



Review of Important Open Space and Frontages

June 2012

Addendum July 2017

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Addendum to Review of Important Open Space, Frontages and Local Green Spaces

A Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Parish and Town Councils, through Neighbourhood Plans, can identify green areas of particular importance to them for special protection as Local Green Spaces. By designating land as a Local Green Space local communities will be able to rule out new development other than in very special circumstances.

The NPPF identifies that the Local Green Space designation will not be appropriate for most green areas or areas of open space and should only be used where:

- The green space is in reasonably close proximity to the community it serves;
- The green space is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- The green area is local in character and is not an extensive tract of land.

The proposed designation of spaces must be based on evidence to demonstrate why the green area is demonstrably special to a local community and holds a particular local significance. Blanket designation of all/most green areas or open space within an area is not appropriate.

The National Planning Policy Guidance (NPPG) asserts that sites nominated by the public for Local Green Space need to meet the NPPF criteria. Whether to designate land as Local Green Space is a matter for local discretion.

It is considered that most areas of open space in Rutland will already have some form of protection on them through the Council's planning policies such as Policies RLP42 - Green infrastructure, sport and recreation and RLP43 – Important open space and frontages.

Executive Summary

This review of Important Open Space and Frontages updates the initial review undertaken in 2010. This document will form part of the evidence base for the Local Plan and the findings will be fed into the Site Allocations and Policies Development Plan Document.

The study reviews existing Rutland Local Plan 2001 designations; sites put forward by Town Councils, Parish Council's and Parish Meetings in the 2010 review; and sites put forward through the Site Allocations and Policies Issues and Options Consultation in September 2011. Additional sites identified on site investigations have also been included within this study. These reviews were undertaken between March and May 2012 via a mixture of desktop based assessments and site investigations.

Using the same methodology to the previous 2010 review, the criteria (1-7) set out in the Rutland Local Plan 2001 was used to assess each site. All sites which were situated outside of the planned limits of development were excluded on the basis that they are classed as countryside and beyond the scope of this study.

In the previous review sites such as allotments and sports grounds were excluded as they are protected through Core Strategy policies, however following the Site Allocations and Policies Issues and Options consultation it was clear that this was not a preferred option in terms of protecting the character and setting of these areas. Therefore these sites have been re-assessed through this review.

The study aimed to determine whether:

- Existing sites can still be deemed as important and whether the sites are open spaces or frontages; and
- To identify new potential sites, including those identified in the previous review and the Site Allocations and Policies Issues and Options Consultation, via both a desktop assessment and site investigations.

Taking this into account the study has:

- Reviewed a total of 507 sites;
- Identified 260 existing Important Open Spaces/Frontages within the Rutland Local Plan 2001;
- Proposed to retain 217 and remove 43 existing sites in the Rutland Local Plan 2001;
- Proposed that 115 sites be added; and
- Proposed that a total of 331 sites should be taken forward as part of the Local Plan.

1. Introduction

- 1.1 Open spaces and frontages are an integral part of the built environment and contribute significantly to the relationship between buildings and to the character of a street, area or the physical environment of the settlement as a whole.
- 1.2 Rutland is classed as the most rural county/unitary authority in England and Wales, consisting of 2 towns and 52 small villages. The open spaces within these villages and the two towns help create and add to the rural character by affording views into the countryside; provide the setting and relationship between buildings and providing openness to the settlement. These open spaces also add to the distinct character of a settlement and their removal could dramatically alter the character and setting of buildings of a village or town. It is therefore important that the value of these open spaces is safeguarded.
- 1.3 Important frontages can include stone walls, high hedges, a belt of trees or other features of significance to the character of an area or settlement. Their disruption would often adversely affect this character and their retention is therefore important.

2. Purpose of the Study

- 2.1 A review of Important Open Spaces, Frontages and Green Corridors was undertaken in August 2010. This current review will update that report following the Site Allocations and Policies Issues and Options consultation. This review also provides detailed comments upon the reasons for the decisions made for each identified site.
- 2.2 This study reviewed the sites designated as Important Open Space and Frontages within the Rutland Local Plan 2001. The Rutland Local Plan 2001 was compiled in the mid 90's and due to development, land use changes and evolution of the county a number of previously important sites may no longer warrant this classification.
- 2.3 In addition to the sites identified in the Rutland Local Plan 2001 new sites, put forward by parish councils in the 2010 review and through the Site Allocations and Policies Issues and Options Consultation in September 2011, were also reviewed. Whilst the review was undertaken if additional sites of importance became apparent these were also included within the study.
- 2.4 Whilst, green corridors were considered in the 2010 review, this latest update does not cover them. Green Corridors are defined within the council's review of Open Space, Sport, Recreation Facilities and Green Infrastructure in Rutland' (2009). 'Green Corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. Their primary purpose is to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration'.

These areas are often found both within the Planned Limits of Development (PLD) and also outside the PLD. This study only investigates areas within the PLD, therefore it is concluded that this study is not appropriate to identify Green Corridors. It is also identified that the purpose of Green Corridors and their identification is different to that of an important open space or frontage and would require a different criteria for identification to that being used in this study.

- 2.5 The National Planning Policy Framework (NPPF) was published in March 2012 and introduced a Local Green Space Designation. This designation can be used by local authorities to identify sites for safeguarding, as these sites would be protected by the green belt policies within the NPPF. This is a new designation and consultation would need to be undertaken with all relevant stakeholders. Therefore this study does not identify sites which are suitable as a Local Green Space.
- 2.6 This work will form part of the evidence base for the Local Plan, and the findings will be fed into the emerging Site Allocations and Policies Development Plan Document (DPD).

3. Methodology

Sites considered

- 3.1 Sites identified for consideration as an important open space or frontage were:
- sites designated as Important Open Space and Frontages within the Rutland Local Plan 2001;
 - sites put forward by town councils and parish councils/meetings in the 2010 review;
 - additional sites put forward through the Site Allocations and Policies DPD Issues and Options Consultation (Question 19 in the consultation response form); and
 - additional sites identified whilst conducting the assessment.

Assessment of sites

- 3.2 Important open space and frontages have previously only been identified within the planned limits of development. Any land situated beyond said limits would be deemed as open countryside and therefore the additional designation as important open space is not considered necessary or applicable. Therefore all sites which were outside the planned limits of development were excluded.
- 3.3 In the previous review sites such as allotments and sports grounds were excluded as they are protected through Core Strategy policies, however following the Site Allocations and Policies Issues and Options consultation it was clear that this was not a preferred option in terms of protecting the

character and setting of these areas. Therefore these sites have been re-assessed through this review.

3.4 The remaining sites were then assessed following the 7 criteria originally set out within the Rutland Local Plan 2001. The criteria within the Rutland Local Plan 2001 was found still to be relevant and no issues were raised in regards to this during the Site Allocations and Policies Issues and Options Consultation. A site must accord with at least one of the 7 criteria to be considered for retention or addition. The 7 criteria are:

- 1. Is of intrinsic environmental value by virtue of its landform, vegetation and tree cover. Or the presence of any special features such as streams, ponds, important wildlife habitats and walls.**
- 2. Enhances the attractiveness of the town or village setting when viewed from surrounding land, particularly the approaches to the built-up area.**
- 3. Affords views and vistas out of and within the town or village important to its character and attractiveness.**
- 4. Is transitional or peripheral land which should remain open to preserve the form and character of the town or village.**
- 5. While not in itself of particular environmental value, is an essential feature, possibly in conjunction with other areas, in creating the overall character and attractiveness of the town or village.**
- 6. Is an essential element in the street scene, important to the form and character of the town or village in terms of the relationship of buildings and structures one to another, to other areas of open space and to natural features e.g. trees**
- 7. Is important in the contribution it makes to the setting of a building or group of buildings, or important natural features.**

3.5 To identify if sites accorded with these criteria a mixture of both desktop assessments and site investigations were undertaken. Once these sites had been assessed the reasons and justifications to retain, add or exclude were noted and broken down into a table for each town/village. These tables can be found in appendix 2.

3.6 Upon assessment of all sites two sets of maps were produced. The first set of maps, which can be viewed in Appendix 3, places all sites into one of the following categories:

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- Retained sites: Sites which were currently designated in the Rutland Local Plan 2001 as an Important Open Space or Frontage and upon review are still considered to accord with one or more of the seven criteria and are therefore deemed as important. These have been highlighted green on the insert maps in Appendix 3.
 - Proposed sites: Sites identified by the local parishes; through the Site Allocations and Policies DPD Issues and Options Consultation; or additional sites highlighted through the process. These have been highlighted red on the insert maps in Appendix 3.
 - Removed sites: These include sites which were identified in the Rutland Local Plan 2001 but on re-assessment do not accord with any of the seven criteria thus rendering these sites redundant as Important Open Space/Frontages. These have been highlighted yellow on the insert maps in Appendix 3.

3.7 The second set of maps can be viewed in Appendix 4 and show the final sites which are proposed to be retained or added as an Important Open Space or Frontage.

3.8 During the assessment of these sites it was noted if the site was either an important open space or important frontage. This identification will allow the council and local community to differentiate between the two types of designation; this has been mapped accordingly. This information is included within the tables in Appendix 2.

3.9 The proposed amendments to Planned Limits of Development (PLD's) around the towns and villages shown in the maps in Appendix 3 and 4 are those proposed by the council as part of the Site Allocations and Policies Preferred Options DPD (2012). These are to be considered separately to this review of important open space and frontages and may be subject to further change.

4. Findings

4.1 Table 1 below provides a breakdown of the total number of sites investigated; the total number of sites to be included; number of sites which are proposed to be retained from the Rutland Local Plan 2001 or added from the additional sites identified; and number of sites which are proposed to be removed from the Rutland Local Plan 2001 or excluded additional sites. The detailed reasoning and justification for the decision on each site can be found in the tables within appendix 2.

Table 1. Breakdown of Important Open Space and Frontages in the towns and villages

	Total sites	Total included	Retained /Added		Excluded	
			source - Rutland Local Plan 2001	source - parish/ consultation/ RCC	source - Rutland Local Plan 2001	source - parish/ consultation/ RCC
Ashwell	28	8	1	7	1	19
Ayston	6	4	3	1	2	0
Barleythorpe	1	0	0	0	0	1
Barrow	8	7	6	1	1	0
Barrowden	29	21	11	10	1	7
Belmesthorpe	7	4	2	2	0	3
Belton	8	5	4	1	1	2
Bisbrooke	8	5	3	2	3	0
Braunston	11	9	9	0	0	2
Brooke	4	0	0	0	0	4
Burley	8	8	8	0	0	0
Caldecott	4	4	4	0	0	0
Clipsham	11	7	5	2	1	3
Cottesmore	9	5	2	4	0	3
Edith Weston	5	2	1	1	1	2
Egleton	7	3	2	1	4	0
Empingham	9	7	5	2	0	2
Essendine	3	3	3	0	0	0
Exton	9	7	5	2	1	1
Glaston	10	7	4	3	1	2
Great Casterton	3	3	2	1	0	0
Greetham	11	7	2	5	2	2
Hambleton	6	5	5	0	1	0
Ketton	17	9	9	0	1	7
Langham	42	21	9	12	0	21
Little Casterton	2	1	1	0	0	1
Lyddington	9	6	5	1	2	1
Lyndon	6	5	5	0	1	0
Manton	8	6	5	1	1	1
Market Overton	2	2	1	1	0	0
Morcott	5	4	4	0	0	1
North Luffenham	8	7	6	1	1	0
Oakham	25	22	7	15	0	3
Pickworth	1	1	1	0	0	0
Pilton	5	5	5	0	0	0
Preston	7	7	7	0	0	0
Ridlington	14	9	5	4	1	4
Ryhall	12	6	1	5	0	6

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Seaton	10	6	6	0	3	1
South Luffenham	10	4	3	1	2	4
Stamford	1	1	0	1	0	0
Stoke Dry	5	4	4	0	0	1
Stretton	4	4	4	0	0	0
Teigh	8	7	4	3	1	0
Thistleton	3	2	2	0	1	0
Thorpe-by-Water	3	3	3	0	0	0
Tickencote	10	6	5	1	0	4
Tinwell	14	5	1	4	0	9
Tixover	8	4	3	1	3	1
Uppingham	28	22	9	13	1	5
Wardley	5	4	4	0	1	0
Whissendine	15	6	4	2	0	9
Whitwell	7	6	2	4	1	0
Wing	8	5	5	0	3	0
Total	507	331	217	115	43	132

- 4.2 Table 2 provides a snapshot of the changes proposed in this document, it notes the number of important open spaces and frontages within the Rutland Local Plan 2001; how many of these existing sites are proposed to be removed; the total number of additional sites proposed and the overall total number of important open spaces and frontages to be taken forward in the Site Allocations and Policies Development Plan Document.

Table 2. Shows the overall breakdown of Important Open Spaces, Frontages and Green Corridors in Rutland

Existing Important Open Spaces/Frontages as designated within the Rutland Local Plan 2001	260
Sites removed from Rutland Local Plan 2001 designation	43
Proposed new sites	115
Total sites to be taken forward in the LDF	331

- 4.3 These final recommendations have been mapped by town/village and can be viewed in appendix 4. Important open spaces and frontages were drawn differently to allow the council and local community to differentiate between the two. Frontages are identified by a green coloured line and open spaces are identified by a green coloured area on the map. It is proposed that the sites identified in this review are recognised as important open spaces or important frontages within the Site Allocations and Policies document.

Appendix 1 - Glossary

Title	Abbreviation	Description
Development Plan Document	DPD	Document subject to independent examination, which will form part of the statutory development plan for the area. Part of the Local Development Framework.
Important Frontage		Important frontages can include stone walls, high hedges, a belt of trees or other features of significance to the character of an area or settlement.
Important Open Space		An identified open space which provides character to the area it is within and/or provides a setting to a building(s), which should be protected and retained.
Local Green Space		Green areas of particular importance identified for special protection. A designation which was introduced in the National Planning Policy Framework.
Local Plan		The Local Plan is the plan for the future development of Rutland and consists of a number of "Development Plan Documents" (DPDs) that together form the "Development Plan" for Rutland.
National Planning Policy Framework	NPPF	This document sets out the Government's planning policies for England and how these are expected to be applied.
Planned limits of development	PLD	This comprises of the curtilage of properties which form the main built up part of the settlement. These boundaries are currently defined within the Rutland Local Plan 2001, but have been separately reviewed in 2012 (Review of Planned Limits of Development, June 2012) and will be taken forward through the Site Allocations and Policies DPD.
Rutland Local Plan 2001		This document was adopted in 2001 and sets out the policies for the control of development and the use of land and to allocate areas for specific purposes. This document has 88 saved policies as of September 2007 and has in part been superseded by the Core Strategy. However this document remains part of the statutory development plan until it is fully superseded by the emerging Site Allocations and Policies development plan document.

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Title	Abbreviation	Description
Site Allocations and Policies DPD		A development plan document to be prepared by the Council in order to identify specific sites for development and set out detailed development planning policies.
Statutory Development Plan		The statutory plan that provides the basis for determining planning applications. Comprises the Core Strategy and other Local Development documents adopted by the local authority.

Appendix 2 -

Tables identifying the justification for retention, addition or exclusion of sites as Important Open Space/Frontages for towns and villages

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
ASH/01	Land to west of the village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/02	Land to north of village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/03	Land to east of site ASH/02	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/04	Land to south of village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/05	Land at Ashwell Lodge	Open Space	Add	1, 3, 6, 7	Open Space with some planting to the frontage of Oakham Road and a stone wall. Includes grazing land and grass land, to the rear of the village hall. Important for the setting of the surrounding listed buildings. Also provides views into the countryside and links through the village.	Parish Council
ASH/06	Land south side of Cottessmore Rd	Open Space	Add	5, 7	Large open space, which is slightly overgrown and appears to be used as part of the farming activities. At the north eastern corner of the site a village notice board exists. Maintains openness and rural character of the village. Important to the setting of the listed farmhouse and the conservation area.	Parish Council
ASH/07	Land to north east of Braeside	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/08	Land to south east of the village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
ASH/09	Land to south east of the village	Open Space	Exclude		Majority of land outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/10	Land to west of Langham Rd	Open Space	Add	3, 6, 7	Grassed open space with some tree planting. A bench is on the site overlooking the open countryside. The houses are designed around this open space and all overlook it. It is an important feature of the street scene.	Parish Council
ASH/11	Land adjacent to the church	Open Space	Add	1, 6, 7	Grassed area between Cottesmore Road and the access road to houses on Cottesmore Road. Has a tree and a listed telephone kiosk. It is important to the character of the street and also for the setting of the adjacent listed buildings.	Parish Council
ASH/12	Land to north west of the village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/13	Frontage on Teigh Rd to north of the village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/14	Land at junction Cottesmore & Teigh Rd	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/15	Land to east of Langham Rd, south of the village	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
ASH/16	Frontage opposite the church	Frontage	Add	1, 2, 6, 7	Grass verges along Cottesmore Road. Stone listed boundary wall to church. Provides very open character to the Church. And wall makes a contribution to the character of the street.	Parish Council
ASH/17	Land to north of the church	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/18	Frontage along Brook Dene	Frontage	Add	1, 6	Small grass verges, do not add any specific environmental value or character to the village. However, some parts include stone walls, which provides significant character to the street. This frontage will be amended to include only the stone walls on Brook Dene.	Parish Council
ASH/19	Land to south of Water Lane	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/20	Land to north east of property on Water Lane	Frontage	Add	1, 6, 7	Stone wall with a fence at the top. Mature tree planting to the rear of the wall. Provides a strong character to the street scene and important to the setting of the listed building. More suitable as a frontage than an open space, as open space would provide little character to the village.	Parish Council
ASH/21	Land on Water Lane	Open Space	Exclude		Majority of land outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/22	Stone walling and brook on Water Lane	Frontage	Exclude		Small stone wall and path, provides no significant character to the village.	Parish Council
ASH/23	Frontage on Colt Lane	Frontage	Exclude		This is a single track private road, providing no significant character to the village.	Parish Council
ASH/24	Frontage on Cottesmore Rd	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
ASH/25	Footpath between Church Close & Oakham Rd	Open Space	Exclude		Gravel footpath linking one side of the village to the other. Provides little character.	Parish Council
ASH/26	Land to east of Woodside	Open Space	Exclude		Outside Planned Limits of Development, therefore classed as open countryside.	Parish Council
ASH/27	Frontage at Ashwell House	Frontage	Retain	1, 2, 6, 7	Large stone wall along the boundary of Cottesmore Road and Oakham. Dense mature planting immediately behind the wall. Important to the character of the village and it views from the countryside to the west of the village. Should be extended to include the whole frontage along Oakham Road.	Local Plan
ASH/28	Land at corner of Water Lane and Brookdene	Open Space	Remove		High hedge cannot see into the garden. Does not provide any significant character or environmental value to the village or street scene.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
AYS/01	Wall around and open space within Ayston Hall	Frontage and Open Space	Retain	1, 2, 6, 7	Large stone wall with dense planting immediately behind the wall. Important to the setting of the listed building and also to the character of the village. Creates a defined boundary between the built up area of the village and the open countryside. Can see the open space through the open iron fencing and has higher levels in places than the street. Recommend to extend to the south to include the full frontage.	Local Plan
AYS/02	Grass verge outside 13 & 14 Main Street	Open Space	Retain	3, 5, 6, 7	Large grass verge, well maintained. Extended by reposition of access. Therefore it is proposed to be extended in line with the proposed changes to the Planned Limits of Development to take into account these changes. The open space is important to the character of the village, the setting of the several listed buildings and also affords views out into the countryside.	Local Plan
AYS/03	Grass verge outside 12 Main Street	Open Space	Retain	3, 5, 6, 7	Large grass verge, well maintained, includes a mature tree. The open space is important to the character of the village, the setting of the several listed buildings and also affords views out into the countryside, by working in conjunction with AYS/02.	Local Plan
AYS/04	Garden to 4 Main Street	Open Space	Remove		Part of the garden to 4 Main Street. Large stone wall and hedging restricts views into the site contributing little to the character of the village.	Local Plan
AYS/05	Land to the east of the Church	Open Space	Remove		Grassed area to the east of the church. Adds little to the character of the village.	Local Plan
AYS/06	Open space at 1-4 Main Street	Open Space	Add	1, 6, 7	Grassed area bounded by dwellings and a large stone wall. Includes a large mature tree and some hedging along the boundary to the west. Important for the setting of the listed buildings and the rural character of the village.	Rutland County Council

Town/Village: Barleythorpe

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
BARL/01	Barleythorpe Hall and Grounds	Open Space	Exclude		This site has an existing planning permission for development and majority of site is screened from the street by some planting and boundary walls.	Site Allocations and Policies Consultation

Town/Village: Barrow

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BARW/01	Village green to north of village	Open Space	Retain	3, 5, 6, 7	Village Green. Large grassed area with some tree planting. Includes a bench also. It is important to the openness of the village and provides a rural character. Buildings overlook the open space.	Local Plan
BARW/02	Land to north of village green	Open Space	Exclude		Green space between two properties, including some hedging and some trees. Is not a public right of way. Provides no character to the village and is rarely visible from the street.	Local Plan
BARW/03	Frontage to south of green	Open Space	Retain	3, 5, 6, 7	Green verge with a tree, adding to the open character of the village and working in conjunction with BARW/01, 04, 05 & 08.	Local Plan
BARW/04	Stable yard to south of BARW/03	Open Space	Retain	3, 5, 6, 7	Green verges, adding to the open character of the village and working in conjunction with BARW/01, 03, 05 & 08.	Local Plan
BARW/05	Land to se of village green	Open Space	Retain	3, 4, 5, 6	Farm land. Peripheral land retaining open and rural character of village. Also affords views into the open countryside.	Local Plan
BARW/06	Garden on Main St	Frontage	Retain	3, 6, 7	Hedging on a bank verge. Some tree planting also. Provides a strong boundary to Main Street and is important to the entrance of the main core of the village. Garden to the rear of the frontage is not easily visible from street due to high hedge; therefore it should not be included as an important open space as it provides no character to the village.	Local Plan
BARW/07	Land opposite site BARW/06	Open Space	Retain	1, 3, 4, 6	Open land, providing a gateway into the countryside. Also affords views to the open countryside and retains the rural character of the village. This land is also peripheral land within the village.	Local Plan
BARW/08	Land adjacent to village green.	Open Space	Add	3, 5, 6, 7	Green verges, adding to the open character of the village and working in conjunction with BARW/01, 03, 04 & 05.	Rutland County Council

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7)	Comments	Source
BARD/01	Land off Back Lane now The Hey	Open Space	Exclude		Site has been developed. Land is fenced off into several gardens and views are restricted into the open space. Add little character to the area. Cannot be seen from Wakerly Road due to high hedging.	Local Plan
BARD/02	Paddock between Wakerley Rd and Kings Lane	Open Space	Retain	3, 6, 7	Grazing land. An open area in the middle of the village with mature trees. Several buildings overlook the open space. Provides extensive views of the countryside to the south beyond Barrowden.	Local Plan
BARD/03	Paddock south of Main St	Open Space	Retain	1, 3, 4	Paddock between two buildings. Provides extensive views into the countryside. Acts as transitional land between the built up village and the countryside. Adds significant rural character to the western area of the village.	Local Plan
BARD/04	Main St orchard	Open Space	Retain	1, 6, 7	Orchard in the middle of the village, open fencing allows the site to be viewed in full. This creates significant character to this area of the village. This area is also important for the setting of several listed buildings surrounding the orchard.	Local Plan
BARD/05 BARD/06 BARD/15 BARD/23 BARD/24 BARD/25 BARD/26	Village green	Open Space (Amalgamate all sites as one large open space and name BARD/05)	Add	1, 3, 6, 7	Registered Village Green. Includes open green spaces and green frontages and a pond. It affords views into the countryside and throughout the village. Most of the land is registered as a village green. Important to the setting of several buildings and also provides a distinct character to the village.	Local Plan and Parish Council
BARD/07	Land to the south of the village green	Open Space	Retain	1, 2, 3, 4, 6	Open grazing land, which is peripheral and links well with the countryside. The boundary of this site to the north has a large stone wall, which provides important character to the village and links well with the village green (BARD/05).	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BARD/08	Land to south of Church Lane	Open Space	Retain	3, 4	Peripheral grazing land. Provides open views to the countryside, important to the rural character of the village.	Local Plan
BARD/09	Exeter Arms Back Rd paddock	Open Space	Retain	3, 4	Paddock. Peripheral land providing open views into the countryside from several points of Main Street.	Local Plan
BARD/10 BARD/14 (joint together)	Frontage on western end of Main St	Frontage	Retain	1, 6, 7	Substantial brick boundary wall. Important for the setting of the surrounding buildings and provides a strong element to the street scene, amendment of BARD/10&14 to produce a frontage which covers the brick wall.	Local Plan and Parish Council
BARD/11	Land at junction of Main St and Back Rd	Open Space	Retain	2, 3, 4	Overgrown field with strong hedge along the boundary appears to be used as a paddock at times. Works with land that includes a substantial tree at the junction, worth including. Provides views into and out of the village.	Local Plan
BARD/12	Woodland between Morcott Rd & Seaton Rd	Open Space	Retain	1, 2, 4	Densely vegetated with large substantial trees, part is used as a garden. Has a stone wall around the boundary. It is important for the entrance to the village.	Local Plan
BARD/13	Churchyard on Church Lane	Open Space	Add	1, 3, 7	Church yard with gravestones. Very open with views to the countryside seen from all areas of the site. Views of the viaduct/bridge and river can be seen in the distance. Planting of mature trees dotted within the site. The site is important for the setting of the church.	Parish Council
BARD/16	Land at Mill Lane/Main St	Open Space	Add	6, 7	Includes 3 substantial trees, a bus stop and a post box. Some listed buildings overlook the site. The land is also registered as a village green.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BARD/17	Recreation ground on Back Rd	Open Space	Exclude		Outside Planned Limits of Development therefore classed as countryside.	Parish Council
BARD/18	Allotment to north of Back Rd	Open Space	Exclude		Outside Planned Limits of Development therefore classed as countryside.	Parish Council
BARD/19	Land at Luffenham Rd/Back Rd junction	Open Space	Add	2, 6, 7	Small parcel of land at entrance/exit of village. There are several substantial trees and a bench. Several listed buildings overlook the site, creating an important setting.	Parish Council
BARD/20	Land to north of BARD/02	Open Space	Add	6, 7	Three large trees on site with a bench. The site overlooks BARD/02. It is registered as a village green and is important to the character and the openness of the village.	Parish Council
BARD/21	Various frontages within the village	Open Space	Exclude		Outside Planned Limits of Development therefore classed as countryside.	Parish Council
BARD/22	Various frontages within the village	Frontage	Exclude		Small patch of grass between junction, with 2 masts and a sign. Provides no significant character to the village.	Parish Council
BARD/27	Various frontages within the village	Frontage	Exclude		Small grass verge, no significance to street. Land beyond is a public footpath.	Parish Council
BARD/28	Various frontages within the village	Open Space	Exclude		Small patch of grass used for car parking. Does not contribute to the character of the village.	Parish Council

Town/Village: Barrowden

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BARD/29	Various frontages within the village	Frontage	Exclude		Small patch of grass between junction and a sign. Provides no significant character to the village.	Parish Council

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7)	Comments	Source
BELM/01	Land to west of village	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Council
BELM/02	Paddock to north of Gwash House	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Council
BELM/03	Orchard on Main St	Open Space	Retain	1, 6, 7	Open land, holds chickens. Important for the setting of the adjacent listed buildings. Also has several trees planted. The boundary to Main street is partly set by a stone wall and partly set by an open metal fence. Adds to the rural character of the village.	Local Plan
BELM/04	Garden fronting Main St	Open Space	Retain	3, 4, 6	Garden to converted Dovecote. The site has been developed since the Local Plan, therefore the site has been amended to reflect the redevelopment of the Dovecote. This is a large grassed area which affords views into the open countryside, which enhances the character of the village and its rural character.	Local Plan
BELM/05	Land to south of Castle Rise	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Council
BELM/06	Land at junction Main St & Belmesthorpe Lane	Open Space	Add	3, 4, 6	Paddock between two dwellings. Entrance to a larger field to the rear of the dwellings at Shepard's Walk, additional entrance to BELM/07. Has some planting within the open space and has a stone boundary wall along the boundary to Shepard's Walk. Maintains the rural character of the village by keeping this junction very open with some views into the countryside.	Parish Council

Town/Village: Belmesthorpe

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BELM/07	Land to west of village	Open Space	Add	3, 4, 5	Entrance to a paddock, with a mature tree to the east of the site. Gateway to the countryside. Important to the openness of the village	Site Allocations and Policies Consultation

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
BELT/01	Paddock between Loddington Lane & Church St	Open Space	Retain	2, 4, 6	Grazing land, providing views to countryside.	Local Plan
BELT/02	Frontage on Church St	Open Space	Retain	6, 7	Half of site is gravelled and other half is grassed. It is important for the setting of the listed building adjacent to the site and also provides an important frontage with a hedge and large grass verge.	Local Plan
BELT/03	Land on corner of Back Lane & Main St	Open Space	Retain	2, 3, 4	Important 'gateway' to countryside. Provides views into the village and out to the countryside. Provides openness to village, retaining its rural character.	Local Plan
BELT/04	Garden on Back Lane	Open Space	Exclude		Cannot be seen from the street as it is hidden by dense mature planting.	Local Plan
BELT/05	Land south of Littleworth Lane	Frontage	Retain	1, 2, 3, 6	The wider site has been developed, however the strong tree screen has been retained and designed into the scheme. Through the planning application process the importance of this frontage was noted, which had a strong influence on the retention of the frontage. It provides a strong character to the approach to the village from the A47.	Local Plan
BELT/06	Land to the west of BELT/01	Open Space	Exclude		Outside the Planned Limits of Development and therefore classed as countryside.	Parish Council

Town/Village: Belton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BELT/07	Land to the east of Loddington Lane and Chapel St	Open Space	Exclude		Outside the Planned Limits of Development and therefore classed as countryside.	Parish Council
BELT/08	Land adj to BELT/03	Frontage	Add	6, 7	Large hedgerow around curtilage of dwelling with one tree on the grass verge. It provides character to the street. It also provides the setting for the dwelling and other surrounding buildings.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BIS/01	Land to south of Bisbrooke House	Open Space	Exclude		Includes several mature trees and may provide some screening of the dwelling from the countryside. However, this open space does not provide any significant environmental quality or character to the village.	Local Plan
BIS/02	Land to south of Church Lane	Open Space	Retain	1, 3, 6	Land to the west is farm land related to Village Farm. Very open within village and creates a distinct character to the village. Has a strong frontage to Church Lane, land to the east is not easily visible due to the high hedge on Church Lane. However trees within the site add to the character of Church Lane.	Local Plan
BIS/03	Land to rear 2 Bottom Lane	Open Space	Exclude		Open space between two dwellings. Boundary to Glaston Road has a small stone retaining wall. Some bush planting. However does not contribute specifically to the dwellings or the character of the area.	Local Plan
BIS/04	Frontage between Walnut Close and Peter's Way	Frontage	Retain	1, 6, 7	Strong frontage on Main Street. Made up with dense mature trees and hedging. Works in conjunction with BIS/05. Important to the character of the village. Land to the rear is overgrown and includes several small trees and bushes. Recommended to extend the full length of the planted frontage.	Local Plan
BIS/05	North of BIS/04	Frontage	Retain	1, 6, 7	Strong frontage on Main Street. Made up with dense mature trees and hedging. Works in conjunction with BIS/04. Important to the character of the village. Recommended to extend the full length of the planted frontage.	Local Plan
BIS/06	Land to west of the church	Open Space	Exclude		Part of BIS/02, however separated by an access road and this piece of land is not identifiable on its own and is part of the wider church yard.	Local Plan

Town/Village: Bisbrooke

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BIS/07	St John the Baptist Church yard	Open Space	Add	2, 3, 4, 7	Church yard, Acts as transitional land between the village and the countryside. Also affords views into the wider countryside. Compliments BIS/02 and views of this space can be seen from the Church Yard. This open space is important for the setting of the listed church. This open space has been extended to include the church yard, which is within BIS/06.	Rutland County Council
BIS/08	Land at junction of Walnut Close and Main Street	Open Space	Add	3, 6	Garden to 4 Main Street, used as vegetable garden. Due to Walnut Close being down the hill this site offers strong views out into the country and provides an openness into the street. This provides a strong rural character to the village of Bisbrooke.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BRA/01	Paddock to south of Brook Rd	Open Space	Retain	3, 4, 6	Paddock. Provides views into the open countryside. Has mature trees along boundary to Brooke Road, with a wooden fence. Transitional land from the village into the countryside.	Local Plan
BRA/02	Land to north of Brook Rd	Open Space	Retain	3, 4, 6	Playfield. Affords views into the open countryside, transitional land between the village and open countryside. Important for the open character and rural nature of the village.	Local Plan
BRA/03	Frontage on Church St	Frontage	Retain	1, 6	Dense tree cover with mature trees and bushes. Important to the character of the area.	Local Plan
BRA/04	South end of Wood Lane	Open Space	Retain	1, 2, 6, 7	Large open space, with a river running along the boundary of Wood Lane. Provides a setting for Chestnut Farmhouse. Also provides openness to street and is important to the character of the village when approaching from Wood Lane. Works in conjunction with BRA/05. Extended to include the northern edge of the open space.	Local Plan
BRA/05	Continuation of BRA/04	Open Space	Retain	1, 2, 6, 7	Large open space, with a river running along the boundary of Wood Lane. Provides a setting for Woodlane Farmhouse. Also provides openness to street and is important to the character of the village when approaching from Wood Lane. Works in conjunction with BRA/04.	Local Plan
BRA/06	Frontage on west side of Wood Lane	Open Space	Retain	2, 5, 6, 7	Land in front of a listed building, includes two mature trees with a stone wall and wooden open fencing. It works in conjunction with BRA04&05 providing significant character to the village, specifically on the approach from the south via Wood Lane. The land to the rear of the building will be removed as it is not easily visible from the street.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BRA/07	Land at junction of High St & Cedar St	Open Space	Retain	1, 6, 7	Large open space at the junction between High Street and Cedar Street. Includes a large mature tree, and a red telephone kiosk. Important for the character of the village when entering from the west. It also provides openness and also for the setting of the adjacent listed buildings.	Local Plan
BRA/08	Land to north of Knossington Rd	Open Space	Retain	3, 4, 6, 7	Open space which provides a view and leads into open countryside. Includes some small trees and a stone wall on the boundary of Knossington Road. Important for the setting of the adjacent building which overlooks the space. Transitional lane between the village and the open countryside.	Local Plan
BRA/09	Land at western edge of village	Frontage	Retain	1, 2, 6	Dense mature trees and bushes along the boundary of Knossington Road. Important to the character of the village specifically the approach from Knossington Road. Proposed to extend entire length of frontage.	Local Plan
BRA/10	Land to the north of Brooke Road	Open Space	Exclude		Outside the Planned Limits of development and classed as open countryside.	Site Allocations and Policies Consultation
BRA/11	Land to the rear of 10 Church Street	Open Space	Exclude		Outside the Planned Limits of development and classed as open countryside.	Site Allocations and Policies Consultation

Town/Village: Brooke

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BRO/01	Land to north of village	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Meeting
BRO/02	Land to east of village	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Meeting
BRO/03	Land to south of village	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Meeting
BRO/04	Land to west of village	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BUR/01	Land fronting Old Row	Open Space	Retain	1, 2, 3, 6, 7	Large mature trees and bushes to the boundary of Cottesmore Road. Also glimpses of large open gardens can be seen through the gaps in planting. Important in the setting of the village with the open countryside.	Local Plan
BUR/02	Village green	Open Space	Retain	6, 7	Open Space in the centre of Burley. Important to the open character of the village. Includes two mature trees. Important for the setting of the surrounding listed buildings.	Local Plan
BUR/03	Village green	Open Space	Retain	6, 7	Open Space in the centre of Burley. Important to the open character of the village. Includes two mature trees. Important for the setting of the surrounding listed buildings. Includes listed building 'The Smithy'.	Local Plan
BUR/04	Land to west of Cottesmore Rd	Open Space	Retain	3, 4, 6, 7	High dense hedging to the boundary of B668. Open wooden fencing to Langham Lane. Farm land. Important for the open character of the building and the setting of the adjacent listed buildings. Transitional land from the village to the open countryside. Amended to include the whole field.	Local Plan
BUR/05	Garden frontages on Burley Rd	Open Space	Retain	3, 5, 6, 7	Large open gardens with small tree planting and bushes. Important to the open character of the village and works in conjunction with BUR02, 03&04. Important for the setting of the adjacent listed buildings.	Local Plan
BUR/06	Garden frontage on Burley Rd	Open Space	Retain	3, 4, 7	Large garden to Hillside Farmhouse. Provides views to the open countryside beyond. Important to the openness of the village and acts as transitional land between the village and open countryside. Important for the setting of the listed building.	Local Plan
BUR/07	Frontage at junction of Burley Rd and Church Rd	Frontage	Retain	1, 2, 6, 7	Large mature trees and bushes to the boundaries of Church Road and Oakham Road (B668). Important for the approach to Burley Hall and also to the character of the village. Important to the setting of the listed building.	Local Plan

Town/Village: Burley

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
BUR/08	Frontage on west side of Church Rd	Frontage to Church Road and Open Space to the South of the property.	Retain	2, 3, 4, 6, 7	Frontage - Large mature trees along the boundary with Church Road. Important to the setting of the building and the approach to Burley Hall and the character of the village. Open Space – garden land, very open to the countryside and acts as transitional land.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
CAL/01	Village hall green	Open Space	Retain	5, 6, 7	Open space outside the Village Hall. It includes a bench and some telephone pole. It has no particular environmental value, but is important to the street scene, working in conjunction with CAL/02&03 to create openness to the centre of the village. It is also important for the setting of the surrounding listed buildings.	Local Plan
CAL/02	Village green	Open Space	Retain	1, 6, 7	Open space in the middle of the village, bounded by Church Lane and Main Street. Included a tree and also a flag mast within it. Small posts surround the perimeter of the space. A telephone pole is also situated in the western corner of the space. It is important to the character of the village and also the setting of the surrounding listed buildings. It also links with CAL/02 & 04, providing openness to the street.	Local Plan
CAL/03	Village green	Open Space	Retain	5, 6, 7	Open space within the middle of the village. Works in conjunction with CAL/01 & 02 to create an openness to the street and also provides important setting for the surrounding listed buildings.	Local Plan
CAL/04	Paddock on Mill Lane	Open Space	Retain	1, 6, 7	Stone wall around perimeter of open space. It is a paddock in its majority, with a small area being an extended garden to Meadow Farmhouse. Maintains the rural character of Caldecott and also is important for the setting of the listed building. Extend to include the whole of the open space.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
CLI/01	Land west of West Rd	Open Space	Retain	4, 5	Frontage over grown, however, gain glimpses through the gateway to the open part of the garden which allows views beyond to a wooded back drop. Provides important views in to and beyond the garden. This contributes to retaining the openness to the street.	Local Plan
CLI/02	Land south of site CLI/01	Open Space	Retain	3, 6, 7	Very open garden with low stone wall to eastern boundary on West Street. This provides a view to the wooded area to the west of the village and provides openness to the street.	Local Plan
CLI/03	Land on western edge of village south side of Stretton Rd	Open Space	Retain	1, 2, 3, 4, 6, 7	Holds a pond and many mature trees along the boundary of Main Street and along the pond. Provides a setting for the surrounding buildings, including one which is listed. It is a very significant feature of the village, specifically to the approach of the village via Main Street, and provides views to the wider countryside.	Local Plan
CLI/04	Land north of Main St	Open Space	Retain	6, 7	Land separating two properties with a stone wall along the boundary to Main Street. The site has several mature trees and it well maintained. It adds character to the street scene and provides openness.	Local Plan
CLI/05	Land on corner of Main St	Open Space	Retain	3, 4, 6	Grazing land. Peripheral land affording views into the expansive countryside surrounding the village. Maintains the rural character of the village.	Local Plan
CLI/06	Land to north of Church Lane	Frontage	Retain	6, 7	Extensive stone wall with tree planting directly beyond the wall. This creates a strong character to the street scene. The garden to the rear cannot be seen and therefore contributes little to the character of the street scene. Better suited as a frontage rather than an open space.	Local Plan
CLI/07	Land south of Church Lane	Open Space	Exclude		A small stone wall, with a heavily planted frontage. No views can be seen of the garden or the countryside behind it.	Parish Meeting

Town/Village: Clipsham

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
CLI/08	Rear garden on Main St	Open Space	Add	3, 4, 6, 7	Open rear gardens, providing views to the countryside/park. Acts as transitional land between the village and the countryside. Adds to rural character and the openness of the village.	Parish Meeting
CLI/09	Footpath east of the village	Open Space	Exclude		Outside the Planned Limits of Development, therefore classed as open countryside.	Parish Meeting
CLI/10	Bridleway west of site CLI/05	Open Space	Include	3, 6	Leads to open countryside and links with CLI/05 continuing the openness of the street and the link to the countryside. It is also a public right of way. Land only included that is within the Planned Limits of Development	Parish Meeting
CLI/11	Bridleway to north of the village	Open Space	Exclude		Outside the Planned Limits of Development, therefore classed as open countryside.	Parish Meeting

Town/Village: Cottesmore

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/A dd/ Exclude	Justification reason (1-7)	Comments	Source
COT/01	Land to west of Rogue's Lane	Open Space	Retain	1, 4, 6	Dense trees on border and within site. Also wetland area, will hold a lot of wildlife. Acts as a transitional site between the village and countryside. It also adds to the character of the village as you exit and leave on Rouges Lane.	Local Plan
COT/02	Land to south of Hall Close	Open Space	Retain	1, 6, 7	Open space in village, surrounded by stone brick wall, with mature trees around boundary. Important for setting of the Listed Building (Honeypot Cottage) and also is important in the street scene and the overall character of the conservation area.	Local Plan
COT/03	Land to south of Main St	Open Space	Exclude		Outside of the PLD. Is classed as open countryside and has better protection than if classed within the village.	Parish Council
COT/04	Land to north of Mill Lane	Open Space	Exclude		Outside the PLD. Also planning permission has been granted for 2 dwellings and both are almost complete.	Parish Council
COT/05	Land at junction of Burley Rd and Ashwell Rd	Open Space	Include	3, 5	Small parcel of land bounded by all sides by roads. Has 5 mature trees, with a bench and bus stop. Important to the character of the village, specifically the attractiveness of the village when exiting and entering on Burley Road and Ashwell Road.	Parish Council
COT/06	Green space on Cresswell Drive	Open Space	Retain	5, 6	Open space within estate. One large tree in eastern corner also small planting in the area. Provides no significant environmental value, but is important to the character and openness of street.	Parish Council
COT/07	Approach to Cottesmore from Greetham	Frontage	Exclude		Outside of the PLD. Is classed as open countryside and has better protection than if classed within the village.	Parish Council

Town/Village: Cottesmore

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
COT/08	Frontage to the south of Main Street	Frontage	Add	1, 2, 6	Tall mature trees running along the road side. Providing strong character to street and setting for surrounding buildings, including listed buildings. Also provides character to the village for people approaching via Burley Road. Was classified as Village Green but was removed at the request of Cottesmore Parish council.	Parish Council
COT/09	Land at Mill Lane/ Sheep Dyke	Open Space	Add	2, 6, 7	Legally classed as a village green. Important for setting of listed building. Several trees on site, with a rail fencing with concrete posts running through the middle of the site. Also provides openness to village on entrance and exit from Mill Lane.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
EDI/01	Land at junction of King Edward's Way & Rectory Lane.	Open Space	Retain	1, 6, 7	Garden to dwelling, but can be seen from street. Provides openness to the area, as does the garden on the opposite side of the road. Important to the character of the conservation area. Also stone wall to boundary with planting of mature trees directly behind the wall. Adds character to street and also important for the setting of the building.	Local Plan
EDI/02	Frontage on Normanton Rd at northern end of the village	Open Space	Exclude		Site includes dwellings and gardens. Dense Planting along the boundary and a high fence to the footpath, so the site is not easily visible therefore providing little to the character of the village.	Local Plan
EDI/03	Land to the west of the village	Open Space	Exclude		Outside PLD, therefore classed as open countryside which gives better protection to the area than if it was within the PLD.	Site Allocations and Policies Consultation
EDI/04	Land to the east of the village.	Open Space	Exclude		Outside PLD, therefore classed as open countryside which gives better protection to the area than if it was within the PLD.	Site Allocations and Policies Consultation
EDI/05 (School)	Edith Weston Primary School playground.	Open Space	Add	2, 3, 4	School playground. Includes some mature planting to the boundary, but there are gaps in this which affords views into the countryside and also provides and enhances the attractiveness on the approach to the main village. It is also peripheral land linking with the countryside surrounding, specifically the countryside strip between the main village and the housing estate to the west.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
EGL/01	Land to north of Orchard Close	Open Space	Retain	3, 4, 6	Open space on the entrance to the village from the north and is mainly peripheral land. Retains an open character to the village. Incorporates part of a garden of a listed building and affords views into the countryside from Orchard Close.	Local Plan
EGL/02	Frontage at Main St, Church Rd junction	Frontage	Retain	1, 3, 6, 7	Large stone wall with tall mature trees immediately behind. Important to the character of the village and also to the setting of the adjacent listed building. Recommend extension to the whole of the frontage on this corner.	Local Plan
EGL/03	Frontage on Church Rd	Frontage	Exclude		Frontage to the north has been removed due to the development of two dwellings. Sparse hedging to the south, it has no significant environmental quality and provides little addition to the character of the village.	Local Plan
EGL/04	Land at junction of Church Rd and Hambleton Rd	Open Space	Exclude		Driveway has been constructed on part of the land. Not very visible from the street or from the countryside. Adds little to the character of the village.	Local Plan
EGL/05	Land to north of Hambleton Rd	Frontage	Retain	5, 6	Poorly maintained hedging, however provides screening for farmyard, important to the setting of the surrounding buildings.	Local Plan
EGL/06	Land to south of Hambleton Rd	Open Space	Exclude		Dense hedging restricts views into the site, therefore the site adds little to the character of the street.	Local Plan

Town/Village: Eggleton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
EGL/07	Land to south of the church	Open Space	Add	3, 5, 6, 7	Green open space outside the church. Acts as a 'village green'. Includes a shelter, village sign and a bench. Important to the open character of this part of the village and also affords views into the open countryside. Important for the setting of the listed church.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
EMP/01	Land fronting Main St	Frontage	Retain	1, 6, 7	Listed stone wall. To eastern end there is a large hedge row above the stone wall and to the western end the wall is open to the front gardens of the listed buildings. Important to the street scene and provides a defined boundary along Main Street and also provides a distinct character along with the listed buildings. Extend to include the whole wall.	Local Plan
EMP/02	Land at junction Willoughby Drive/Main St	Open Space	Retain	1, 6	Open space on corner of Main Street and Willoughby Drive. Contains a large mature tree with several smaller trees. Also includes two benches. Creating an open space and is important to the character of the conservation area.	Local Plan
EMP/03	Land at Willoughby Drive	Open Space	Retain	1, 6	Continuation of EMP/02, which is divided by an electricity substation. Mature planting to the boundary between the open space and Wheelwright Barn. Open space which provides character to the street and an openness to the area.	Local Plan
EMP/04	Land at Crockett Lane	Open Space	Retain	5, 6	Open Space with a walkway through to dwellings on Crockett Lane. Includes several trees and two (if west is included) substantial sized weeping willows. Five TPO's are on site. This area is important to the street scene and provides an open character and also is important for the setting of the surrounding buildings which overlook this open space. Extended to include the open space to the west over the road.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
EMP/05	Land at eastern end of Main St	Frontage	Retain	1, 6, 7	Large stone wall with hedge over the top. The hedge is well maintained and provides significant character to the street. The wall is listed and is important for the setting of the listed building Whitegables and The Wilderness and also those on the opposite side of Main Street. The wall is also important to the character of the conservation area.	Local Plan
EMP/06	Land off Exton Road	Open Space	Add	3, 4, 5	Bowling pitch. Defined by a strong hedge along boundary. Exton road is on an incline from the north going down into the village. Therefore on the approach to the village from Exton Road, this open space affords views into the village and the surrounding countryside when leaving the village. It also acts as a transitional piece of land between the village and the countryside.	Site Allocations and Policies Consultation
EMP/07	Cricket Club Pitch off Exton Road	Open Space	Exclude		Outside the PLD, therefore classed as countryside, which gives better protection to the site than if it was within the PLD.	Site Allocations and Policies Consultation
EMP/08	Land off Loves Lane	Open Space	Exclude		Outside the PLD, therefore classed as countryside, which gives better protection to the site than if it was within the PLD.	Site Allocations and Policies Consultation

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
ESS/01	Land between Stamford Rd & Mallard Close	Open Space	Retain	1, 6, 7	Large open space within the centre of the village. Had several trees and a footpath runs through the space. It is important for the openness of the village and also the setting of the surrounding buildings.	Local Plan
ESS/02	Land between Stamford Rd & Plover Rd	Open Space	Retain	5, 6, 7	Continues the openness from ESS/01. Within the grounds of the village hall. Grassed area with no planning and a small wire fence.	Local Plan
ESS/03	Land to west of Manor Farm Lane	Open Space	Retain	1, 3, 4, 7	Open land. Stone wall to boundary of Manor Farm Lane. Peripheral land, which affords views to the wider countryside and also the village from the approach from Manor Farm Lane.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
EXT/01	Land between Oakham Rd and Maltings Yard	Open Space	Retain	1, 3, 4, 6, 7	Stone Wall along boundary to Oakham Road. Open space on approach to the village. Has a small stream to the southern boundary and includes some planting. It is peripheral land, which retains the rural nature of the village. Important for the setting of the listed buildings.	Local Plan
EXT/02	Village green	Open Space	Retain	1, 3, 6, 7	Open space bound by High Street and The Green. Several significant trees. Important for the setting of several listed buildings which front onto the open space and the character of the conservation area.	Local Plan
EXT/03	Land to west of High St	Open Space	Retain	6, 7	Green open space. Stone wall to boundary of High Street, however repairs are needed, as parts have fallen down. Large hedge to other boundaries. It provides openness to the street and also is important for the setting of the listed buildings on the opposite side of the street.	Local Plan
EXT/04	Frontage at Top St, Stamford Rd junction	Open Space	Retain	5, 6, 7	Green open space. One tree planted. Important for the setting of the listed building. Provides openness to street and is important to the character of the conservation area. Extended to include other grassed areas within this area as they all contribute to the openness of this part of Stamford Road and the character of the area and sitting of listed buildings.	Local Plan
EXT/05	Land to rear of site EXT/04	Open Space	Exclude		Cannot be seen from street, a small glimpse of the site can be seen from Old Dairy Yard. It is the garden to Fairview, 8 Stamford Road. Does not provide any character to the village as there is little that can be seen and does not include anything of intrinsic environmental value.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
EXT/06	Land at Stamford Rd/Garden Rd junction	Open Space	Retain	1, 3, 6, 7	Open space with a large number of trees to the boundary adjacent to the houses. Provides a transitional land between the countryside to the west and the built area of the village to the north, south and east. Affords views to the countryside and also into the village from the countryside, due to the open nature of the street with this open space.	Local Plan
EXT/07	Land to front of Campen Close	Open Space	Exclude		Open green space. Has no planting on the land. Is overlooked by several houses but does not contribute to the character of the area and has no intrinsic environmental value.	Parish Council
EXT/08	Continuatio n of the village green	Open Space	Add	1, 3, 6, 7	Continuation of EXT02, similar mature trees and works in conjunction to create openness of this part of Exton.	Rutland County Council
EXT/09	Continuatio n of the village green	Open Space	Add	1, 3, 6, 7	Continuation of EXT02, similar mature trees and works in conjunction to create openness of this part of Exton.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
GLA/01	Grassed area and ponds north of Manor Lane	Open Space	Retain	2, 4, 7	Heavily wooded. Grounds of Springhill. Transitional land between Glaston and countryside. Important views of countryside from approach to Springhill. Also important for the setting of listed building, Coppice House and listed structure, Cart Wash. This has been extended to include the whole pond.	Local Plan
GLA/02	Wall and grassed area fronting A47	Open Space	Exclude		Mainly gravelled area overlooking the large grounds and countryside and partly a gravelled car park. This specific area does not contribute any significant character to the village.	Local Plan
GLA/03 GLA/04 GLA/08	Former rectory garden on Wing Rd	Open Space	Retain/ Add	1, 6, 7	All sites link together. Large stone walls with some tree planting behind. Important to the character or the street and also the setting of the buildings. The wall is listed in part. Large green open space with substantial planting. Cannot be easily seen from the street, however it is important to the setting of The Rectory and also the Church. Continuation of open space from the church yard GLA/10.	Local Plan/ Parish Meeting
GLA/05	Frontage on entrance to village west-east	Open Space	Retain	2, 4, 6, 7	Gardens and open land to listed buildings on the western edge of Glaston on Main Road. This land also acts as transitional land between the built limit of Glaston and the open countryside. Important for setting of listed building and views gained when entering the village via the A47.	Local Plan
GLA/06	Grassed area and ponds north of manor lane continuation of GLA/01	Open Space	Add	1, 3, 6, 7	Green open space. Important for setting of listed Cart Wash and surrounding listed buildings. Also adds to the openness and the rural character of the village.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
GLA/07	Continuation of GLA/02	Open Space	Exclude		Gravelled area outside Glaston Hall. No significant features which add to the character of the village or the setting of the building.	Parish Meeting
GLA/09	Land off Seaton Rd	Open Space	Exclude		Cannot be seen from the street, large wall around boundary to Seaton Road. Does not provide any character/value or setting to village. Planning permission has been granted for part of the site.	Parish Meeting
GLA/10	Churchyard	Open Space	Add	1, 6, 7	Churchyard. Provides openness to street. Mature trees within site and area surrounded by a stone wall. It is important for the setting of the listed building. Views of countryside can also be seen from several points in the site.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
GCAS/01	Bowls club, Pickworth Rd	Open Space	Retain	1, 6	Bowls club and 'beer garden' to The Plough Inn. Provides green space for village and sets openness to village. Can be viewed from Old Great North Road and Pickworth Road. As planting between bowles club and beer garden. Important to character of village.	Local Plan
GCAS/02	C of E primary school playing field	Open Space	Retain	5, 6	School playing fields. Important to the character of the street. Hedges are along the boundary to Ryhall Road and it is slightly raised to the pavement. It provides an open character to this part of the village, which is important as the other side of Ryhall Road there is open countryside.	Local Plan
GCAS/03	Junction of Main St & Pickworth Rd	Open Space	Add	5, 6, 7	Open space at junction of Old Great North Road and Ryhall Road. Includes a tree and a sign. Important to the open character of Great Casterton, specifically when entering via Water Lane and works in conjunction with GCAS/02. Also important for the setting of the listed building Bridge Farmhouse.	Parish Council

