.	Orange
• Heritage Assets	Evidence of ridge and furrow.	Orange
• Landscape and townscape	Moderate landscape sensitivity and medium-high landscape capacity to accommodate new development. Second priority for development.	Green
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	None identified	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Contamination	Undeveloped land, contamination unlikely.	Green
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	N/A	N/A

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
• Liveability	No adverse factors.	Green
• Proximity to services and facilities	The White Lion 1km Primary School 550m Village Hall 1km Shop & Post Office 750	Orange
• Accessibility to public transport.	Site within 800m of bus route.	Orange
• Amenity of existing residents and adjacent land uses	Some impact on existing residential to the east	Orange
Economic		
• Available, viable and deliverable	<ul style="list-style-type: none"> • Single ownership • No market interest shown • Site immediately available 	Green
• Infrastructure available	Available: <ul style="list-style-type: none"> • Mains water supply • Electricity 	Green
• Accessibility and transport	<ul style="list-style-type: none"> • Access onto Stapleford Road is good. However the road may need widening depending on the level of traffic and pedestrian access into the village is poor - a new footpath will need to be created along the road into the village centre 	Green
• Impact on the wider road network	<ul style="list-style-type: none"> • Pedestrian access into the village is poor - a new footpath will need to be created along the road into the village centre 	Orange
• Rights of way	<ul style="list-style-type: none"> • Not affected 	Green
• Potential for decentralised and renewable energy generation	<ul style="list-style-type: none"> • N/A 	
• Need for the development	Need for new housing.	Green
• Other constraints	No other constraints	Green

* = Applicable to sites proposed for waste management purposes only

Rutland Local Plan Review - Site Appraisals

Site details	
Site reference	LPR/WHI/10
Previous site reference: • Site Appraisals October 2012, April 2013) • SHLAA 2008, 2011	SALL/WHI/01 R/WHI/01
Address/Location	Land off Stapleford Road
Village/Town/Parish	Whissendine
Area (ha)	6.8 (not checked)
Current use	Agriculture
Proposed use	Residential
No. of dwellings at 30/ha	204 (122 if 60% developable area)
Notes	Response 106

	Assessment findings	Colour coding
Stage 1: Initial assessment against key policy considerations		
Key policy considerations	Adjoins a Local Service Centre (Policy RLP3).	Green
	Assessment findings	Colour coding
Stage 2: Detailed assessment against environmental, social and economic factors		
Environmental		
• Topography	Largely level ground, sloping in parts	Green
• Agricultural land	Grade 3 land (1972 maps)	Orange
• Biodiversity and Geodiversity	Agricultural field with hedgerows, mature trees, adjacent watercourse. Potential protected species and BAP habitats	Orange
• Heritage Assets	No known issues.	Green
• Landscape and townscape	Partially within area of high landscape sensitivity and low to medium landscape capacity to accommodate new development.	Pink
• Loss of recreational or public open space land	None.	Green
• Potential for new green infrastructure	None identified.	Yellow
• Water conservation and management/flood risk	Eastern end of site adjoins Flood Zone 3.	Red
• Contamination	Undeveloped land, contamination unlikely.	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Environmental quality and human health*	N/A	N/A
• Restoration and after use*	N/A	N/A
• Waste management*	Largely level ground, sloping in parts	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
Social		
<ul style="list-style-type: none"> • Liveability 	No adverse factors identified.	Green
<ul style="list-style-type: none"> • Proximity to services and facilities 	The White Lion >1km Primary School 750m Village Hall >1km Shop & Post Office >1km	Orange
<ul style="list-style-type: none"> • Accessibility to public transport. 	Bus route within 800m of the site.	Orange
<ul style="list-style-type: none"> • Amenity of existing residents and adjacent land uses 	Large size of site will impact the village but little adjacent land owners for the majority of the site.	Orange
Economic		
<ul style="list-style-type: none"> • Available, viable and deliverable 	<ul style="list-style-type: none"> • Joint ownership (4 brothers) • Available immediately • No market interest shown 	Green
<ul style="list-style-type: none"> • Infrastructure available 	Unsure of the availability of <ul style="list-style-type: none"> • Electricity • Gas • Water • Drainage • Sewerage 	Orange
<ul style="list-style-type: none"> • Accessibility and transport 	<ul style="list-style-type: none"> • Depending where the access will be will determine whether or not this application is feasible. • Access is not suitable off the PROW east of Stapleford Road. • A new access road will need to be created north of the Stapleford Road, past the last house 	Orange
<ul style="list-style-type: none"> • Impact on the wider road network 	<ul style="list-style-type: none"> • Capacity of transport infrastructure to accommodate type and level of traffic resulting from the proposal • Potential impact on existing road network 	Orange
<ul style="list-style-type: none"> • Rights of way 	<ul style="list-style-type: none"> • Impact on public footpaths and bridleways 	Green
<ul style="list-style-type: none"> • Potential for decentralised and renewable energy generation 	<ul style="list-style-type: none"> • N/A 	N/A
<ul style="list-style-type: none"> • Need for the development 	Need for new housing	Green

Rutland Local Plan Review - Site Appraisals

	Assessment findings	Colour coding
• Other constraints	None	Green

* = Applicable to sites proposed for waste management purposes only

Appendix 4

Summary matrix