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
GRE/01	Land to south of Bullfield Close	Open Space	Retain	1	Large open space in the middle of the village, grazing land. Trees along all boundaries and open wooded fence to Bullfield Close. Footpath running along western boundary of the site. Possibility to expand the open space to the boundary of Bullfield Close (see map). Footpath along the western boundary.	Local Plan
GRE/02	Land west of Church Lane	Open Space	Retain	1, 3, 6, 7	To the east of Church Lane, this open space provides the setting for Greetham House. It includes mature trees, a stream a village well and pond. It is of intrinsic environmental value and provides a distinct character to the village of Greetham. To the west this comprises of gardens to dwellings. The garden within the south west corner includes a stream and is very open to Church Lane and adds to the character of the village alongside the open space to the east. However the remaining gardens do not add any value to the character of the village and little cannot be seen due to high fences and some planting, therefore these should be excluded from GRE/02.	Local Plan
GRE/03	Land at Gates Lane/Little Lane junction	Open Space	Exclude		This is part of the Holly Cottage Farm. This site does not provide any significant character to the area or contribute to the setting of a building.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
GRE/04	Site at eastern end of village on south side of Main St	Open space	Exclude		Open space adjacent to a listed public house. On the edge of the village adjacent to farmer's fields. Mature planting on the eastern boundary, with some hedges to the boundary of Stretton Road. Hedges have been cut down extensively; also there is a large gap in the hedge in the north eastern corner. Provides no real character or environmental value to the village.	Local Plan
GRE/05	Frontage on western edge of the village	Open Space	Add	2, 5	Large grass verges of B668. Include some planting of small trees. Important for to the entry and exit of the village, creating and open rural character.	Parish Council
GRE/06	Land to west of the church	Open Space	Add	6, 7	Open land to the west of the Church. It includes some planting and is well maintained. It is important for the openness of the street and also for the setting of the listed church.	Parish Council
GRE/07	Land to east of the church	Open Space	Add	6, 7	Open land to the east of the Church. It includes some planting and a stone wall to the south (continuation from the church wall) and is well maintained. It is important for the openness of the street and also for the setting of the listed church and Greetham Manor.	Parish Council
GRE/08	Continuation of GRE/02	Open Space	Add	1, 3, 6, 7	Continuation of GRE02, would make sense to amalgamate the two as the boundary drawn for GRE02, does not exist and cannot be seen.	Parish Council
GRE/09	Land to west of Little Lane	Open Space	Exclude		Gardens. Bounded by walls/hedges. Does not contribute to the character of the village specifically and hold no intrinsic environmental value.	Parish Council
GRE/10	Frontage on eastern end of village north of Main St	Frontage	Exclude		Gardens and a grass verge. Open gardens to road, some with open fences and others with high tall hedges. Provides openness to the village, however creates no specific character or environmental value for Greetham.	Parish Council

Town/Village: Greetham

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
GRE/11	Village green	Open Space	Add	1, 6, 7	Open space with village notice board and a stream to the north of the site. It is paved as a walk through and makes a feature of the stream, which runs through the village. Potential to enhance this open space. Also important for the surrounding listed buildings.	Site Allocations and Policies Consultation

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7)	Comments	Source
HAM/01	Land south of the church	Frontage	Retain	1, 2, 6	Dense mature tall trees along the boundary of Lyndon Road. Extended to include the whole tree lined frontage.	Local Plan
HAM/02	Land south of HAM/01	Open Space	Retain	2, 3, 4	Extension is proposed to this open space. The areas is part a footpath leading out to the countryside and Rutland Water and part of a garden to The Old School. The garden is very open with open metal rail fencing. Both link together as transitional land between the village and the countryside. It also provides open views to the surrounding countryside and Rutland Water. Extended to include the whole corridor.	Local Plan
HAM/03	Ketton Rd	Frontage	Retain	6, 7	Mature tree planting and hedge row along boundary of Edith Weston Road.	Local Plan
HAM/04	Site adjacent to HAM/03	Open Space	Exclude		Garden to listed building. Has a hedge along boundary. Provides little character to the area and has no significant environmental quality.	Local Plan
HAM/05	Land surrounding Hambleton Hall	Open Space	Retain	1, 6, 7	Grounds to Hambleton Road. Important for the setting of the listed building. Heavily planted boundary to Edith Weston Road with tall mature trees and a stone wall to half way across the site. A wooden open fence is situated on the eastern boundary of the site which allows views into the whole site beyond the frontage.	Local Plan
HAM/06	Land adjacent to HAM/05	Open Space	Retain	1, 6, 7	Continuation of HAM/05, divided by access road. Important for the setting of the listed building. Heavily planted boundary to Edith Weston Road with tall mature trees and a wooden open fence to the boundary of Edith Weston Road.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/01	Frontage to fishponds, High St	Frontage	Retain	1, 2, 7	Stone wall to boundary of High Street, with mature trees directly behind the wall. Important to the character of the entrance to the village and setting of the listed building.	Local Plan
KET/02	Frontage to Ketton Grange, High St	Frontage	Retain	1, 6, 7	Stone wall to boundary and heavy planting of hedge rows and mature trees within site, which blocks views to the open countryside. Changes are proposed to the planned limits of development, which would exclude part of this site. Therefore, this site would be more suited an important frontage rather than an open space. Frontage is important to the character of the street continuing the identified important frontage KET/01 and would combine to create a continuous important frontage.	Local Plan
KET/03	Frontage to The Firs, High St	Frontage	Retain	1, 6, 7	High hedge along the boundary of High Street with heavily planted mature trees with a stone wall along pit lane with mature trees behind the wall. Important frontage to the village when entering from the east, also provides a strong boundary to the village on this north eastern edge.	Local Plan
KET/04	Land to the rear & west of Chater Lodge, High St	Open Space	Exclude		Large open space, possibly a paddock or grazing land (was not in use when visited on site March 2012), within village. Does not add any environmental value or character to the village worthy of its retention as an important open space.	Local Plan
KET/05	Land bordering Church Rd and Ketton Hall	Frontage	Retain	1, 6, 7	High stone wall with dense planting and mature trees immediately behind the wall. It is important to the character of the street and the setting of Ketton Hall.	Local Plan

Town/Village:

Ketton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/06	Garden at 29 Church Rd	Open Space	Retain	1, 6, 7	Open garden to Garden Cottage. Stone wall to boundary of Church Road with mature trees adjacent to the river. This space is important for the setting of the listed building.	Local Plan
KET/07	Land at Aldgate Lodge	Open Space	Retain	1, 3, 6, 7	Heavily wooded area. With boundary wall with iron fence topping. Important element of street. Due to the openness of the wire fence this creates an openness. On the opposite side of the road there is open green lane with trees and a track leading to several houses. It also provides small glimpses into the countryside.	Local Plan
KET/08	Land bordering Edmonds Drive	Open Space	Retain	1, 6	Tree lined corridor with large mature trees. Provides distinctive character to this part of the village and also links with KET07.	Local Plan
KET/09	Land to rear of The Cottage, Aldgate	Frontage	Retain	1, 6, 7	High stone wall, restricts views of space behinds, therefore more appropriate as a frontage. Stone wall continues and extension of this frontage would be well suited to include the whole wall. This is also important for the setting of the listed building.	Local Plan
KET/10	Land at Hall Close	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council
KET/11	Land on sides of Station Rd	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council

Town/Village:

Ketton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/12	Land between Barrowden Rd and the railway line	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council
KET/13	Land south side of Luffenham Rd	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council
KET/14	Land north side of Luffenham Rd	Frontage	Exclude		Majority of frontage outside the planned limits of development. Open land with grass and some planting. Divide between two roads with a small hedge through the middle.	Parish Council
KET/15	Whitbread copse between railway & Geeston Rd	Open Space	Exclude		Fenced and gated lane with some planting. No trees of significance (through discussions with tree officer). Provides little character of environmental significance to the village.	Parish Council
KET/16	Land bordering south of Chater and north east of Aldgate	Open Space	Exclude		Outside the planned limits of development and therefore classed as open countryside.	Parish Council

Town/Village: Ketton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
KET/17	Frontage at The Limes, High St	Open Space	Retain	3, 6	Garden land to The Limes, High Street. Affords views into the open countryside, due to a small post and wire fence creating and openness to this part of the village.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/01	Paddock between Manor Lane and Well St	Open Space	Retain	2, 3, 4	The Paddock to the rear of 50 Well Street. Acts as transitional land between the village and the open countryside. Affords views of the church and buildings within the village through the field.	Local Plan
LAN/02	Land between Well St & Westons Lane	Open Space	Retain	1, 6, 7	Open land between Westons Lane and Well Street. Includes a stream and planting of trees and bushes. Important for the setting of the Church and 50 Well Street and other surrounding dwellings. Also provides a strong character to this area of Langham.	Local Plan
LAN/03	Frontage on Church St	Frontage	Retain	1, 6, 7	Large hedge row. Important to the character of the street and the setting of Manor House and other surrounding buildings.	Local Plan
LAN/04	Land fronting Church St	Open Space	Exclude		Land cannot be seen from street, only a glimpse is viewed from the entrance to the property. Therefore, cannot provide any environmental value or character to the street.	Parish Council
LAN/05	Churchyard	Open Space	Retain	1, 6, 7	Church yard to St Peter and St Pauls Church. Provides setting for the church and also provides an open character to the village. A stone wall runs the perimeter of the boundary. Mature trees within site, which also adds to character.	Local Plan
LAN/06	Land south of The Rookery	Open Space	Retain	1, 6, 7	A pathway between Church Street and Burley Road/Ashwell Road. Has planting of several mature trees and runs alongside the canal. Important to the setting of several listed buildings and also to the character of the village. It includes a public right of way.	Local Plan
LAN/07	Land to east of The Rookery	Open Space	Retain	1, 6, 7	Grazing field, which includes planting of several mature trees, works in conjunction with LAN 06&08 as a green lung through the eastern part of the village.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/08	Land to west of Ashwell Rd	Open Space	Retain	1, 4, 6	Tall hedge to the boundary and cannot see beyond hedge. Provides a strong character to Ashwell Road. Cannot see open space, however hedge is not protected and if the hedge was removed it would be a large open space. This links in conjunction with LAN06&07 and the canal which provides a green lung through the village. It is used as grazing land and land to keep chickens, it is peripheral in nature as it is on the edge of the village, retaining the openness and rural character of the village.	Local Plan
LAN/09	Land at Braddan House	Open Space	Retain	1, 2, 7	Garden land to Braddan House. Includes a pond and mature trees. Important for the setting of Braddan House and also retains openness from the countryside. Working in conjunction with other open spaces and other planning within the west of the village.	Local Plan
LAN/10	Yard to the front of The Church	Open Space	Exclude		Church yard, difficult to see from the street. Set back from the street, within rear gardens to properties off Church Street and Well Street. Does not provide strong character to the street, as it is well screened by planting and gardens.	Parish Council
LAN/11	Land at Burley Rd/New Rd junction	Frontage	Retain	1, 6, 7	Large stone wall (Listed) around the perimeter of The Old Hall. Significant in size mature trees, many with TPO's, immediately behind the wall. Make a significant addition to the street scene and for the setting of The Old Hall. Extended to include the whole wall.	Local Plan
LAN/12	Land within The Old Hall	Open Space	Exclude		Grounds of The Old Hall. Cannot see from street as it is hidden by the high stone wall which surrounds the building. Therefore, adds no character of environmental significance to street or village.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/13	Land between The Rookery and Old Hall	Open Space	Exclude		Being developed when visited site. Has mature planting to boundary, adjoining LAN/02, could include this planting within it.	Parish Council
LAN/14	Frontage at The Range	Open Space	Exclude		Garden land and grass verges in estate. Provide no particular environmental value or character to the area.	Parish Council
LAN/15	Frontage at Sharrads Way	Open Space	Exclude		Garden land and grass verges in estate. Provide no particular environmental value or character to the area.	Parish Council
LAN/16	Frontage at Grange Close	Open Space	Exclude		Garden land and grass verges in estate. Provide no particular environmental value or character to the area.	Parish Council
LAN/17	Frontage at Grange Close	Open Space	Exclude		Garden land and grass verges in estate. Provide no particular environmental value or character to the area.	Parish Council
LAN/18	Frontage at Harewood Close	Open Space	Exclude		Garden land and grass verges in estate. Provide no particular environmental value or character to the area.	Parish Council
LAN/19	Verge at The Limes	Open Space	Exclude		Grounds of The Manor House. Cannot be seen from street as hidden by heavy planting of mature trees, therefore adds no character or environmental significant to street or village.	Parish Council
LAN/20	Frontage on Well St	Frontage	Add	3, 6, 7	Garden land and grass verges in estate. Several trees planted continues the openness which is provided by LAN02, important for the character of the street/village and surrounding buildings.	Parish Council
LAN/21	Land on Bridge St	Open Space	Exclude		Garden land and grass verges. Provide no particular environmental value or character to the area.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/22	Land at Melton Rd/ Well St junction	Open Space	Add	1, 3, 6, 7	Land between Well Street and Melton Road. Land includes several trees a bench and post box. The land between the junction also includes a pump (which is listed) this adds to the character of the area and also affords open views to the countryside when viewed towards Melton Road from Well Street. Important to the setting of the surrounding buildings. It is also identified within the Village Design Statement as "characteristic of the village and make and important visible contribution".	Parish Council
LAN/23	Land at Melton Rd/ Well St junction	Open Space	Add	3, 6, 7	Join with LAN/22 – same features	Parish Council
LAN/24	Land at Bridge St/ Church St junction	Open Space	Exclude		Small open space, was larger but taken over by parking, adds limited value to village and street scene, due to its significant reduction in size.	Parish Council
LAN/25	Frontage on Oakham Rd	Frontage	Add	3, 6	Entrance to village, with mature planting, Producing rural character and transition between village and countryside. Important to the setting of the village and to the attractiveness of the village when approaching on the A606.	Parish Council
LAN/26	Path linking Manor Lane & Bridge St	Open Space	Exclude		Footpath between buildings. Has hedges along but very narrow. Cannot be seen from street easily and provides little environmental value or character to the area.	Parish Council
LAN/27	Frontage on Church St	Frontage	Add	5, 7	Grassed front garden area. Includes two trees, but works in conjunction with LAN/03 to provide character to the village and conservation area.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/28	Land at Squires Close	Open Space	Exclude		Grassed area with path through to Manor Lane. Includes two front gardens of dwellings. Bounded on two sides by hedges and has one small mature tree in the middle of the site. Identified in Village Design Statement as an open space which makes an important contribution to the character of the village. However does not provide particular environmental value or character to the village.	Parish Council
LAN/29	Land to south of primary school	Frontage	Add	1, 2, 4	Stretch of narrow woodland, providing a buffer between the countryside and the village, acting as transitional land. Also works in conjunction with LAN/25 providing an attractive view when approaching Langham from the A606 Oakham Road.	Parish Council
LAN/30	Continuation of LAN/01	Open Space	Add	2, 3, 4	Paddock to rear of 48 Well Street. Continuation of LAN/01 and affords views into the countryside and into the village from Manor Lane. Transitional land between the village and countryside.	Parish Council
LAN/31	Bowling green on Manor Lane	Open Space	Add	2, 7	Bowling green. Substantial hedge to boundary with Manor Lane. Provides separation between 37 and 41 Manor Lane. Retains the openness of the village to the North.	Parish Council
LAN/32	Frontage on Burley and Ashwell Road junction	Frontage	Exclude		Majority is outside the PLD.	Parish Council
LAN/33	Frontage on Burley and Ashwell Road junction	Frontage	Exclude		Grassed area between road and building. No planting. Provides no significant addition to the street scene or the village as a whole.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/34	Frontage on Burley and Ashwell Road junction	Open space	Add	2, 5	Grassed Open Space between a junction. Has one tree and a sign. Works in conjunction with LAN/35 to provide an openness to the entry of the village along Burley Road. Also is important to the character of the Conservation area. Identified within the Village Design Statement as an open space which makes an important contribution to the character of the village.	Parish Council
LAN/35	Frontage on burley and Ashwell road junction	Open space	Add	2, 5	Link with LAN/34. Grassed area but provides important openness to village and character to the entrance to the village from Burley Road. Identified within the Village Design Statement as an open space which makes an important contribution to the character of the village.	Parish Council
LAN/36	Frontage on Burley and Ashwell Road junction	Open Space	Add	2, 5	Grassed area with some tree planting and a village notice board. To be added only to include the open space with the notice board, beyond this point it is a grassed verge and does not add little value.	Parish Council
LAN/37	Frontage on Bridge St/Burley Rd	Frontage	Exclude		Small grassed area 'Beer Garden' to the former Wheatsheaf Pub. Provides no distinct character to the village.	Parish Council
LAN/38	Land to north of Cold Overton Rd	Open Space	Exclude		Cannot be seen from the street scene. Small public footpath behind dwellings off Cold Overton Road, which links to Melton Road. Includes bushes, but has no significant environmental value and is difficult to be seen from the street. A small footpath behind several houses. This does not provide and particular environmental value or character to the village.	Parish Council
LAN/39	Land at Ranksborough Drive	Open Space	Exclude		Small grassed area, with two mature trees. Provides little to the character of the village.	Parish Council

Town/Village: Langham

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LAN/40	Verge at Orchard Way/Manor Lane	Space	Exclude		Grass verge along Manor Lane. Include 2 trees, but very little character is provided to street of village from this space.	Parish Council
LAN/41	Frontage along Burley Rd	Frontage	Add	1, 6, 7	Large Mature trees. Stone and brick walls along the frontage of Burley Road. Important for the setting of the listed buildings and also to the character of the street and conservation area. Through discussions with tree officer he was in agreement and discussed that an application had been proposed to remove several of the trees and it was argued that these trees were too significant to the area to lose.	Rutland County Council
LAN/42	Full length of the canal	Open Space	Exclude		Runs through the village, surrounding by tree and hedge planting. Hidden in many areas to the rear of dwellings. Where the river contributes to the character and environmental quality of the village this has been incorporated as an important open space, see LAN/02/06/08/09 .	Site Allocations and Issues Consultation

Town/Village: Little Casterton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LIT/01	Land south of the church	Frontage	Retain	1,7	Listed Stone Wall. Important to the setting of The Chancery and the access to the church.	Local Plan
LIT/02	Land south of Main St	Open Space	Exclude		Outside the Planned Limits to Development and classed as open countryside.	Parish Council

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7)	Comments	Source
LYD/01	Old Vicarage garden, Main St	Frontage	Retain	1, 2, 6, 7	Stone wall to Gretton Road, with mature dense tree planning immediately behind the wall. Cannot see beyond the planting into the garden. Gravel entrance to the Old Vicarage with dense tree planting which restricts views into the garden. More suitable as an important open frontage than an open space (its previous designation). Also continues the bushes which lead up to the village on Gretton Road.	Local Plan
LYD/02	Frontage at junction Gretton Rd/Thorpe Rd	Frontage	Retain	1, 2, 6	Hedgerow and tree planting to the boundary of Gretton Road and 1 & 3 Gretton Road. To the Northern corner there is a mature weeping willow. This frontage provides important character to the approaches to the village, working in conjunction with LYD01.	Local Plan
LYD/03	Gravel drive fronting Main St	Frontage	Exclude		Gardens and access to dwellings to rear. Some small planting and landscaping of gardens. No real significance in terms of character to the village.	Local Plan
LYD/04	Bede House gardens	Frontage	Retain	1, 5, 6, 7	Listed stone wall around the perimeter of the site. Within this wall is open grassed land with some tree planting, however it is not visible from the street due to the high stone wall, therefore it is difficult to class as an important open space when it is not visible from the public areas within the village. An extension of the frontage to cover the whole wall to 22 Main Street, would be appropriate. It is important for the setting of Bede House, the church and other listed buildings surrounding the site. A public footpath runs to the eastern edge of the open space.	Local Plan
LYD/05	Field behind White Hart Pub	Open Space	Exclude		Garden to dwellings, is not visible to the street scene and therefore does not contribute to the character of the village.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LYD/06	Village green	Open Space	Retain	3, 6, 7	Village green, includes several trees, some mature and other younger. It also includes a bench and bus stop shelter and a listed village cross. It is important for the setting of the surrounding listed buildings and to the openness of the village.	Local Plan
LYD/07	Orchard in front of new housing on Main St	Open Space	Retain	1, 6, 7	Former orchard, new development has been built since the designation in 2001, however the open space and stone wall has been retained. There is mature planting within the open space and is well maintained. It is important to the setting of the new dwellings and other buildings on Main Street and also to the character of the village.	Local Plan
LYD/08	Colley Rise green	Frontage	Add	3, 6	Larger grass verges along Colley Rise, with Tree planting on the southern verge and a parish notice board only include this area and exclude the other parts. Important to the character of the village provides openness on the approach from Uppingham via Main Street.	Parish Council
LYD/09	Main St frontages	Frontage	Exclude		Grass verges along village. Provides no significant contribution environmentally or to the character of the village.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LYN/01	Paddock backing onto The Old Rectory	Open Space	Retain	3, 5, 6, 7	Open Space to the rear of Church Road, important to the character of the village. Important to the setting of the listed building, Mr Betts Cottage and also to other surrounding buildings. The garden land to 3 The Orchard and land fronting Church Road, includes dense planting, restricting views to the rear of the garden of 3 The Orchard, however it links well with the open space to the rear. Creates an important character to the village.	Local Plan
LYN/02	Land to the west of The Coach House	Open Space	Retain	2, 3, 7	Garden to The Coach House, looks out onto the countryside. Provides an important view into the village and contributes to the setting of the building. Also important to the approach to the village from The Green.	Local Plan
LYN/03	Land on Church Rd	Open Space	Exclude		Overgrown frontage, cannot see site very easily, therefore adds little to the character of the village.	Local Plan
LYN/04	Frontage south side of Church Rd	Frontage	Retain	1, 6, 7	Large stone wall, important to the character of the street and the setting of the surrounding listed buildings.	Local Plan
LYN/05	Land north of Church Rd	Open Space	Retain	3, 5, 7	Large gardens to listed properties. Garden to the west is open and provides views in the countryside and retains the openness of the village. It has a large stone wall, but due to the topography of the land views of the countryside are still visible. However to the east the garden is heavily planted with bushes and restricts any views to the countryside. There is an argument to exclude this area as it does not contribute to the character of the village.	Local Plan

Town/Village: Lyndon

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
LYN/06	Land south of Church Rd	Open Space	Retain	2, 4, 6, 7	Transitional land. Important for the setting of the listed church and the rural character of the village. Provides important setting for the approach into the village on Church Road. Includes numerous tall mature trees. Extend to include the church yard as this continues the openness of the entry to the village and is easily seen.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
MAN/01	Land to east of Wing Rd	Frontage	Retain	1, 2, 7	Frontage rather than open space. Dense mature trees and bushes surrounding the boundary of Manton Grange. Important to the setting of Manton Grange and to the entrance of Manton on Lyndon Road. This also provides a strong boundary between the village of Manton and the open countryside.	Local Plan
MAN/02	Frontage on St Mary's Road, Lyndon Rd	Frontage	Retain	1, 2, 7	Frontage rather than open space. Dense mature trees and bushes adjacent to the boundary of the surrounding houses. Provides a strong boundary between the village of Manton and the open countryside. Also important for the setting of Manton Hall and Fairfield. Extended to include the whole frontage.	Local Plan
MAN/03	Land at corner of Stocks Hill & Priory Rd	Frontage	Retain	1, 6, 7	Stone wall and planting immediately behind the wall. Some mature trees planted directly behind the wall also. Important to the character of the street and the setting of the several listed buildings surrounding the wall (Rutland House, The Priory and Church of St Mary).	Local Plan
MAN/04	Frontage on Priory Rd	Frontage	Retain	1, 6	A red brick wall with hedge planting immediately behind the wall. Possible to extend in line with Priory Cottage boundary to the west (see map.) Important to the character of the street and the setting of the listed building, The Priory. Previously classed as open space but more suitable as a frontage. Extended to include the whole frontage on Priory Road.	Local Plan
MAN/05	Land on Priory Rd	Frontage	Retain	1, 6	Tall mature trees and other planting, make a bold boundary to Priory Road and the public footpath. Important to the character of the street and the village.	Local Plan

Town/Village: _____

Manton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
MAN/06	Land to south of Thomas Fryers Almhouses, Priory Rd	Open Space	Exclude		Open space outside of Dairy Farm House. Dense boundary hedging and planting within site. Due to dense hedging and being situated to the rear of the properties facing Lyndon Road, this piece of land cannot be seen from the street or easily from the surrounding countryside. Footpath runs along the eastern boundary from Lyndon Road to Priory Road, views of the site cannot be seen from the footpath due to a high holly hedge.	Local Plan
MAN/07	Land at junction Lyndon Rd & Stocks Hill	Open Space	Add	1, 6	Triangle of open space at junction between Lyndon Road and Stocks Hill. Three mature trees, providing significant character to the village and the street.	Parish Council
MAN/08	Land to north of MAN/07	Open Space	Exclude		Large stone wall with hedging, garden area to 1 Stocks Hill. Space cannot be seen from the street, due to height of wall and hedge. Therefore provides no addition to the character of the village or environmental value.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
MOV/01	Land to west of The Old Rectory on western edge of village	Open Space	Retain	1, 3, 4, 7	Wooded frontage to front of listed house, The Old Rectory. Stone wall to boundary of open space and Teigh Road. It affords views into the village and out to the countryside. It also provides a strong character upon the entrance to the village from Teigh Road from the west. The space is also important for the setting of the Listed building and also acts a transitional land between the built up character of the village and the open countryside.	Local Plan
MOV/02	Land at The Finches	Open Space	Add	1, 6, 7	Large open space within the village, with several large trees and a footpath through the middle. It adds to the openness of the area and is important for the setting of the buildings surrounding as they all overlook the open space.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
MOR/01	Land western side of High St	Open Space	Retain	1, 3, 4, 6	Grazing land. Peripheral land providing views to the countryside beyond. A large wall runs along the boundary wall against the cemetery.	Local Plan
MOR/02	High St	Open Space	Retain	1, 2, 6	Old railway cutting, creating a valley. Dense vegetation and lots of mature trees. Adds to the character of the village when entering from A47/A6121.	Local Plan
MOR/03	High St	Open Space	Retain	1, 2, 6	Old railway cutting, creating a valley. Dense vegetation and lots of mature trees. Adds to the character of the village when entering from A47/A6121.	Local Plan
MOR/04	Land to north of Vine Farm	Frontage	Retain	1, 5, 7	Large tall stone wall to boundary of Morcott Hall. Substantial tree planting immediately behind it.	Local Plan
MOR/05	Back Lane	Open Space	Exclude		Outside the Planned Limits of Development therefore classed as countryside and has better protection.	Site Allocations and Policies Consultation

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
NOR/01	Cricket ground between Edith Weston Rd & Church St	Open Space	Retain	1, 6, 7	Recreational land, includes cricket pitch and areas for football and other sports. Site is surrounded by mature trees and hedges. Also in some parts there is a hedge around the boundary (Edith Weston Road) and in others there is low wooden strip fencing (Butt Lane), which retains the openness of the area. Several dwellings are overlooking the area. A play area also exists in the south eastern corner. Works in conjunction with NOR/07, should be amalgamated as one large open space. Several public footpaths run through the site.	Local Plan
NOR/02	Land at junction of Weston Rd & Pinfold Lane	Frontage	Retain	2	Dense tree planting on boundary of the timber yard. Important to the character of the area on the approach and exit of the village via Pinfold Lane. But amend boundary along Pinfold Lane, as patchy cover with gates and access through, so important frontage would be taken around the corner to the first gap in planting.	Local Plan
NOR/03	Land on Church St	Frontage	Retain	1, 6, 7	Tall stone wall to the boundary of the listed Public House. Important to the setting of the building and also to the character of the street. Can be extended to include the mature trees to the west (see pictures), which work in conjunction with NOR07.	Local Plan
NOR/04	Land to north of the church	Open Space	Retain	1, 6, 7	Open Space leading to the entry to the Church. Has some mature trees and is bounded by a listed wall to east and path to west. Important to setting of the church.	Local Plan
NOR/05	Frontage on Chapel Lane	Frontage	Retain	1, 6, 7	Listed wall and gate to North Luffenham Hall. It provides character to the street scene at Chapel Lane and is important to the setting of North Luffenham Hall and the grounds within the wall.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
NOR/06	Frontage on Chapel Lane	Open Space	Exclude		Open space between buildings and garden land to 28 Digby Drive. Well maintained and includes several trees and bushes. Open metal fence around boundary to Digby Drive. 28 has been extended since the 2001 local plan designation and the views of the countryside have been significantly reduced. The identified area does on contributes views to the countryside or add any specific character of environmental value to the village.	Local Plan
NOR/07	Land to the south of the cricket ground St Mary and St John primary school playfield.	Open Space	Retain	1, 6, 7	Directly links with NOR/01, should be classed as one open space. Dense mature tree planting to boundary of Church Street, also includes a large stone wall with a bus stop within it.	Local Plan
NOR/08		Open Space	Add	3, 4	School playfield. Provides transitional land between the built up area of the village and the countryside. Affords views into the countryside.	Rutland County Council

Reference	Address	Type	Retain/Add/ Exclude	Justification reason (1-7)	Comments	Source
OAK/01	Land west of Princess Ave	Open Space	Add	1, 6	Playing field with goal posts for football and play equipment. A large open space in the centre of the estate, which is important to the character of the estate. Dwellings on Princess Avenue overlook and front the open space. A stream runs alongside the southern boundary.	Town Council
OAK/02	Land north of Huntsman Drive	Open Space	Add	2, 4	Large open playing field. Peripheral land on the edge of the town. Important to the character of the town when approaching from Barleythorpe Road. Includes some mature trees within the site. This site has been amended from the proposal to exclude the existing residential allocation in the Local Plan.	Town Council
OAK/03	Allotment on Kilburn Rd	Open Space	Add	1, 5	Allotments. In full use. Opposite cemetery and adjacent to the playing fields adding to the open character of the area.	Town Council
OAK/04	Land east of Land's End Way	Open Space	Add	1	Allotments, in full use, alongside the railway line. Has a heavily planted boundary.	Town Council
OAK/05	Allotments south of Brooke Rd	Open Space	Add	1, 4	Allotments and green open space adjacent to the railway line. Acts as transitional land between the town and the countryside. Provides an open character to the street.	Town Council
OAK/06	Land between Redwing Close & Partridge Way	Open Space	Add	1, 2, 6	Heavily planted with trees, open space between buildings with small stream. Creates openness in street.	Town Council
OAK/07	Frontage at Hectors Way/Redland Rd	Open Space	Add	1, 6	Open space with play equipment. Metal railing fencing around perimeter with trees and hedges to the east. Creates openness in the street.	Town Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
OAK/08	Frontage on Burley Park Way	Open Space	Add	2, 4, 6	Many trees and mature planting. Walkways into and out of the estate. Screening of dwellings of the bypass. Acts as transitional land between the town and the countryside and provides an important character to the village, specifically the approaches from the bypass.	Town Council
OAK/09	Frontage on Uppingham Rd	Frontage	Add	1, 2, 6	Stone wall along Uppingham Road, with mature trees immediately behind the wall. This frontage is important to the entrance of the town and the conservation area.	Town Council
OAK/10	Land to north of Hilltop Drive	Open Space	Exclude		Outside the Planned Limits of Development and therefore classed as countryside.	Town Council
OAK/11	Land east of OAK/04	Open Space	Retain	1, 5	Playing fields. Hedge along the boundary with some tree planting also. Adjacent to railway. Very open and flat and sits alongside OAK/12. Recommend to extend to include all of the playing fields.	Local Plan
OAK/12	Land east of OAK/11	Open Space	Retain	1, 5	Playing fields. Hedge along boundary with some tree planting. Adjacent to allotments. Works in conjunction with OAK/11 and 03 creating the open character of the street.	Local Plan
OAK/13	Allotment east of Burley Rd	Open Space	Retain	1	Allotments in use. Some mature trees on site with hedge around perimeter. Several dwellings overlooking space.	Local Plan
OAK/14	Allotment south of Willow Crescent	Open Space	Retain	1	Allotments and playing fields. Strong perimeter of planting. Parts are difficult to see from street, however can be seen from some parts of Woodland Avenue, and the top of Willow Crescent.	Local Plan
OAK/15	Cricket ground south of Brooke Rd	Open Space	Retain	1, 6	Cricket pitch. Very open and flat piece of land. Many dwellings overlook the space and it is important to the character of this estate. Extended to include all open space to Brooke Road.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
OAK/16	Land west of the A606	Open Space	Add	2, 4	Open space with spread planting and walkways through and out of estate. Provides a buffer against the bypass and creates a transition between the town and the countryside.	Town Council
OAK/17	Land surrounding Oakham Church & Castle	Open Space	Retain	1, 6, 7	Castle and Church Grounds and Cutts Close park, including play equipment. Mature planting throughout the open space. It is important for the setting of the listed building and creates a strong character of the town.	Local Plan
OAK/18	Grounds surrounding Rutland County Council	Open Space	Retain	1, 6, 7	Strong boundary wall and significant mature planting. It is within the grounds of a listed building and is important for its setting and to the character of the street.	Local Plan
OAK/19	Land at Digby Drive	Open Space	Add	5, 7	Open space in estate. Creating a pedestrian link to other streets. Has several trees planted within the space and is overlooked by a shop. It is important to the character of the estate.	Town Council
OAK/20	Land at glebe way & Lonsdale Way	Open Space	Add	5, 6, 7	Open space in estate. Several properties overlook the space. Several trees are planted within the open space. It is recommended that the boundary be extended to include the child's play area.	Town Council
OAK/21	Land on Schofield Rd	Open Space	Add	5	Green open space, appears to be a SUD's/soakaway area. Some dwellings overlook this space. This provides an openness and character to the estate.	Town Council
OAK/22	Land between Jay & Robin Close	Open Space	Add	5, 6, 7	Green lung within the estate. Provides a pedestrian link between several streets. Dwellings overlook the open space and it is important for the setting of these buildings and the character of the street.	Town Council

Town/Village:

Oakham

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
OAK/23	Land off Stamford Road	Open Space	Exclude		Outside the Planned Limits of Development and therefore classed as countryside.	Site Allocations and Policies Consultation
OAK/24	Royce playing fields	Open Space	Exclude		Planning permission has been given for a sustainable urban extension (Oakham North) which includes this site.	Site Allocations and Policies Consultation
OAK/25	Frontage along Barleythorpe Road.	Frontage	Add	1, 2, 6	Mature tree lined boundary. Works in conjunction with OAK/02 and is important to the character of the town, specifically the approach from Barleythorpe Road.	Rutland County Council

Town/Village: Pickworth

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
PIC/01	Frontage to the south of the dwellings along the plains	Open Space	Retain	2, 3, 4, 6, 7	Transitional land between dwellings and open countryside. Important to the relationship between the village and the countryside and also to the setting of the buildings. Affords views into the countryside. Several mature trees, especially to the west there are approx. 7 tall mature trees creating an important frontage to The Manor House.	Local Plan

Town/Village: Pilton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
PIL/01	Land to north of Bayhouse	Open Space	Retain	3, 4,	Area highlighted on map in blue hatching provides entrance to countryside and grazing fields. Affords views into the open countryside from Church Street. It is bound on three sides by stone walls. Acts as transitional land between Church Lane and the countryside. Important to the rural character of the village. The other part of the open space is garden land to Bayhouse, a large wall encloses the garden and it cannot be seen, therefore this is to be excluded as it adds little to the character of the village and also is separate to that of the land to the west.	Local Plan
PIL/02	Land to south of church	Open Space	Retain	1, 3, 4, 6, 7	Large open land between several buildings. Affords views into the open countryside from the middle of the village. Stone wall to the boundary. Important to the rural character of the village and for the setting of several buildings included the listed church. Transitional land between the boundary of the village and the countryside.	Local Plan
PIL/03	Land south of village at junction of Pilton Rd	Frontage	Retain	1, 2, 6, 7	Garden to dwelling with stone wall along boundary. Views into garden are restricted, due to the stone wall. Wall is important to the character of the village on the approach from Pilton Road. Therefore it is thought that a frontage designation would be more appropriate than an open space.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
PIL/04	Land west of PIL/03	Frontage	Retain	1, 2, 6, 7	<p>Gardens to dwellings. Creates an openness when entering the village via Pinfold Lane, however hidden in most places by planting and high stone wall, which is important to the setting of the listed building. A stone wall runs along the boundary adding character to the village. The rear of the open space identified in the Local Plan is not readily visible from the street, therefore offering little contribution to the character of the village. Therefore, it is proposed that this open space is to be changed to an important frontage.</p> <p>Transitional land into open countryside. Affords views into the countryside and is important to the rural character of the village. It is also important to the exit and entry of the village setting the rural character. The site also includes two stone walls, which provide character and are important to the setting of the adjacent buildings.</p>	Local Plan
PIL/05	Land west of Thatch Cottage	Open Space	Retain	1, 2, 3, 4, 6, 7	<p>Transitional land into open countryside. Affords views into the countryside and is important to the rural character of the village. It is also important to the exit and entry of the village setting the rural character. The site also includes two stone walls, which provide character and are important to the setting of the adjacent buildings.</p>	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
PRE/01	Land to west of Oakham Rd	Frontage and Open Space	Retain	1, 2, 6	Stone wall to the southern end of the frontage, with a tall wooden fence to the rest. Dense mature trees and bushes create a strong character and boundary to the village along Oakham Road. A pond is also situated in the middle of this frontage and creates a strong character and environmental value.	Local Plan
PRE/02	Frontage east side of Main St	Open Space	Retain	1, 6, 7	Tall hedge along boundary, however gaps exist which allows views of open space, which provides character to Main Street. It is also important to the setting of several listed buildings.	Local Plan
PRE/03	Oakham Rd	Frontage	Retain	1, 2, 6, 7	Dense mature tree planting, creates a strong character and boundary to the village along Oakham Road. Important to the character of the village, especially when viewed on the approach to the village on Oakham Road. This also adds to the setting of Dower House. This is extended to include the whole frontage.	Local Plan
PRE/04	Oakham Rd	Frontage	Retain	1, 2, 6, 7	Dense mature tree planting providing a strong boundary to the village of Preston. This can be seen from the countryside and particularly from the cross roads between the A6003 and Lyndon Road to the north of the site. This also adds to the setting of Dower House.	Local Plan
PRE/05	Paddock north of Main St	Open Space	Retain	1, 3, 4, 7	Paddock, important for the setting of the surrounding listed buildings. Extend to wider open space surrounding the listed building – Preston Hall. Provides open views into the countryside, acting as transitional land. Important for the rural character of the village.	Local Plan

Town/Village: Preston

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
PRE/06	Land opposite PRE/02	Open Space	Retain	1, 3, 4, 6, 7	Garden land, bounded by stone wall to Main Street. Affords extensive views to the open countryside. Also includes a corridor into the countryside. This is peripheral land and retains the rural character of the village. Important to the setting of the surrounding listed buildings. The tall stone wall restricts views of the open space when stood immediately adjacent to the site, however when travelling down Main Street from the south the site can be seen from the higher heights.	Local Plan
PRE/07	Ridlington Rd	Frontage	Retain	1, 2, 6, 7	Mature tree planting and bushes along Ridlington Road, important setting for the approach to the village and provides strong boundary to the village against the countryside. More appropriate as a frontage than an open space, as there is limited views of the space.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7 see laminated list)	Comments	Source
RID/01	Grassland at Top Lane/East Lane junction	Open Space	Retain	4, 6	Village green, includes some mature trees. It is important to the character of the village and acts as peripheral land between the village and the countryside.	Local Plan
RID/02	Land at Top Lane/Chur ch Lane junction	Frontage	Exclude		Shrub planting, small trees and a wooden fence, provides no significant character to the village.	Local Plan
RID/03	Walled garden verge Top Lane/Chur ch Lane junction	Frontage	Retain	1, 6	Boundary to church Farm to the South the frontage is densely planted with trees and forms an important boundary to the village, working in conjunction with several other frontages adjacent to this. The frontage facing Church Lane is very open has a small stone wall and contains some planting; it acts as a buffer to the Farm Yard and also adds to the character of the street.	Local Plan
RID/04	Verge on West Lane	Frontage	Retain	1, 6, 7	Densely planted boundary to The Old Rectory. Creates a strong boundary to the village and is important to the character of the listed building and the street. Possibility to merge with RID/14	Local Plan
RID/05	Verge on Main St	Frontage	Retain	1, 6, 7	Densely planted frontage with tall mature trees. Is a continuation of RID/07 and is important to the character of the street and the setting of the adjacent listed building.	Local Plan
RID/06	Land on Main St/East Lane	Frontage	Retain	1, 6	Tall mature tree planting, provides strong character to the street and its rural qualities. Works in conjunction with RID/09 and should be merged together.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
RID/07	Land on Main St	Open Space	Add	5, 6, 7	Village green. Important to the setting of the surrounding buildings, specifically the listed building. Also provides openness to the street maintaining the rural character. Works in conjunction with RID/05. Affords views into the countryside from the higher level of the land.	Parish Council
RID/08	Footpath to Noel Lane	Open Space	Exclude		Footpath connecting Main Street with Noel Lane, Gravelled area and courtyard to dwellings. Provides little significant character to the village.	Parish Council
RID/09	Grass verge on East Lane	Frontage	Add	1, 6	Tall mature tree planting, provides strong character to the street and its rural qualities. Works in conjunction with RID/06 and should be merged together.	Parish Council
RID/10	Village cricket field	Open Space	Exclude		Outside the Planned Limits to Development, therefore classed as open countryside.	Parish Council
RID/11	Frontage on Brooke Rd	Frontage	Exclude		Outside the Planned Limits to Development, therefore classed as open countryside.	Parish Council
RID/12	Footpath to north of Main St	Open Space	Exclude		Outside the Planned Limits to Development, therefore classed as open countryside.	Parish Council
RID/13	Continuation of RID/01	Open Space	Add	4, 6	Continuation of RID/01, includes a bench and acts as peripheral land to the boundary of Ridlington.	Parish Council
RID/14	Frontage to The Old Rectory on Holygate Road	Frontage	Add	1, 6, 7	Large stone wall, continuation of boundary of The Rectory RID/04. Important to the character of the village with a strong boundary and also to the setting of the listed building.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
RYH/01	Land to west of village	Open Space	Exclude		Outside the PLD, classed as open countryside. This gives better protection than if it was included within the PLD.	Parish Council
RYH/02	Land to north of village	Open Space	Exclude		Outside the PLD, classed as open countryside. This gives better protection than if it was included within the PLD.	Parish Council
RYH/03	Land to east and south of village	Open Space	Exclude		Outside the PLD, classed as open countryside. This gives better protection than if it was included within the PLD.	Parish Council
RYH/04	Land at The Hall	Open Space	Retain	1, 6, 7	Heavily wooded and strong hedge to the boundary of Balk Road. Important for the setting of listed building, The Hall, and the character of the Conservation Area. Open Space can be seen from Balk Road and New Road. Unsure that the land for The Hall and the land to the north off New Road are connected, however both are large areas within the village. Only the land to the north can be seen through the access on New Road, hence why the area to the east is not included.	Local Plan
RYH/05	Land south of Coppice Rd	Open Space	Add	5, 6, 7	Large open space in the centre of an estate bounded by Coppice Road on all sides. Includes several trees. It is important to the character of the street and openness of the street and is also important for the setting of several buildings, as many overlook the space.	Parish Council
RYH/06	Allotments west of Tibba Way	Open Space	Add	3, 4, 5	Allotments. On the edge of the village, affords views of the countryside from Saint Tibba Way. Strong planting to boundary on A6121, important for the boundary of the village and the transition between the built form of the village and the open countryside.	Parish Council
RYH/07	Land to north of RYH/06	Frontage	Add	1, 2, 6	Densely planted frontage. Important to the character of the village along the A6121. This also provides a clear boundary to the village.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
RYH/08	Land at Parkfield Road	Open Space	Add	1, 3, 4.	Transitional land between the village and the countryside. It includes several footpaths and some planting of small trees. There is a hedge row which is patchy along the boundary which leads to the countryside.	Parish Council
RYH/09	Primary school fields	Open Space	Add	2, 3, 4	Playing fields and also includes a footpath. Peripheral land on the edge of the village, also provides views across the countryside. Extended to include the adjacent playing fields which are included within the proposed amendments to the Planned Limits of Development.	Parish Council
RYH/10	Land to north of the village	Open Space	Exclude		Outside the PLD, classed as open countryside. This gives better protection than if it was included within the PLD.	Parish Council
RYH/11	Land to north of the village	Open Space	Exclude		Outside the PLD, classed as open countryside. This gives better protection than if it was included within the PLD.	Parish Council
RYH/12	Land to north of the village	Open Space	Exclude		Outside the PLD, classed as open countryside. This gives better protection than if it was included within the PLD.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
SEA/01	Land to north of Seaton Rd	Open Space	Exclude		Site has been developed for one dwelling. Open space is part of garden land, of which part cannot be seen due to strong hedging. Therefore provides little towards to character of the village.	Local Plan
SEA/02	Land to south of Seaton Rd	Open Space	Exclude		Densely planted with trees and hedges. Site is not open and provides only limited views into the countryside.	Local Plan
SEA/03	Land to north of Seaton Rd	Open Space	Retain	3, 4, 6, 7	Open land providing setting for 30 Main Street (listed building). Providing open views to countryside. Frontage also includes a large stone wall with dense planting which is important to the character of the street.	Local Plan
SEA/04	Land to north of Seaton Rd	Open Space	Retain	3, 4, 6, 7	Open land providing setting for 30 Main Street (listed building). Providing open views to countryside. Frontage also includes a large stone wall with dense planting which is important to the character of the street.	Local Plan
SEA/05	Land to north west of Moles Lane	Open Space	Retain	3, 4, 7	Agricultural land, provides strong views to the countryside. It is important for the setting of the listed building. There is a tennis court on part of the land but is bounded by low transparent fencing, which continues the openness of the area. Extend to include land to the north which is a continuation of the open space.	Local Plan
SEA/06	Land between Baines & Moles Lane	Open Space	Retain	3, 6, 7	Important for the setting of the listed building. Large open space in the middle of the village, used as grazing land for sheep. Some planting of trees exists on part of the site. This site is important to the character of the village. This also affords views into the countryside to both the north and south of the village.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
SEA/07	Frontage to the east of Baines Lane	Open Space	Exclude		Heavily planted with trees and hedges. Site is not open due to dense hedging and provides no views of the countryside or through the village.	Local Plan
SEA/08	Frontage on Main St	Frontage	Retain	1, 6, 7	Large old brick wall covered in places with ivy, broken by access to dwellings. Important to the character of the street and the setting of the surrounding buildings.	Local Plan
SEA/09	Driveway on eastern edge of village	Open Space	Retain	1, 2, 3, 4, 7	Important for setting of listed building. Heavily planted with mature trees throughout the site. Enhances the attractiveness to the village on the approach to the village from the east via Main Street. Also enhances the character of the village from the footpath to the south of the village. Extend to include the ground to the south, as provides views into the countryside and acts as transitional land between the village and the countryside.	Local Plan
SEA/10	Pub car park on eastern edge of village	Open Space	Exclude		Gravelled car park. Doesn't provide any significant character to the village.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
SOU/01	Land to the west of the cemetery	Open Space	Exclude		Outside the Planned Limits to Development therefore classed as countryside.	Parish Council
SOU/02	Land at junction of Hall Rd & Stamford Rd	Open Space	Exclude		Densely planted with bushes and trees. Includes a bush shelter and an electricity/telephone point. Does not contribute significantly either environmentally or by character to the village. Screens dwellings to north from the open countryside.	Local Plan
SOU/03	Frontage on Stamford Rd	Frontage	Retain	1, 2, 6, 7	Large stone listed wall with hedge planting above. Important for the setting of South Luffenham Hall and contributes significantly to the character of the street and the conservation area. Past the listed building to the west of the frontage there is a stone wall with fencing above. Immediately to the rear of the wall and fencing is densely planted mature trees which provide strong character to the village and conservation area. This frontage can be seen as an important feature when approaching the village from Stamford Road.	Local Plan
SOU/04	Land at junction of Church St & The Street	Open Space	Add	6, 7	Grassed area in between a junction. Includes a mature tree and a listed red telephone kiosk. Provides openness to the street and is important for the setting of the surrounding listed buildings and the listed church.	Parish Council
SOU/05	Land to north of The Street	Open Space	Exclude		Outside the Planned Limits to Development therefore classed as countryside.	Parish Council
SOU/06	Land to south west of Pinfold Lane	Open Space	Exclude		Outside the Planned Limits to Development therefore classed as countryside.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
SOU/07	Land to north west of The Street	Open Space	Exclude		Used for equestrian purposes. Provides views to open countryside and vistas to the other side of the village, however has no environmental features or character to contribute to the village.	Local Plan
SOU/08	Entrance to Pond Close	Corridor	Retain	4, 6	Walkway to the open countryside. Heavily planted with some trees and many bushes. Peripheral land which leads to the countryside. Important to the character of the street.	Local Plan
SOU/09	Land between Back Lane and Church Lane	Open Space	Exclude		Outside the Planned Limits to Development therefore classed as countryside.	Parish Council
SOU/10	Play area to north west of Pinfold Close	Open Space	Retain	1, 3, 6, 7	Large open space with numerous mature tree planting and bushes. Provides a green lung within the village and access through the space of other parts of the village. Also includes children's playing equipment. Provides open views through this part of the village.	Local Plan

Town/Village: Stamford

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
STA/01	Land at Belvoir Close	Open Space	Add	3, 6, 7	Grassed open space with some mature planting to the SKDC boundary and new planting within the site. An equipped play area is also on site, with a fence and gate around it. A high fence is to the SKDC boundary and to the countryside to the north west and the boundary of dwelling adjacent to the open space. All dwellings are positioned to overlook the open space, providing an important character to the street. Views can also be seen of the surrounding open countryside.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
STO/01	Land western side of Main St	Open Space	Retain	3, 4, 6, 7	Frontage to dwelling with a stone wall. Trellis restricts views to countryside; however views of the countryside can be seen from some angles and is visible in the winter months when the planting has no leaves. This open space is also important to the open rural character of the village and to the setting of the listed building adjacent. Important to the setting of the listed building. Peripheral land to the village. The garden to Fernie House, does not offer any views into the countryside and acts as a residential garden and should therefore be removed from this important open space.	Local Plan
STO/02	Land south of STO/01	Open Space	Retain	3, 6	Garden land to dwelling. However affords views to the countryside and retains the rural character of the village.	Local Plan
STO/03	Land south of STO/02	Open Space	Retain	1, 3, 6	Affords strong views into the valley beyond the dwelling. Important to the rural open character of the village. Also includes significant mature planting, which is important to the street scene and a continuation of the frontage to the south of the village.	Local Plan
STO/04	Land to the front of The Manor, Main St	Frontage	Retain	1, 2, 6, 7	Dense mature trees along boundary of Main Street Important to the character of the village on the approach from the south. Extended to the other side of the road, as both together provide a strong character upon the entrance to the village. Frontages are also important to the surrounding listed buildings.	Local Plan
STO/05	Frontage opposite STO/01	Frontage	Exclude		Grass verge and hedge to the boundary of the farmer's field, does provide specific character to the village or include any significant environmental features.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
STR/01	Field separating the forge and Church Farm	Open Space	Retain	3, 6	Open transitional land, with views of the countryside. Important to the relationship between the village and the countryside.	Local Plan
STR/02	Land adj to Pantiles north of Manor Rd	Open Space	Retain	2, 4	Peripheral land. Large garden on the edge of the village, with open wooden fencing. Important to the openness and rural character of the village and also an important feature upon the entry of the village from the east.	Local Plan
STR/03	Land adj to Clipsham Rd	Open Space	Retain	2, 4, 5	Large open farmer's field. Works in conjunction with STR/02 and the adjacent countryside and retains the openness of the village.	Local Plan
STR/04	Woodland adj to A1	Frontage	Retain	2, 6	Tall mature trees and planting. Important border to the village. Important to the character of the village when entering from the A1 (south).	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TEI/01	Land in the middle of Teigh	Open Space	Retain	3, 6, 7	Brick wall to the boundary and includes some mature trees along the boundary. Large open garden which provides views of the countryside and other areas within the village. Important to the rural character of the village and the setting of the listed building.	Local Plan
TEI/02	Land to the north of the church	Open Space	Retain	3, 6, 7	Paddock, with open fencing. Important to the rural character of the village and also provides views into the countryside. It also provides an important setting of the surrounding buildings and the listed church.	Local Plan
TEI/03	Frontage on Main St	Frontage	Exclude		Brick wall, with some planting. Adds little to the character of the village.	Local Plan
TEI/04	Frontage in the south of the village	Open Space	Retain	3, 6, 7	Garden to listed building. Includes some mature tall trees between the two dwellings. Provides views into the countryside and is important to the rural character of the village and the setting of the listed building.	Local Plan
TEI/05	Frontage in the south of the village	Open Space	Retain	3, 6, 7	Garden to listed building. Includes some tree planting between the two dwellings. Provides views into the countryside and is important to the rural character of the village and the setting of the listed building.	Local Plan
TEI/06	Land to south of village	Open Space	Add	4, 6	Peripheral land adjacent to Chestnut Farm. It links with the farm and is important to the open character of the village and surrounding land.	Parish Meeting
TEI/07	Continuation of TEI/04	Open Space	Add	3, 6, 7	Garden to listed building. Includes some mature tall trees between the two dwellings. Provides views into the countryside and is important to the rural character of the village and the setting of the listed building.	Parish Meeting
TEI/08	Churchyard	Open Space	Add	3, 6, 7	Church yard, works in conjunction with TEI/02 and provides views of the village through the open space. Retains the rural and open character of the village.	Rutland County Council

Town/Village: Thistleton

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
THI/01	Frontage on Main St	Frontage	Retain	1, 2, 6	Stone wall to the boundary of Main Street. Also includes several large mature trees. Important to the entrance to the village and works in conjunction with the trees to the other side Main Street (classed as open countryside). Works in conjunction with THI/01 and should be merged.	Local Plan
THI/02	Frontage on Main St	Frontage	Retain	1, 2, 6	Stone wall to the boundary of Main Street. Also includes several large mature trees. Important to the entrance to the village and works in conjunction with the trees to the other side Main Street (classed as open countryside). Works in conjunction with THI/01 and should be merged.	Local Plan
THI/03	Frontage on Main St	Frontage	Exclude		Part of rear garden, majority of the garden is outside the planned limits of development. Some planting to the boundary, with part of a hedge. Provides little character to the village.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
THO/01	Village green	Open Space	Retain	6, 7	Village green, important to the openness of the village and for the setting of the surrounding listed buildings.	Local Plan
THO/02	Village green	Open Space	Retain	6, 7	Village green, important to the openness of the village and for the setting of the surrounding listed buildings.	Local Plan
THO/03	Main St	Frontage	Retain	1, 6, 7	Dense planting of trees immediately behind a listed stone wall to the boundary with Main Street. Important to the character of the street and also to the setting of the listed building.	Local Plan

Town/Village: Tickencote

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIC/01	East side of Church Lane	Frontage	Retain	1, 2, 6, 7	Large mature trees and a stone wall. Important to the approach to the village and provides a strong boundary to the village. Extend the frontage to the north and south to include the whole tree lined frontage.	Local Plan
TIC/02	West side of Church Lane	Frontage	Exclude		Outside the planned limits of development and classed as open countryside.	Parish Meeting
TIC/03	Land on western edge of village	Open Space	Retain	4, 6	Small gateway into the countryside. Peripheral land, which is important to the relationship of the village and the countryside.	Local Plan
TIC/04	Land east side of Mill Lane	Open Space	Retain	3, 4, 6	Part of garden to dwellings and also an access to a building at the rear of the site. Provides views into the countryside and produces openness to the village complimenting its rural character.	Local Plan
TIC/05	Frontage east side of Mill Lane	Frontage	Retain	1, 6, 7	Stone wall with tree planting immediately to the rear, important to the character of the street and compliments the adjacent listed wall.	Local Plan
TIC/06	Orchard east side of Mill Lane	Open Space	Retain	3, 6, 7	Transitional land between the village and countryside. Several bushes and trees both within the site and along the boundary. Important to the setting of the listed building opposite. Affords views through the planting to the countryside. Links well with TIC/07.	Local Plan
TIC/07	Approach track to the ford	Open Space	Add	3, 6, 7	Transitional land between the village and countryside. Several bushes and trees both within the site and along the boundary. Important to the setting of the listed building opposite. Affords views through the planting to the countryside. Links well with TIC/06.	Parish Meeting
TIC/08	West of the village core	Open Space	Exclude		Outside the planned limits of development and classed as open countryside.	Parish Meeting

Town/Village: _____ Tickencote

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIC/09	West of the village core	Open Space	Exclude		Outside the planned limits of development and classed as open countryside.	Parish Meeting
TIC/10	South west of the village core	Open Space	Exclude		Outside the planned limits of development and classed as open countryside.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIN/01	Children's play area south of Tinwell Rd	Open Space	Retain	3, 6	Large green open space used as a playfield in the village. Affords views to the open countryside from this part of the village and retains the openness of the village.	Local Plan
TIN/02	Paddock south of Tinwell Rd	Open Space	Add	2, 3, 4	This site is linked very well with the countryside and is peripheral land. It affords views into the countryside from the village hall and from TIN/01.	Parish Meeting
TIN/03	Land surrounding property south of Tinwell Rd	Open Space	Exclude		Heavily planted site with many mature trees. However cannot be seen from the street, as the trees provide a strong barrier, therefore providing little contribution to the overall character of the village.	Parish Meeting
TIN/04	Garden and orchard south of Tinwell Td	Open Space	Add	3, 4, 7	Large garden to listed building. Provides open views into the countryside and acts as transitional land. Mature planting to the rear of the listed building providing an important setting.	Parish Meeting
TIN/05	Land to south west of village	Open Space	Exclude		Outside the Planned Limits to Development therefore classed as countryside.	Parish Meeting
TIN/06	Land to western end of Tinwell Rd	Open Space	Add	2, 5	Has several trees on the open space. Affords views into the village on the approach from Stamford Road. Also continues the openness from the grounds of Holme Farm House. Also includes village sign.	Parish Meeting
TIN/07	Pub car park	Open Space	Exclude		Pub car park, gravelled with hedge to the boundary of properties and open fence to the boundary of Stamford Road. Provides no character or environmental quality to the village. With a gravelled bowls court to the south of the site adjoining Crown Lane.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIN/08	Triangle of land south of Tinwell Rd	Open Space	Add	3, 6, 7	Registered village green. Includes four mature trees, important for the setting of the street and the surrounded listed buildings. Also provides openness to street and affords views within the village.	Parish Meeting
TIN/09	Private garden south of Tinwell Rd	Open Space	Exclude		Land not easily visible from the street, hidden by buildings, walls and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/10	Private garden south of Tinwell Rd	Open Space	Exclude		Land not easily visible from the street, hidden by buildings, walls and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/11	Private garden south of Tinwell Rd	Open Space	Exclude		Land not easily visible from the street, hidden by buildings, walls and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/12	Private garden south of Tinwell Rd	Open Space	Add	1, 2, 3, 4, 7	Open Space with pond and mature planting. Important for the setting of the listed buildings. Acts as transitional land between the village and the countryside. Provides important views of the village from the countryside, specifically the footpath which follows the adjacent river.	Parish Meeting
TIN/13	Land to rear of dwelling on eastern edge of village	Open Space	Exclude		Land not easily visible from the street, hidden by buildings and mature tree planting. Providing little character to the village.	Parish Meeting
TIN/14	Tinwell Rd frontage	Frontage	Exclude		Grass verges, with some tree planting, but sparse. Provides no specific character or environmental quality to the village.	Parish Meeting

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIX/01	Frontage to south of A47	Frontage	Retain	1, 2, 6, 7	Tall stone wall creates a strong boundary to the village and is important to the setting of Tixover Hall. With mature trees towards the east of the frontage. Also provides attractiveness to the village when approached via A47.	Local Plan
TIX/02	Land separating 2 properties	Open Space	Exclude		Densely planted open space, between two buildings. Very limited views of the countryside can be viewed from the street. Adds little to the character of the street.	Local Plan
TIX/03	Land separating 2 properties	Open Space	Exclude		Site has been developed and a new dwelling exists immediately adjacent to the open space. This space is taken up by a boundary wall and provides no significant character to the village.	Local Plan
TIX/04	Land separating 2 properties	Open Space	Exclude		Open land, majority gravelled. Adds no significant character to the area, however provides expansive views into the countryside.	Local Plan
TIX/05	Land separating 2 properties	Open Space	Retain	3, 4, 6	Garden land. Affords views into the open countryside. Retains the rural and open nature of the village, acting as transitional land between the buildings and the countryside.	Local Plan
TIX/06	Land separating 2 properties	Open Space	Retain	3, 4, 6	Garden land. Affords views into the open countryside. Retains the rural and open nature of the village, acting as transitional land between the buildings and the countryside.	Local Plan

Town/Village: Tixover

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
TIX/07	Band of trees separating village from the A47	Open Space	Exclude		Outside the planned limits of development, therefore classed as open countryside.	Parish Meeting
TIX/08	Land south west of The Cottage	Open Space	Add	1, 2, 3, 4, 6	Garden land to The Cottage, affords large view to the countryside and the river. Important for the setting of the eastern side of the village. This is the start of the traditional part of the village, which has large gaps between buildings providing large views into the countryside. To the south of this site there is a piece of gravelled land, with planting around the boundary which continues the views into the open countryside. This site is important to the rural character of the village.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
UPP/01	Playing field to west of Gainsborough Drive	Open Space	Retain	1,6,7	Playing field, With mature trees surrounding boundary to North Street East, with smaller trees to boundary of Gainsborough Road. Some play equipment to North Street East area of space. Many buildings overlooking open space. Important to street scene as it creates openness.	Local Plan
UPP/02	Hogs hill-south of southview	Open Space	Add	3,6,7	Green space providing views out to the countryside from the higher point bounding South View. Hedges and tree planning to boundary of Station Road. Provides setting for several buildings and openness for this area of the town.	Town Council
UPP/03	Beast Hill	Open Space	Add	3,6,7	Grassed Area, with a bench. Important for setting of buildings and also provides character to the street scene.	Town Council
UPP/04	Green corridor south of Beast Hill	Open Space	Add	1,4	Footpath (right of way). Corridor to countryside. Bounded by two tall stone walls.	Town Council
UPP/05	Land to west of Ayston Rd	Open Space	Exclude		School Land. Boundary heavily planted with mature trees, therefore open space cannot be seen, except when within the private grounds. Provides no addition to character of area, due to lack of visibility.	Town Council
UPP/06	Land to south of Old School Mews	Open Space	Exclude		Outside the PLD, therefore will be covered by countryside policies.	Town Council
UPP/07	Green corridor south of Station Rd	Open Space	Add	1, 3	Green corridor. Very small, not a public right of way. Appears to be overgrown. Affords some views to the countryside, opening up the street. Provides access to countryside.	Town Council
UPP/08	Land south of the cemetery on London Rd	Open Space	Exclude		Outside the PLD, therefore will be covered by countryside policies.	Town Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
UPP/09	Newton Road	Open Space	Exclude		A residential street with no significant gardens or frontages that provide a distinctive contribution to the character of town.	Town Council
UPP/10	Allotments to north of Leicester Rd	Open Space	Exclude		Outside the Planned Limits of Development and classed as open countryside.	Town Council
UPP/11	Land south of Springback Way	Open Space	Retain	1,6	Open space within the street. Continues the tree belt from the trees opposite the site (within the grounds of 10 Spring Back Way, part of UPP/12) as a corridor into the Countryside. Will be of important wildlife value for bats as a route into the countryside. Has discussions with Tree Officer and Principal Planning Officer who have come to this conclusion.	Local Plan
UPP/12	Frontage on Springback Way	Frontage	Retain	1,6,7	Stone Wall follows the boundary of the street, with strong mature planting of trees and bushes. Provides strong character to street scene and is important for the setting of many of the buildings on Spring Back Way.	Local Plan
UPP/13	Land on corner of Springback Way	Open Space	Retain	1,6,7	Public footpath on western part of site. Heavily planted with mature trees and hedges around the boundary of the area and also in areas within it. It is important for the setting of The Lodge, a listed building.	Local Plan
UPP/14	Land to north of Caudebec Close	Open Space	Add	1,6	Open space within the Firs Estate. It is also a drainage management area. Includes a play area and new planting with a strong hedge boundary to the south. Many properties over look the open space, therefore making it an important contribution to the setting of a group of buildings.	Town Council
UPP/15	Land on Queens Rd	Open Space	Add	6,7	Open land within estate. Provides openness to street and also setting for the several buildings which are overlooking the space. Single tree planted on the land.	Town Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
UPP/16	Land at Bayley Close	Open Space	Add	1, 6, 7	Important for the setting of the buildings. Large mature trees on a grassed piece of land, which is bounded on all sides by a road. Extension to include small patch of land to the west.	Town Council
UPP/17 UPP/18 UPP/19	Frontage on Stockerston Rd	Frontages	Retain	1, 6, 7	All frontages link together so important to group together. Large mature trees line the street and provide a strong character to the area and also the setting of the buildings along Stockerston Road.	Local Plan
UPP/20	Frontage on Stockerston Rd	Open Space	Retain	1, 6,7	Grassed open space, includes several trees. Provides openness in conjunction with the large grass verges on the opposite side of the road. Important to character and setting of the surrounding estate. Also provides link to other properties within the Firs Estate.	Local Plan
UPP/21	Land at Samworths	Open Space	Exclude		Grassed open space with high extensive hedges along the boundary to houses on Caudebec Close. Appears unused and is not available for public to easily use. Does not connect with surrounding open spaces. Does not add to character or provide intrinsic environmental value to this part of Uppingham.	Local Plan
UPP/22	Land between Willow Close and Branston Rd	Open Space	Retain	6	School field. Trees and hedges to the boundary of site. Used as a playing field.	Local Plan
UPP/23	Allotment at Wilkes Gardens	Open Space	Add	1,5	Allotments, fully in use. Continues openness from UPP/01. Boundary surrounded by small trees and hedges.	Rutland County Council
UPP/24	Land off Elizabeth Way	Open Space	Add	3,4	Thin strip of land between housing. Has play equipment on it and affords views into the countryside. Half of site appears to be an access to the field behind the houses. Only play half of site to be included.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
UPP/25	Land at Hazel Close	Open Space	Add	6,7	Open space, important for setting of buildings, as all front onto the space. Also includes play equipment to the south of the site. Creates openness to the street.	Rutland County Council
UPP/26	Uppingham school Playing fields	Open Space	Add	3, 4	Peripheral land on the edge of Uppingham and links with the open countryside. Also important to the approach to Uppingham from the west via Leicester Road.	Rutland County Council
UPP/27	Strip off Stockerston Road	Open Space	Add	1, 3, 4	A mature tree lined corridor exists, which leads into the countryside and provides a glimpse into the open countryside to the rear and adds to the character of the area. Provides a rural character to the edge of Uppingham, acting as transitional land between the town and the countryside.	Rutland County Council
UPP/28	Frontage at Stockerston Road/ Stockerston Crescent Junction	Frontage	Add	1, 2, 6	Tree lined frontage, continuation of 17, 18 and 19. Important to the rural character of the street.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
WAR/01	Frontage on Main St	Frontage	Retain	1, 6, 7	Hedging to boundary of dwellings. Important to the character of the street and also to the setting of the buildings. Possibility to extend to include boundary of 4 Main Street. Stone wall with large trees immediately behind it, and also provides a strong character to the street.	Local Plan
WAR/02	Frontage on Main St	Frontage	Retain	1, 6, 7	Hedging to boundary of dwellings. Important to the character of the street and also to the setting of the buildings.	Local Plan
WAR/03	Southside of Main St	Frontage	Exclude		Garden and drive to dwelling, has some planting along boundary, but creates no significant character to the village.	Local Plan
WAR/04	Southside of Main St	Open Space	Retain	3, 4	Peripheral land in the village and adds to the open rural character of the village. Important for the setting of Wardley House and the listed church.	Local Plan
WAR/05	Frontage south of the church	Open Space	Retain	3, 4, 6, 7	Large open space to Wardley House. Important to the setting of the listed building and also transitional land between the village and the countryside. This open space is very open to the countryside with open wooden fencing and provides wide views across the valley.	Local Plan

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
WHIS/01	Land to north of Main St	Frontage	Retain	1, 6	Heavily planted and many mature trees. Large stone wall near dwelling. Adds character to the village.	Local Plan
WHIS/02	Land surrounding White Lodge	Open Space	Retain	1, 6, 7	Has a small stream running along the northern border. There are many mature trees on site. Several buildings overlook the space. The southern edge of the site is overgrown small trees and hedges, appears to be separate to the rest of the open space.	Local Plan
WHIS/03	Land at The Rectory	Frontage	Retain	1, 7	Large half stone/half brick wall, with significant planting immediately behind the wall. Important for the setting of The Old Vicarage, a listed building.	Local Plan
WHIS/04	Land to east of Station Road	Open space	Retain	1, 2	Large number of trees and heavily planted and naturally overgrown. This site is important for the entrance to the village from Station Road.	Local Plan
WHIS/05	Village green to west of sites WHIS/01 & 02	Open space	Add	6	Green land with small fencing. Maintained with a small tree, sign and a bench. This could act as a small village green and links well with WHIS02.	Parish Council
WHIS/06	Land at Harborough Close	Open Space	Exclude		Road with dwelling driveways. Provides no character to the village.	Parish Council
WHIS/07	Land on Stapleford Rd	Frontage	Exclude		Grass verge with some trees and hedges but adds little to the character or the street or village.	Parish Council
WHIS/08	Frontage on Oakham Rd	Frontage	Exclude		Grass verge with telephone posts and signs. Does not add any significant value to the street scene.	Parish Council
WHIS/09	Frontage at Thorpe Gardens	Frontage	Exclude		Very tall hedge along boundary of private road. Only part can be seen from the street.	Parish Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
WHIS/10	Frontage on Cow Lane	Frontage	Exclude		Outside the Planned Limits of Development and therefore falls within the countryside.	Parish Council
WHIS/11	Frontage at St Andrew's Close	Frontage	Exclude		Small mound of grass, part of a front garden. Does not provide any significant value to the street scene.	Parish Council
WHIS/12	Frontage south side of Main St	Frontage	Exclude		Grass verge with signs and a street lamp. Does not provide any significant value to the street scene.	Parish Council
WHIS/13	Frontage at Foxhill	Frontage	Exclude		Residential gardens/curtilage. Some trees and bushes but do not add significantly to the character of the estate.	Parish Council
WHIS/14	Frontage at Hall Close	Frontage	Exclude		Residential gardens/curtilage. Some trees and bushes but do not add significantly to the character of the estate.	Parish Council
WHIS/15	C of E Primary School playing field.	Open Space	Add	4, 5	Playing field on the edge of the village. Acts as transitional land between the village and the countryside.	Rutland County Council

Town/Village: Whitwell

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
WHIT/01	Land to north of Main St	Open Space	Retain	3, 4	Transitional land between the village and the countryside. Sloping land can be seen from the street and adds to the rural character of the village and affords views into the countryside.	Local Plan
WHIT/02	Frontage on Main St at eastern end of village	Open Space	Retain	2, 3, 4	Peripheral land on the edge of the village bounded with a small stone wall to Whitwell Road. Provides views into and out of the village adding to its rural character. Important to the entrance of the village from the east on Whitwell Road.	Local Plan
WHIT/03	Frontage on Main St east of the church	Frontage	Add	1, 6	Stone wall and planted area to rear including trees and bushes. Important to the character of the village and retains the green corridor along Whitwell Road.	Parish Meeting / Site Allocations Consultation
WHIT/04	Frontage on Main St east of the church	Frontage	Add	1, 6	Stone wall and planted area to rear including trees and bushes. Important to the character of the village and retains the green corridor along Whitwell Road.	Parish Council
WHIT/05	Frontage western end of Main St	Frontage	Exclude		Land has been developed since the Local Plan and now a small stone wall stands in place, adding little to the character of the village.	Local Plan
WHIT/06	Whitwell Church churchyard	Open Space	Add	1, 3, 6, 7	Churchyard in the middle of the village. Affords views into the countryside and across the village. It is an important space which adds to the character of the village and the setting of the listed church.	Rutland County Council
WHIT/07	Frontage to the Old Grain Store and Harvard House	Frontage	Add	1, 3, 5	Important frontage to the entrance on the village from the west on the A606. Continues the green corridor along this road, which cuts through Whitwell.	Rutland County Council

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
WIN/01	Land at junction of Bottom St and Reeves Lane	Open Space	Exclude		Enclosed by tall fence. However very open and affords views to the countryside, but its contribution to the village is limited due to the high fence.	Local Plan
WIN/02	Frontage on Top St	Frontage	Retain	1, 3, 6	Large stone wall, with dense mature tree planting immediately behind it. Important to the character of the village. Also adds to the attractiveness of the area on the approach to the village by Top Street/Reeves Lane.	Local Plan
WIN/03	Garden frontage on Middle St	Frontage	Retain	1, 6, 7	Large stone wall with planting immediately to the rear. Important to the setting of the adjacent listed buildings and also to the character of the street. Extended to include the whole wall.	Local Plan
WIN/04	Garden frontage on Middle St	Open Space	Exclude		Stone wall with dense tree planting immediately behind the wall. The open space cannot be seen easily through this dense planting, therefore providing little character to the area.	Local Plan
WIN/05	Garden frontage on Middle St	Open Space	Retain	5, 6, 7	Vegetable garden. All boundaries have a stone wall. It provides openness to the street and is important for the setting of the surrounding listed buildings.	Local Plan
WIN/06	Frontage on Church St	Open Space	Retain	1, 3, 6, 7	Boundary to Church Street has a listed wall with an iron gate. Grass land to the west of the open space with a tennis court to the east of the open space. This open space affords an expansive view across the valley and is important for the setting of the surrounded listing buildings and the rural character of the area.	Local Plan

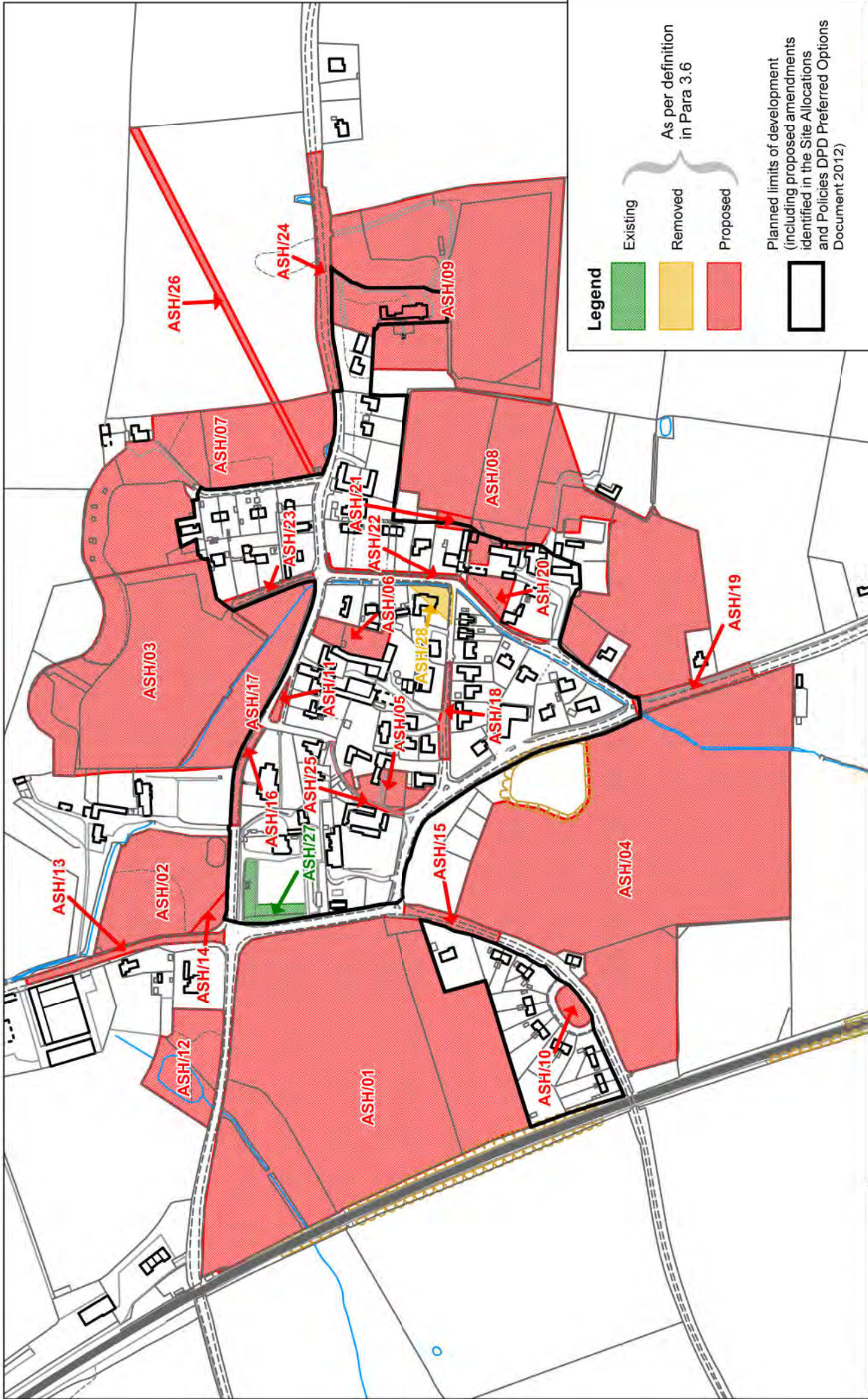
Town/Village: Wing

Important Open Space/Frontage Review 2012

Reference	Address	Type	Retain/ Add/ Exclude	Justification reason (1-7)	Comments	Source
WIN/07	Church St/ Morcott Rd	Frontage	Retain	1, 6, 7	Important for the setting of the adjacent listed building and the views from Church Street to the Listed Church. A stone wall along the boundary of 2 Church Street. A large mature tree sits immediately behind the wall making a significant contribution to the character of the conservation area.	Local Plan
WIN/08	Small frontage on Bottom St	Open Space	Exclude		Grassed open space with a footpath through to the open countryside. Transitional land from the village to the open countryside and affords views across the valley. However does not have any specific qualities which would be worthy of classing this land as important open space.	Local Plan

APPENDIX 3

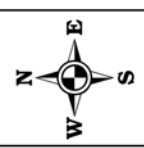
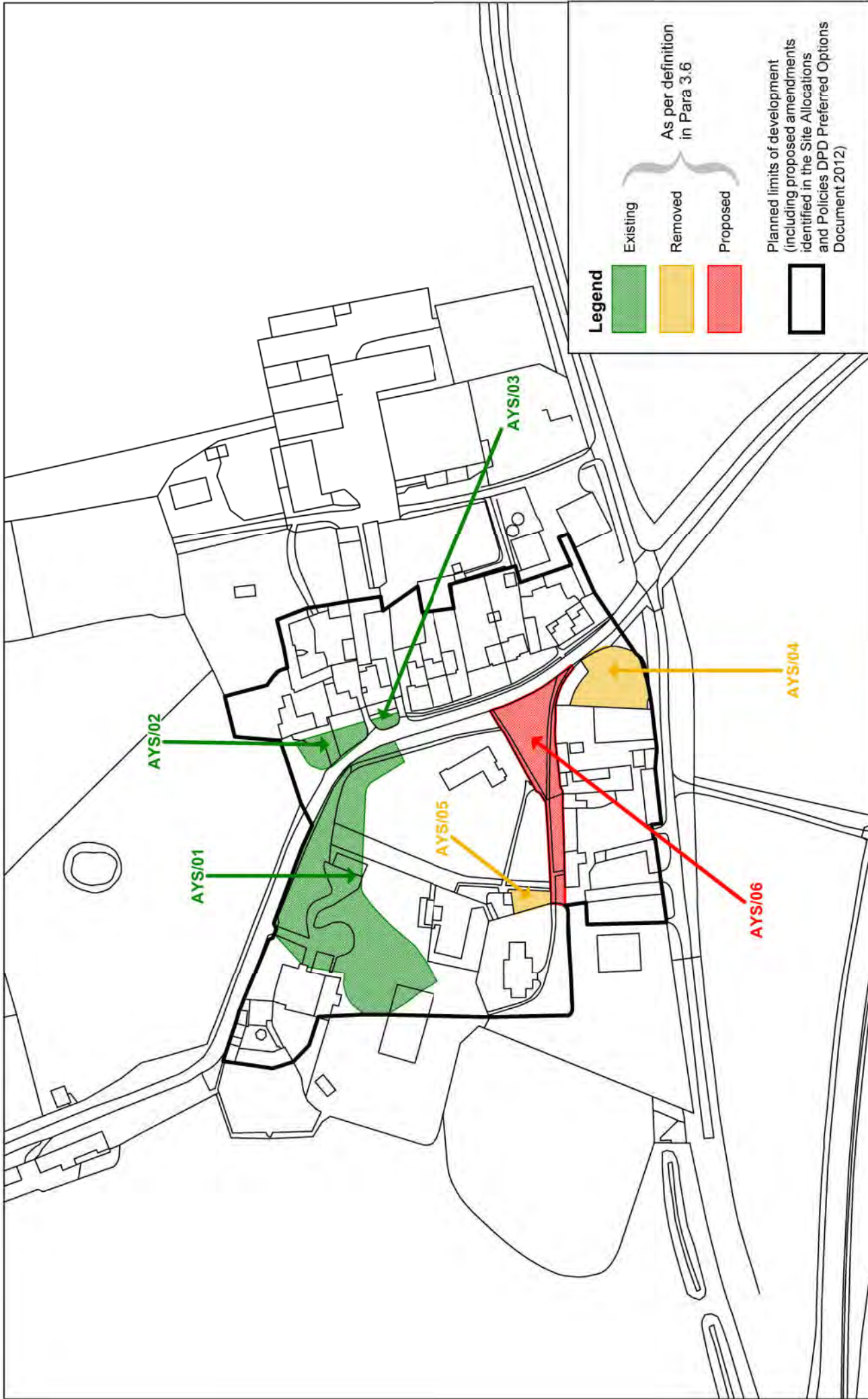
All sites assessed maps for the town and villages



Review of Important Open Space and Important Frontages
Ashwell
All sites assessed
June 2012

Rutland County Council
Places Directorate

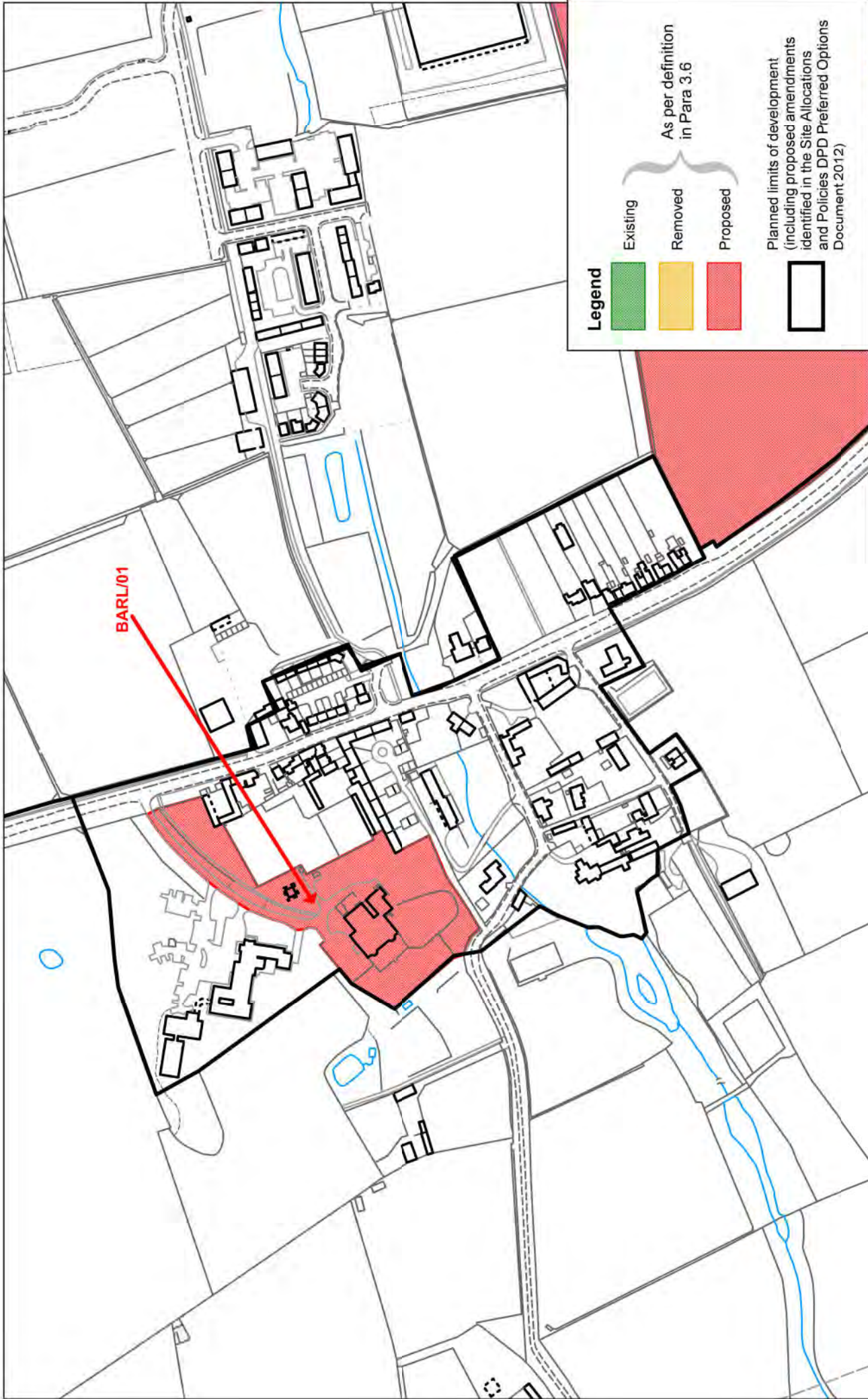
Rutland County Council



Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Ayston
All sites assessed
June 2012

Rutland County Council
Places Directorate



Legend

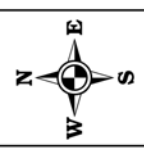
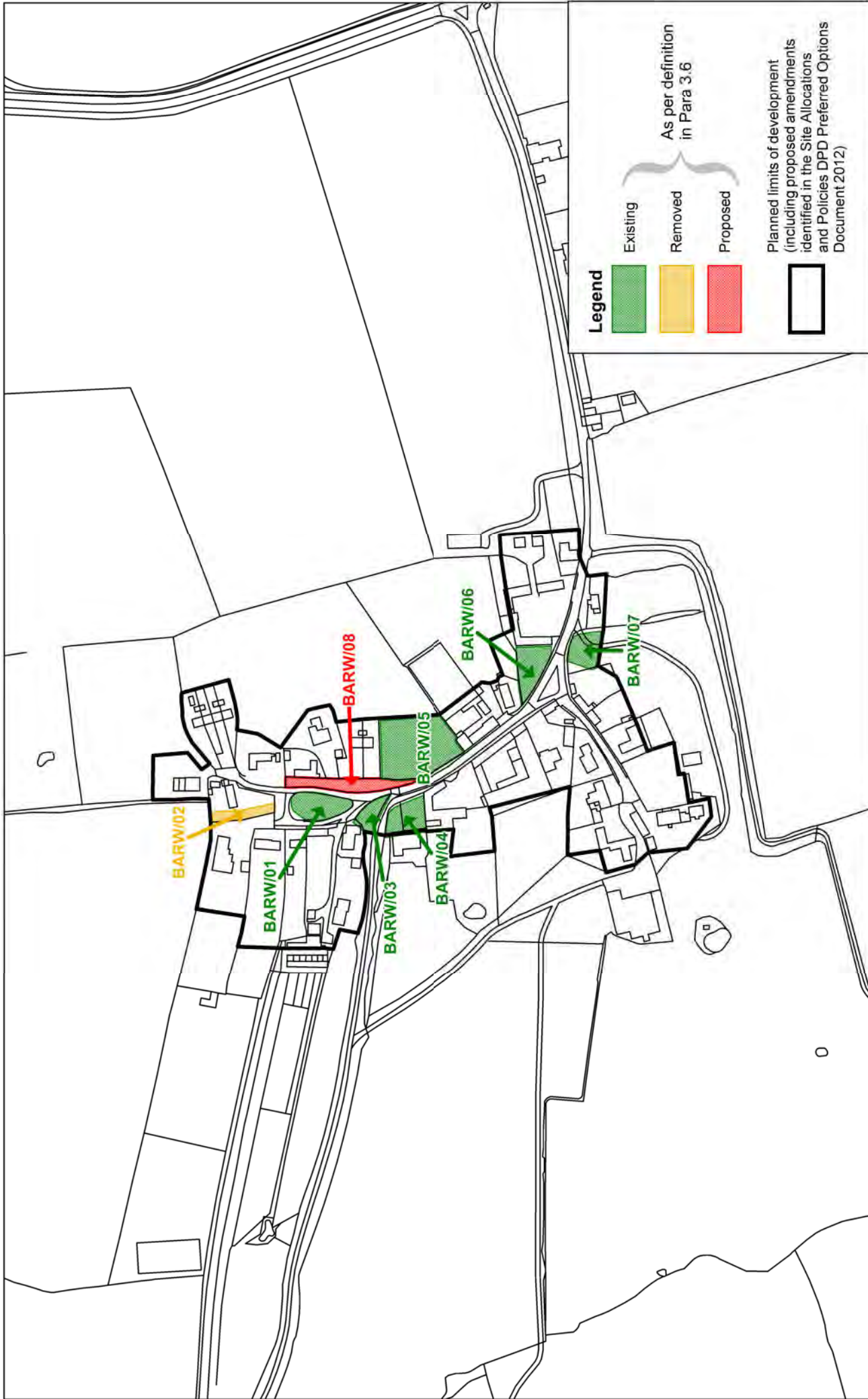
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As per definition in Para 3.6



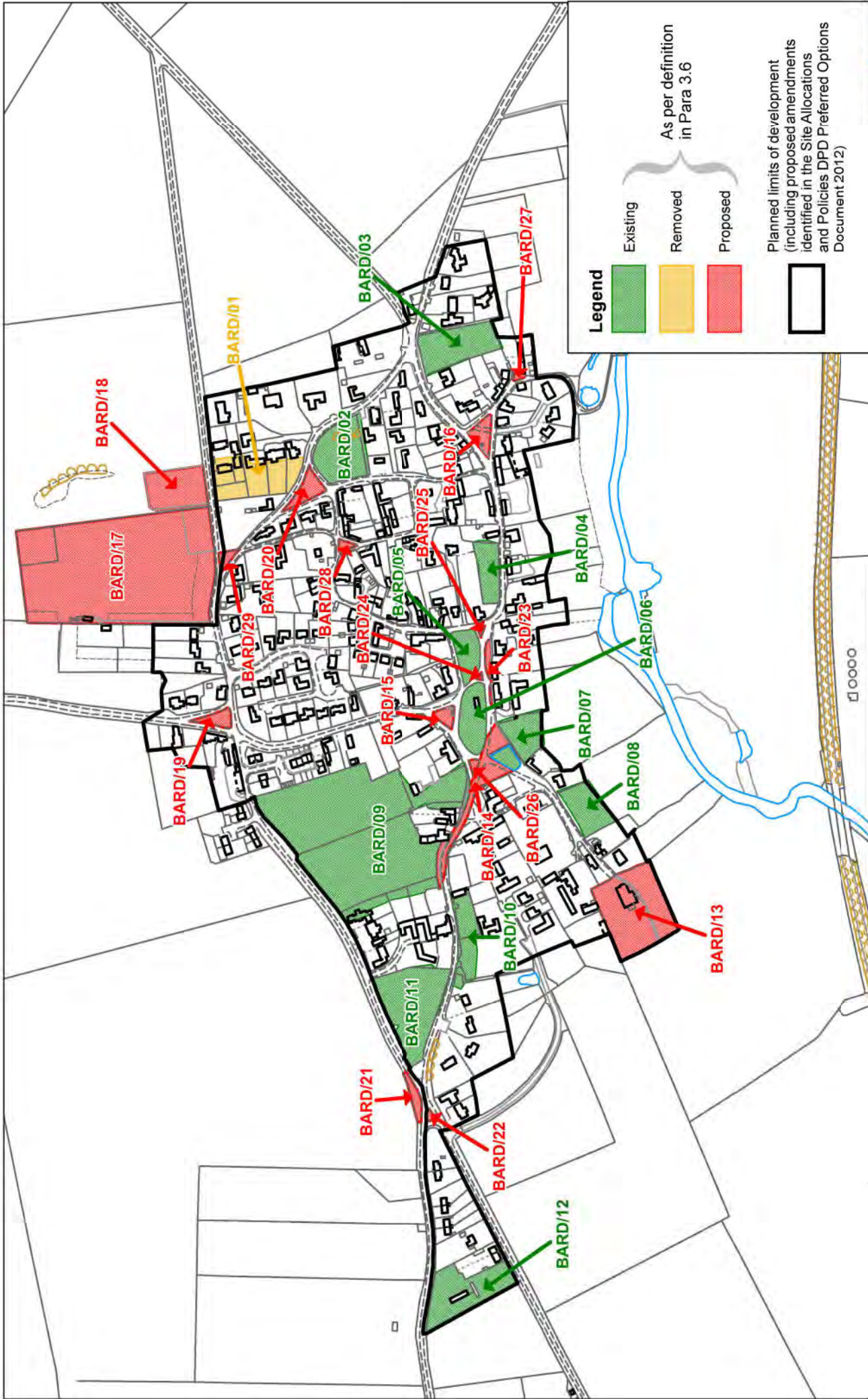
Review of Important Open Space and Important Frontages
Barleythorpe
 All sites assessed
 June 2012

Rutland County Council
Places Directorate



Review of Important Open Space and Important Frontages
Barrow
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate

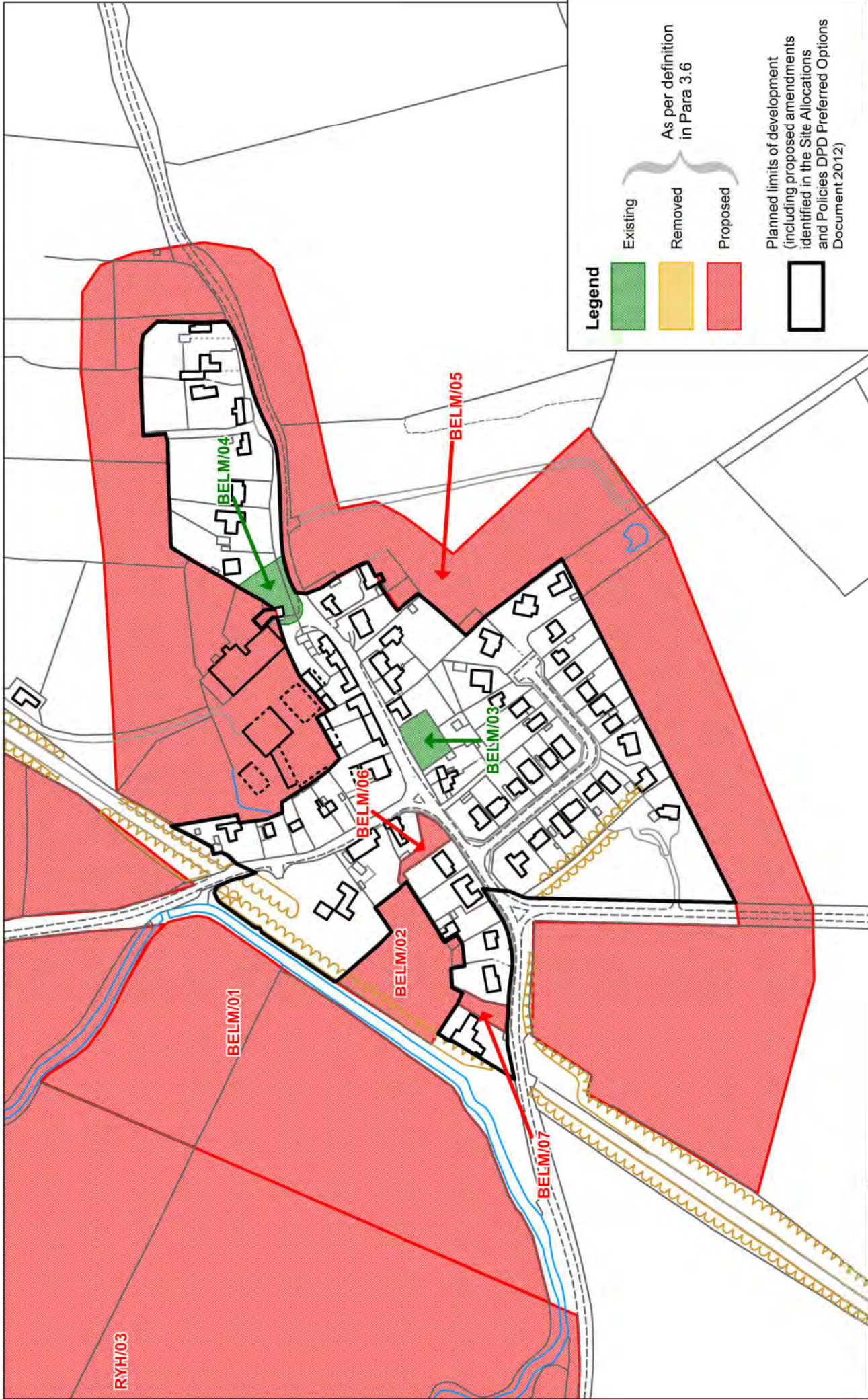


Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Barrowden
All sites assessed
June 2012

Rutland County Council

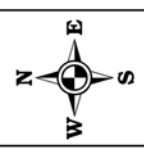
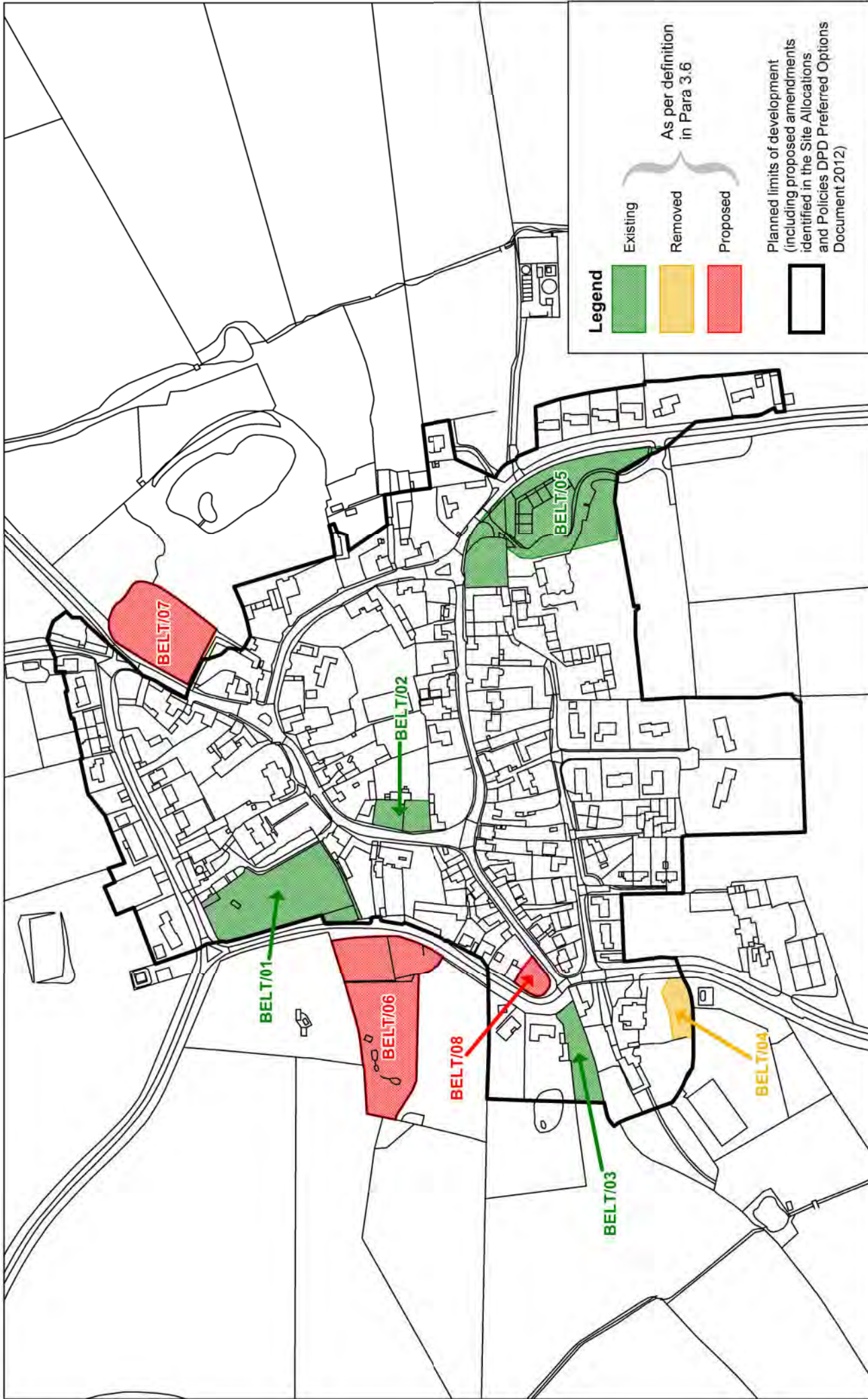
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Review of Important Open Space and Important Frontages
 Belmesthorpe
 All sites assessed
 June 2012

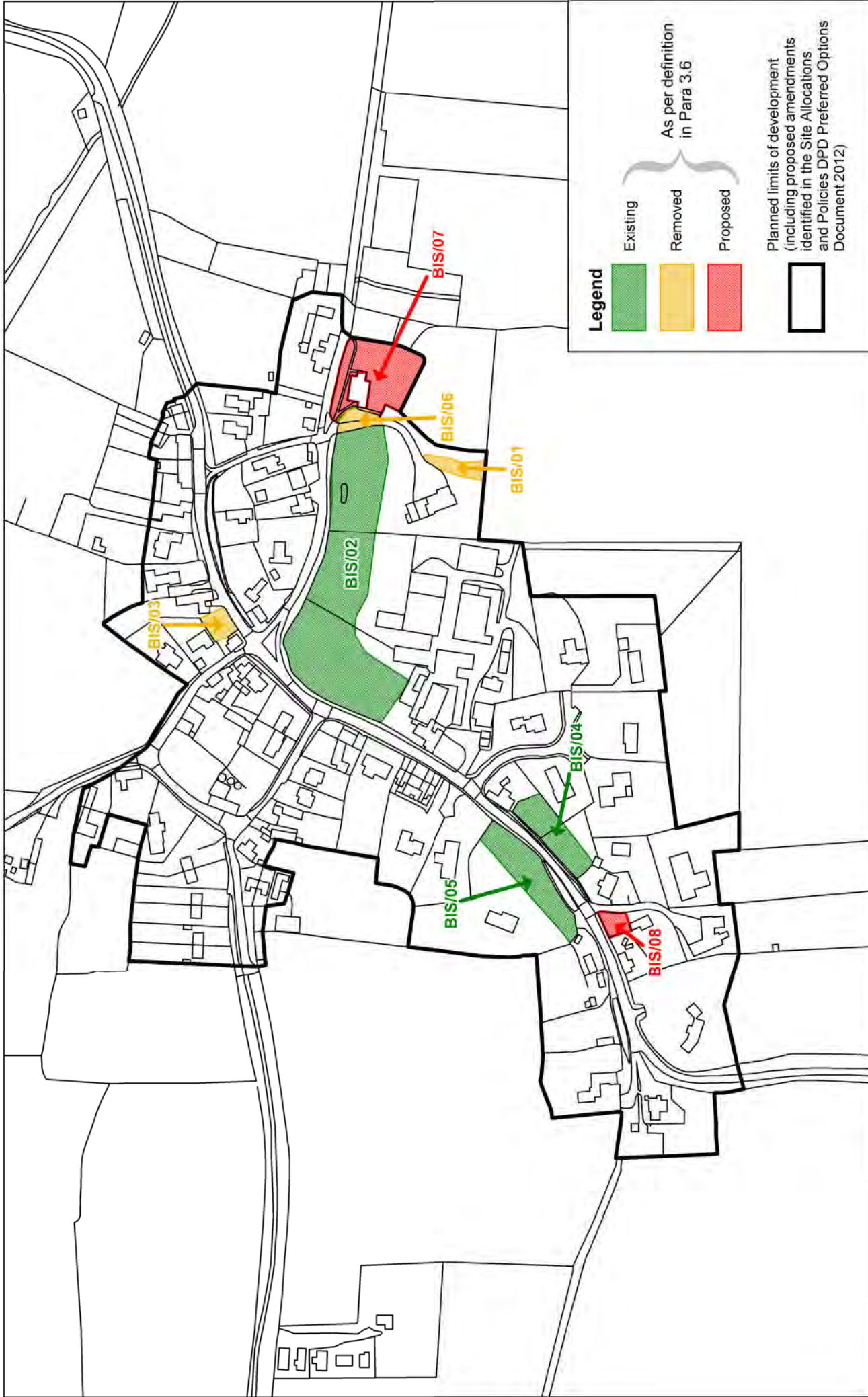
Rutland County Council
 Places Directorate



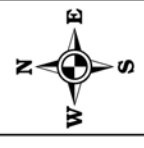


Review of Important Open Space and Important Frontages
 Belton-in-Rutland
 All sites assessed
 June 2012

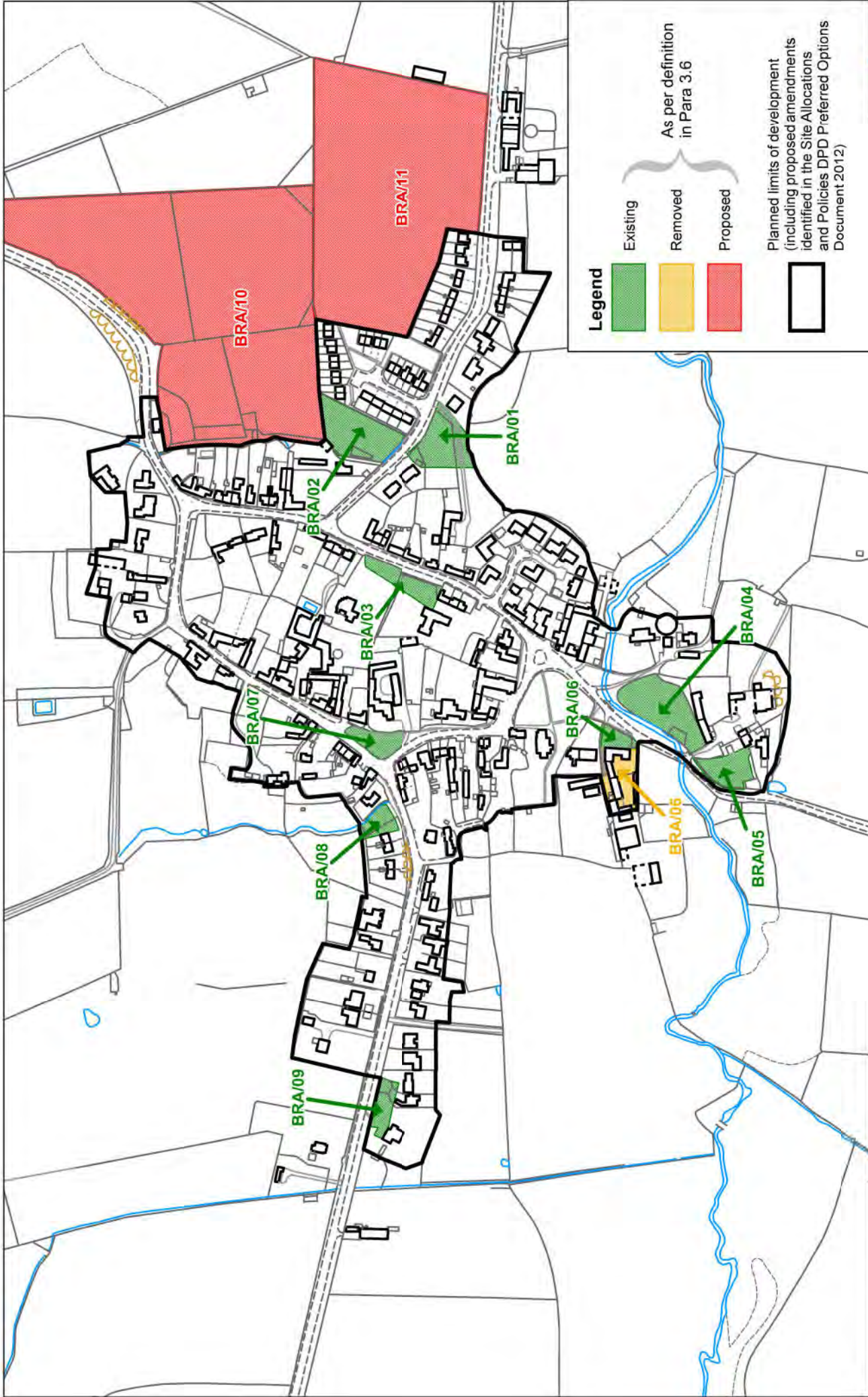
Rutland County Council
 Places Directorate

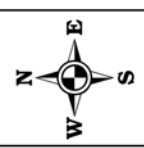
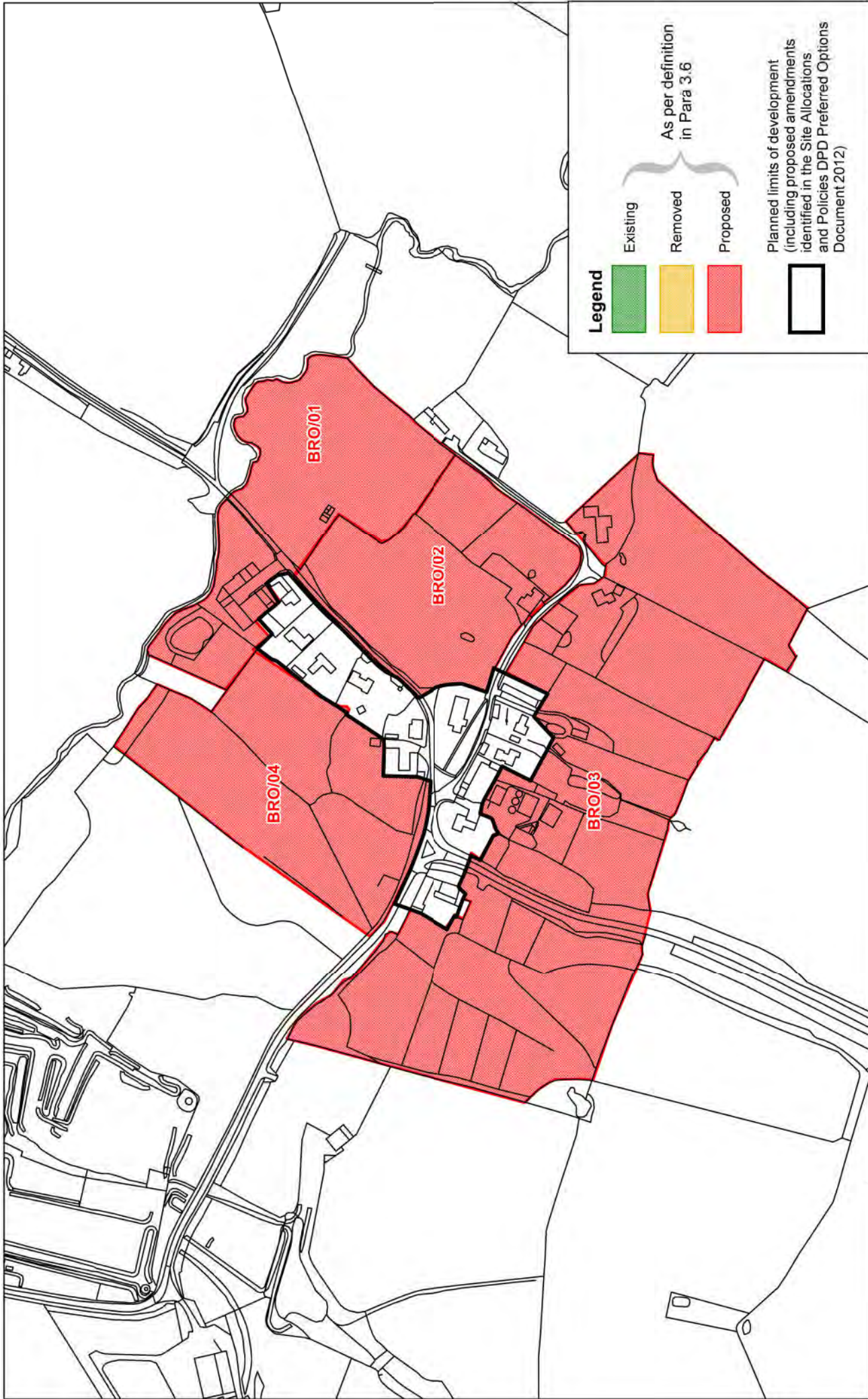


Review of Important Open Space and Important Frontages
 Bisbrooke
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate

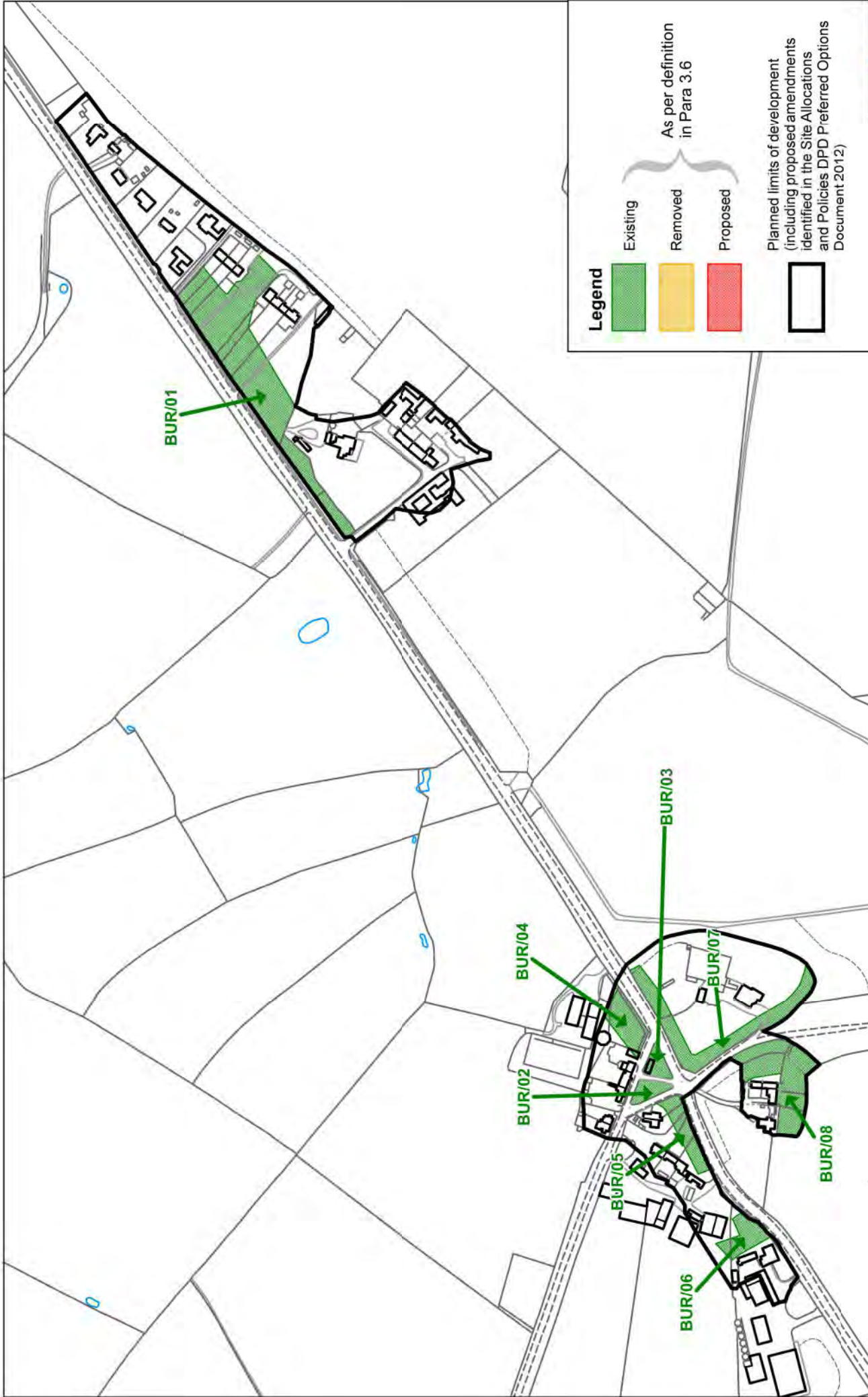




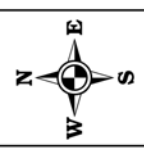
Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Brooke
All sites assessed
June 2012

Rutland County Council
Places Directorate

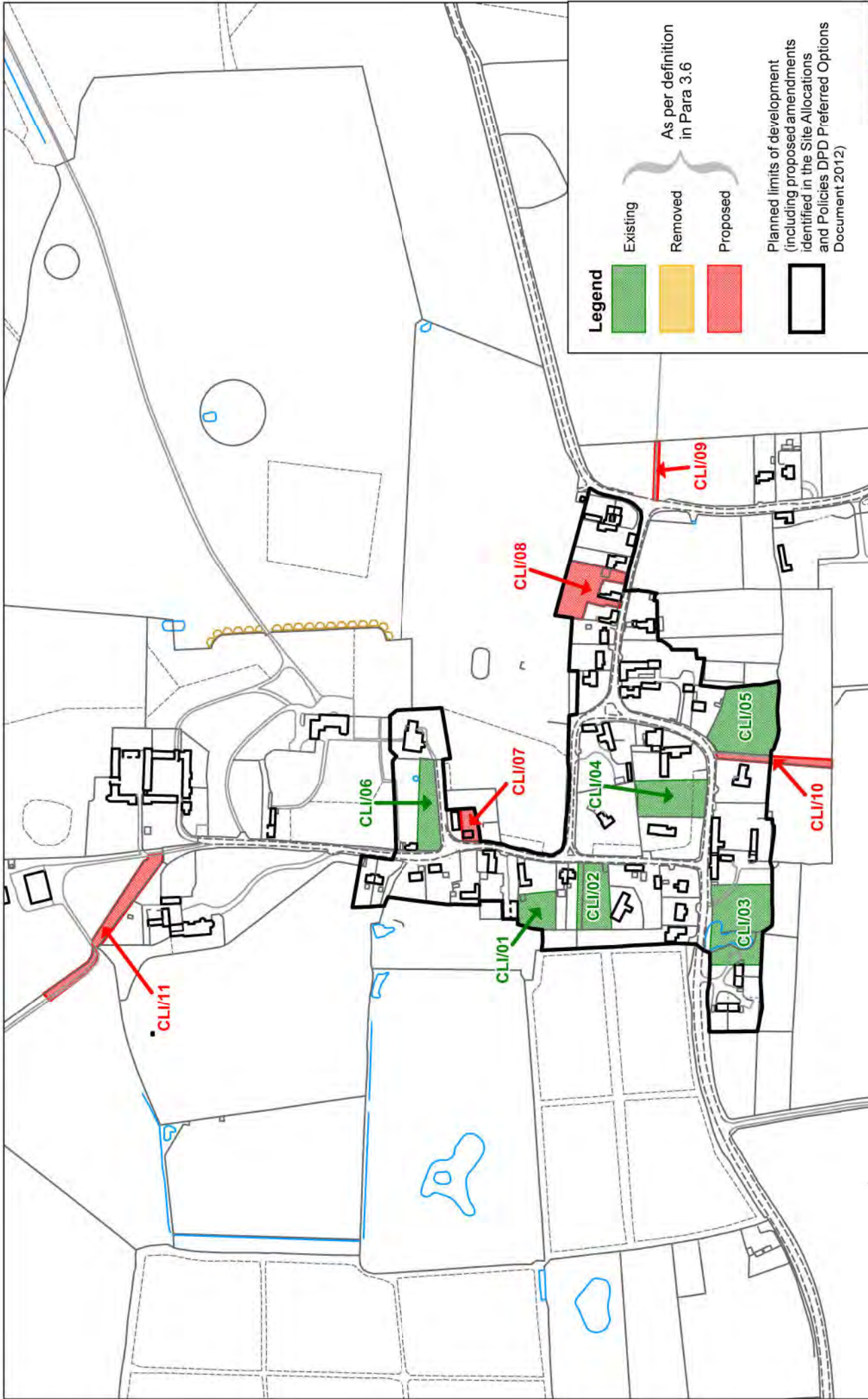


<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Burley All sites assessed June 2012</p>	 <p>Rutland County Council</p> 
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Review of Important Open Space and Important Frontages
Caldecott
 All sites assessed
 June 2012

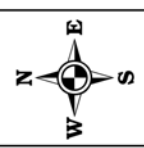
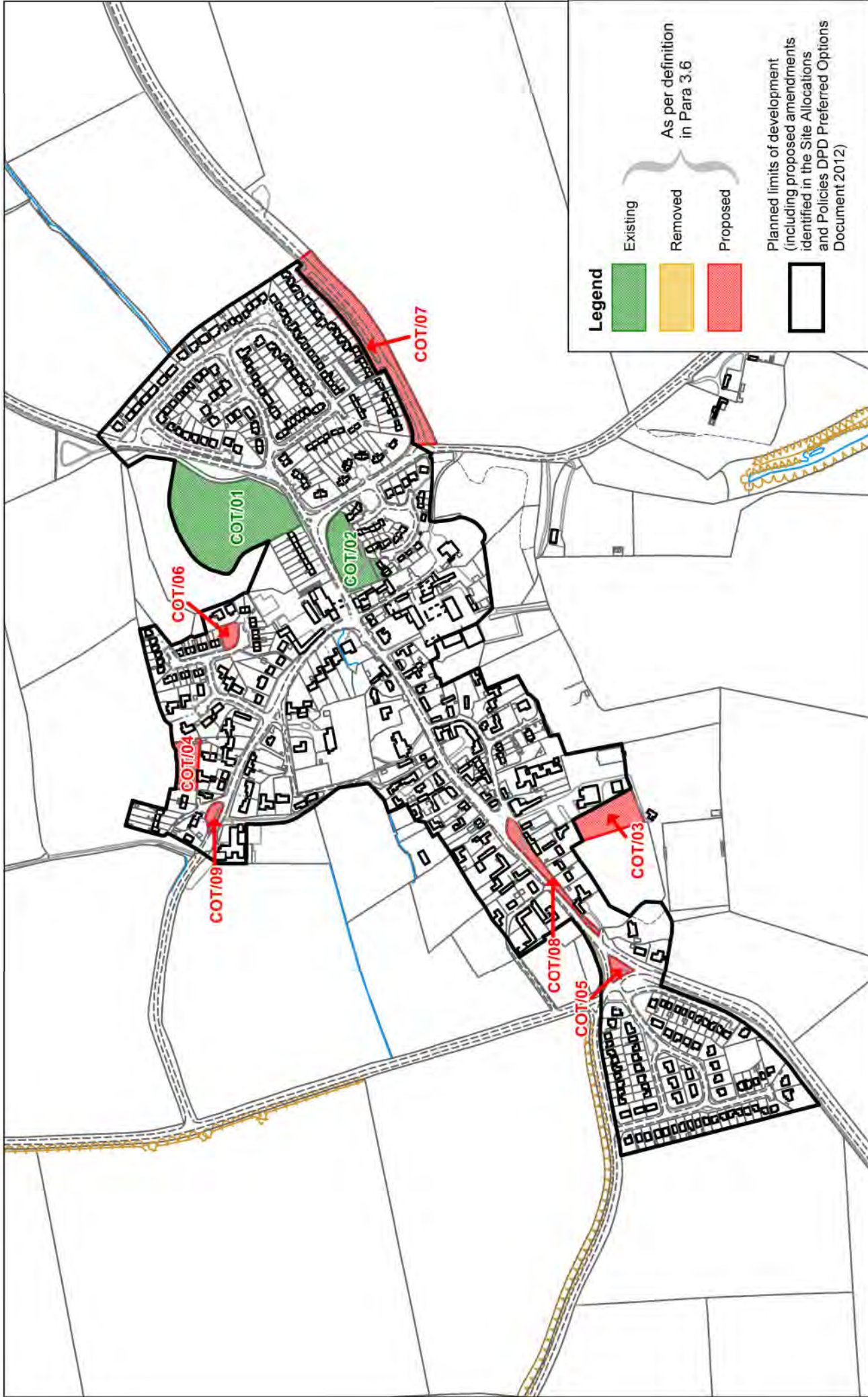
Rutland County Council
Places Directorate



Rutland County Council
Places Directorate

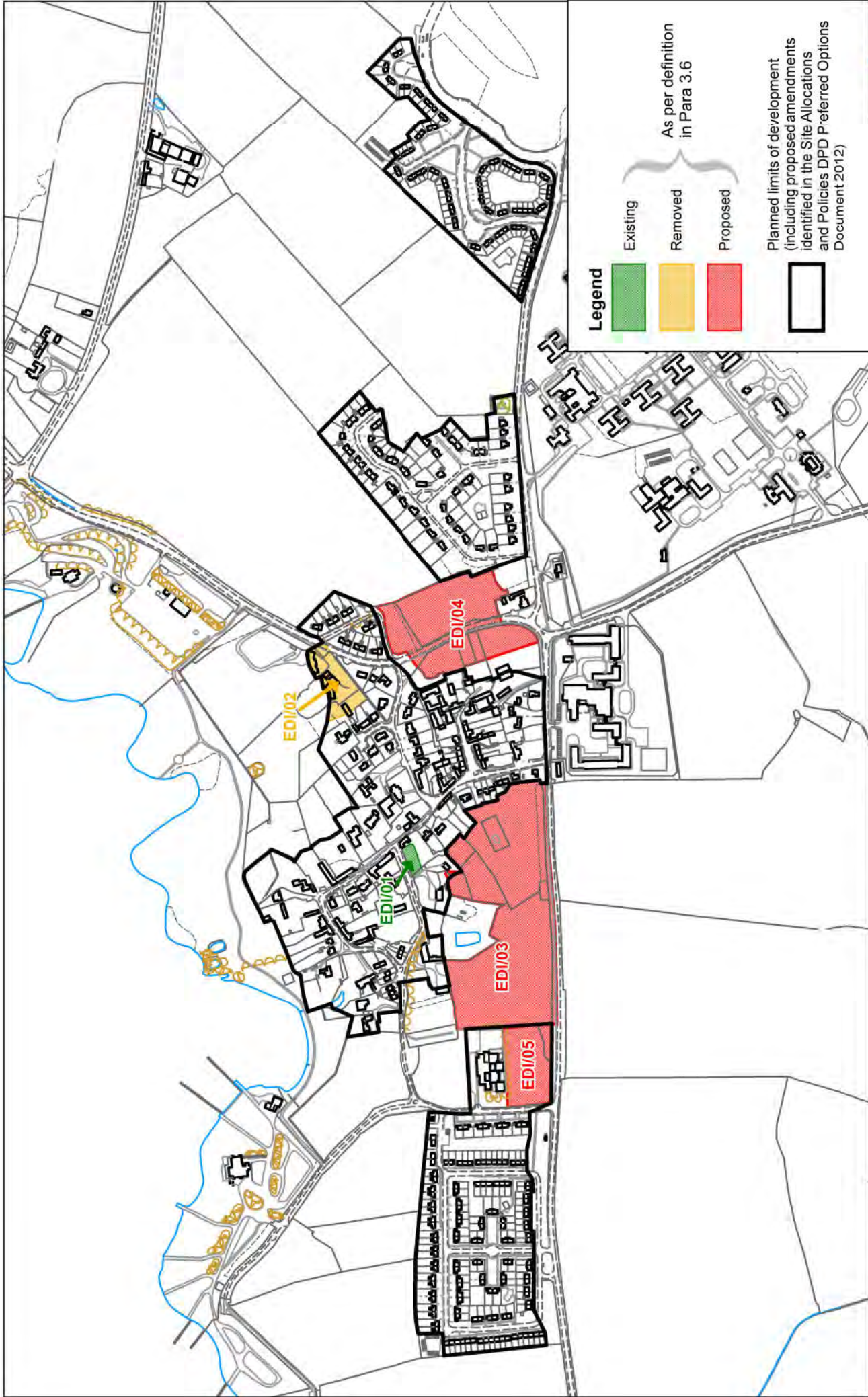
Review of Important Open Space and Important Frontages
Clipsham
All sites assessed
June 2012

Rutland County Council



Review of Important Open Space and Important Frontages
Cottesmore
 All sites assessed
 June 2012

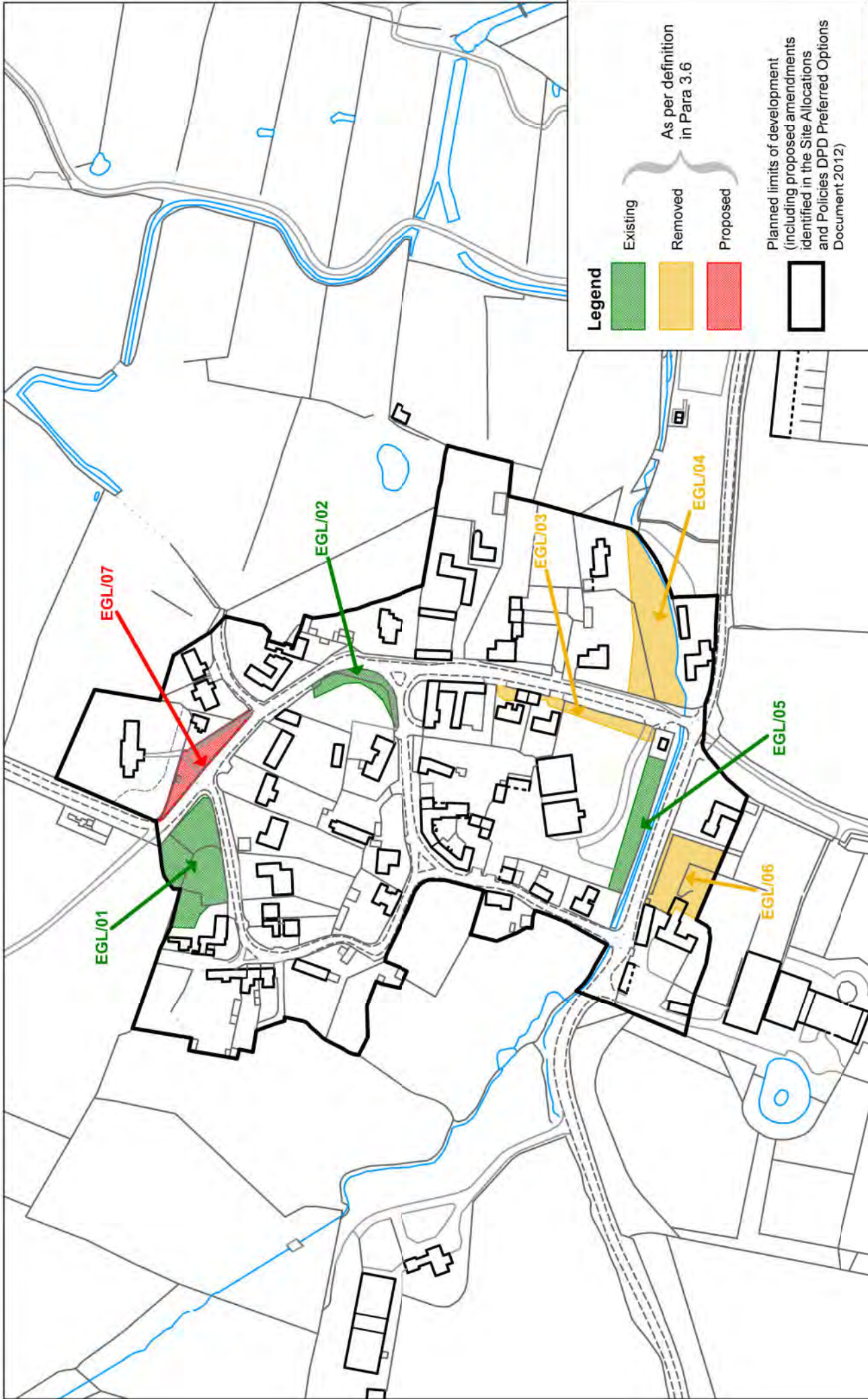
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 Places Directorate



Rutland County Council
Places Directorate

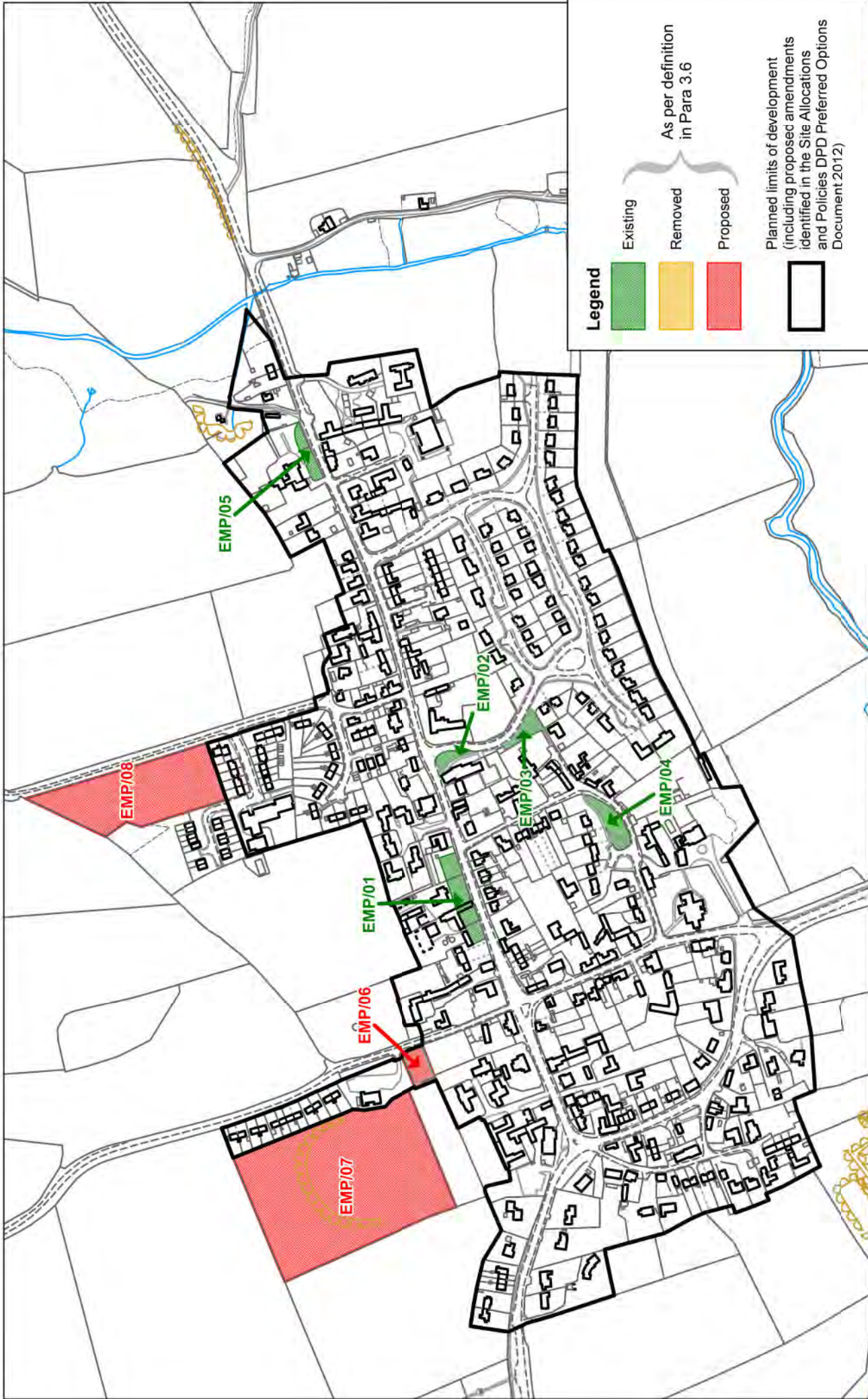
Review of Important Open Space and Important Frontages
Edith Weston
All sites assessed
June 2012

Rutland County Council



Review of Important Open Space and Important Frontages
 Egleton
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Legend

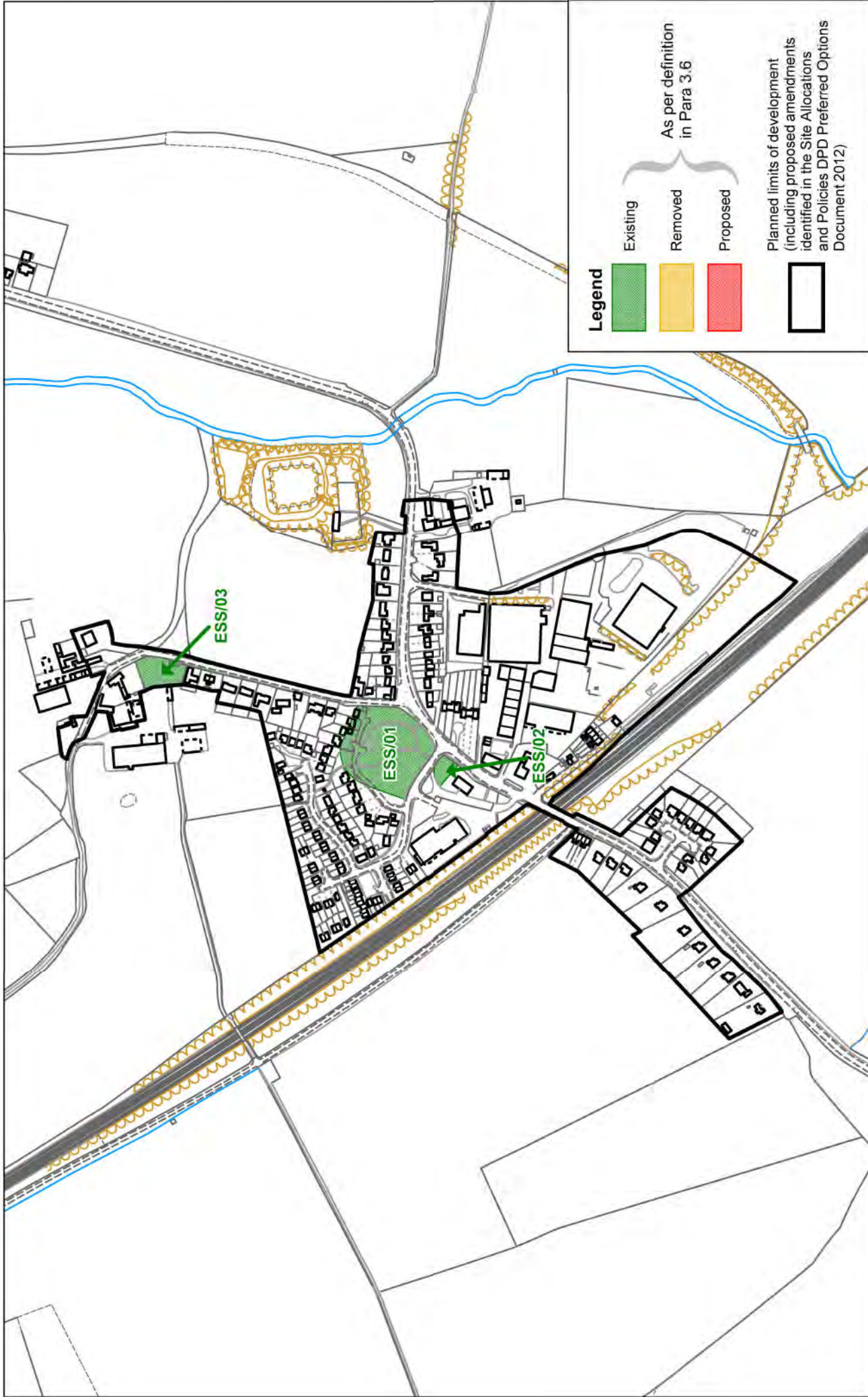
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

As per definition in Para 3.6

Review of Important Open Space and Important Frontages
 Empingham
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate



Legend

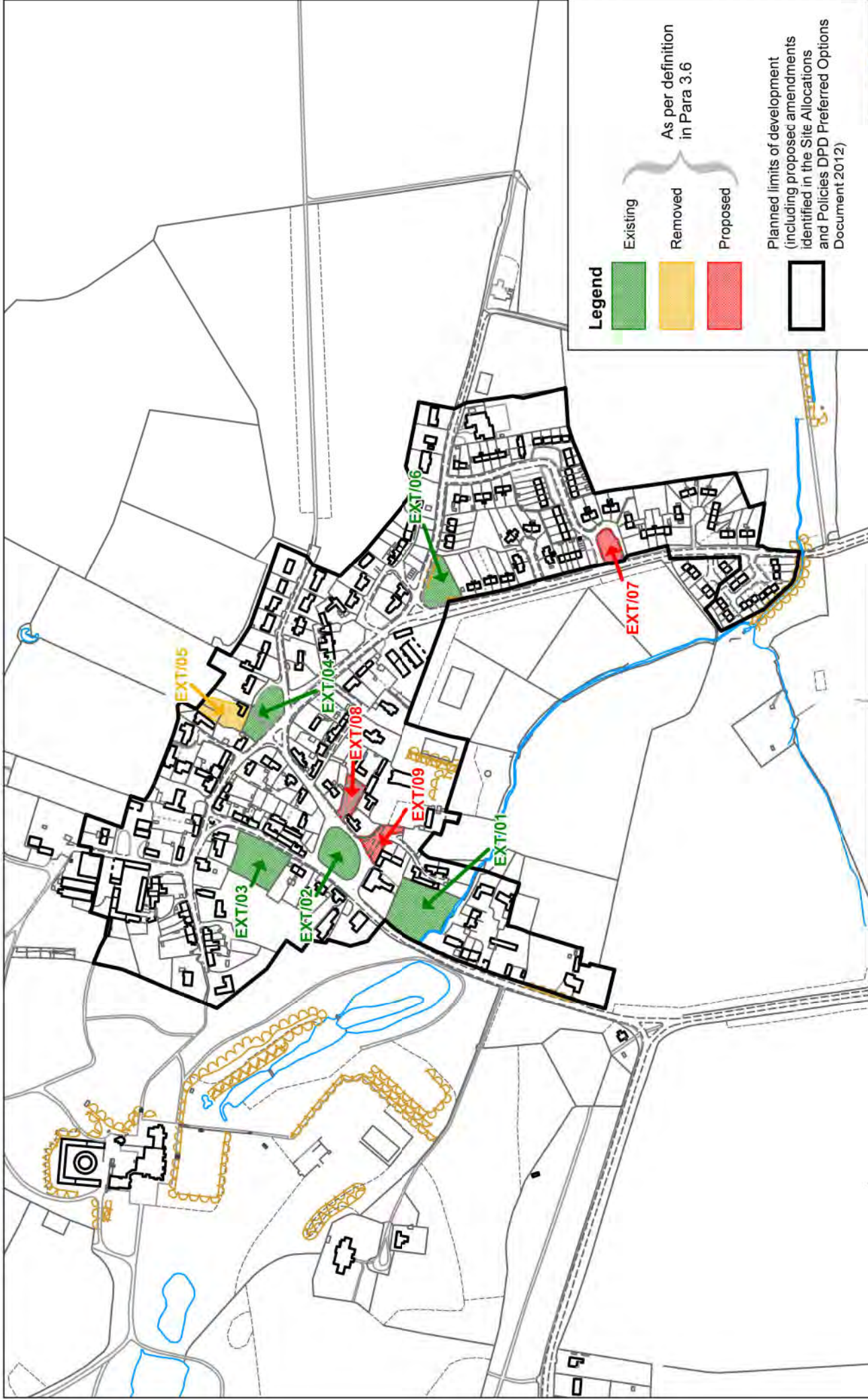
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

As per definition in Para 3.6

Review of Important Open Space and Important Frontages
 Essendine
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate

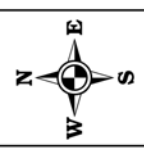
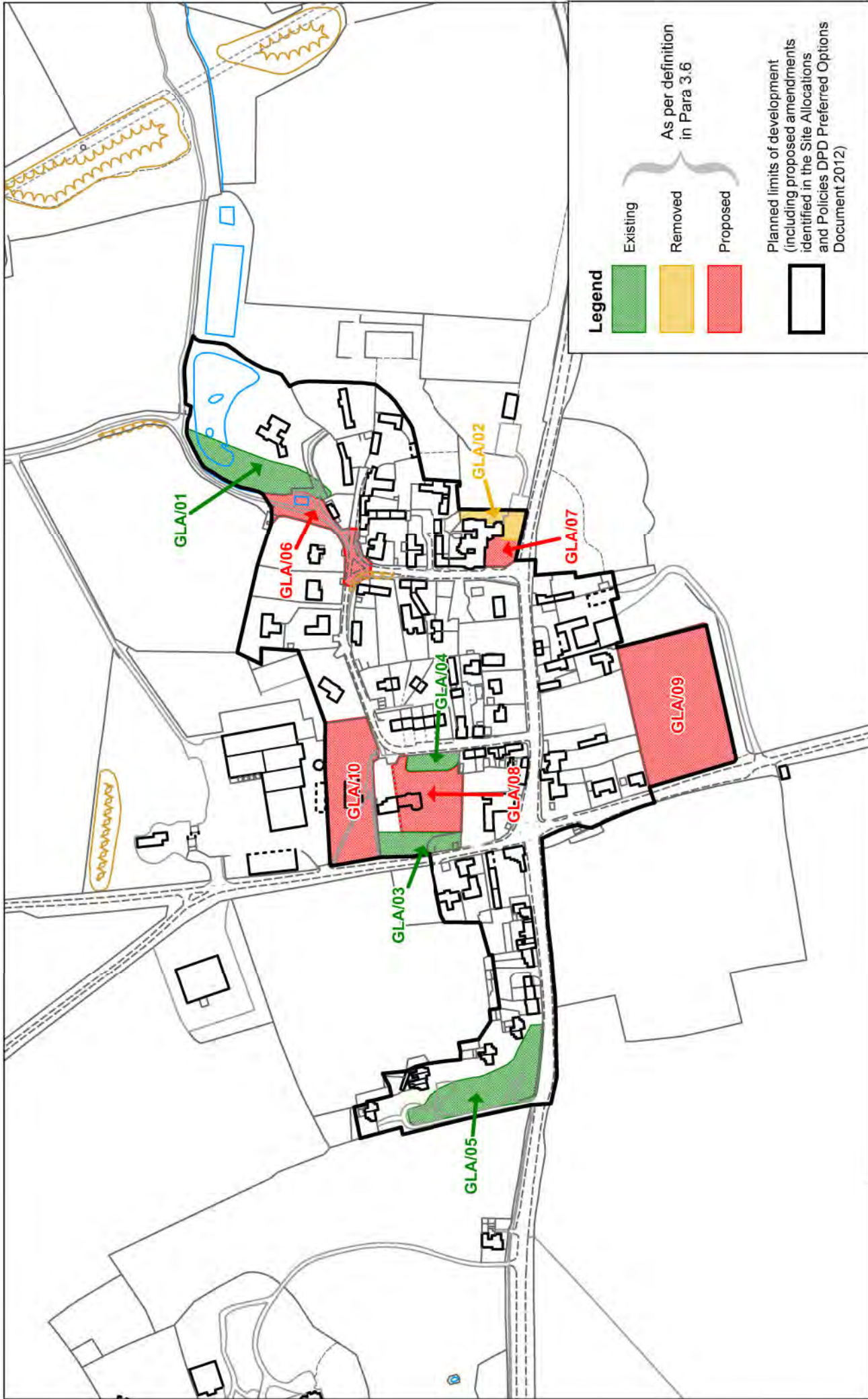


Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Exton
All sites assessed
June 2012

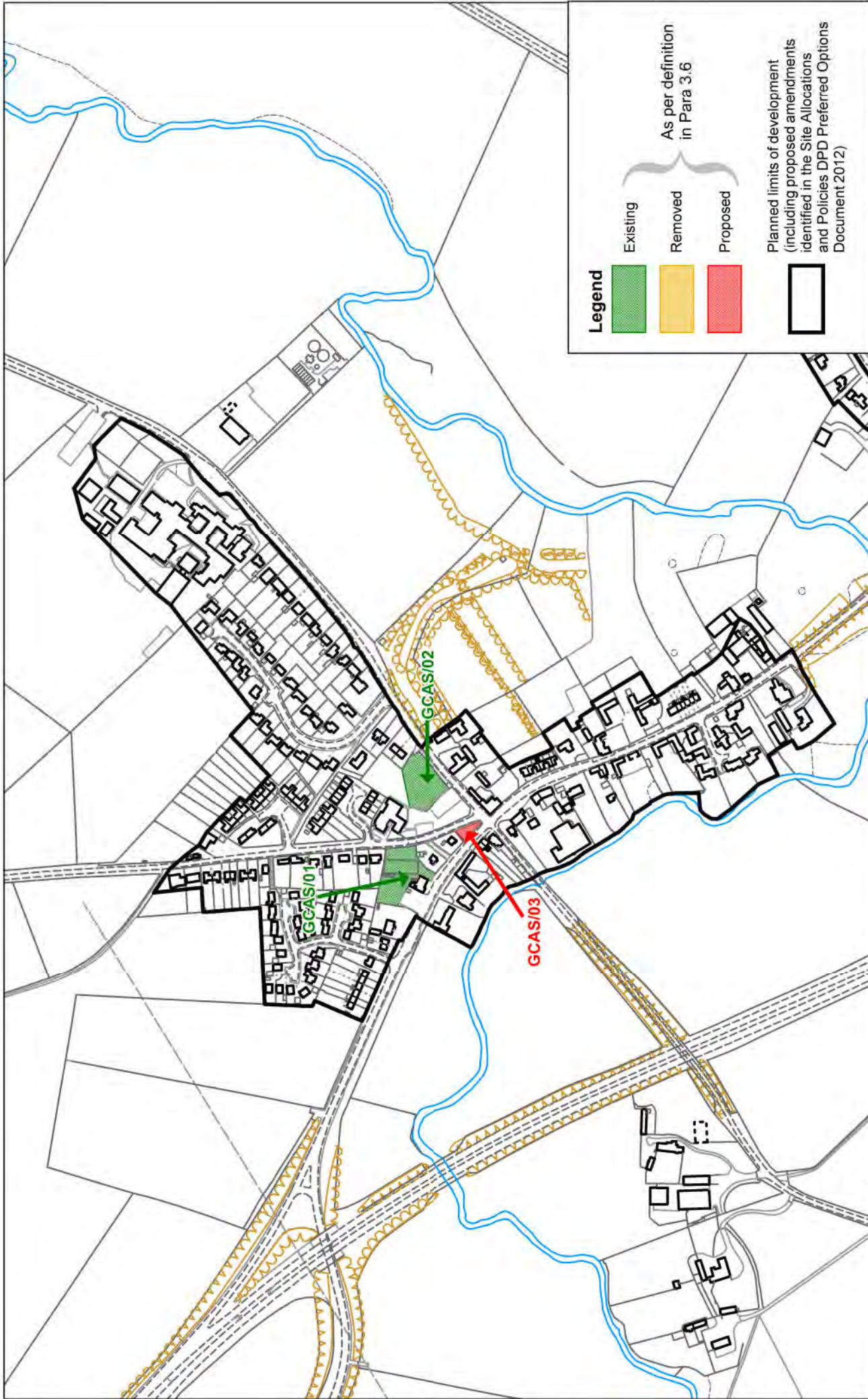
Rutland County Council

North Arrow



Review of Important Open Space and Important Frontages
Glaston
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Legend

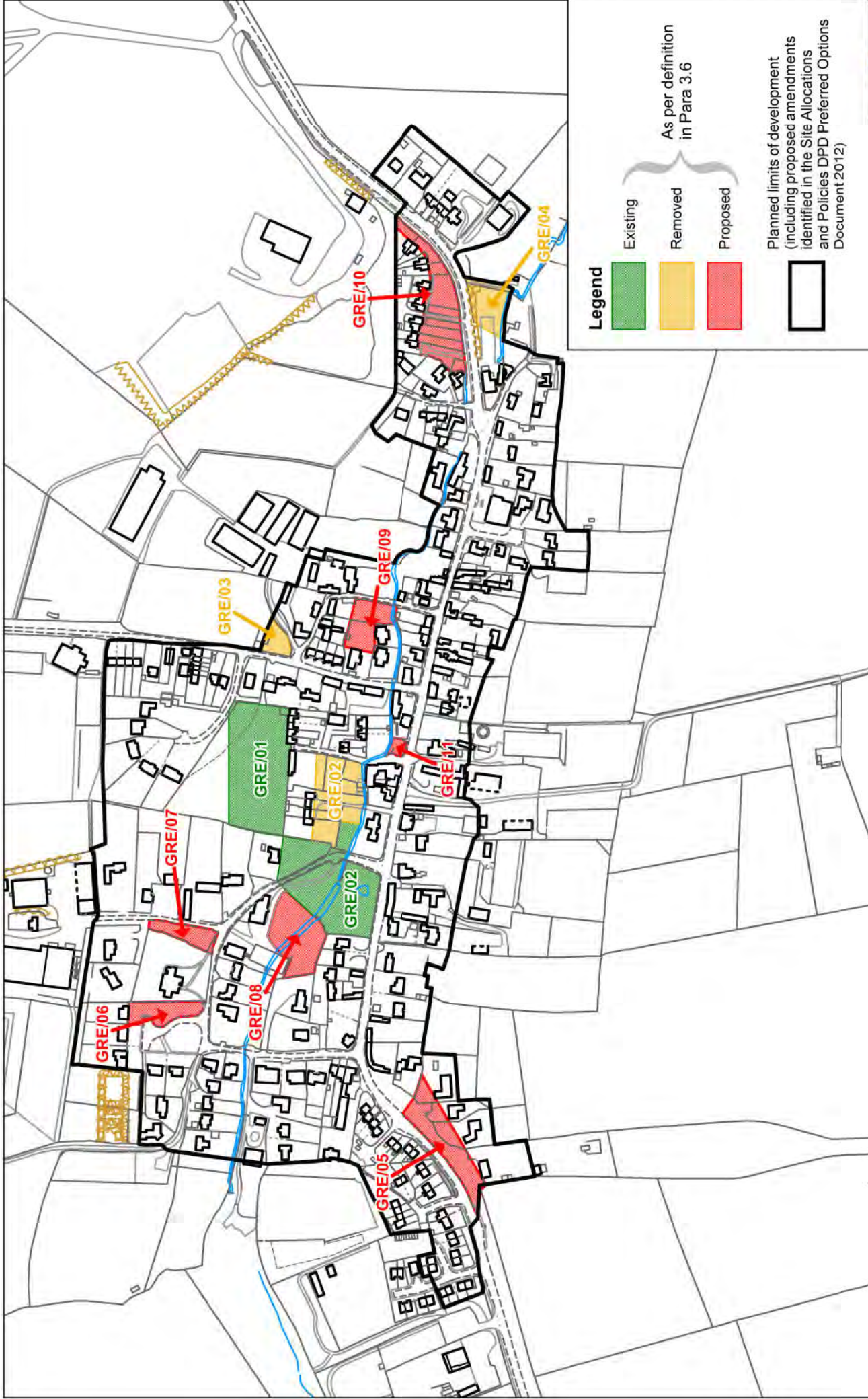
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

} As per definition in Para 3.6

Review of Important Open Space and Important Frontages
 Great Casterton
 All sites assessed
 June 2012

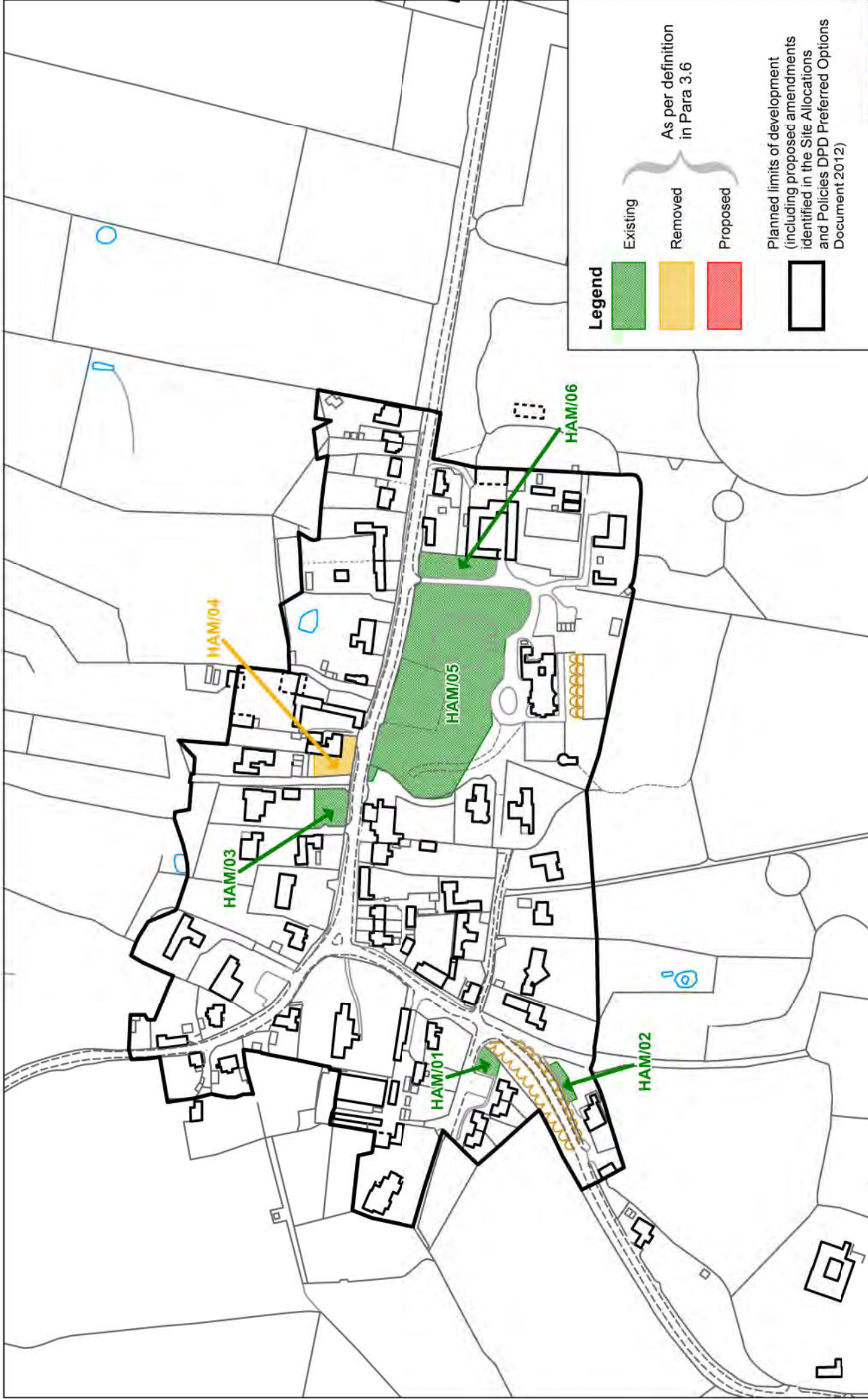


Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
Greetham
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Legend

- Existing
- Removed
- Proposed

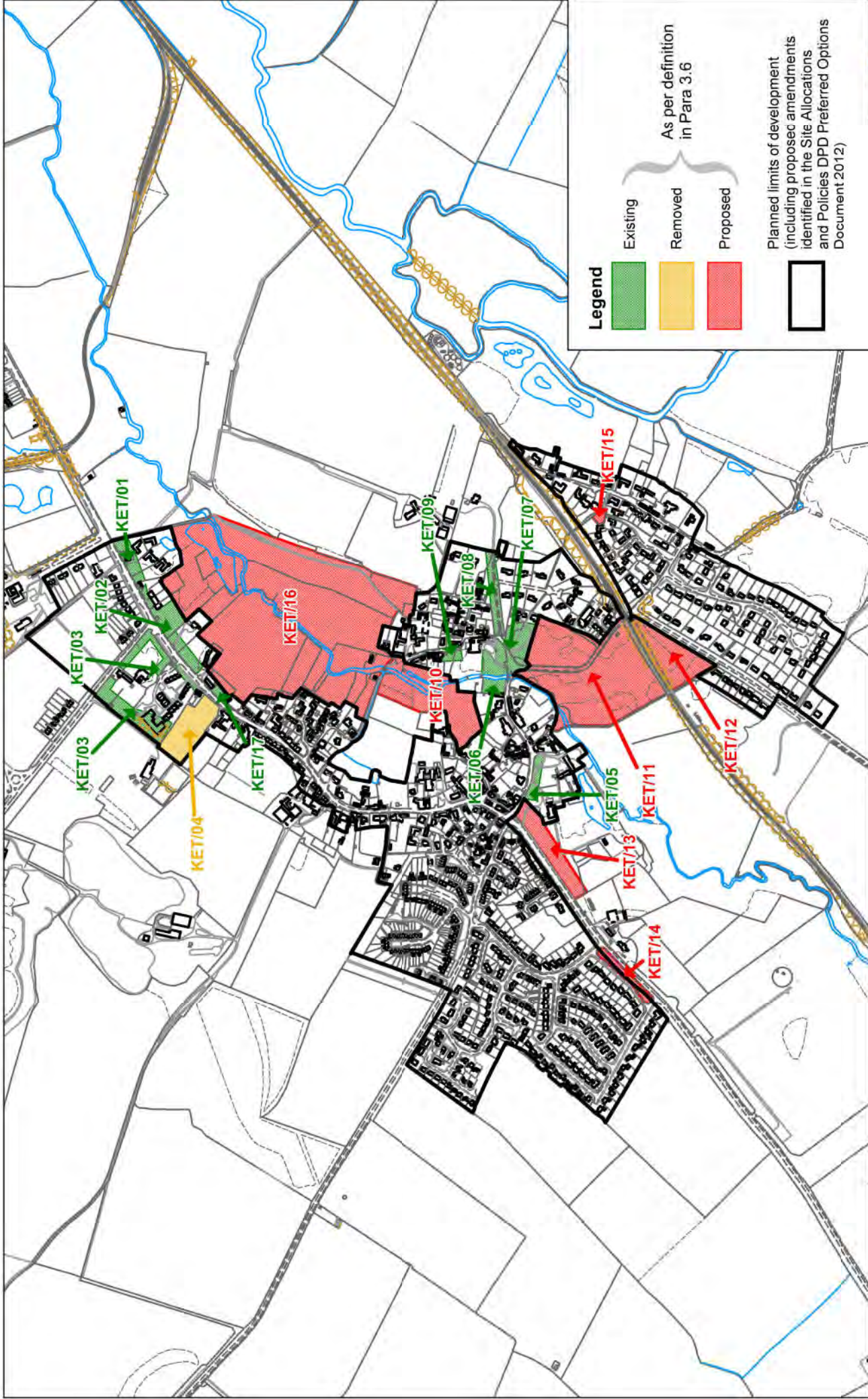
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
 Hambleton
 All sites assessed
 June 2012

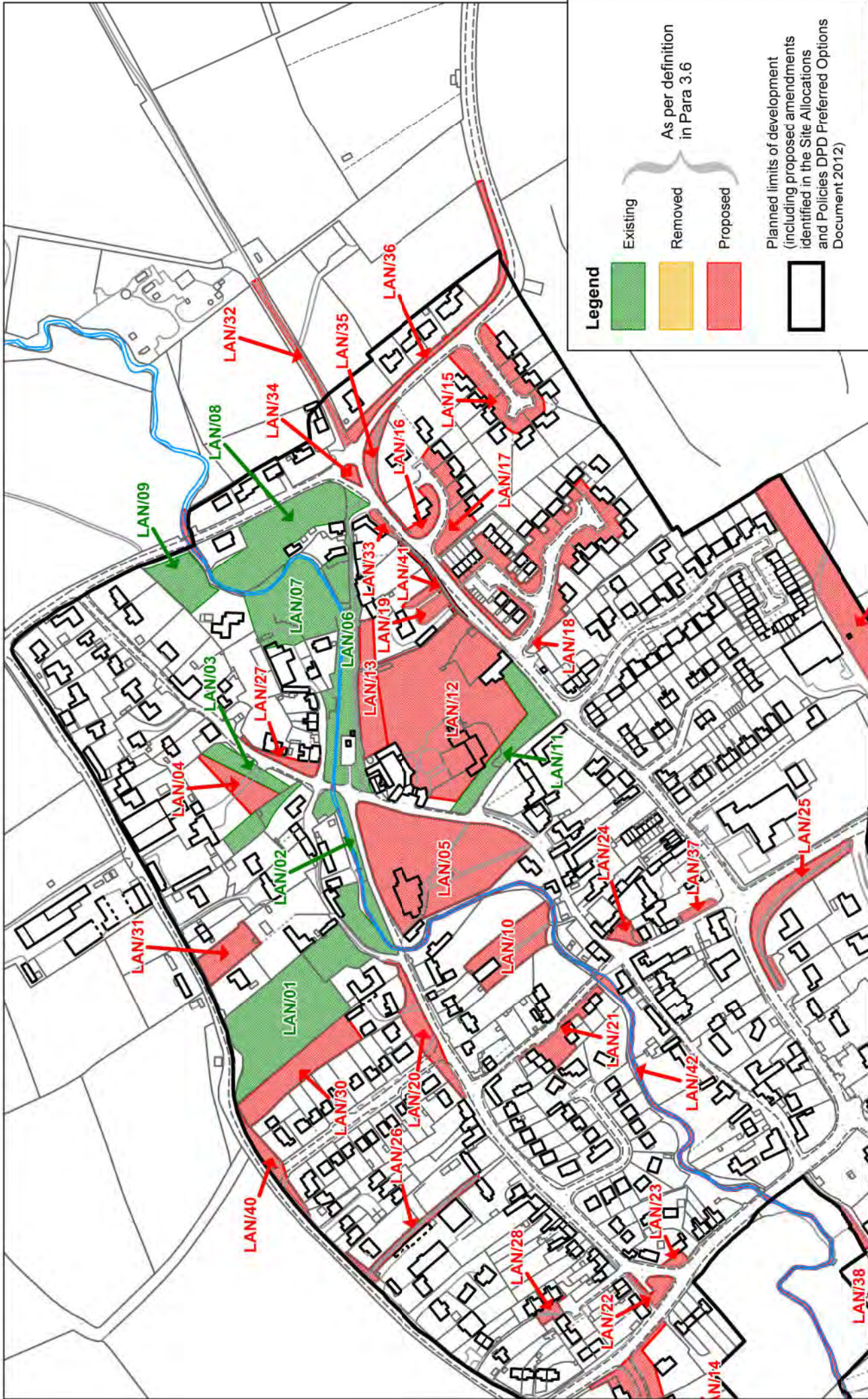


Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
 Ketton
 All sites assessed
 June 2012

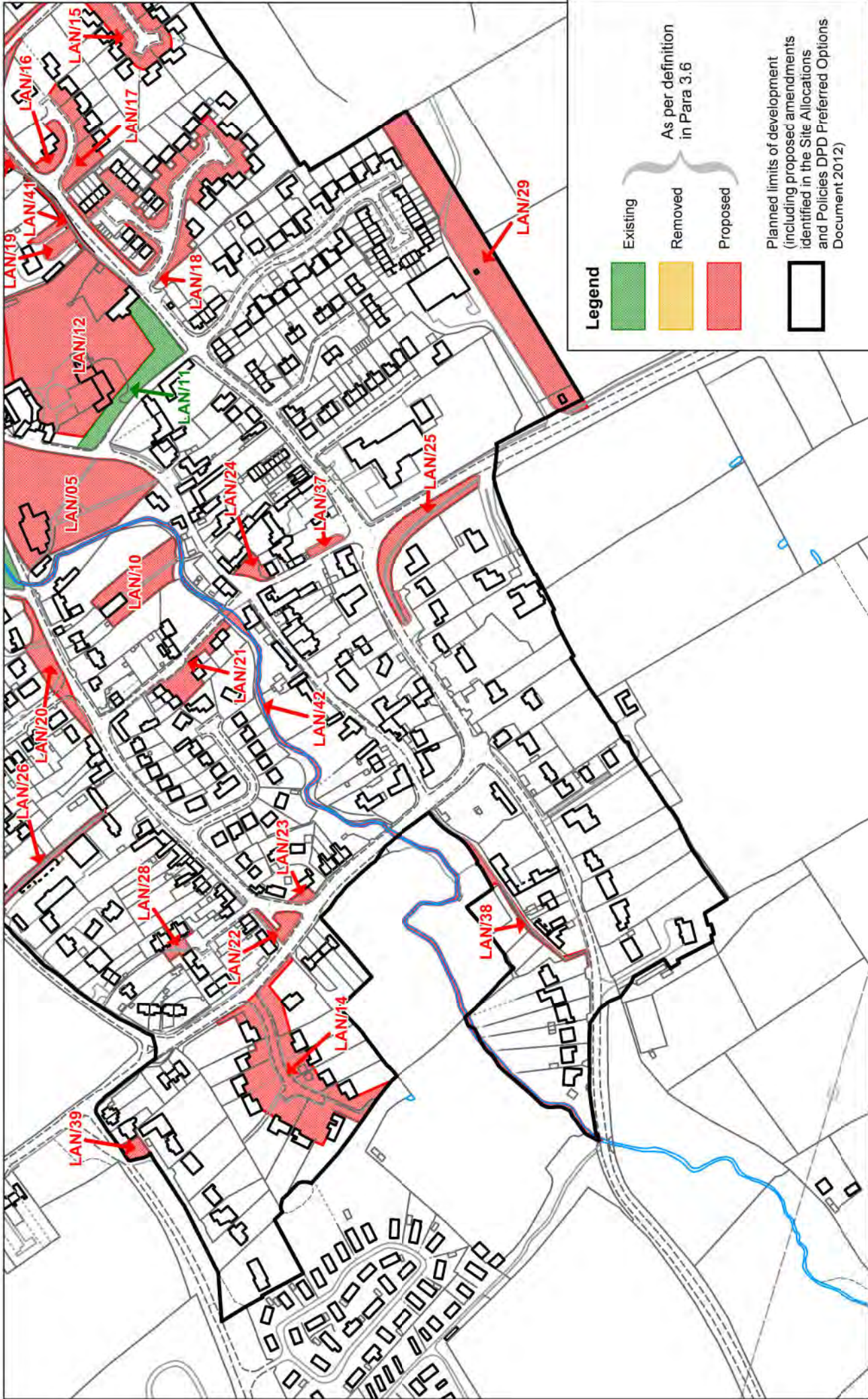
Rutland County Council
 Places Directorate



Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Langham (east)
All sites assessed
June 2012

Rutland County Council
Places Directorate

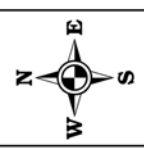
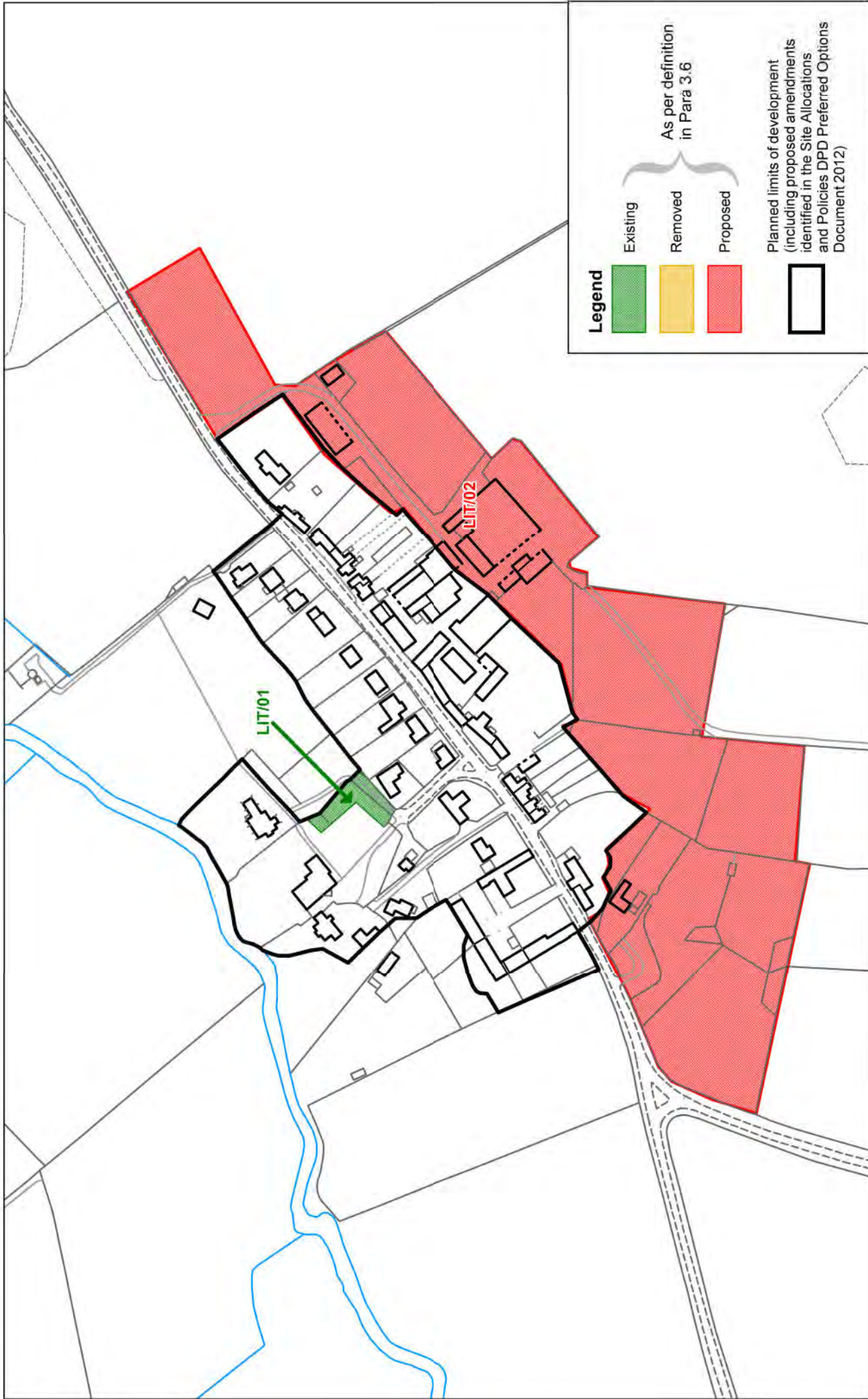


Review of Important Open Space and Important Frontages
 Langham (west)
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate


 Rutland
 County Council


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Review of Important Open Space and Important Frontages
Little Casterton
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Legend

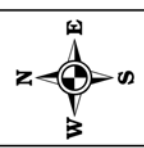
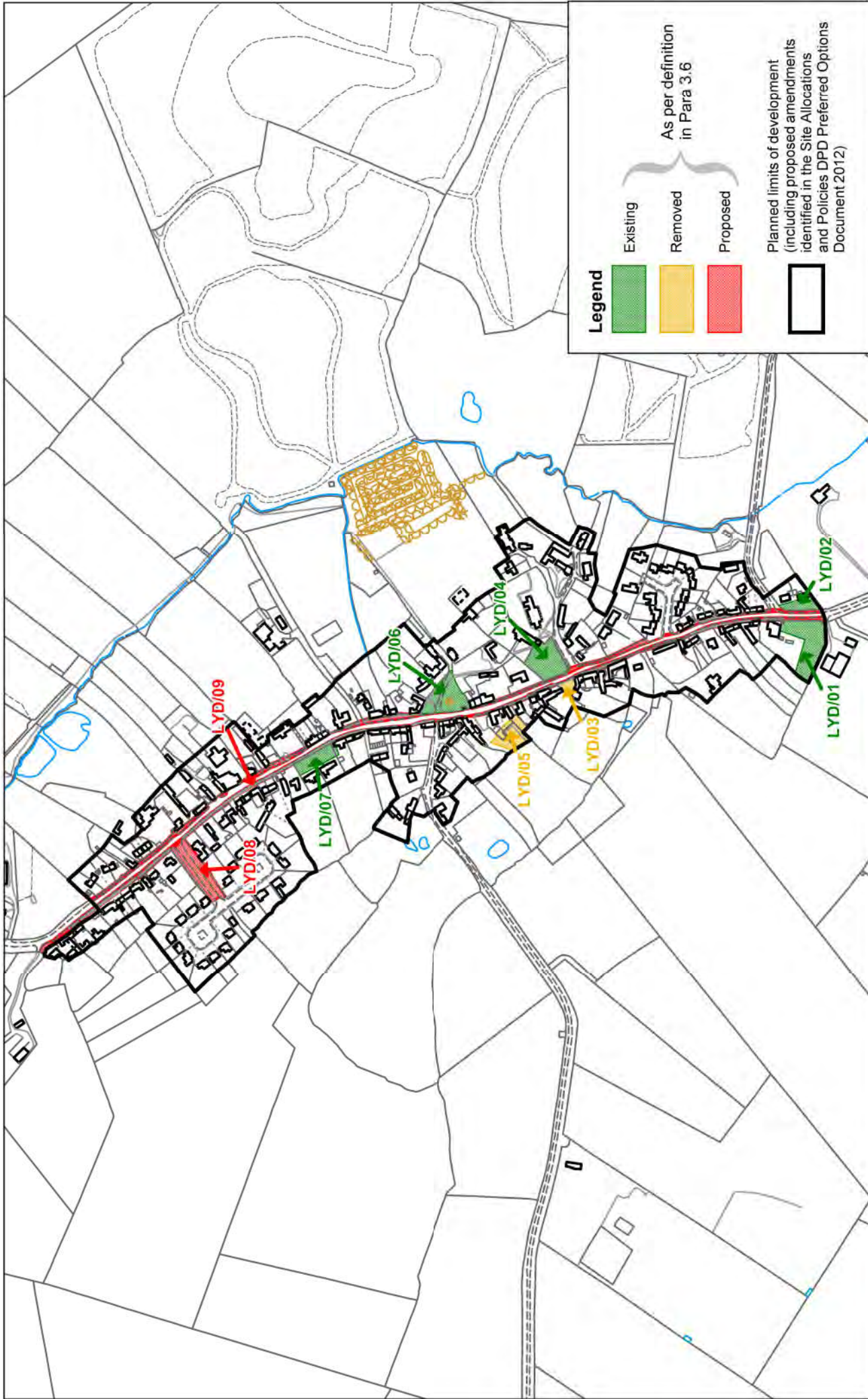
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

As per definition in Para 3.6

Review of Important Open Space and Important Frontages
 Little Casterton (Stamford)
 All sites assessed
 June 2012

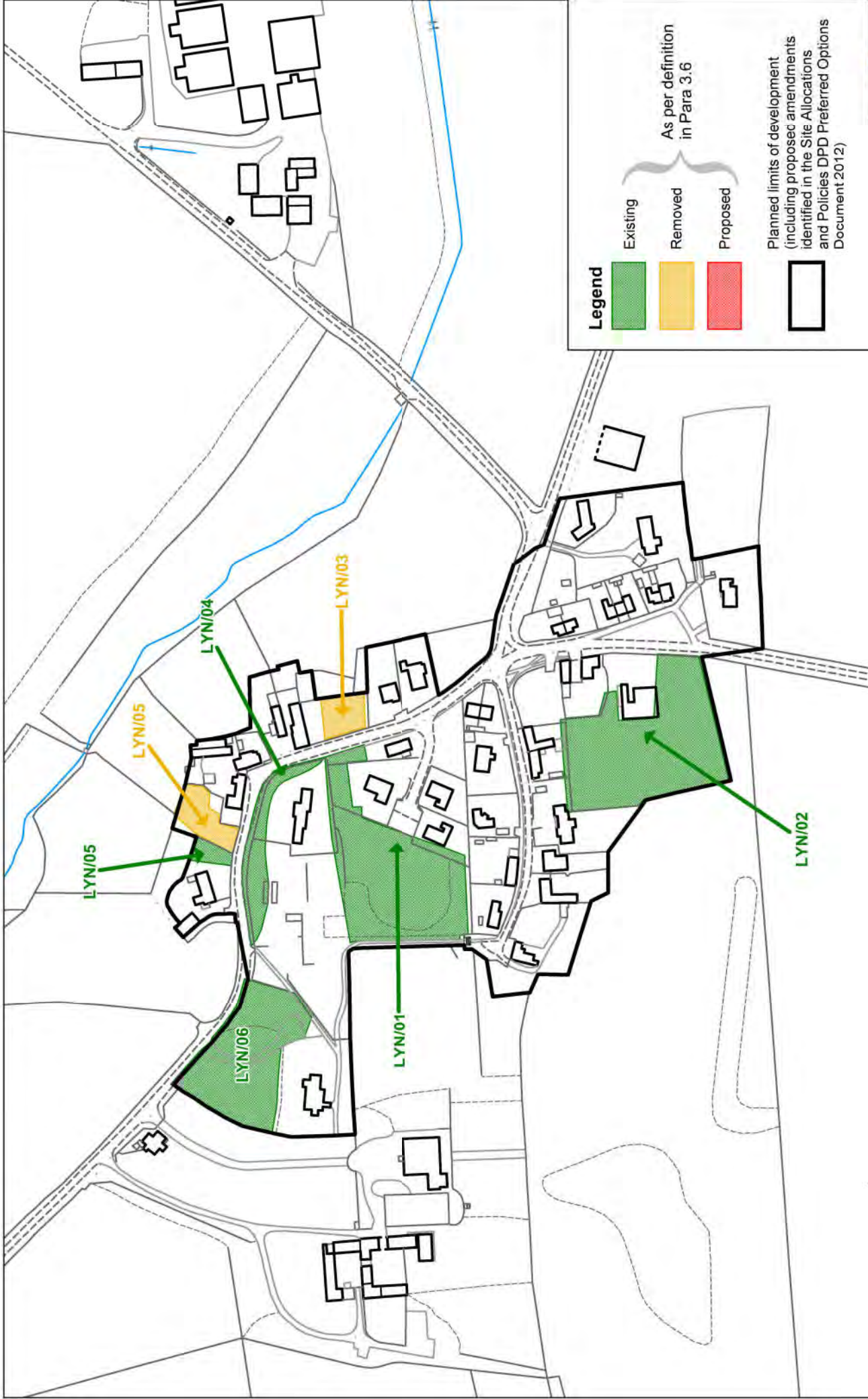


Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
 Lyddington
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Legend

- Existing
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- Proposed

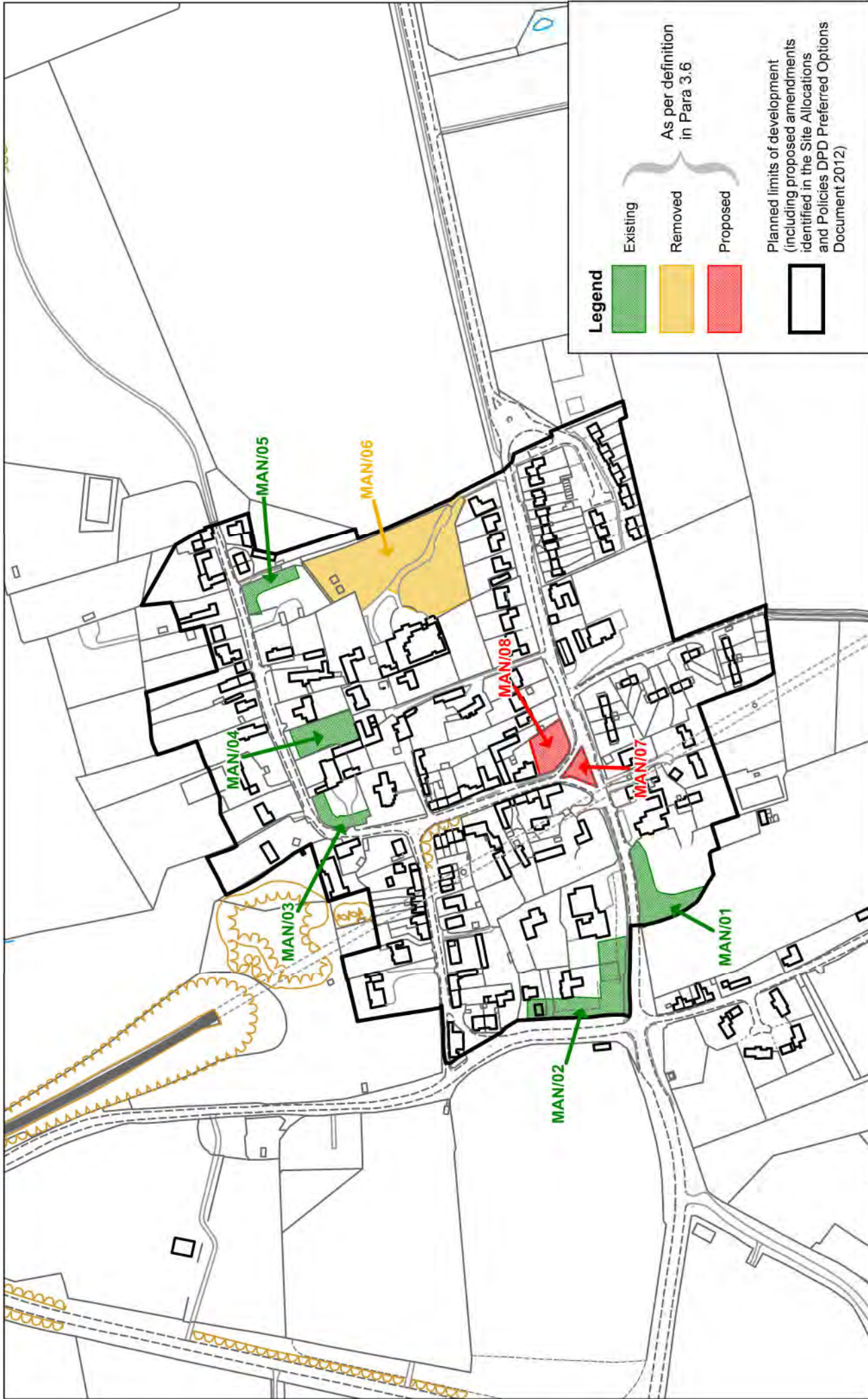
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
 Lyndon
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate



Legend

- Existing
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- Proposed

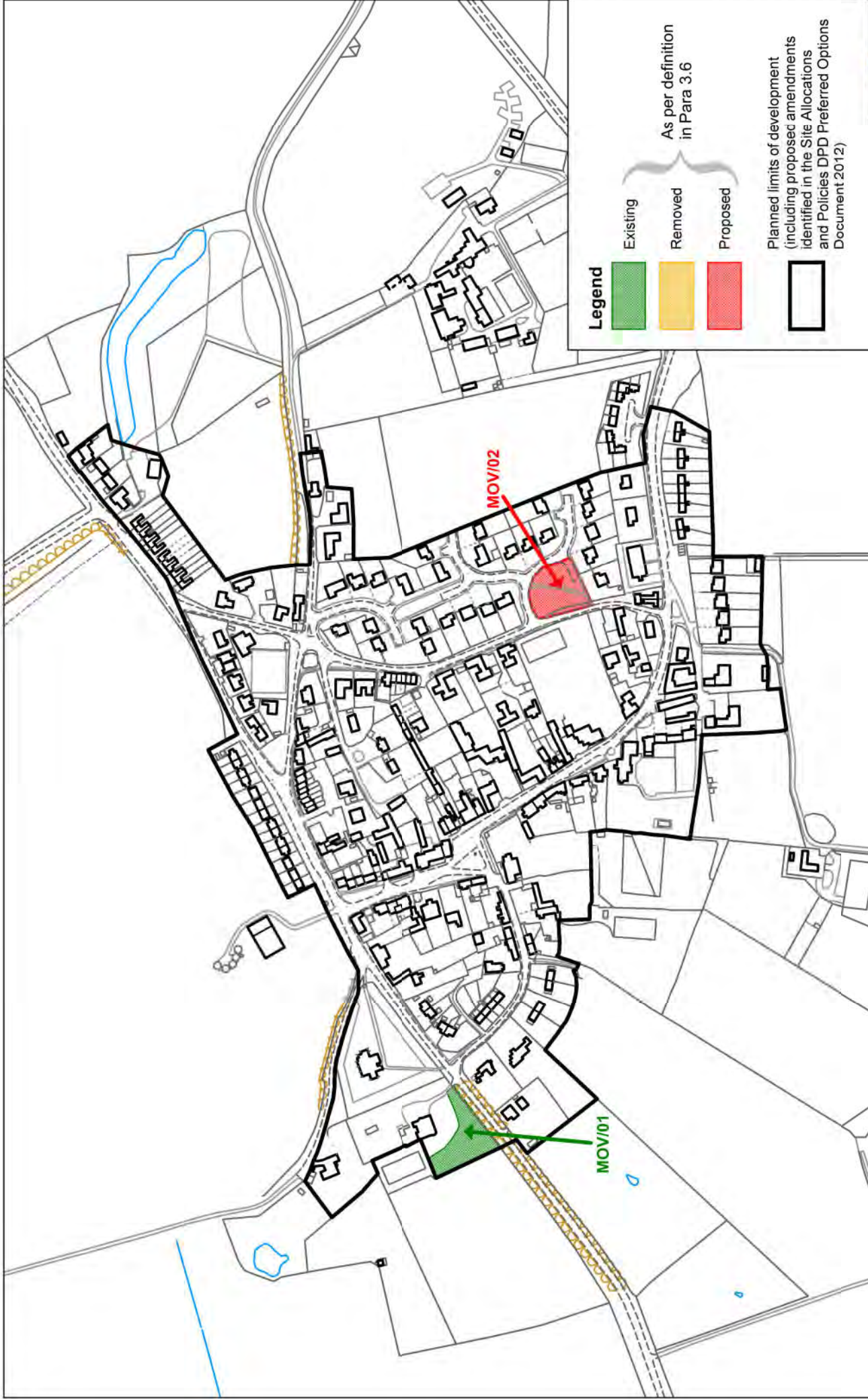
As per definition in Para 3.6

Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
 Manton
 All sites assessed
 June 2012



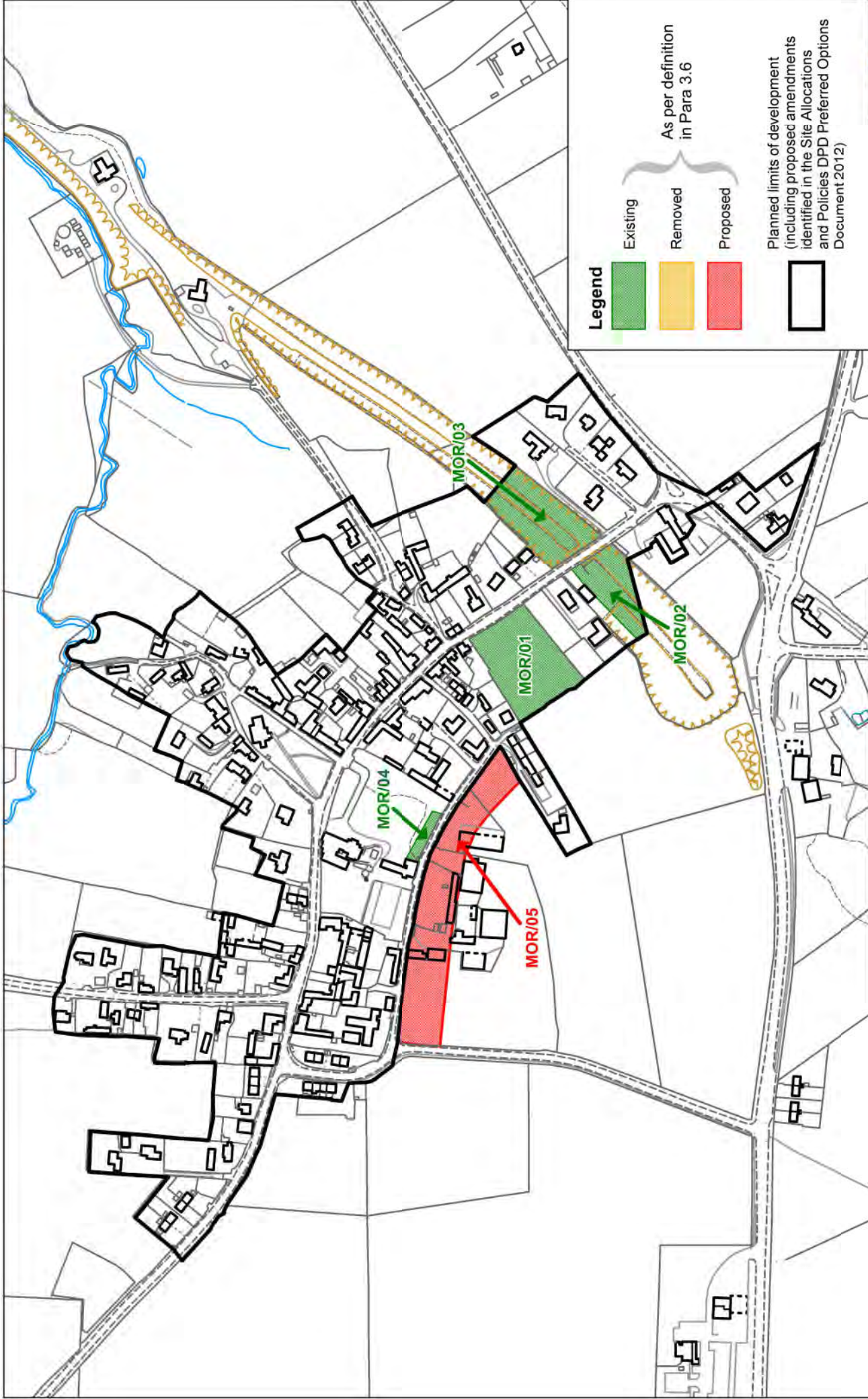
Rutland County Council
 Places Directorate



Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Market Overton
All sites assessed
June 2012

Rutland County Council



Legend

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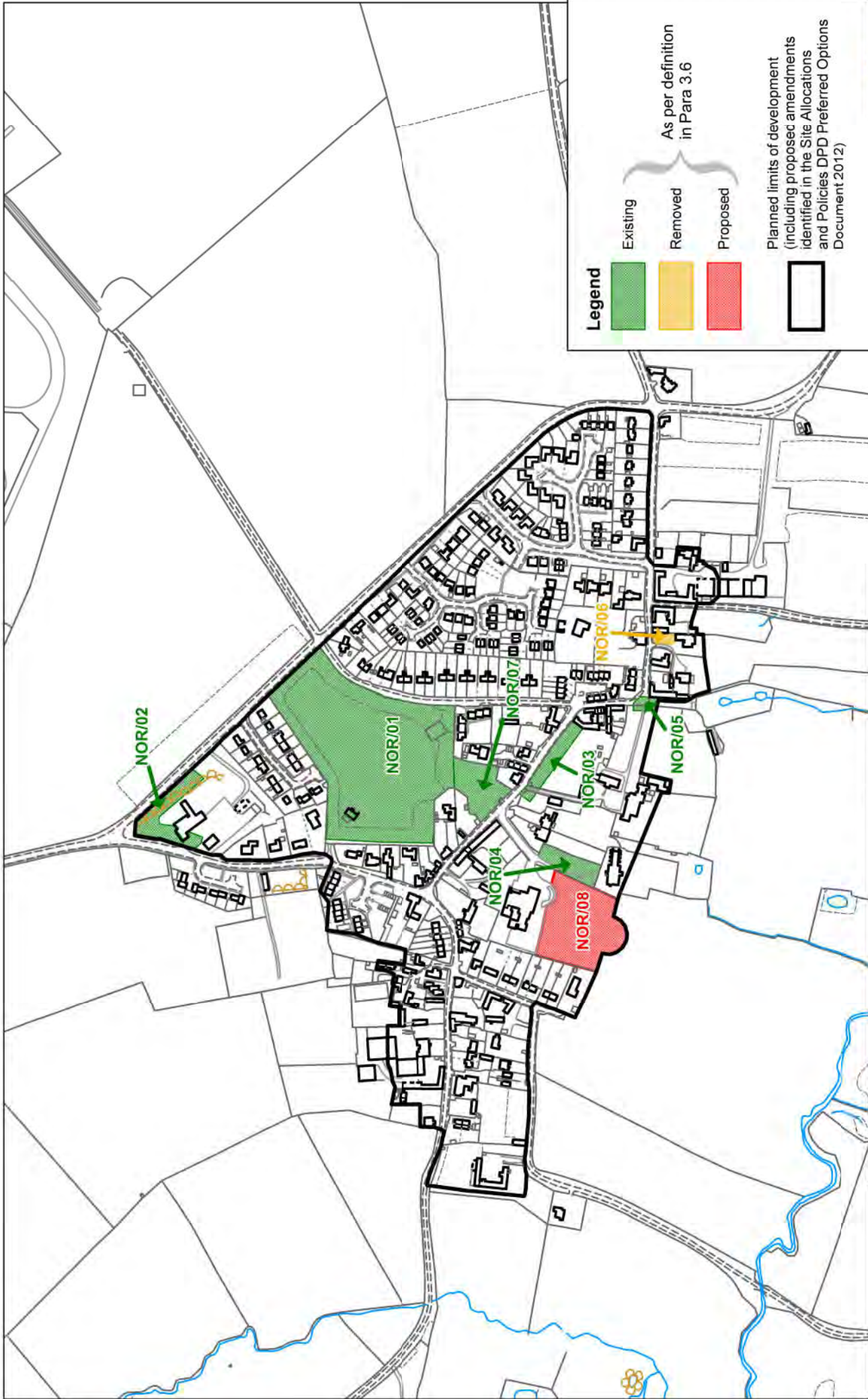
As per definition in Para 3.6

Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)



Review of Important Open Space and Important Frontages
 Morcott
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



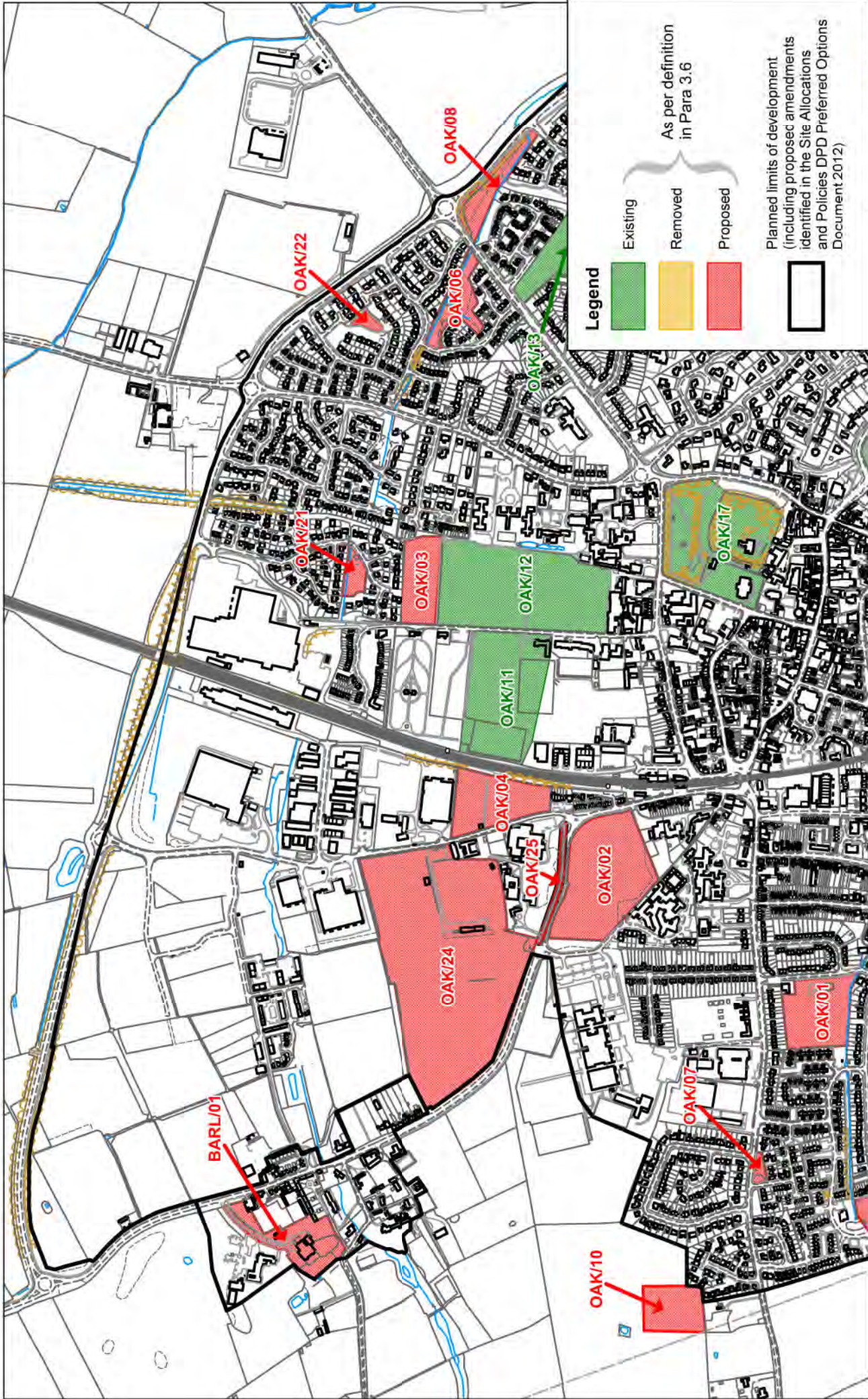
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 - Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)
- } As per definition in Para 3.6

Review of Important Open Space and Important Frontages
North Luffenham
 All sites assessed
 June 2012

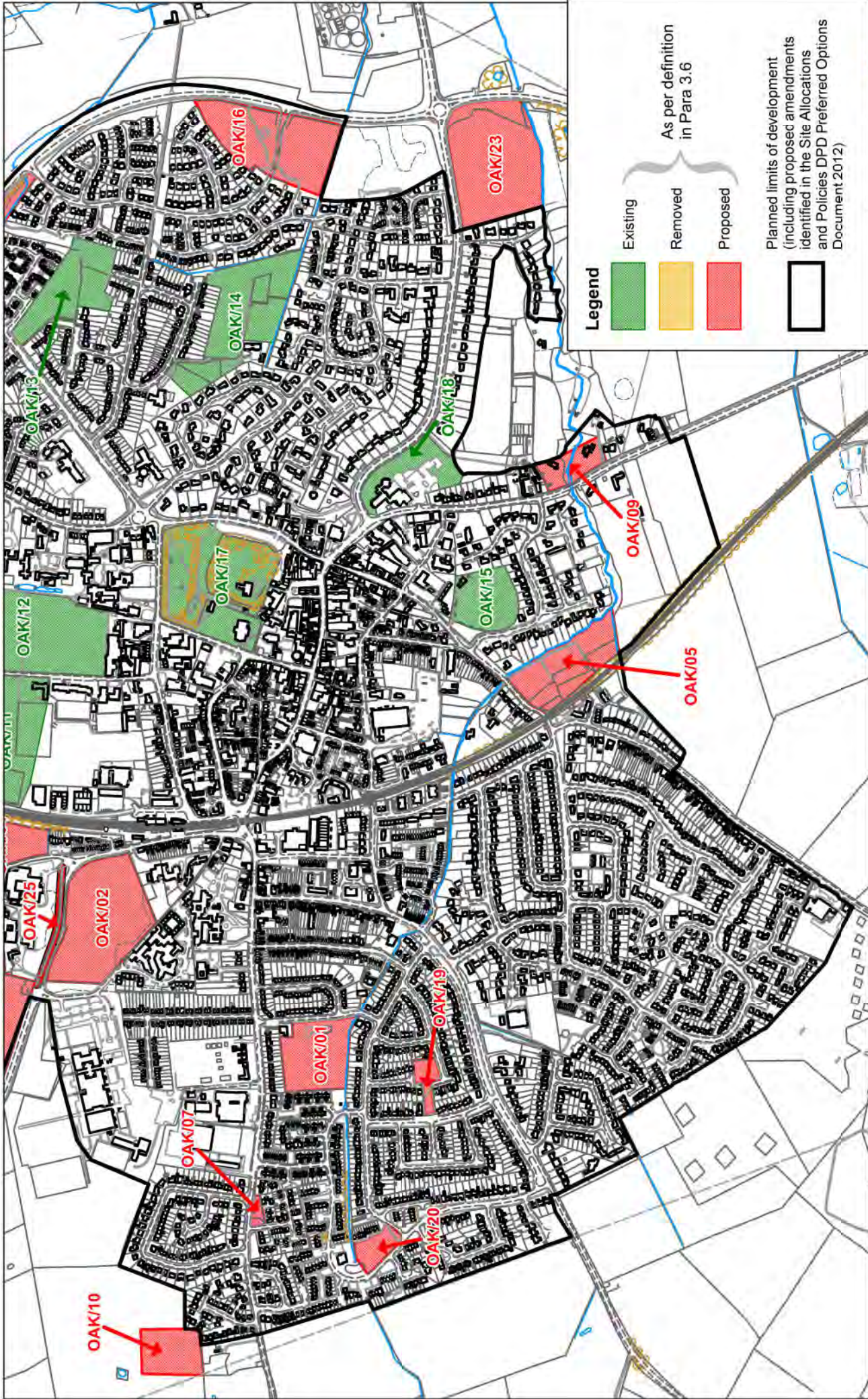


Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
Oakham (north)
 All sites assessed
 June 2012

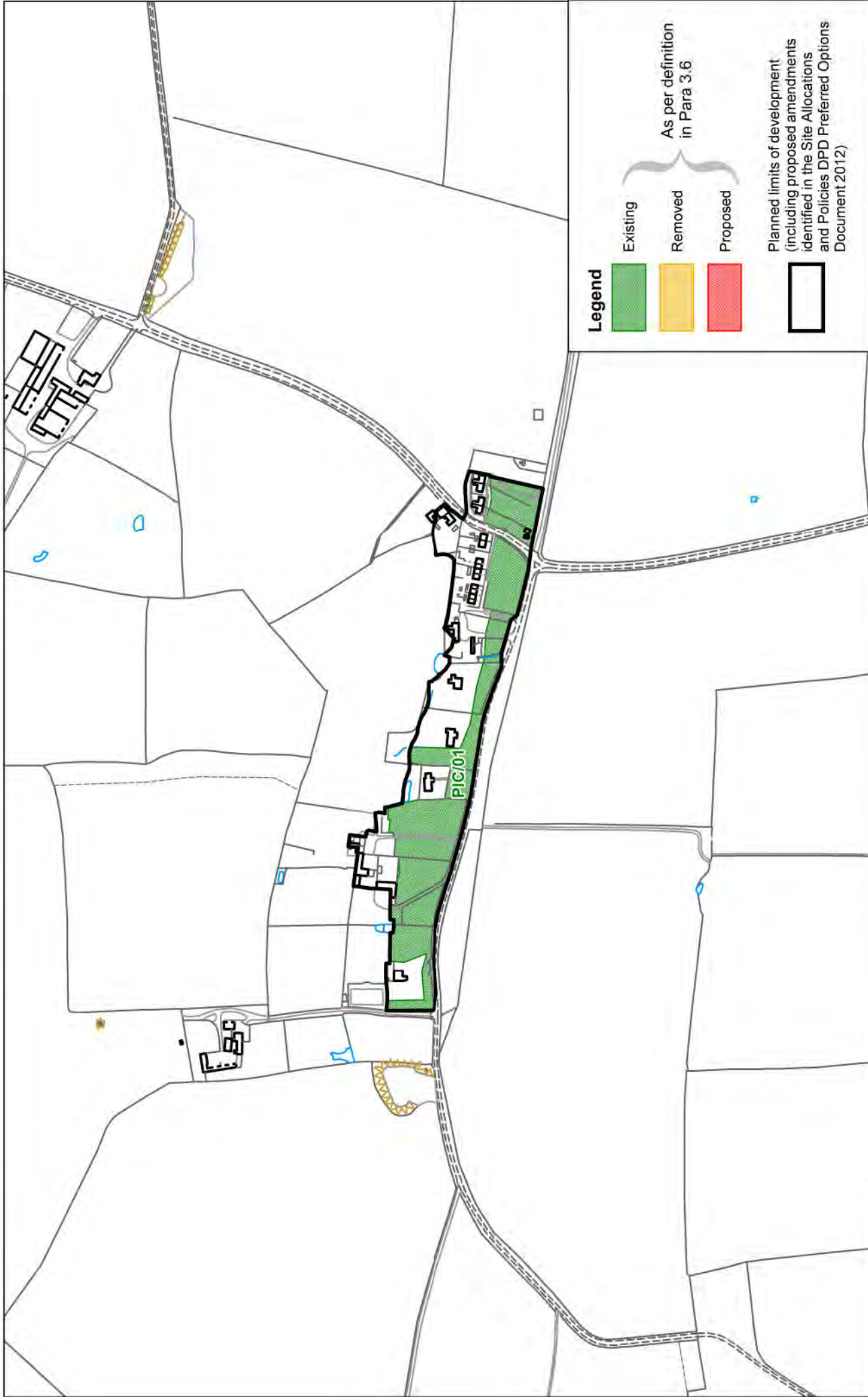
Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
 Oakham (south)
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate

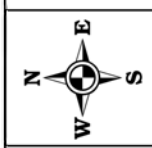


Legend

Existing
Removed
Proposed

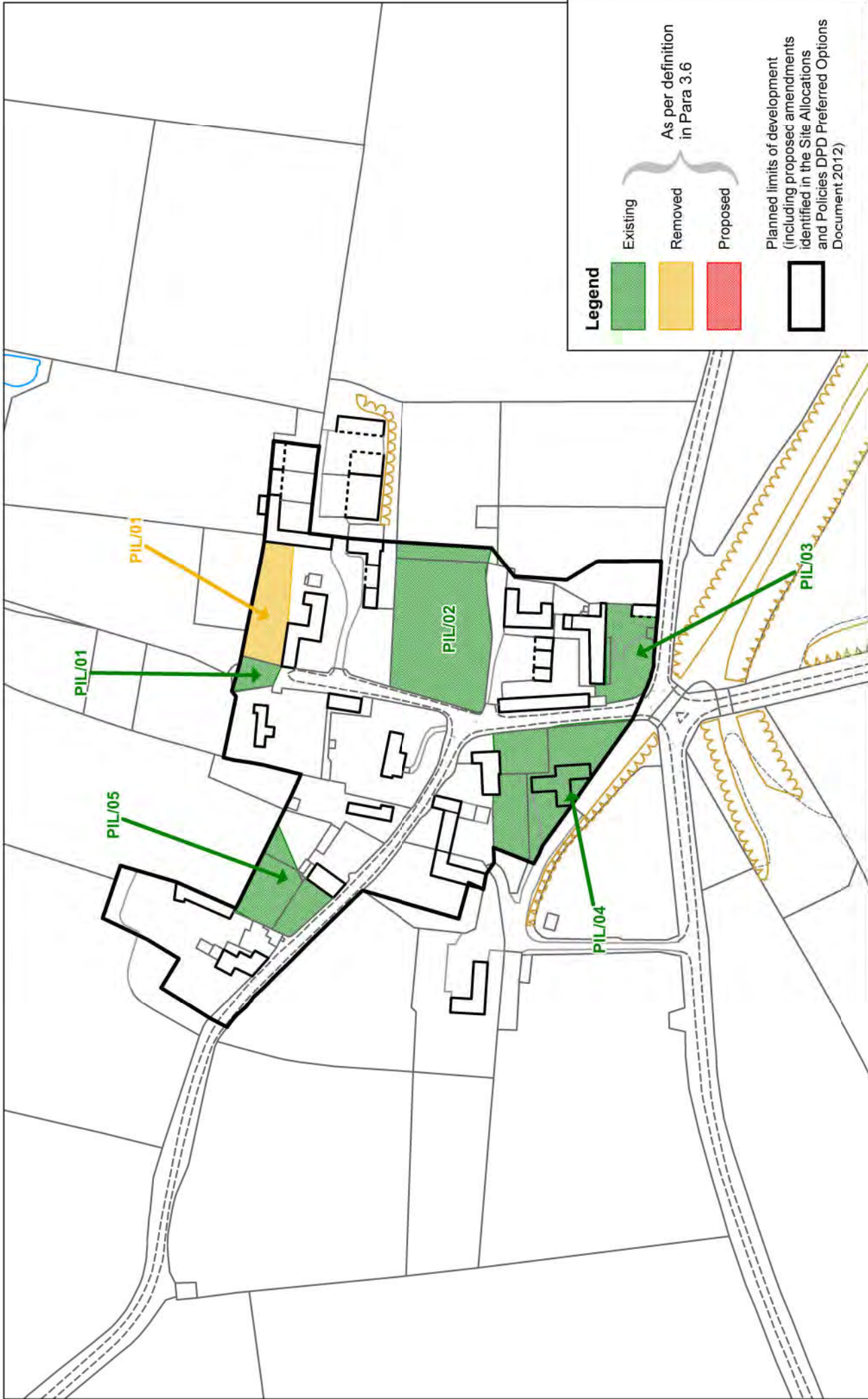
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Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)



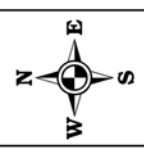
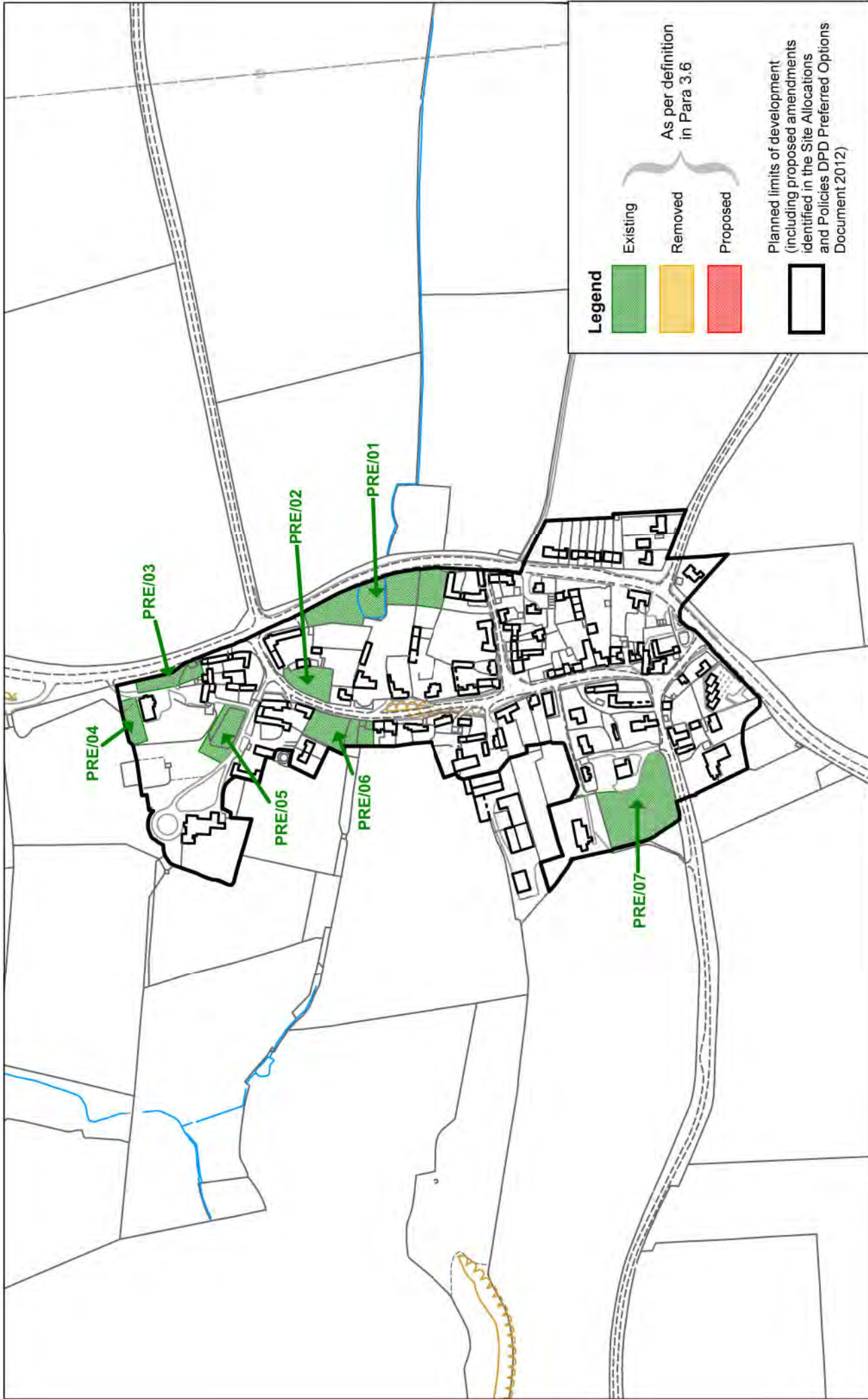
Review of Important Open Space and Important Frontages
Pickworth
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



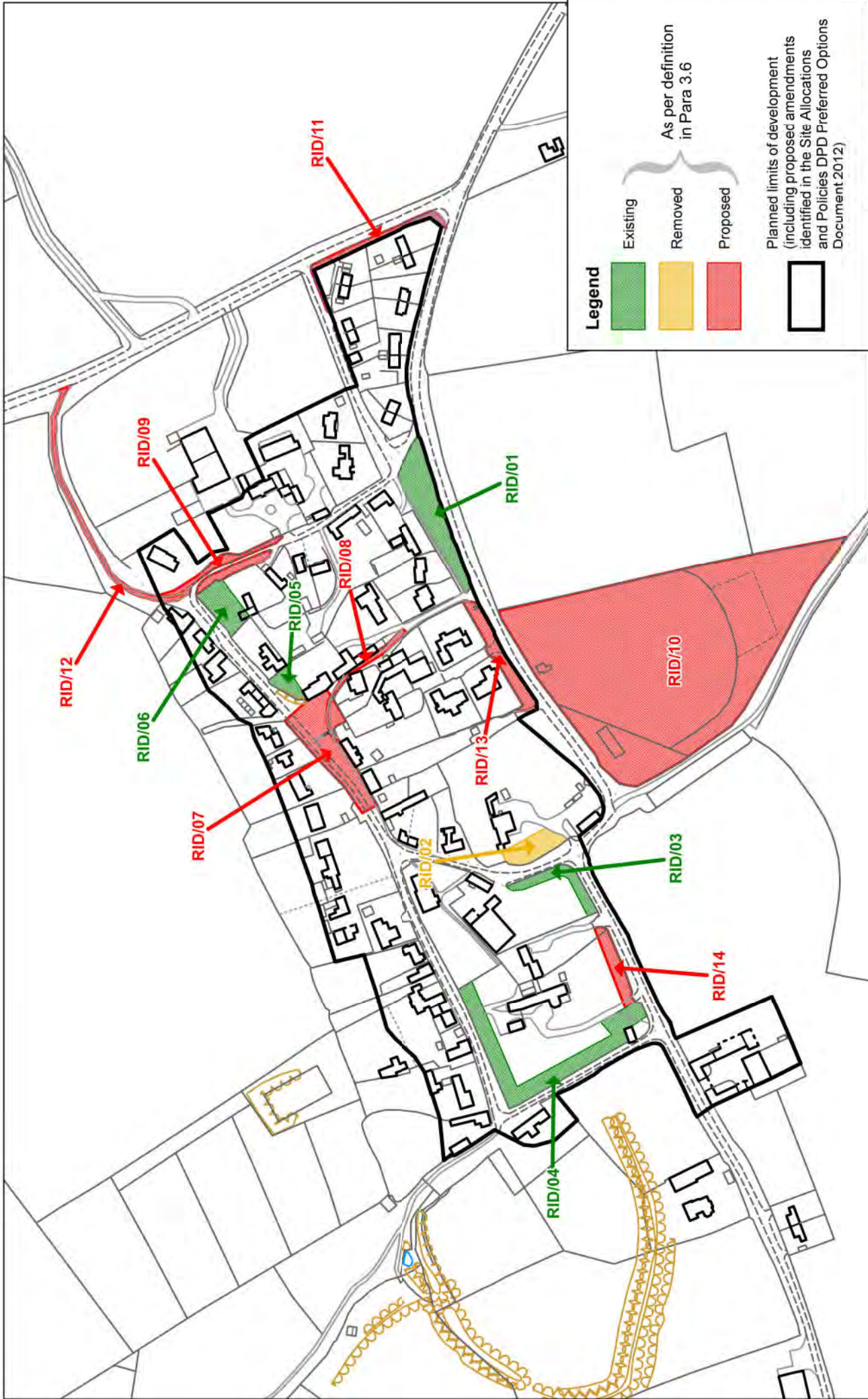
Review of Important Open Space and Important Frontages
Pilton
 All sites assessed
 June 2012

Rutland County Council
Places Directorate



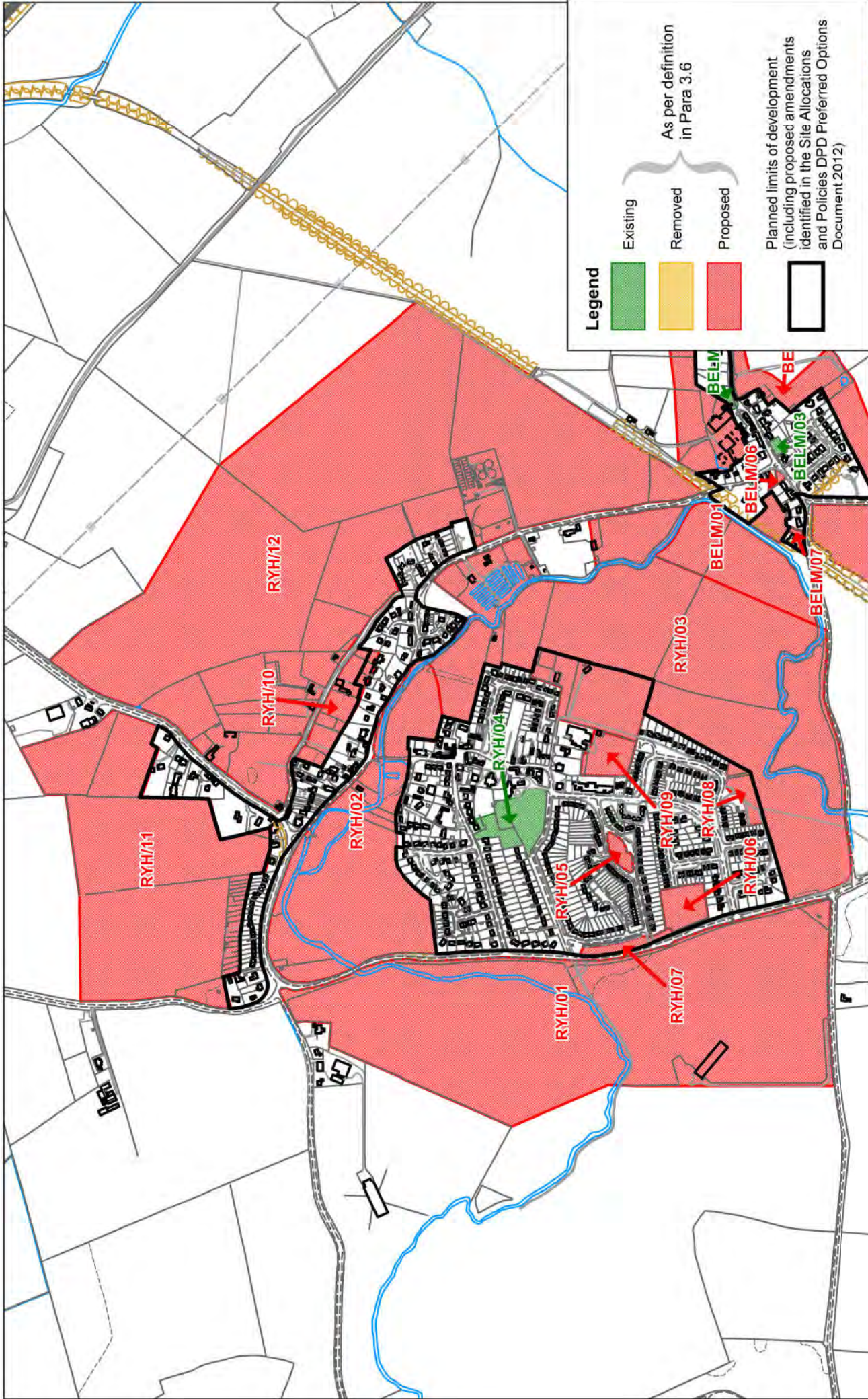
Review of Important Open Space and Important Frontages
 Preston
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate

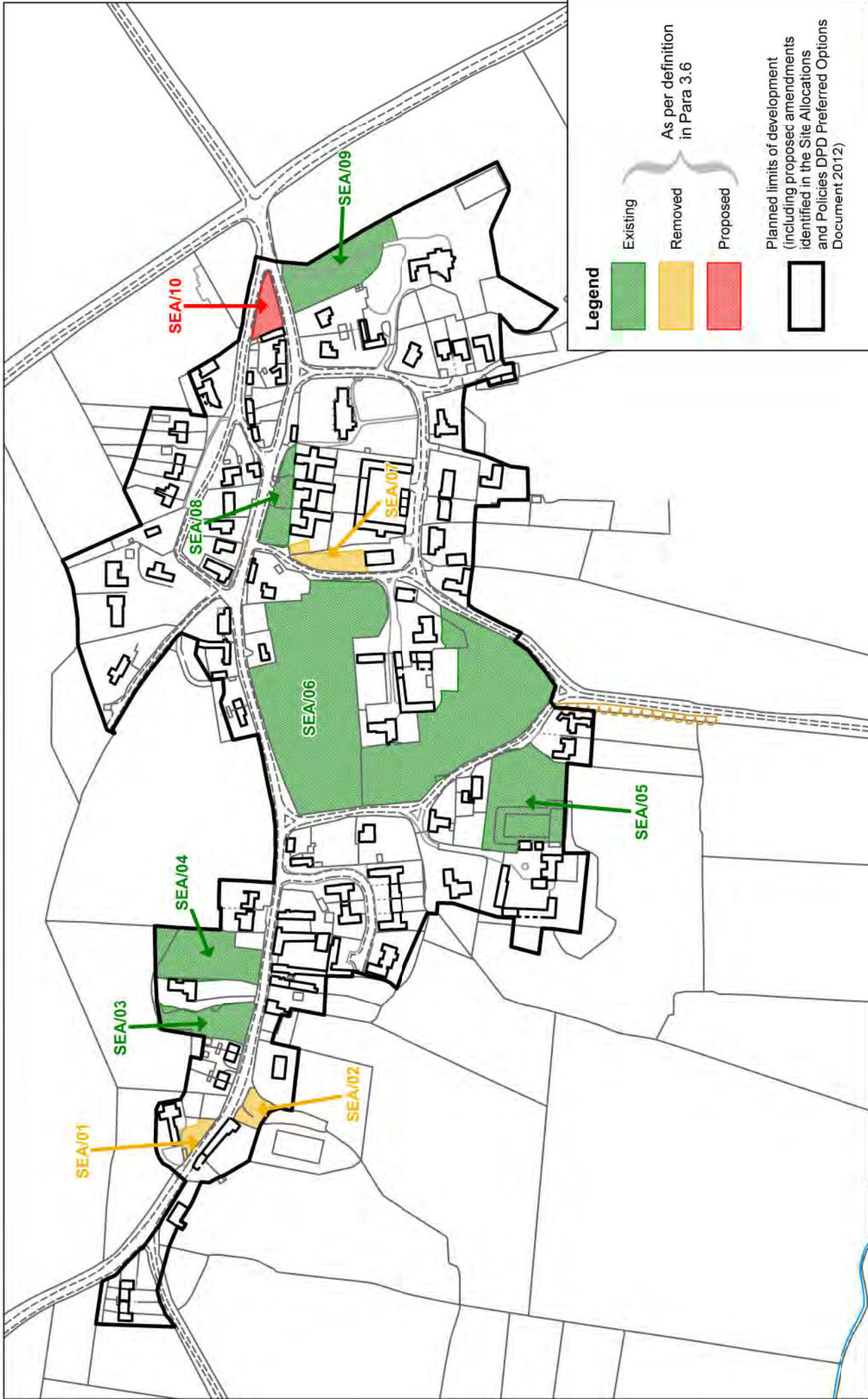


Review of Important Open Space and Important Frontages
 Ridlington
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



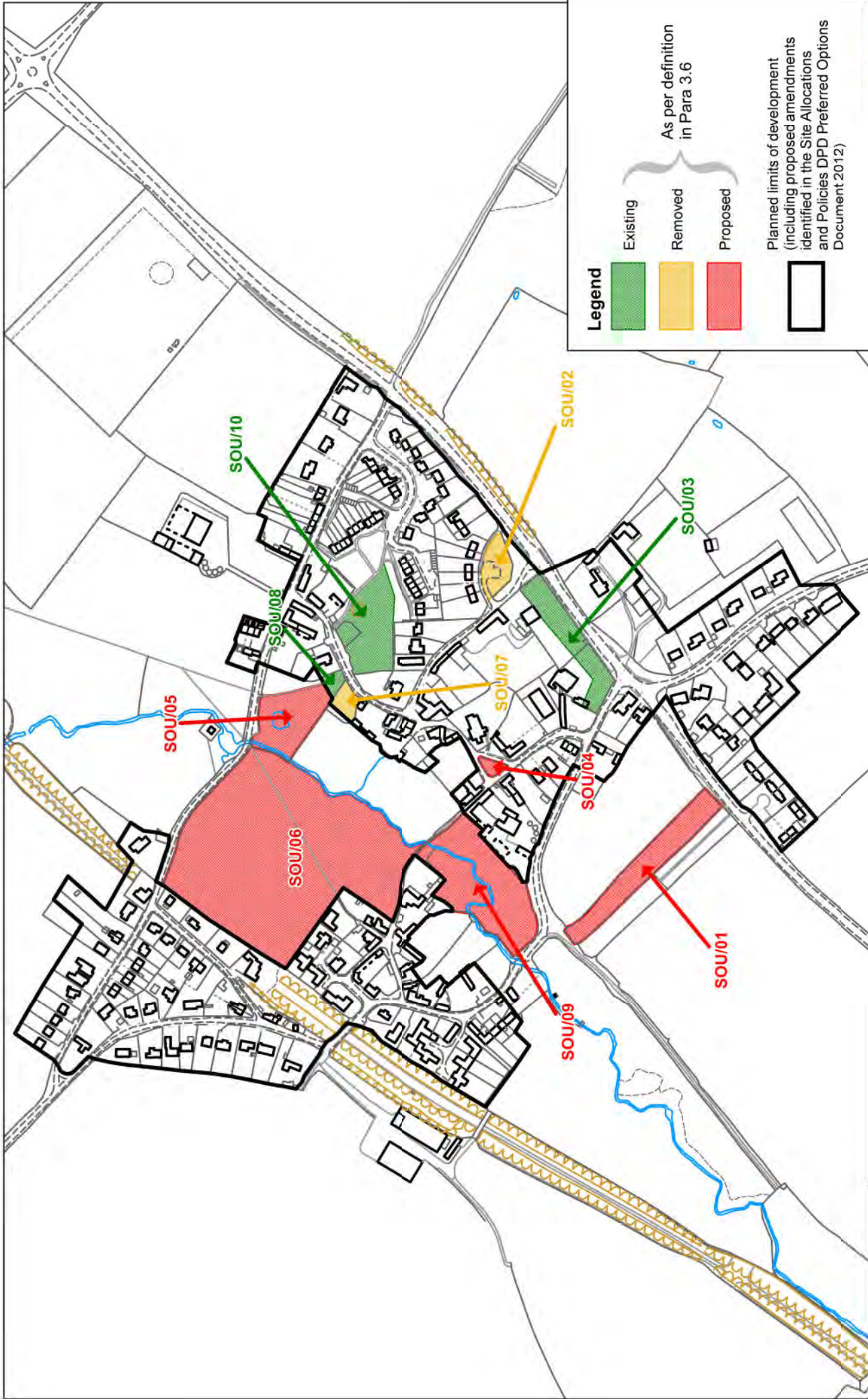
<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Ryhall All sites assessed June 2012</p>	 <p>Rutland County Council</p>
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Review of Important Open Space and Important Frontages
 Seaton
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate



Legend

 Existing	}	As per definition in Para 3.6
 Removed		
 Proposed		
Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)		
		

Review of Important Open Space and Important Frontages
 South Luffenham
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate



Legend

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 - Removed
 - Proposed
 - Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)
- As per definition in Para 3.6

Review of Important Open Space and Important Frontages
Stoke Dry
 All sites assessed
 June 2012



Rutland County Council
Places Directorate

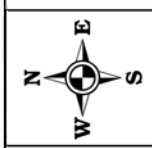


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- Proposed

As per definition in Para 3.6

Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)



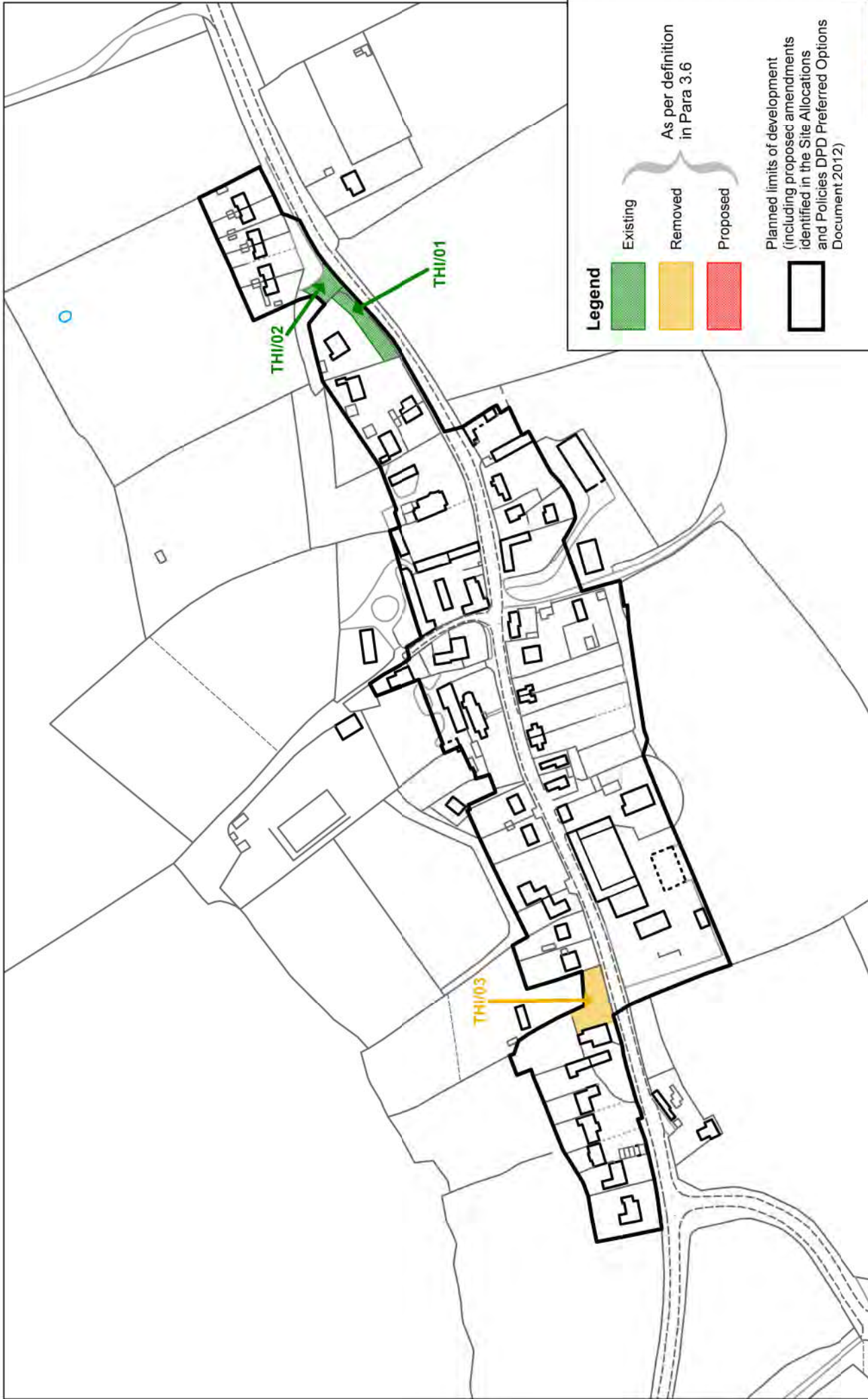
Review of Important Open Space and Important Frontages
Stretton
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
 Teigh
 All sites assessed
 June 2012

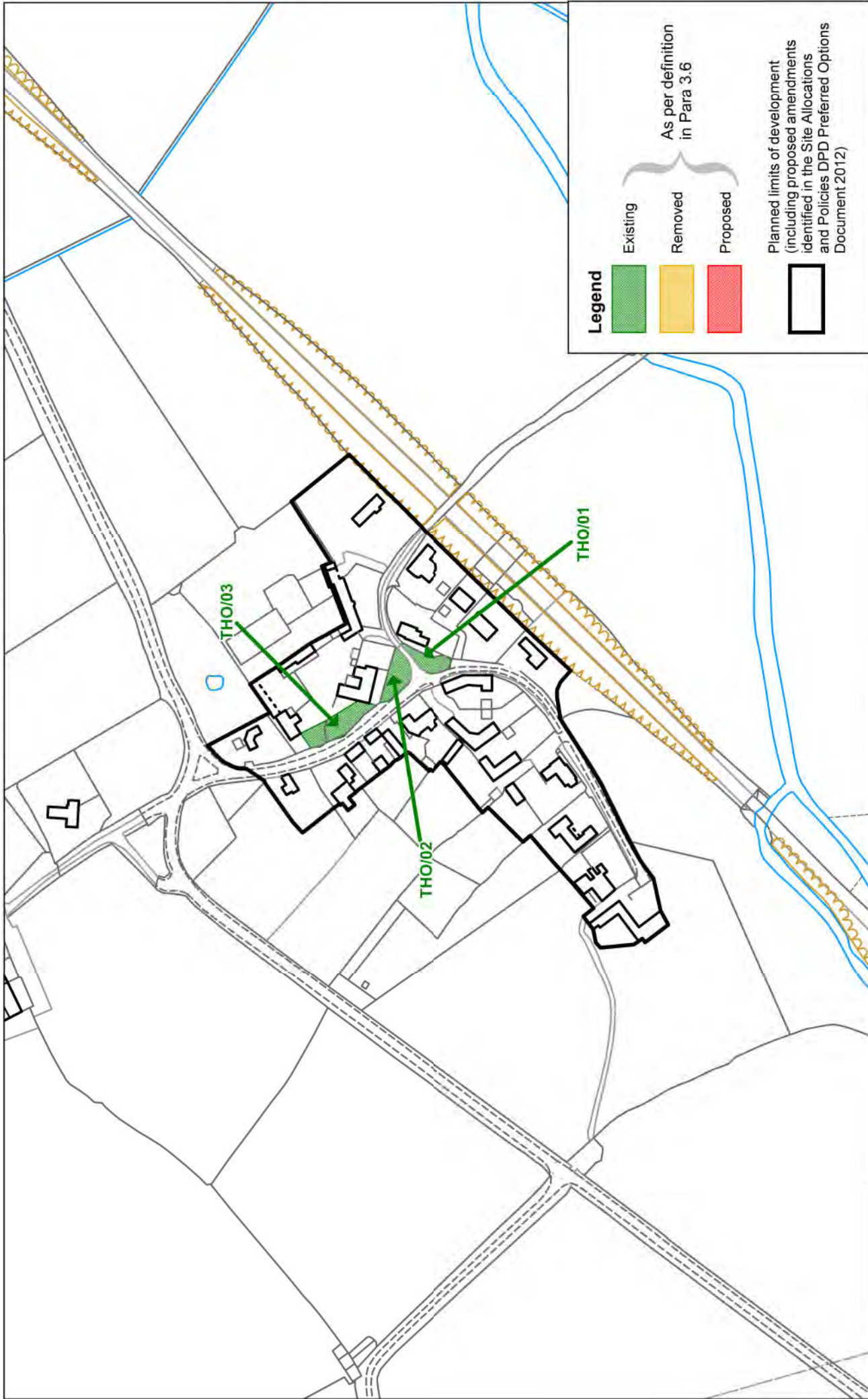
Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
 Thistleton
 All sites assessed
 June 2012



Rutland County Council
 Places Directorate



Legend

- Existing
- Removed
- Proposed

As per definition in Para 3.6

Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
Thorpe-by-Water
 All sites assessed
 June 2012



Rutland County Council
Places Directorate



Rutland County Council
Places Directorate

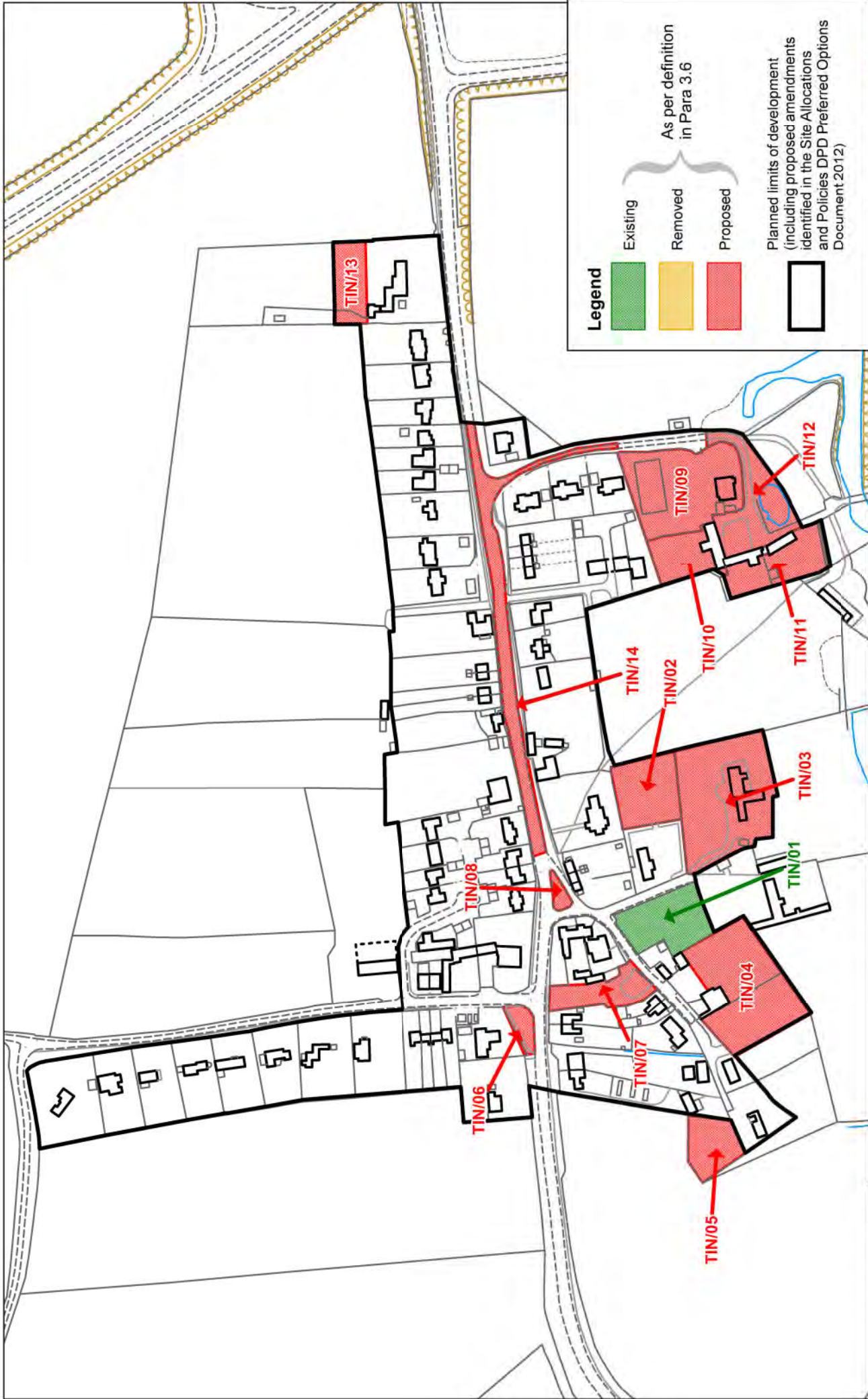
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Tickencote
All sites assessed
June 2012



Legend

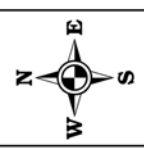
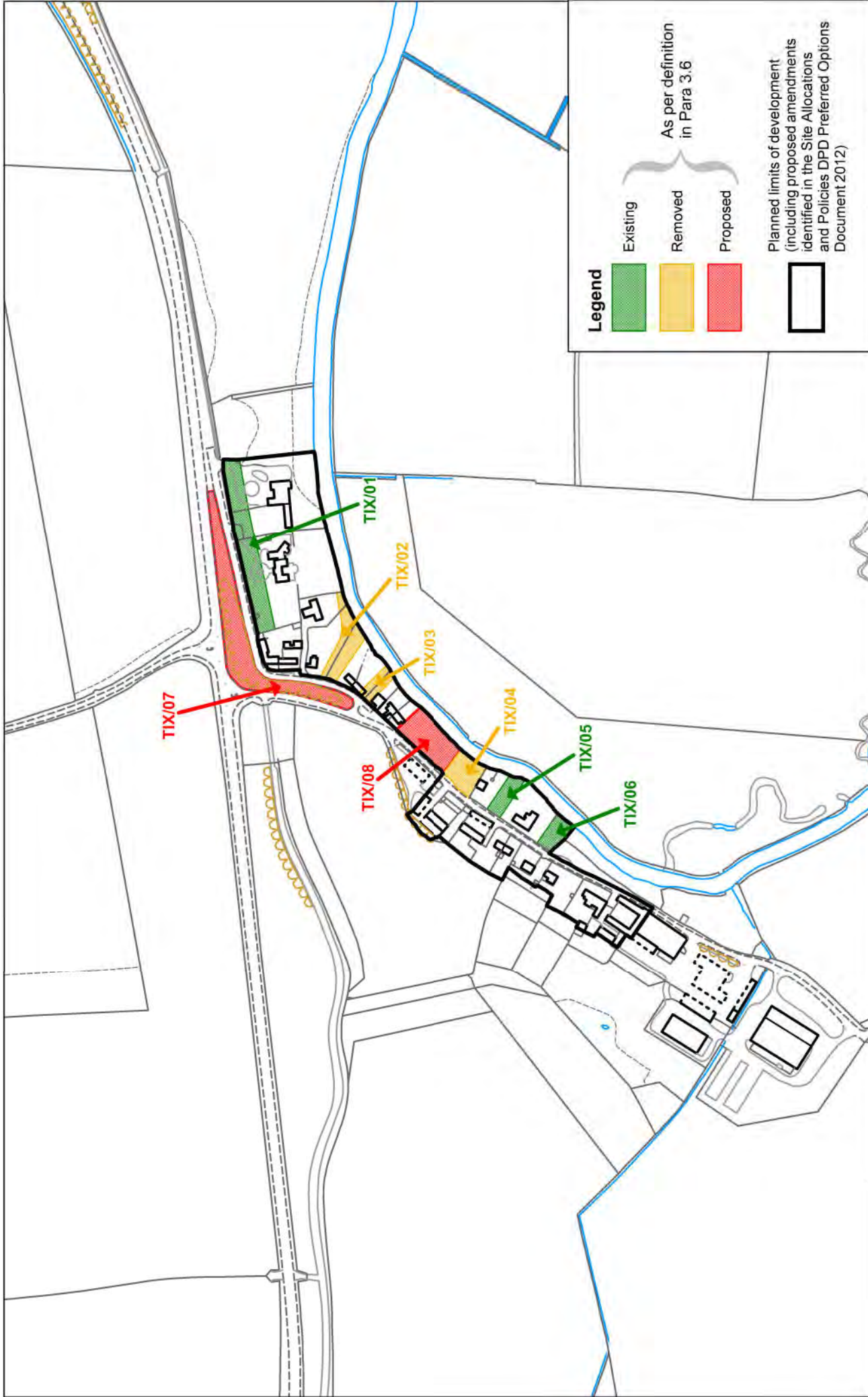
- Existing
- Removed
- Proposed
- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

} As per definition in Para 3.6



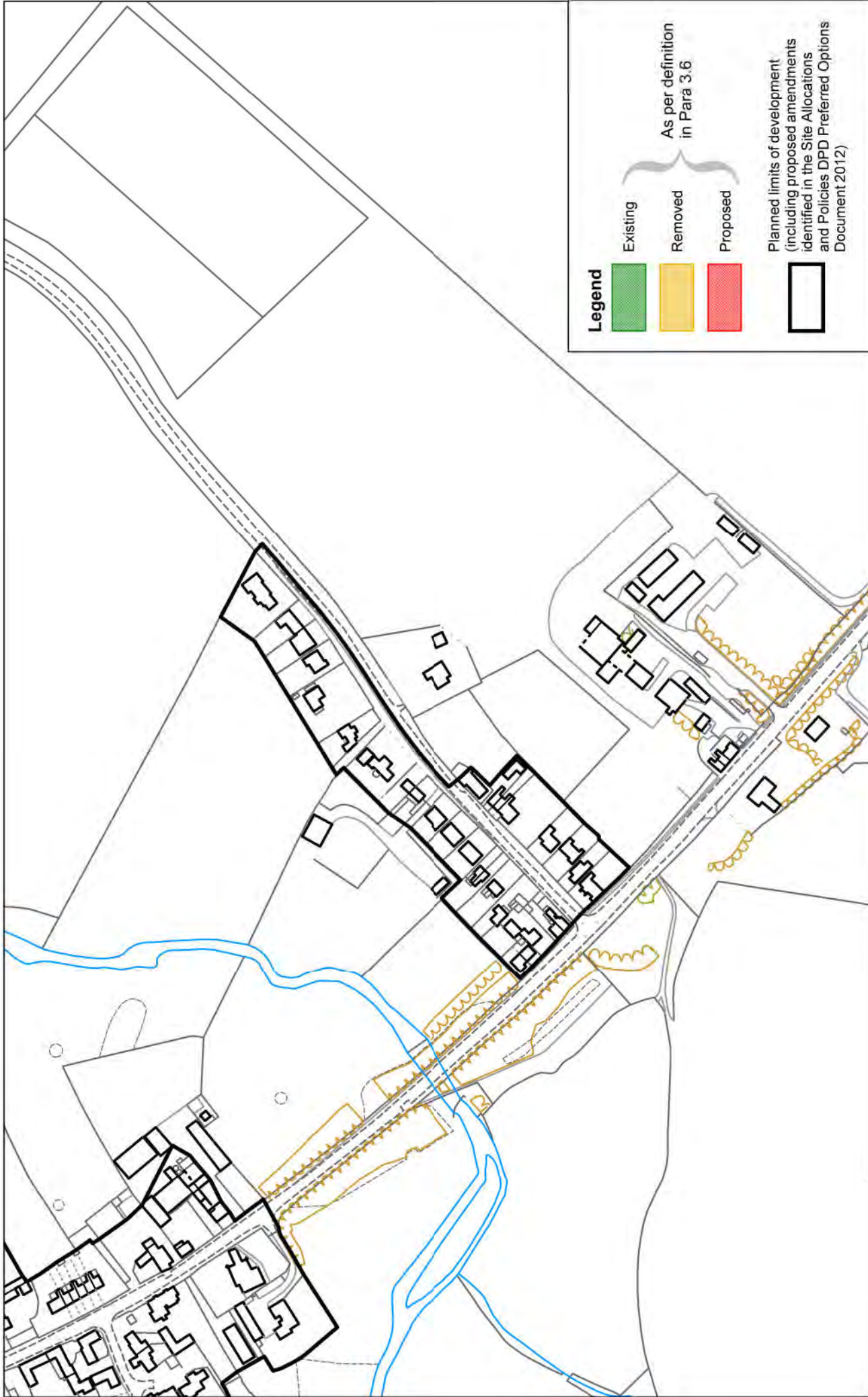
Review of Important Open Space and Important Frontages
Tinwell
 All sites assessed
 June 2012

Rutland County Council
Places Directorate



Review of Important Open Space and Important Frontages
Tixover
 All sites assessed
 June 2012

Rutland County Council
Places Directorate



Legend



Existing



Removed



Proposed

As per definition
in Para 3.6



Planned limits of development
(including proposed amendments
identified in the Site Allocations
and Policies DPD Preferred Options
Document 2012)

**Review of Important Open Space and Important Frontages
Toll Bar**
All sites assessed
June 2012



Rutland County Council
Places Directorate



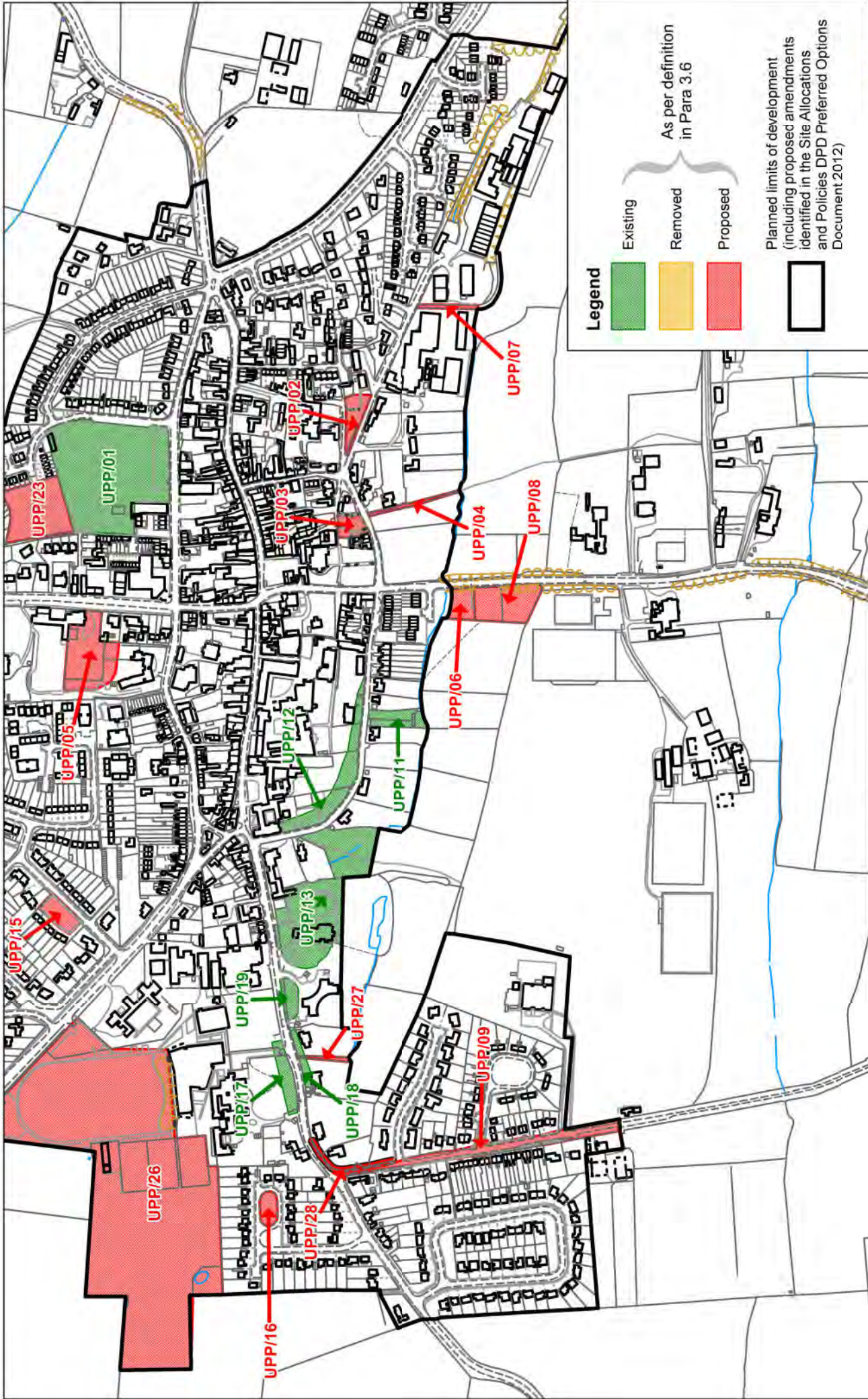
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- Removed
- Proposed
- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
 Uppingham (north)
 All sites assessed
 June 2012

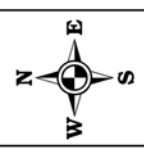
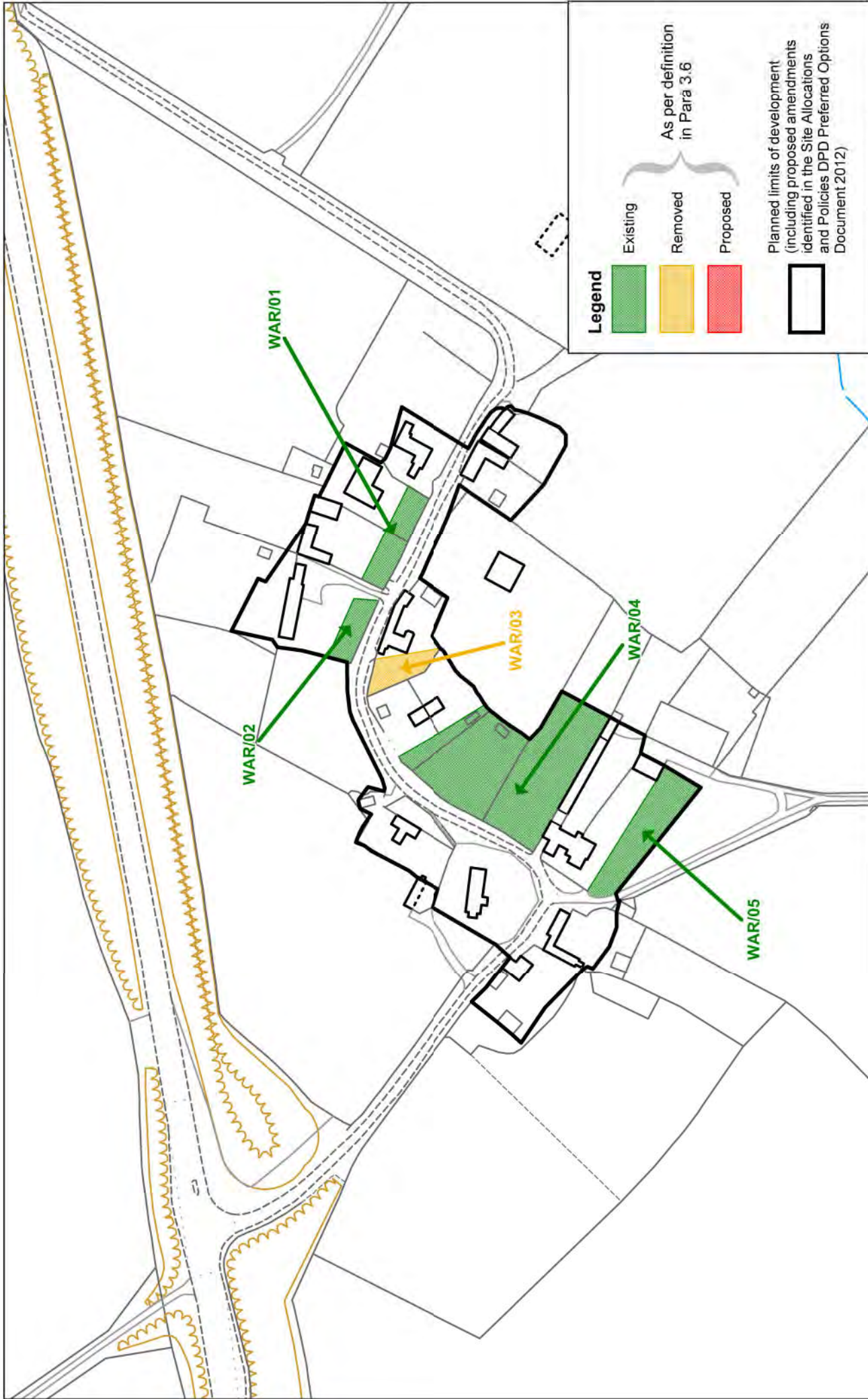


Rutland County Council
 Places Directorate



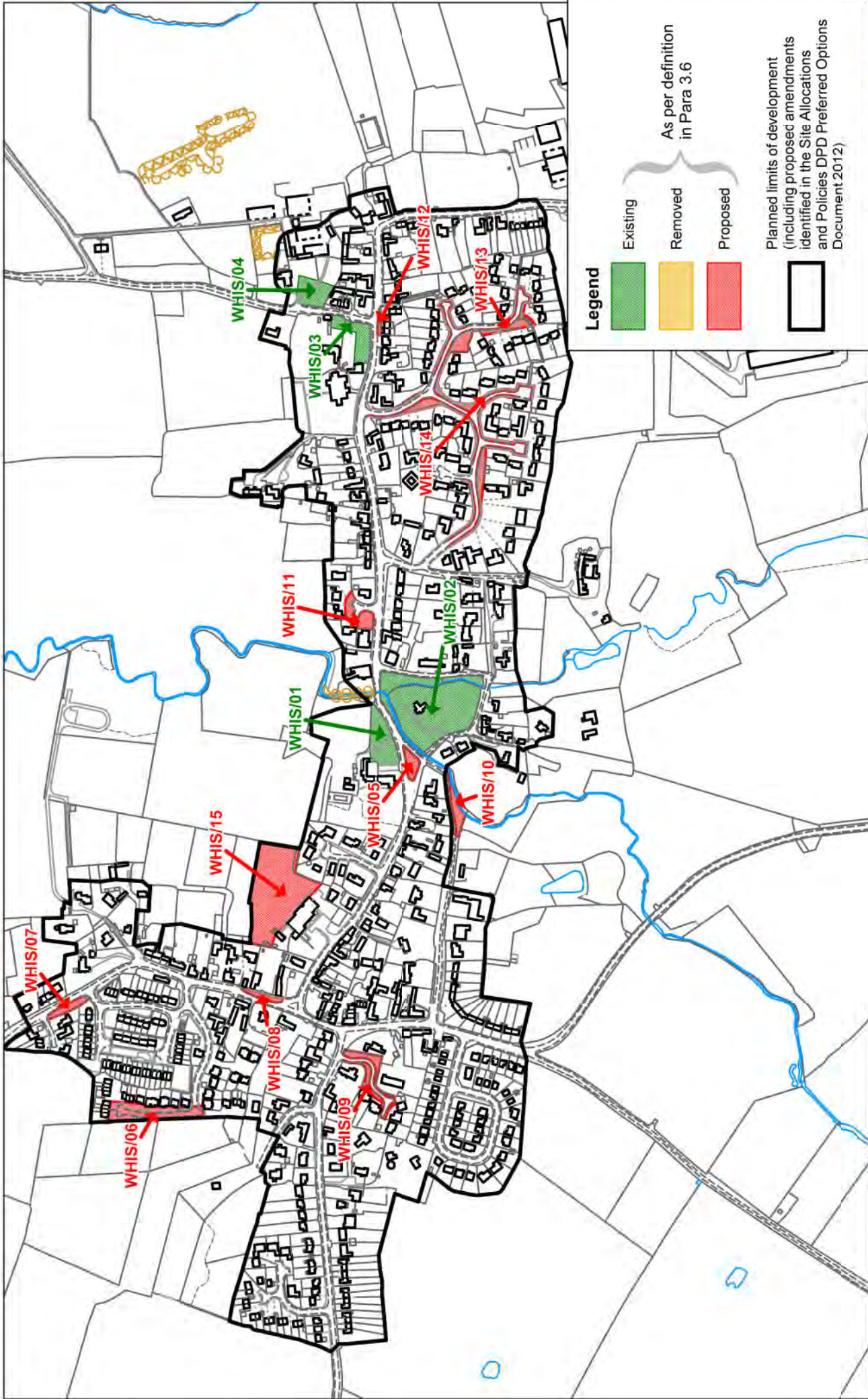
Review of Important Open Space and Important Frontages
 Uppingham (south)
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate



Review of Important Open Space and Important Frontages
Wardley
 All sites assessed
 June 2012

Rutland County Council
Places Directorate



Review of Important Open Space and Important Frontages
 Whissendine
 All sites assessed
 June 2012

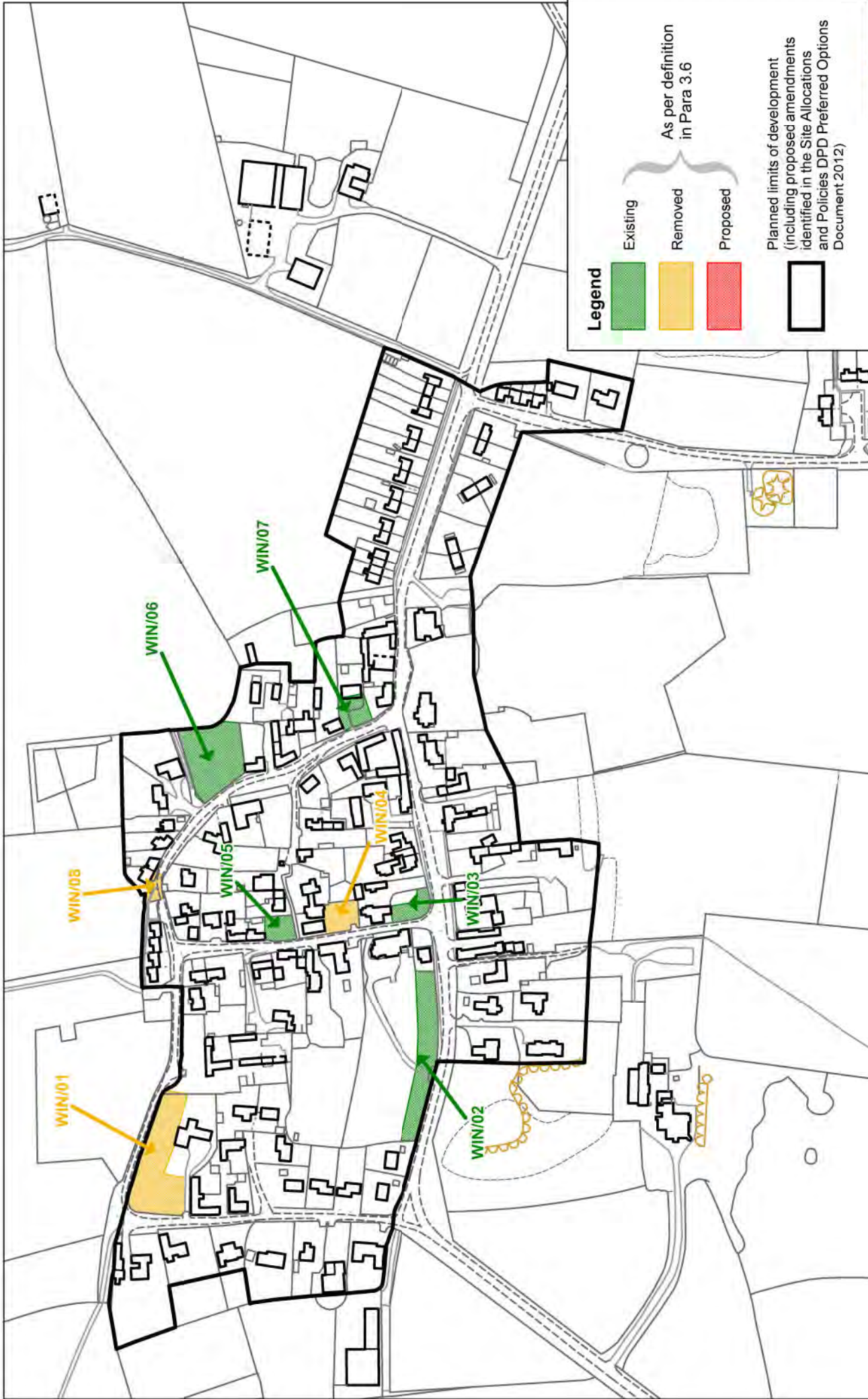


Rutland County Council
 Places Directorate



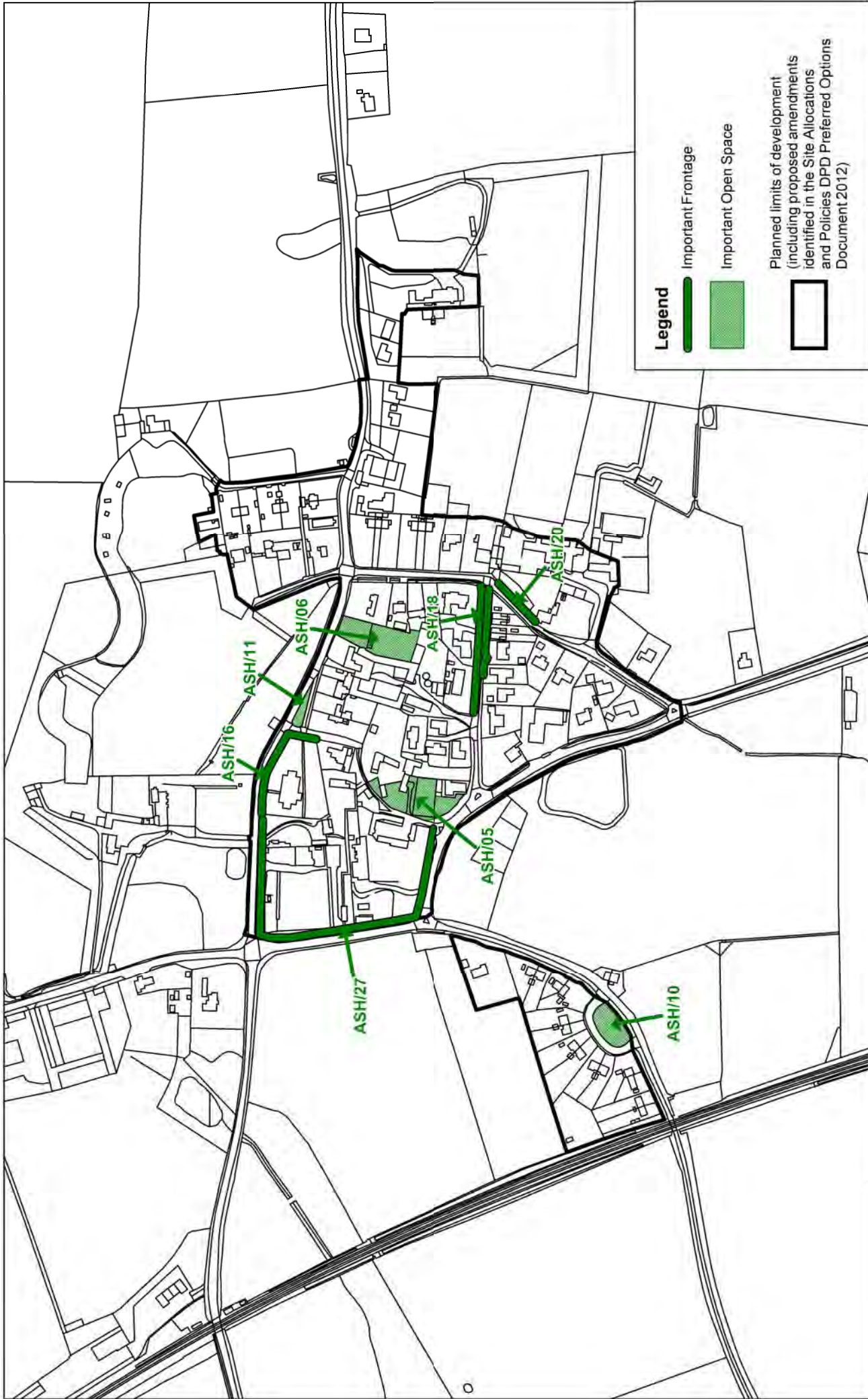
Review of Important Open Space and Important Frontages
 Whitwell
 All sites assessed
 June 2012

Rutland County Council
 Places Directorate

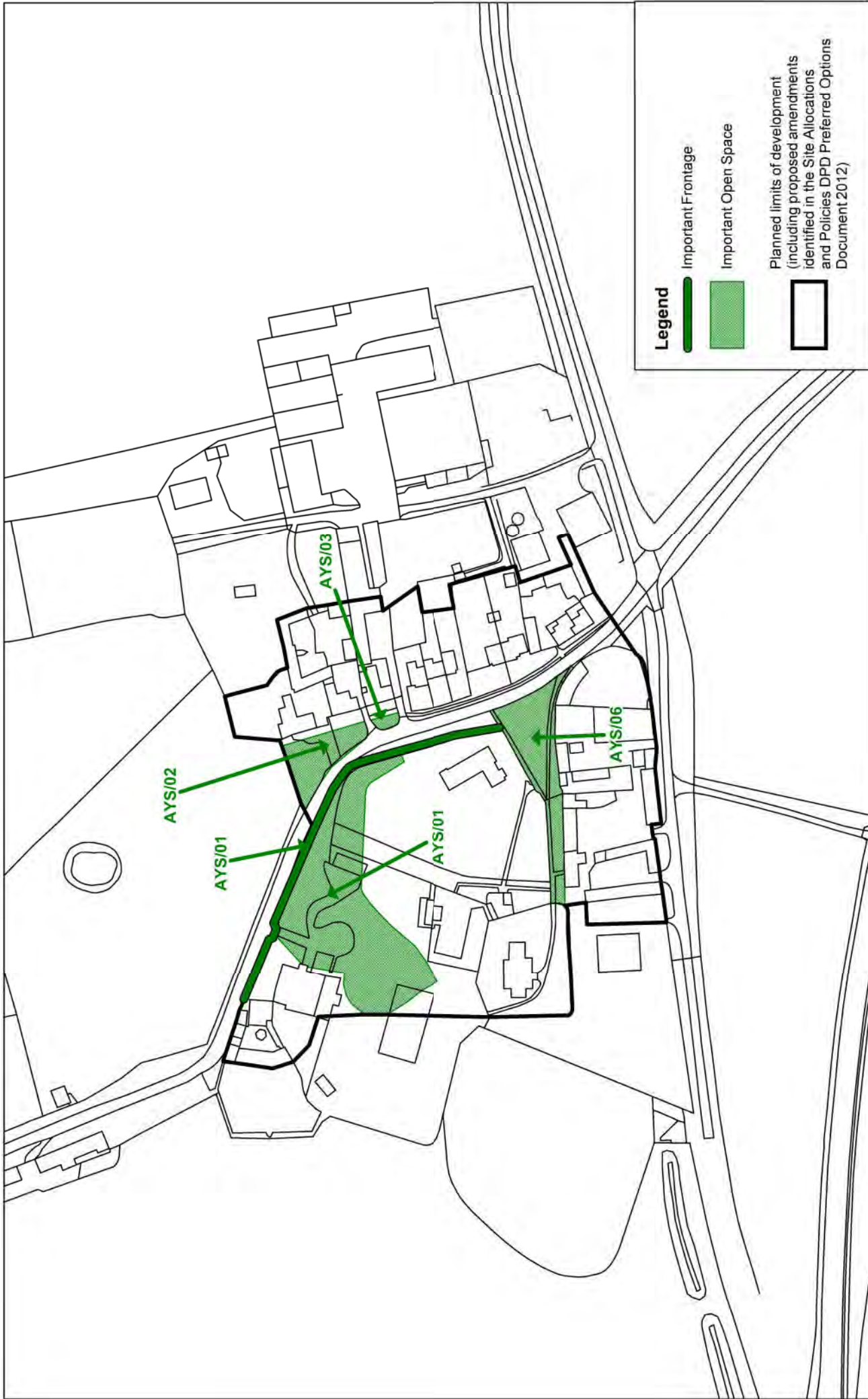


APPENDIX 4




Final maps for the towns and villages




<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Ashwell Final proposed sites June 2012</p>		
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Legend

-  Important Frontage
-  Important Open Space
-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Ayston Final proposed sites June 2012</p>		
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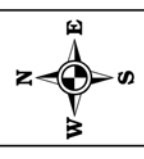


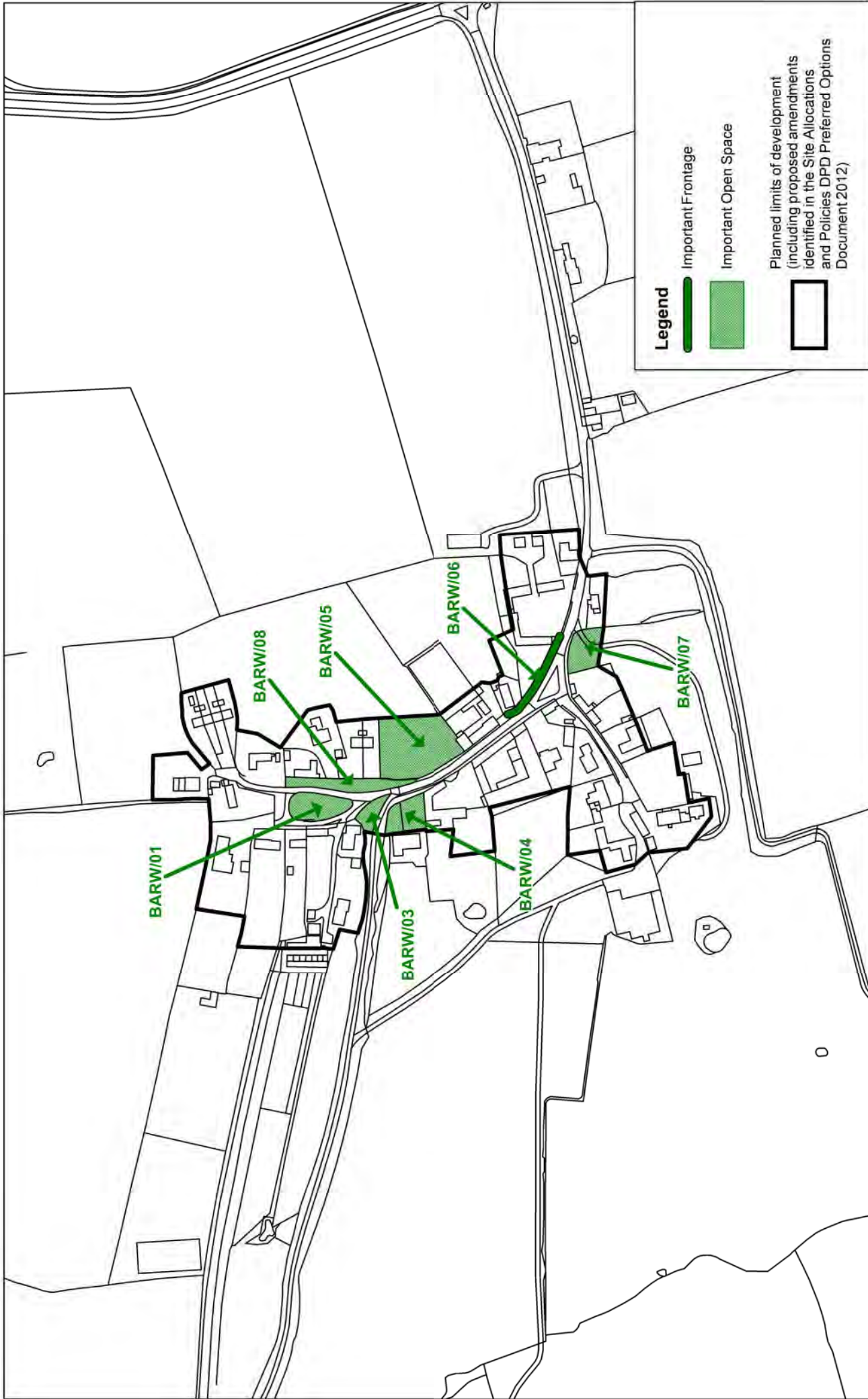
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Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Barleythorpe
Final proposed sites
June 2012

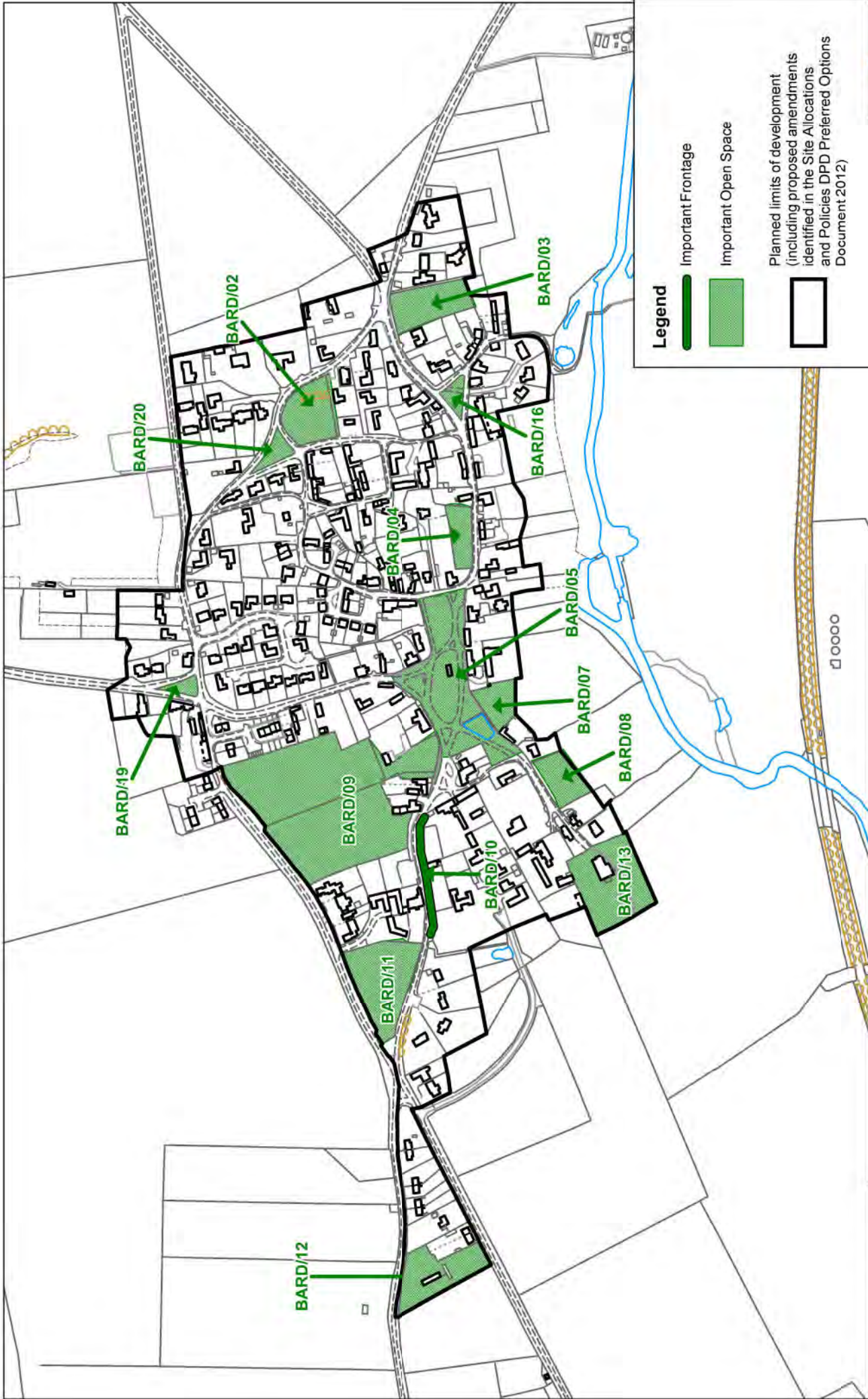




Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Barrow
Final proposed sites
June 2012

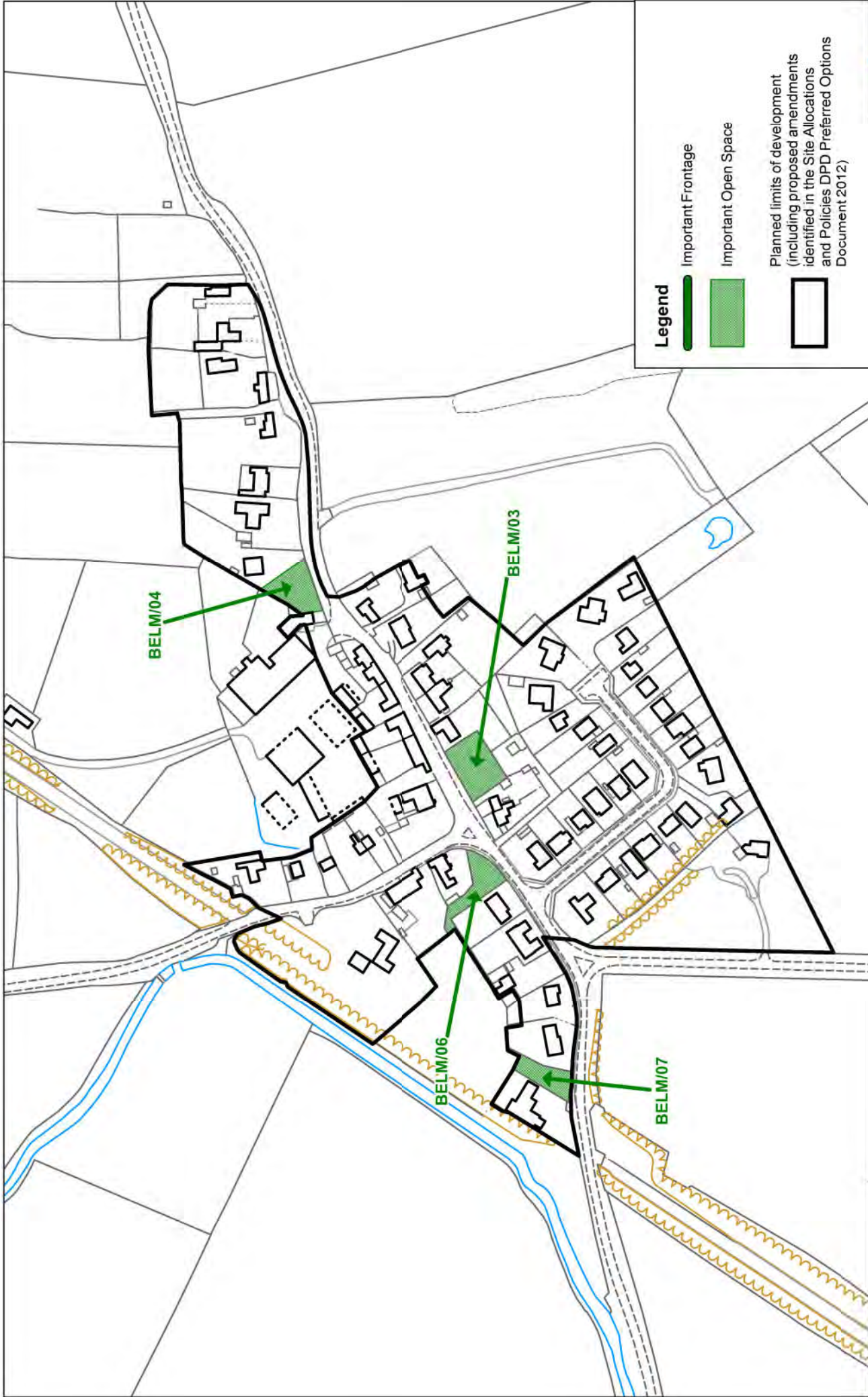




Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Barrowden
Final proposed sites
June 2012





Legend

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-  Important Open Space
-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

**Review of Important Open Space and Important Frontages
Belmesthorpe
Final proposed sites
June 2012**



**Rutland County Council
Places Directorate**



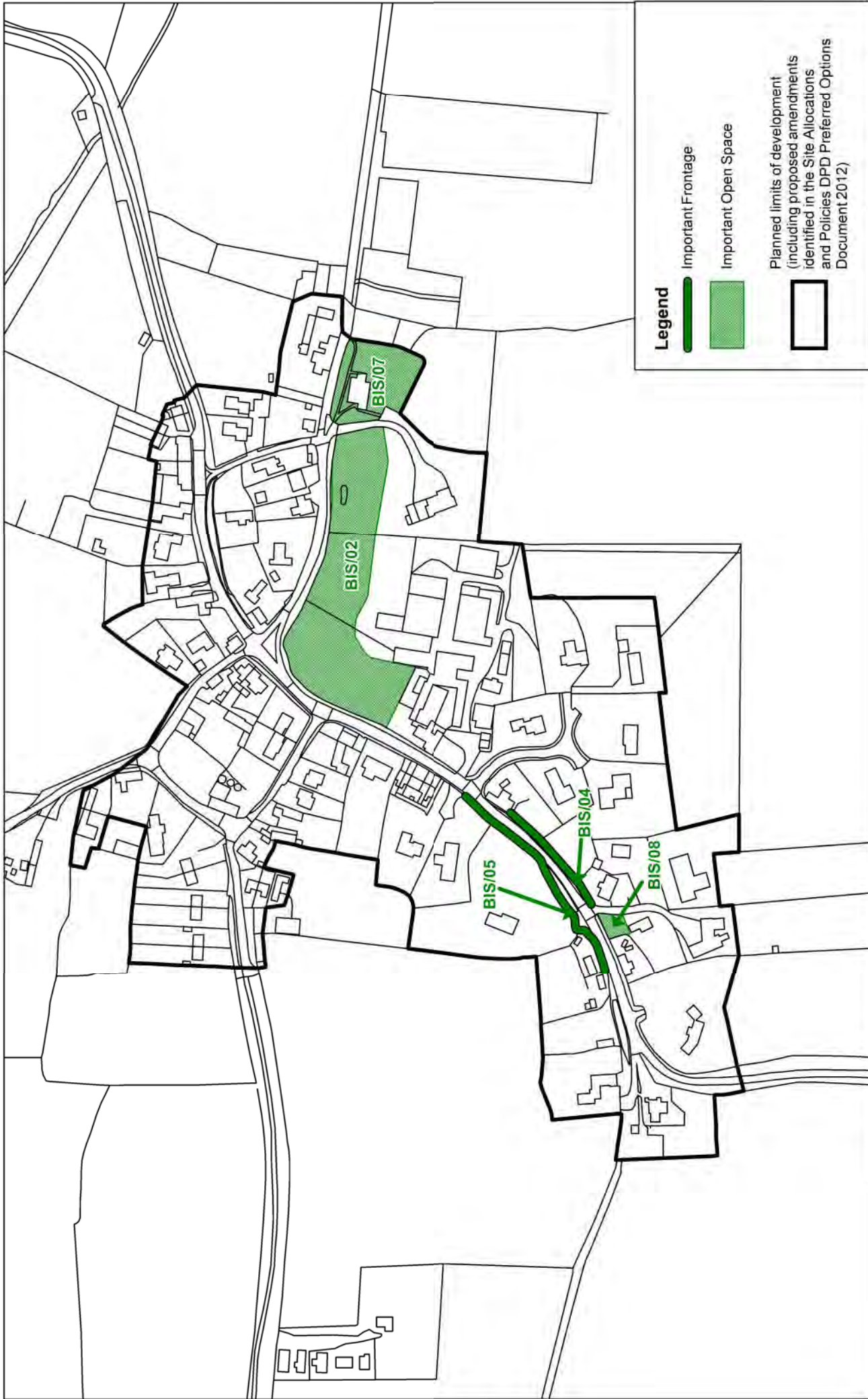
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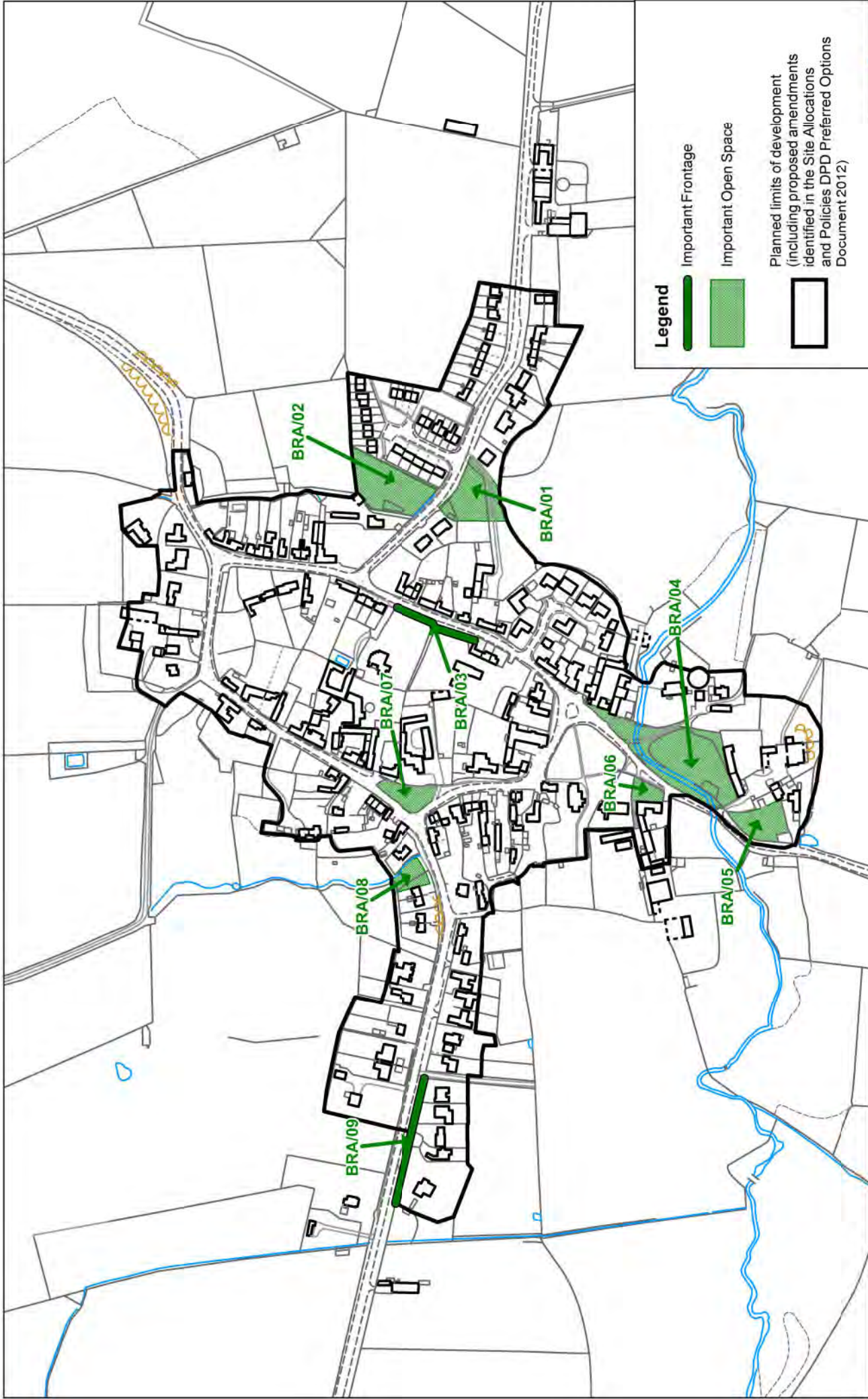
Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Belton-in-Rutland
Final proposed sites
June 2012

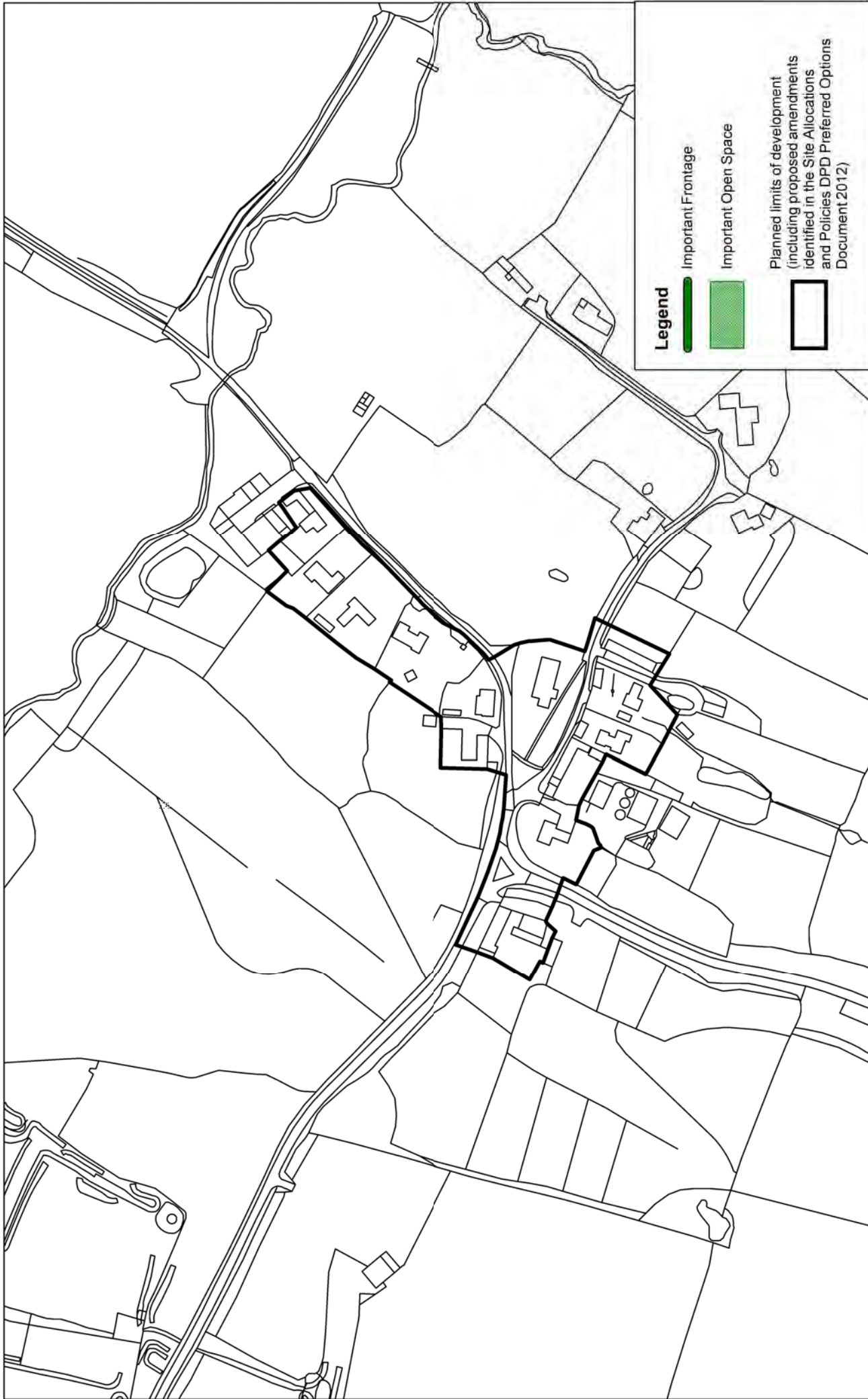




<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Bisbrooke Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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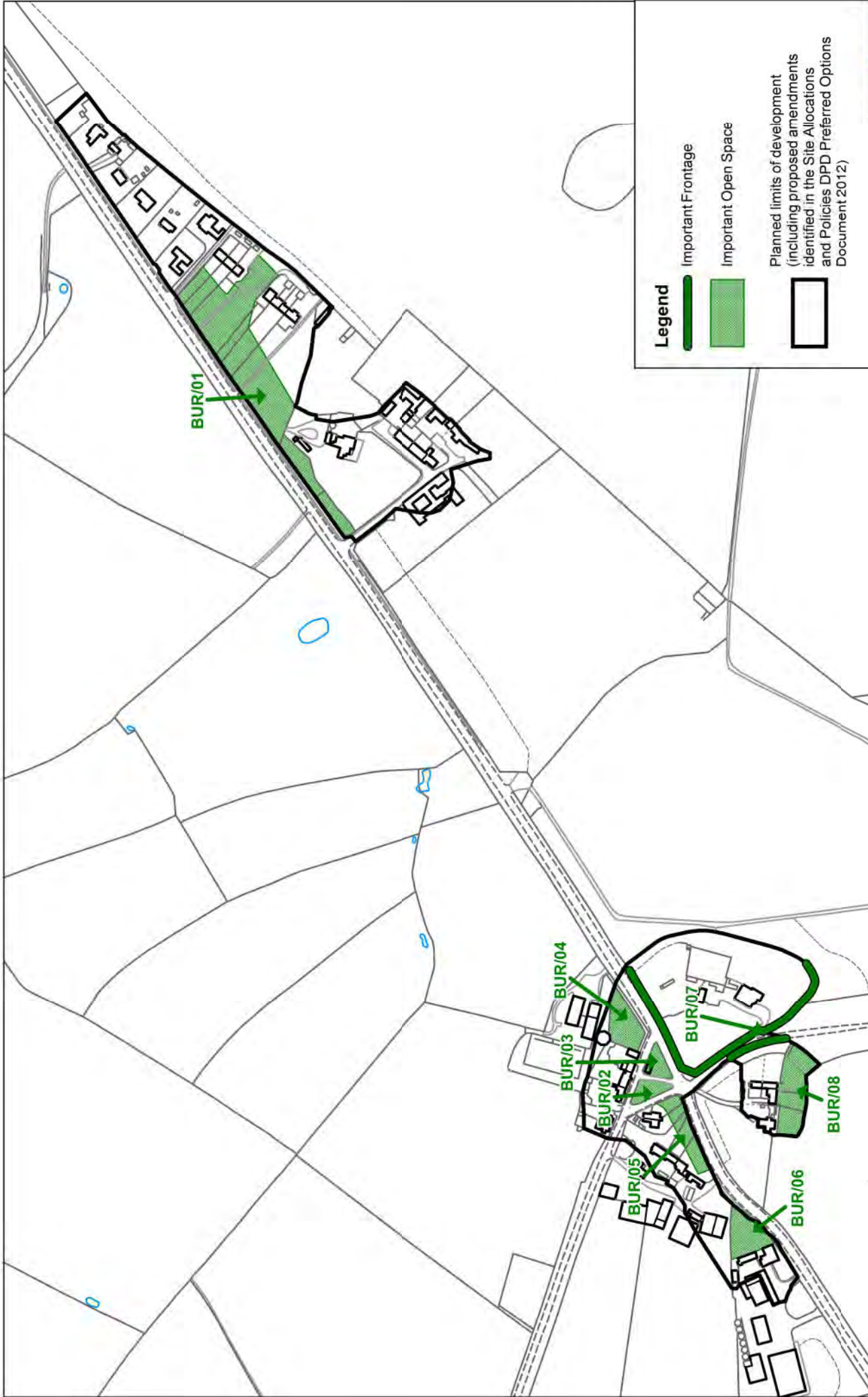


<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Braunston-in-Rutland Final proposed sites June 2012</p>		<p>Crown copyright licence no. 100018056</p>
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Review of Important Open Space and Important Frontages
Brooke
Final proposed sites
June 2012

Rutland County Council
Places Directorate



Review of Important Open Space and Important Frontages
 Burley
 Final proposed sites
 June 2012



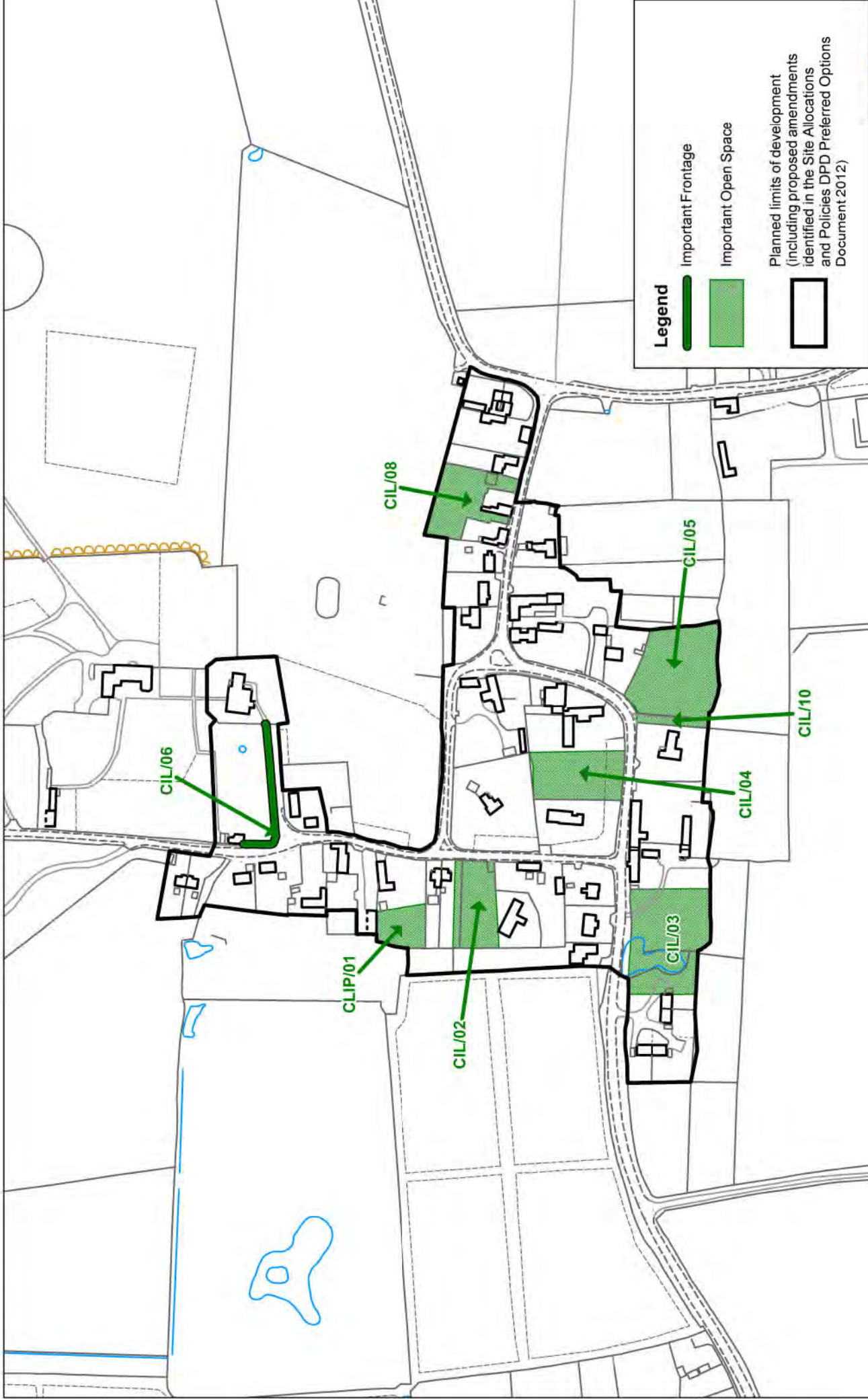
Rutland County Council
 Places Directorate



Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Caldecott
Final proposed sites
June 2012

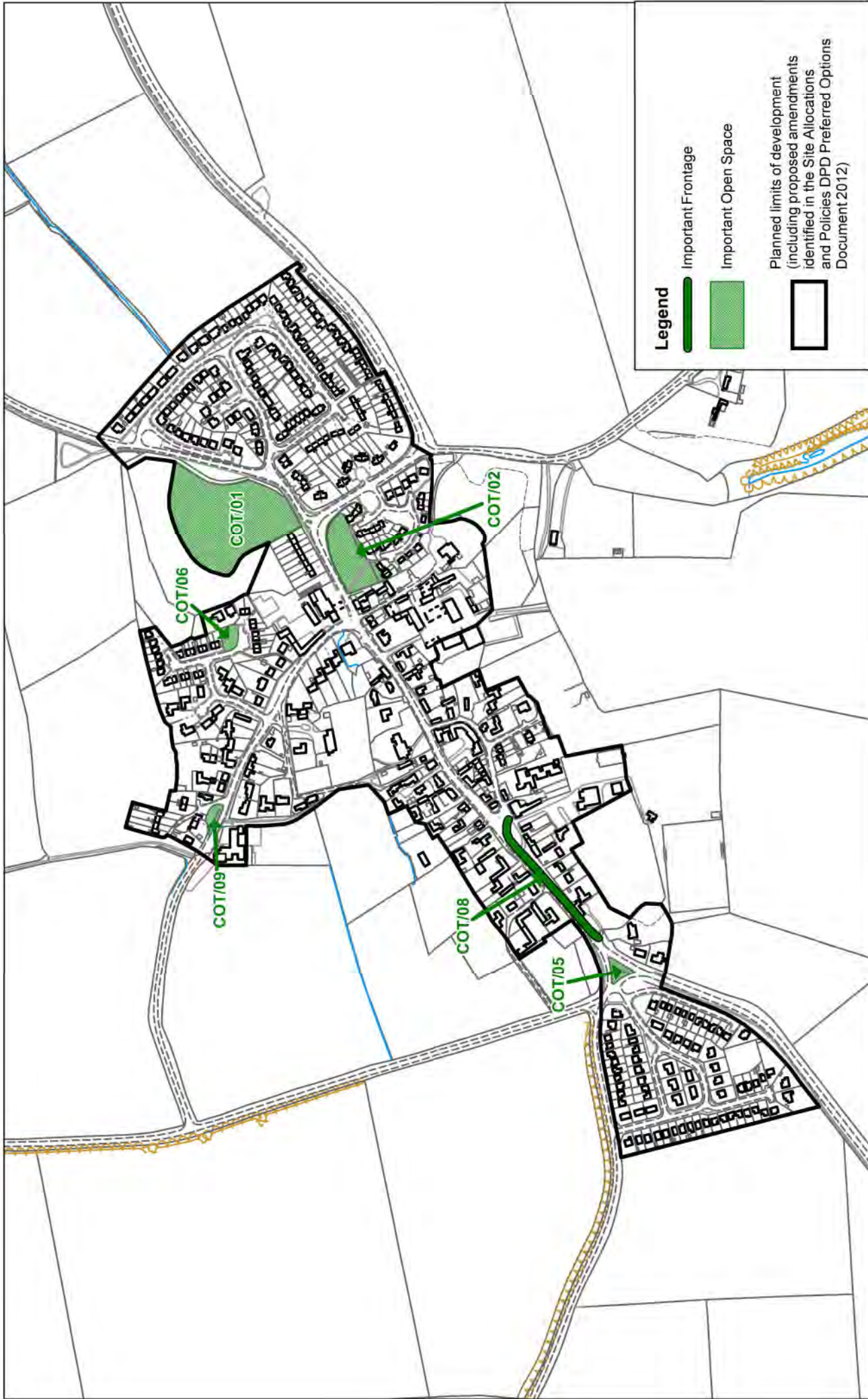




Rutland County Council
Places Directorate

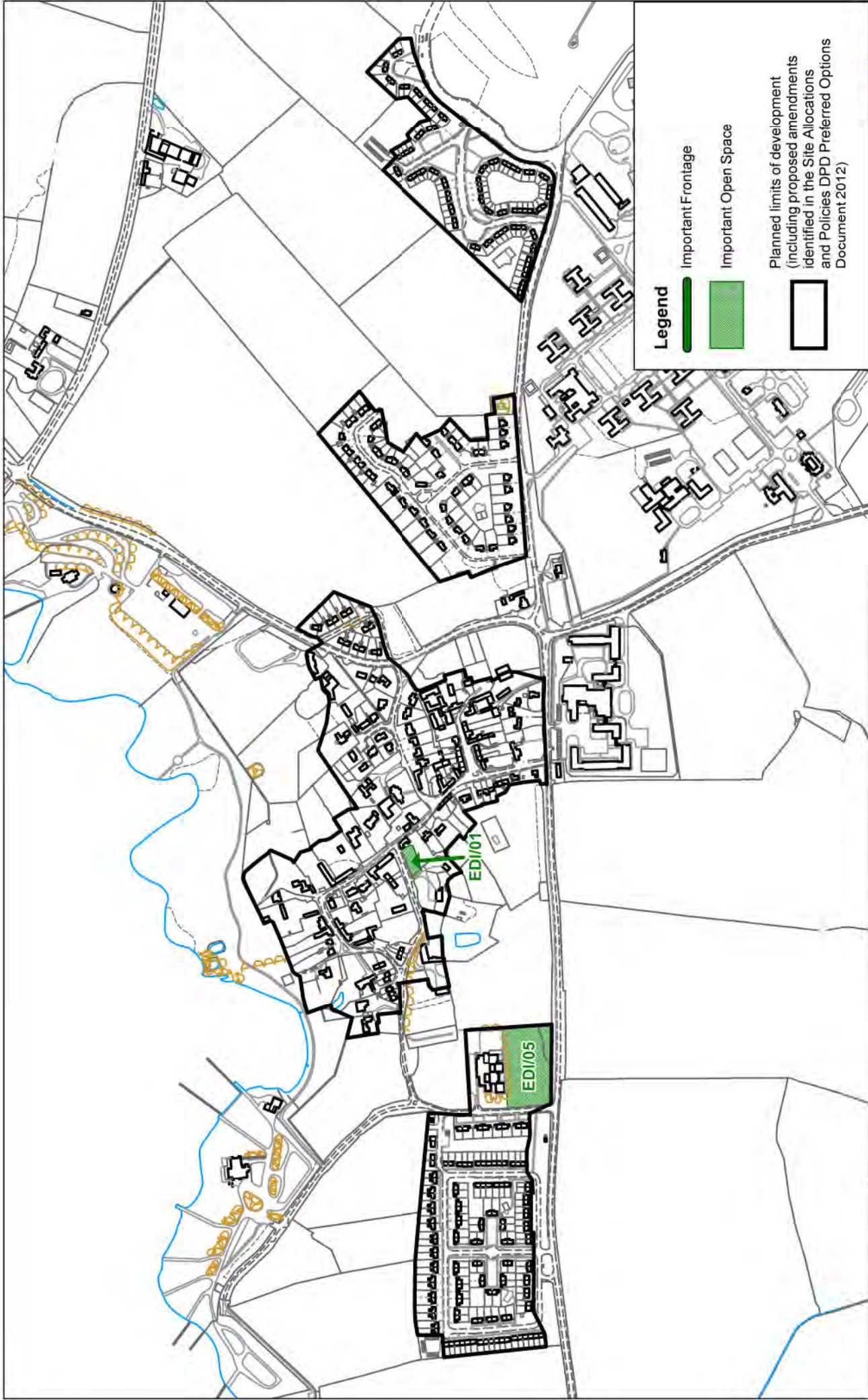
Review of Important Open Space and Important Frontages
Clipsham
Final proposed sites
June 2012

Rutland County Council



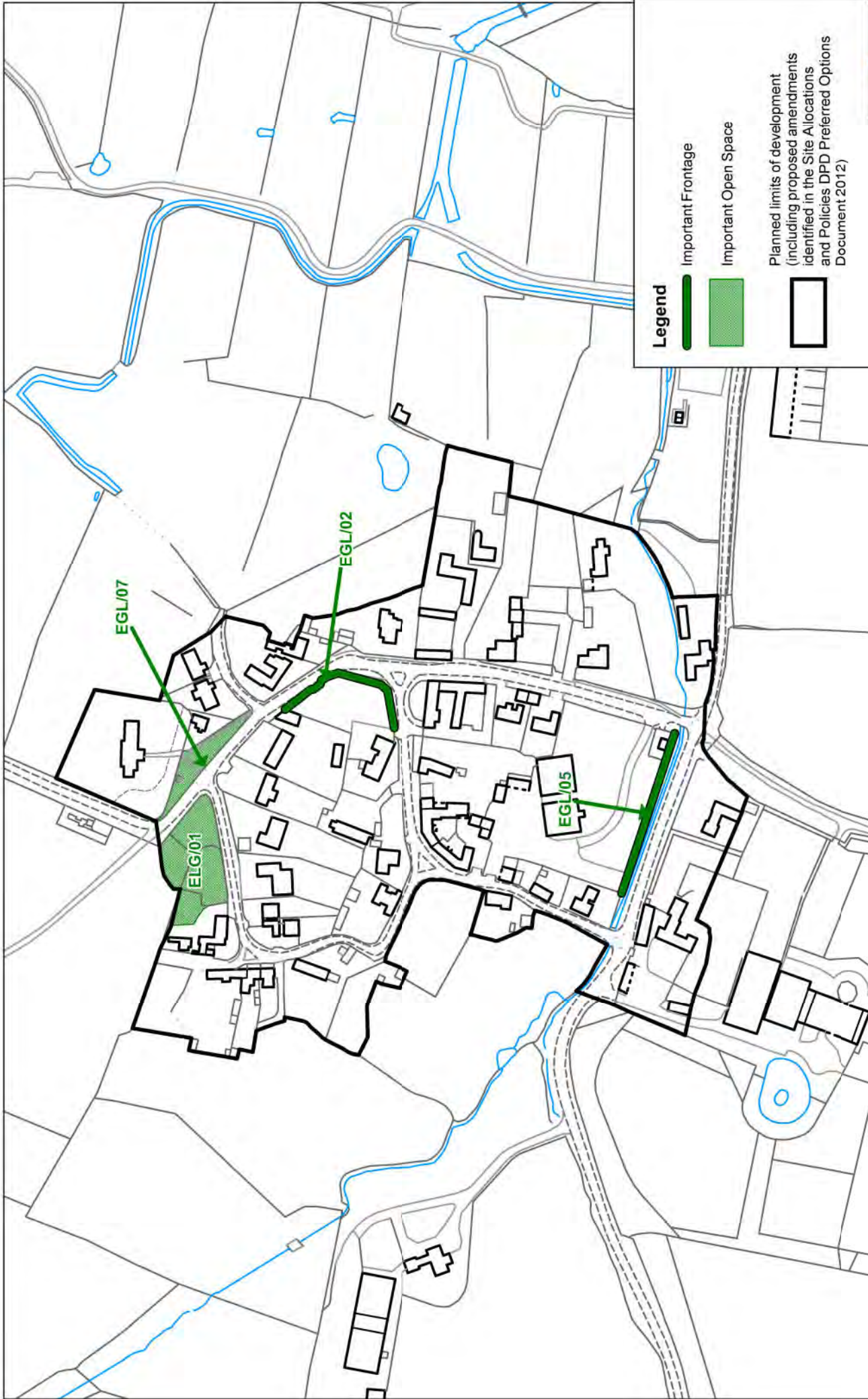
Review of Important Open Space and Important Frontages
 Cottesmore
 Final proposed sites
 June 2012

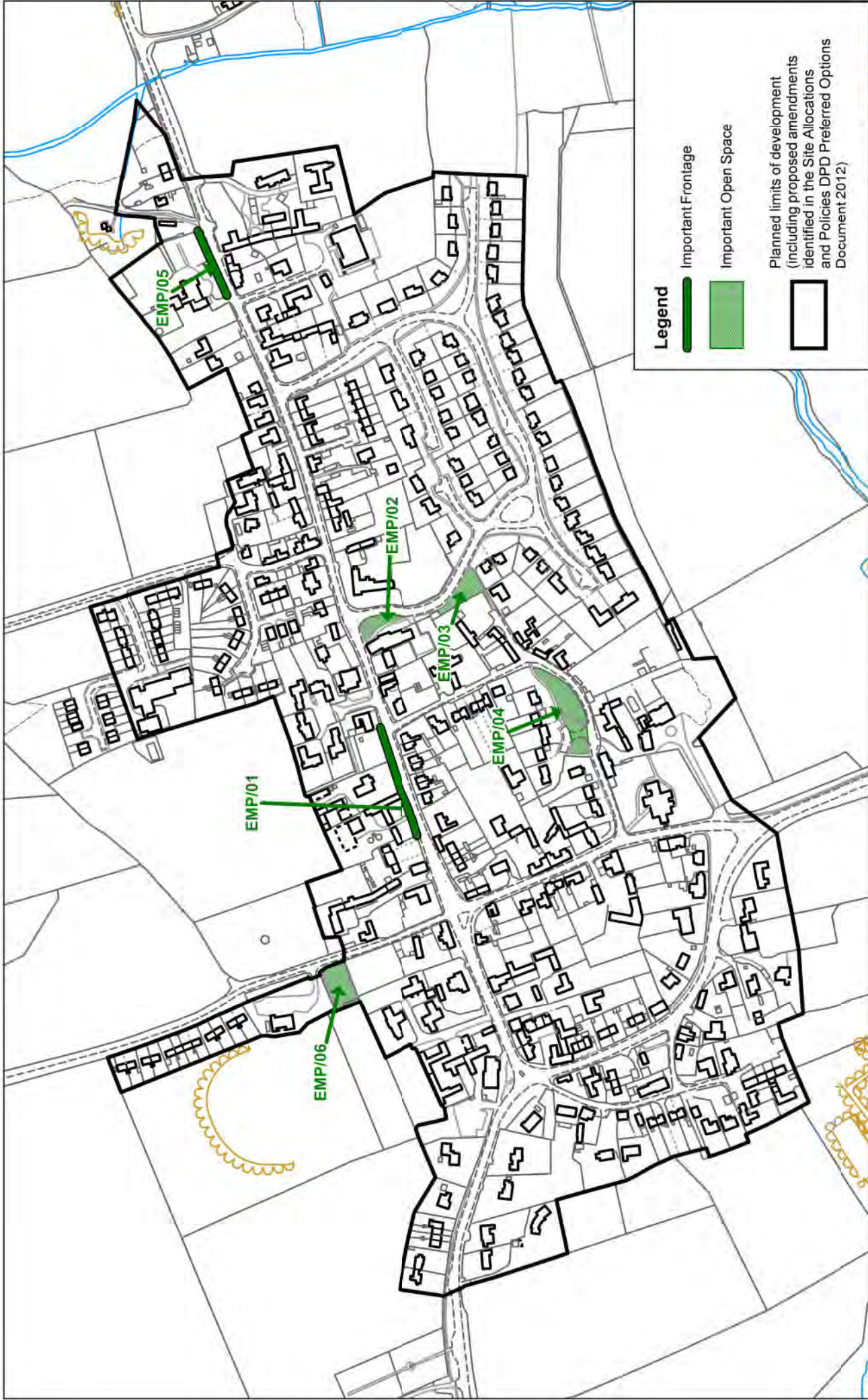
Rutland County Council
 Places Directorate






Review of Important Open Space and Important Frontages
Edith Weston
Final proposed sites
June 2012

Rutland County Council
Places Directorate





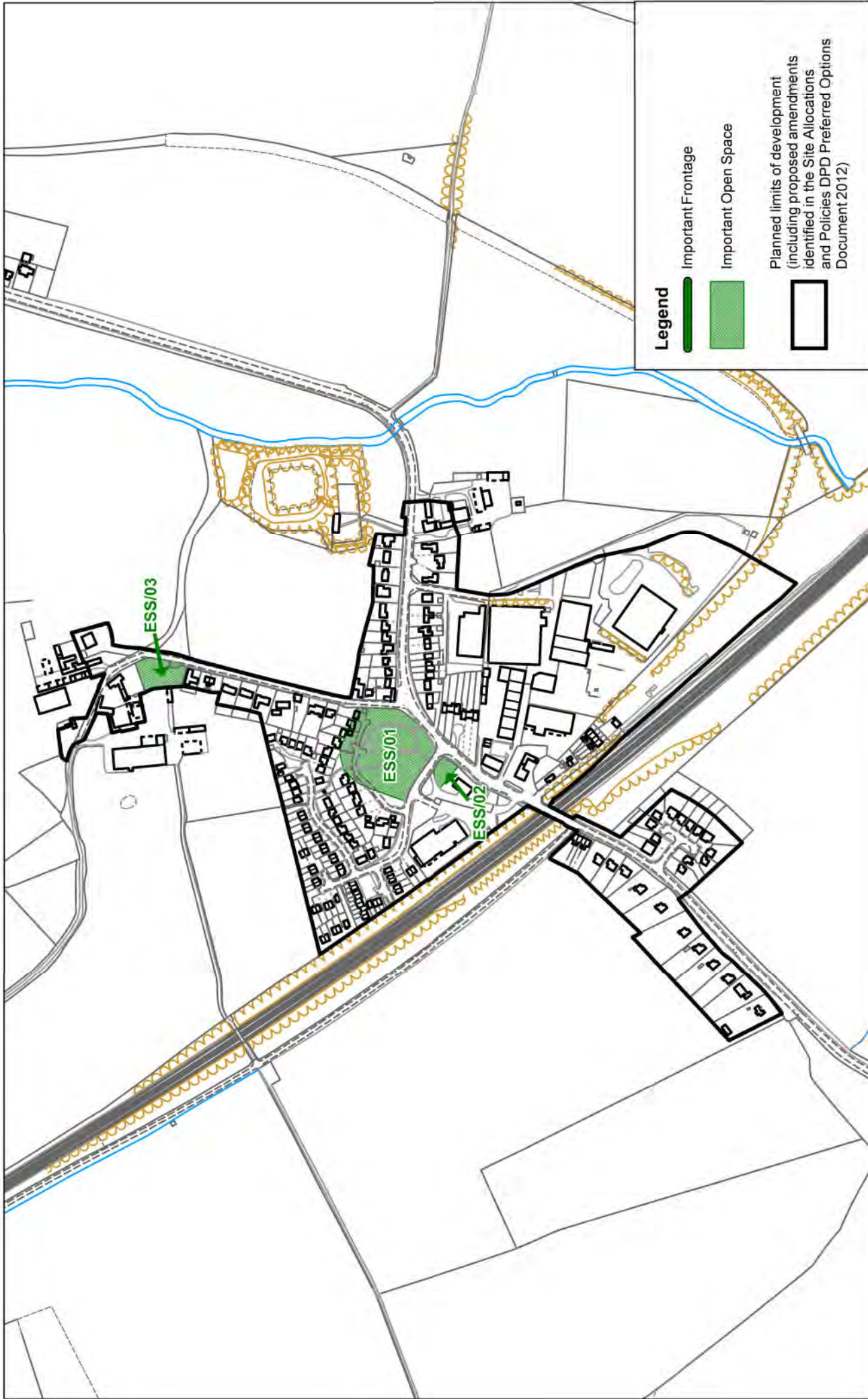
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-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
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 Final proposed sites
 June 2012



Rutland County Council
 Places Directorate



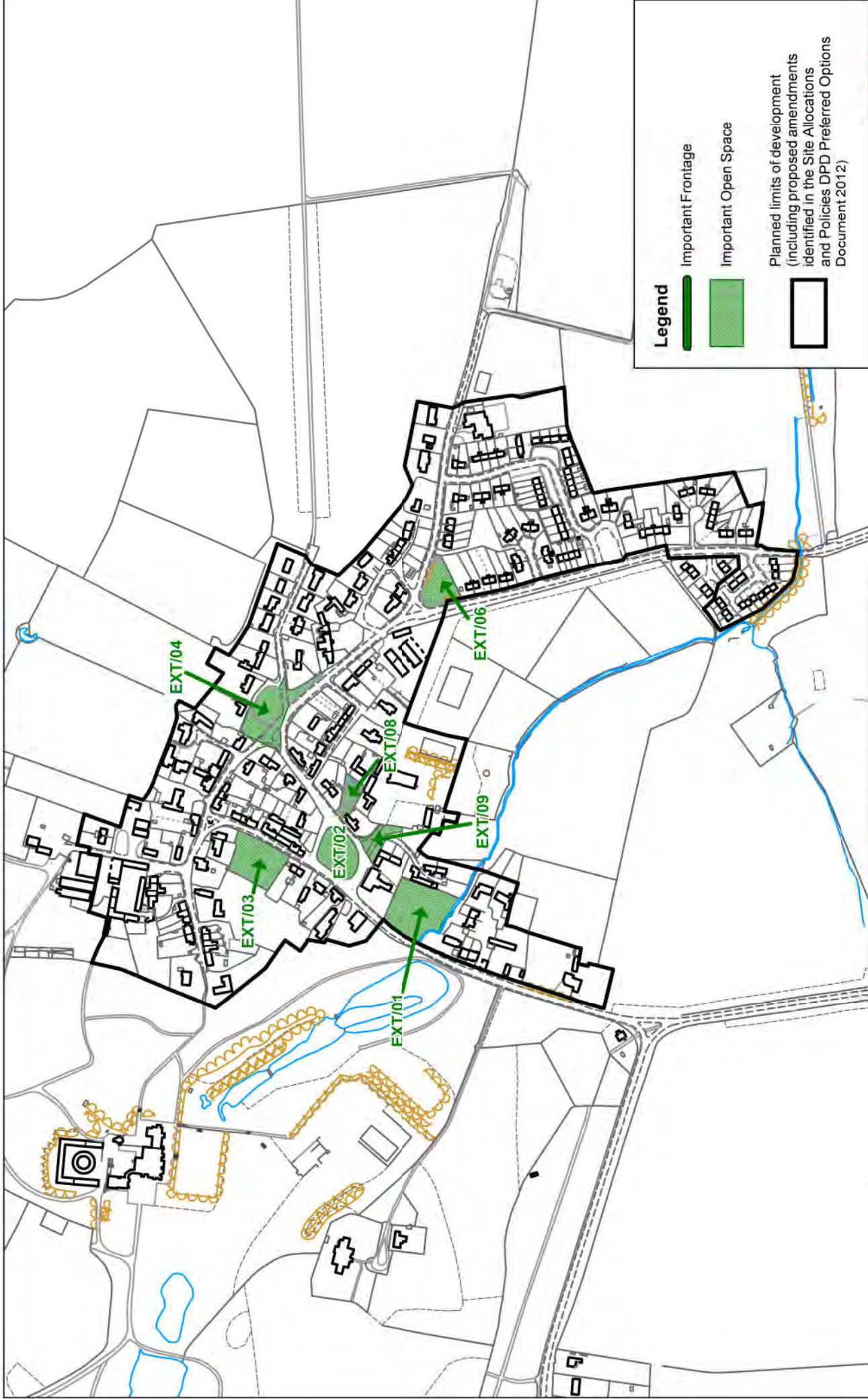
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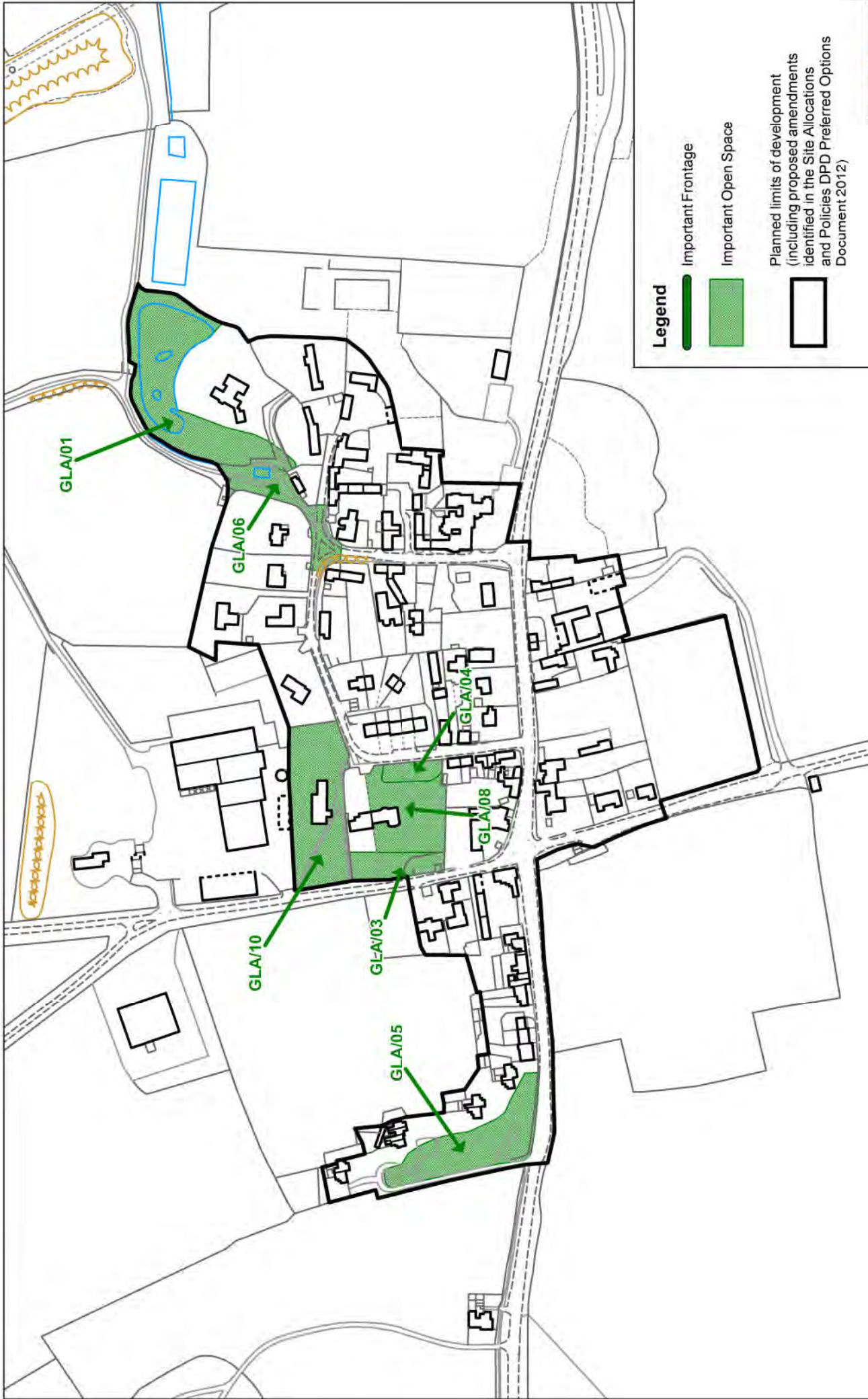
Review of Important Open Space and Important Frontages
 Essendine
 Final proposed sites
 June 2012



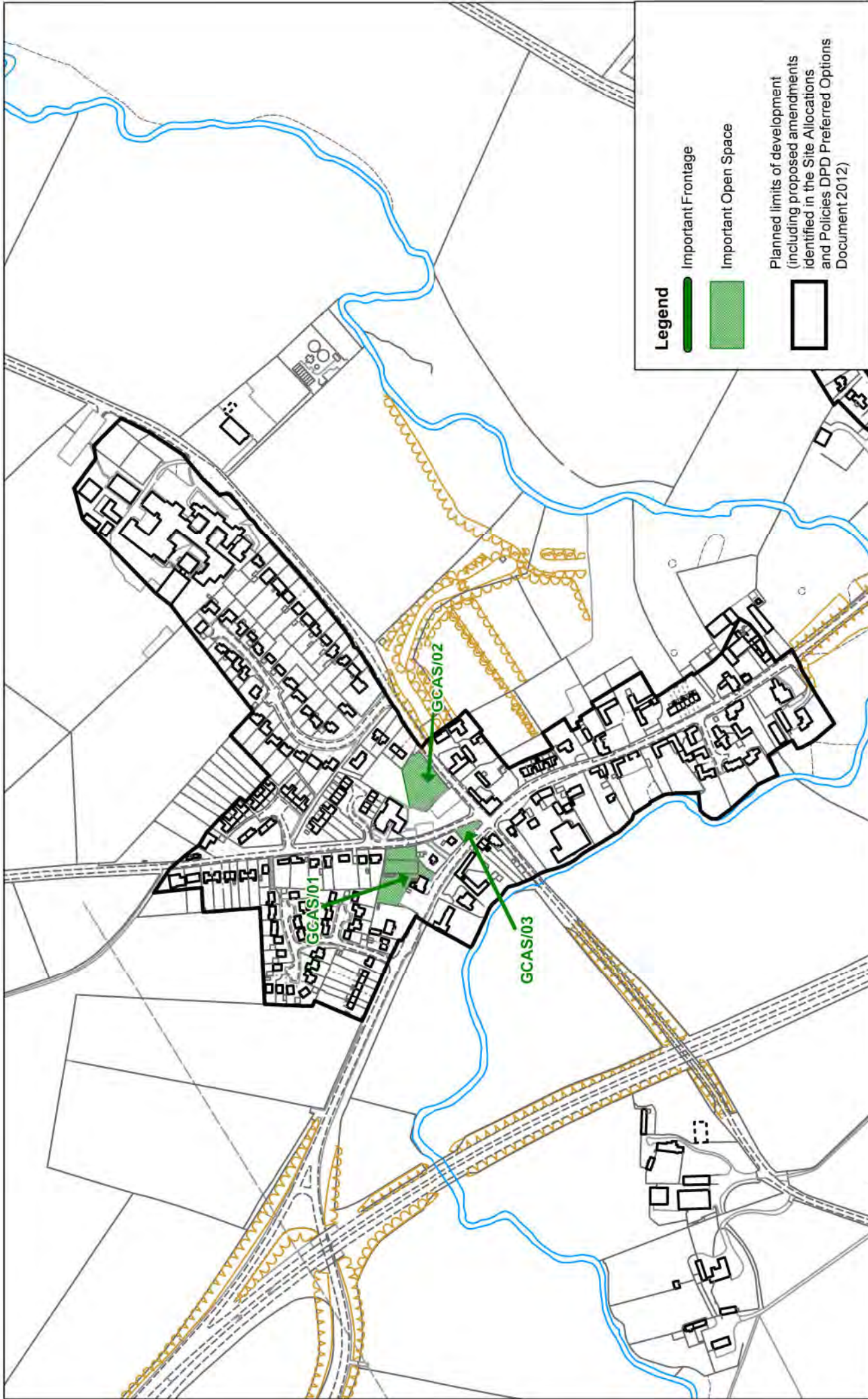
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 Places Directorate



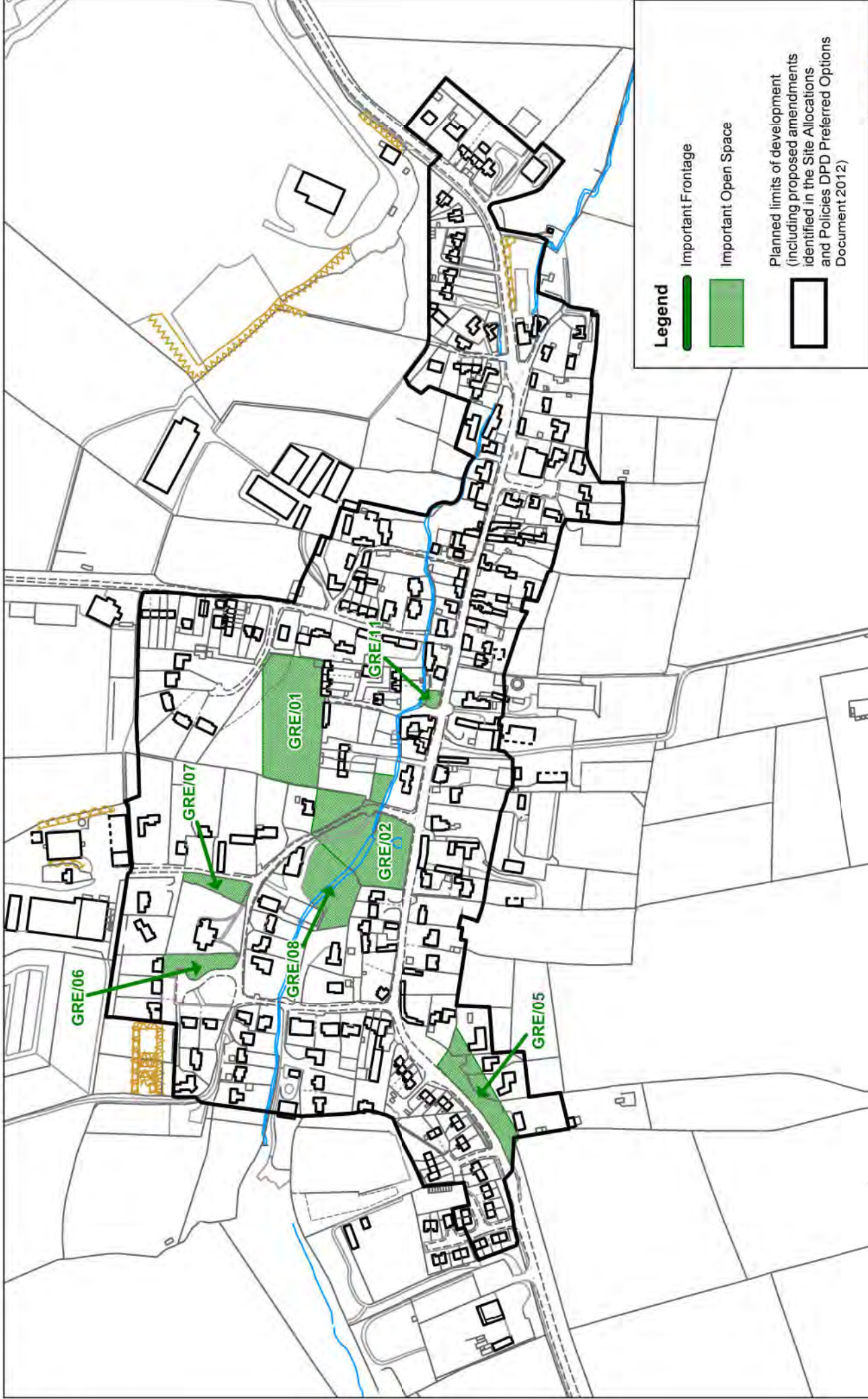
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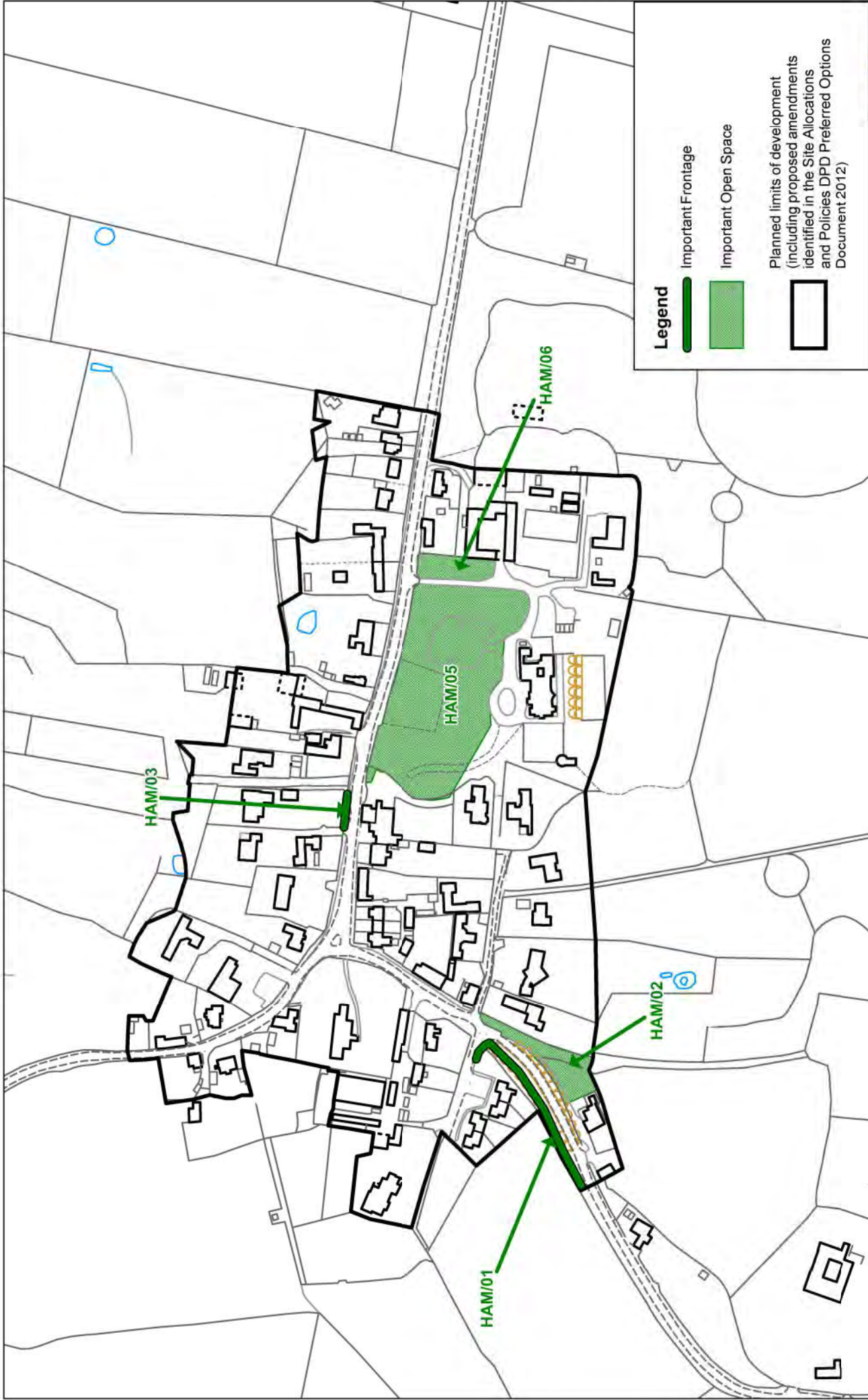


<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Glaston Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Great Casterton Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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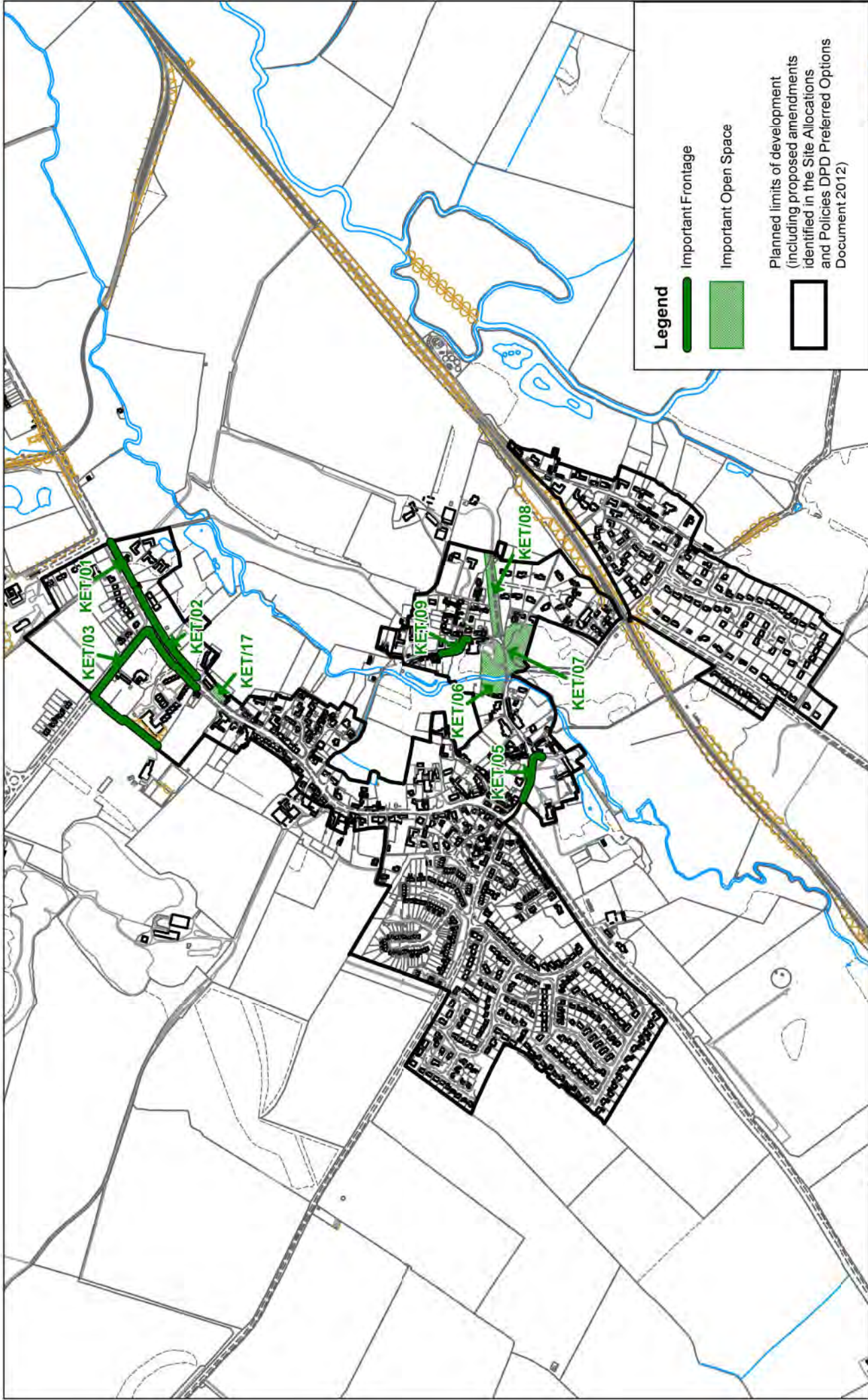
Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Hambleton
Final proposed sites
June 2012



Legend

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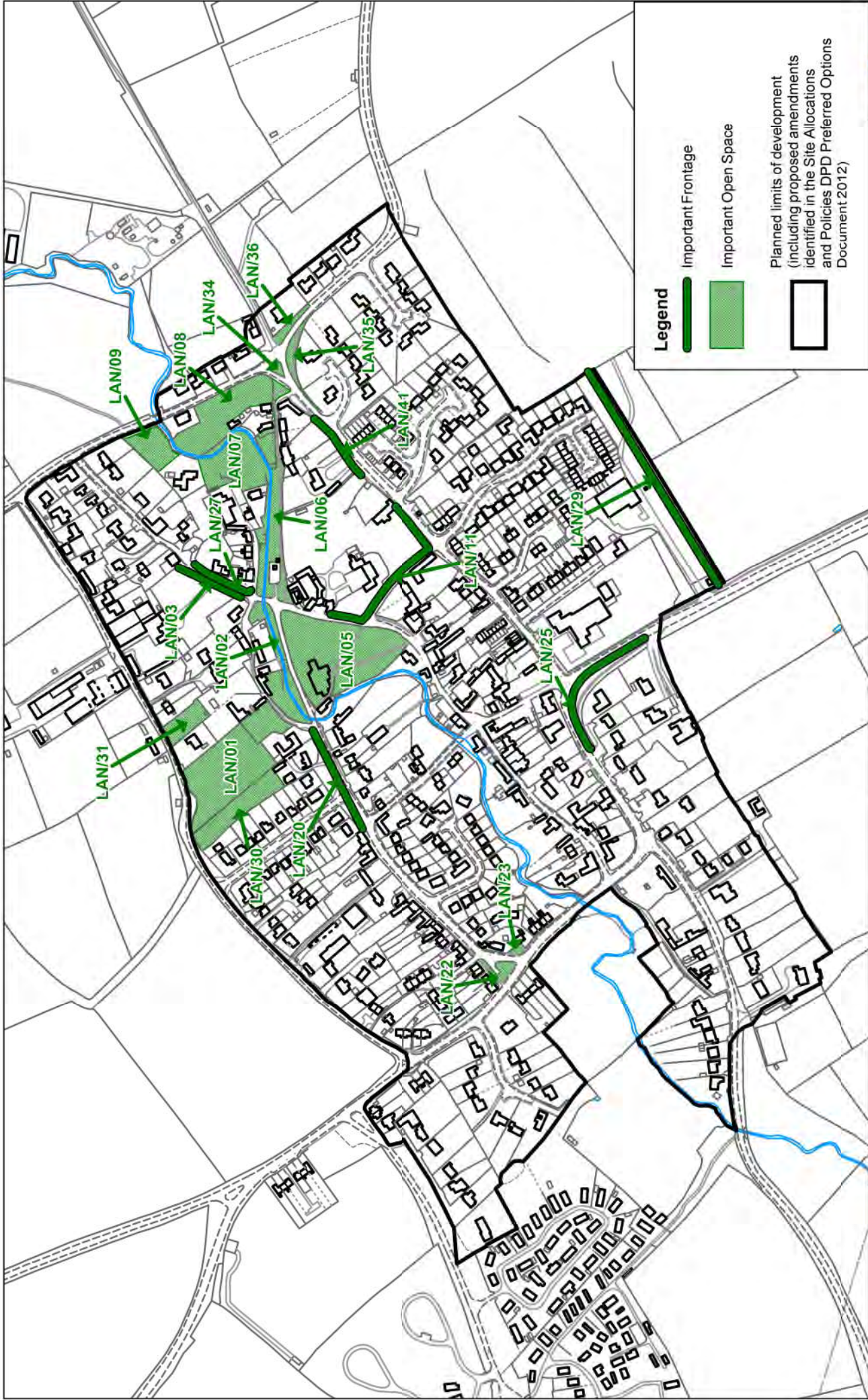
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Review of Important Open Space and Important Frontages
 Ketton
 Final proposed sites
 June 2012



Rutland County Council
 Places Directorate

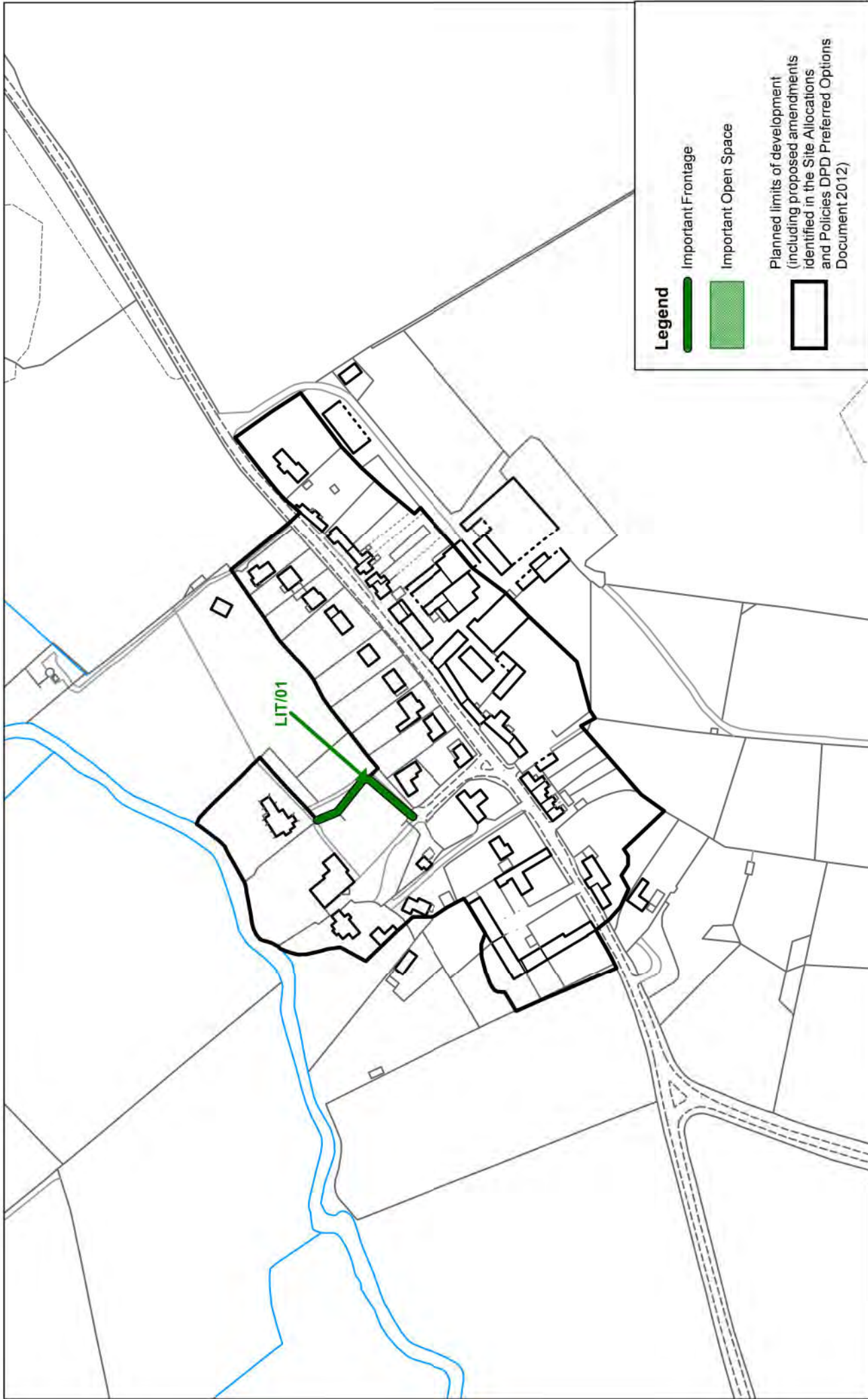


Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Langham
Final proposed sites
June 2012

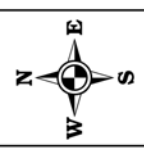
Rutland County Council

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Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Little Casterton
Final proposed sites
June 2012

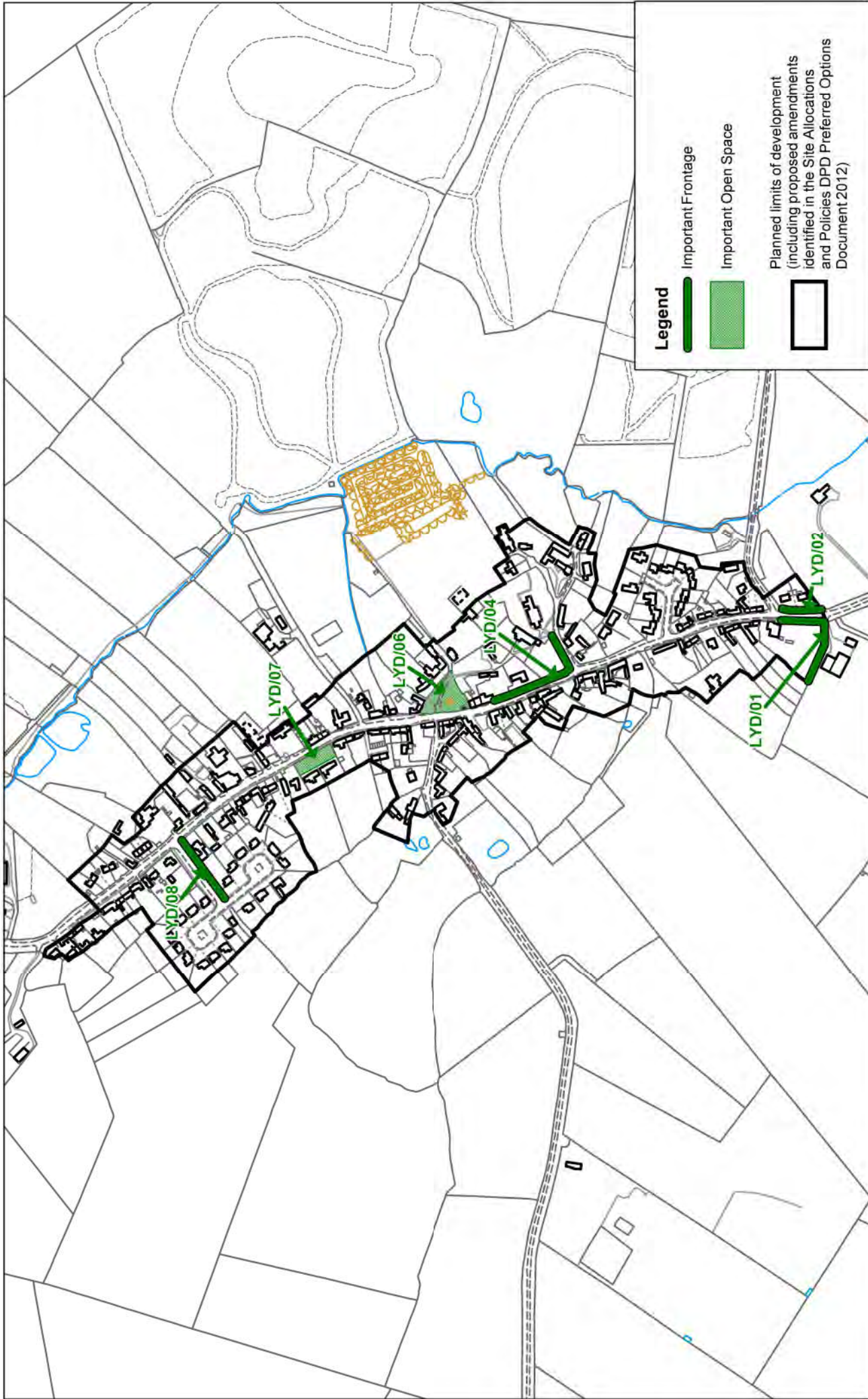




Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Little Casterton (Stamford)
Final proposed sites
June 2012

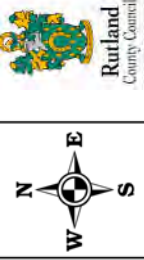




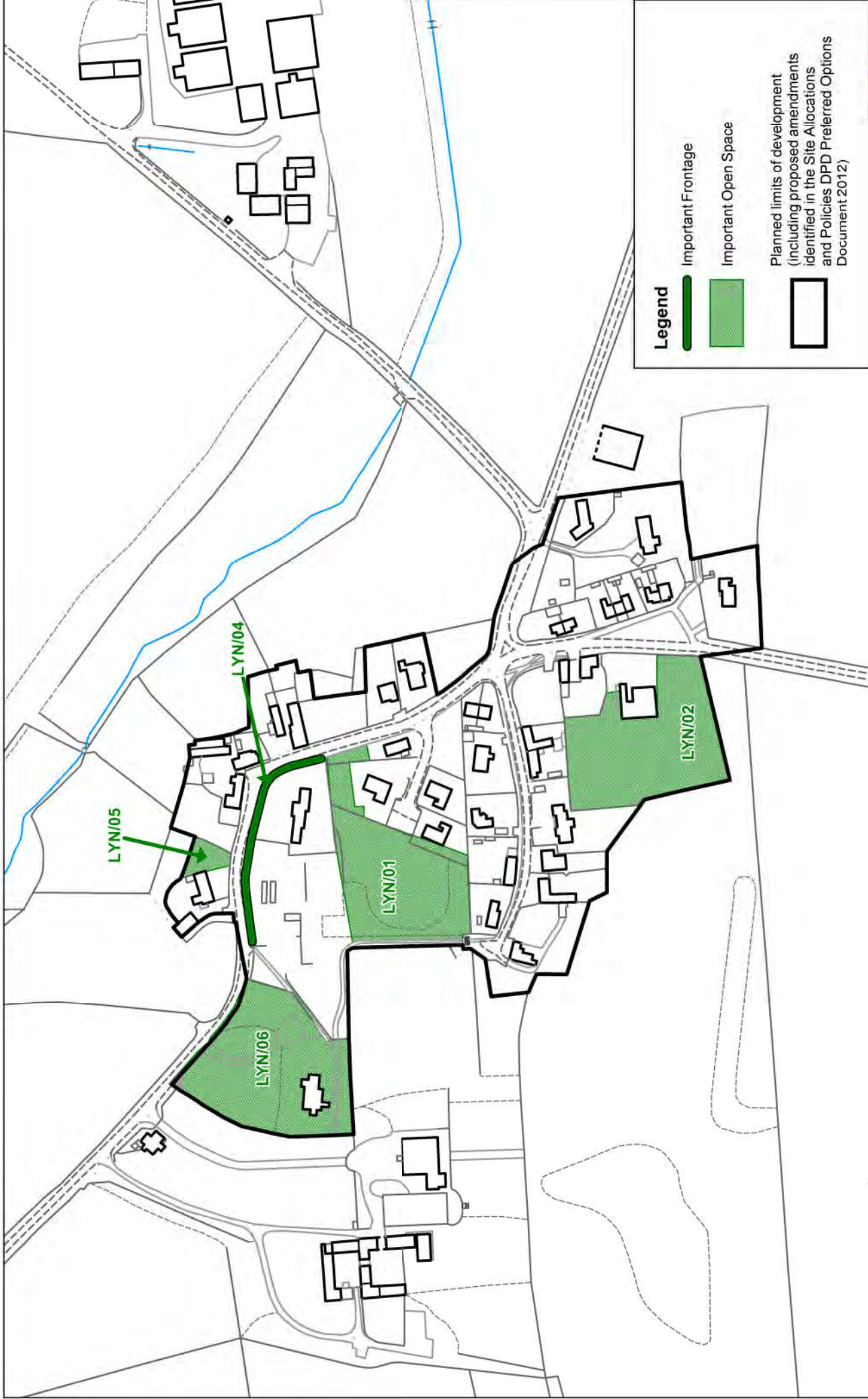
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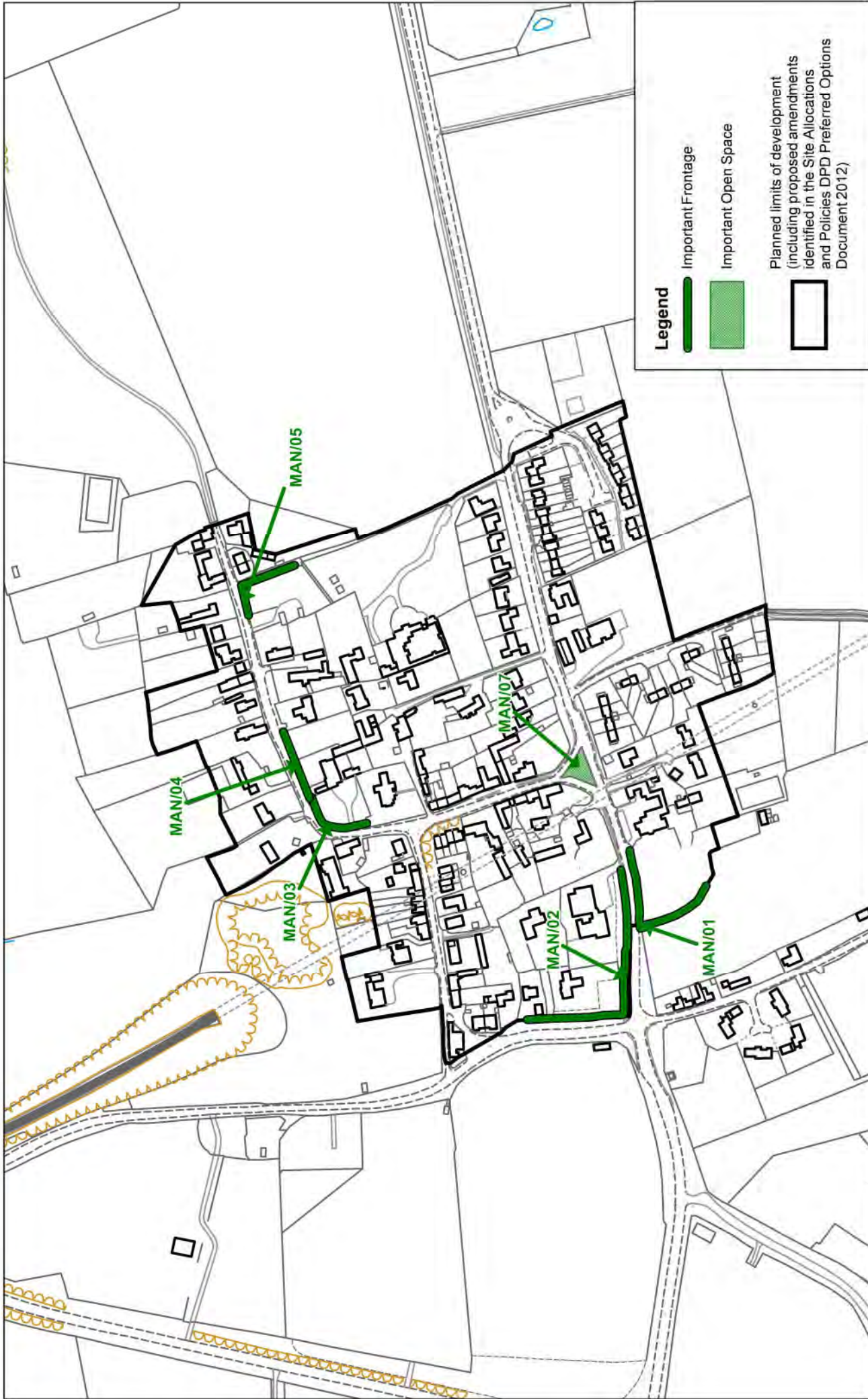
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-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
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 Final proposed sites
 June 2012



Rutland County Council
 Places Directorate





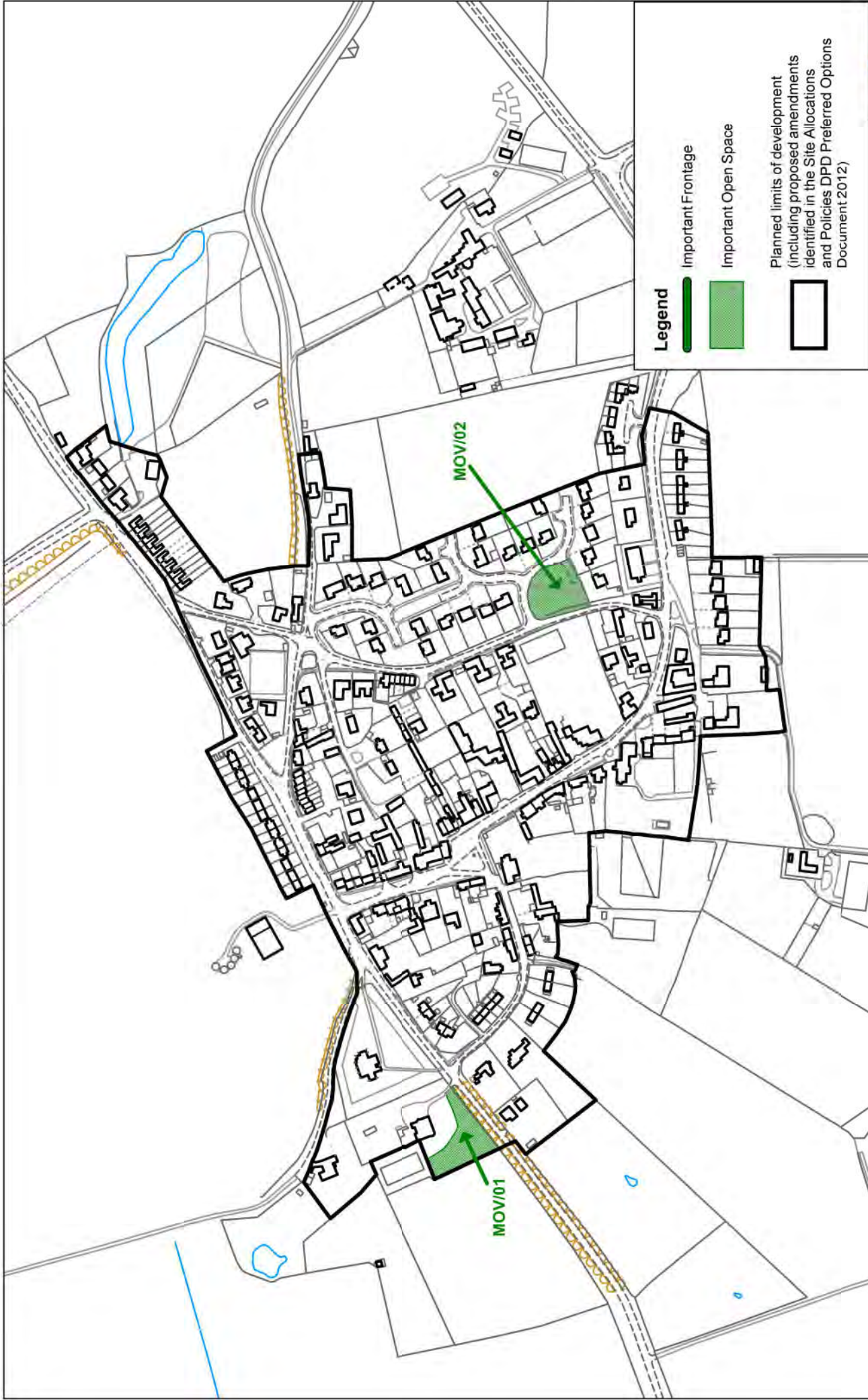
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- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Manton
Final proposed sites
June 2012

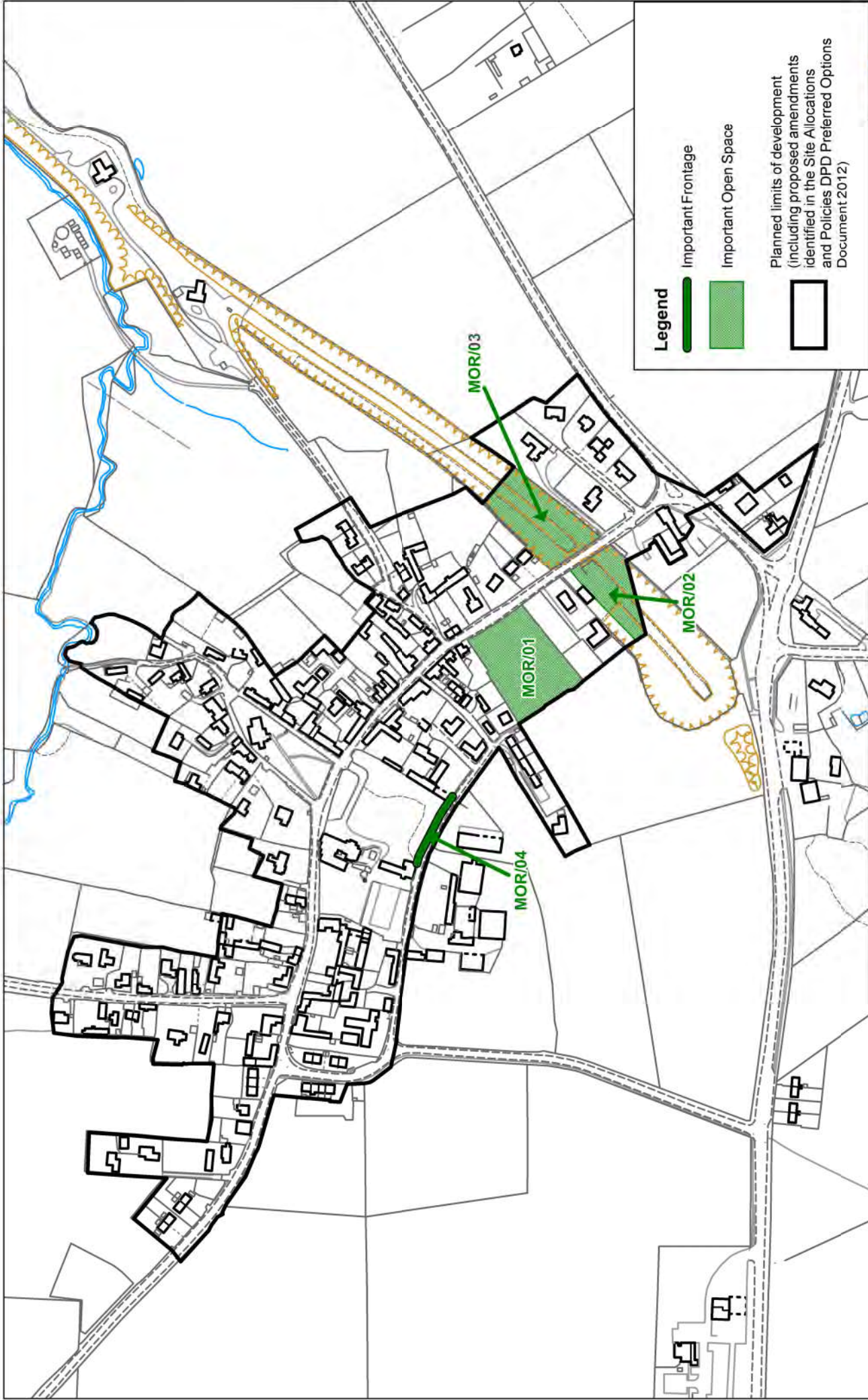




Rutland County Council
Places Directorate

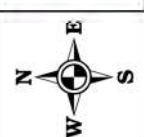
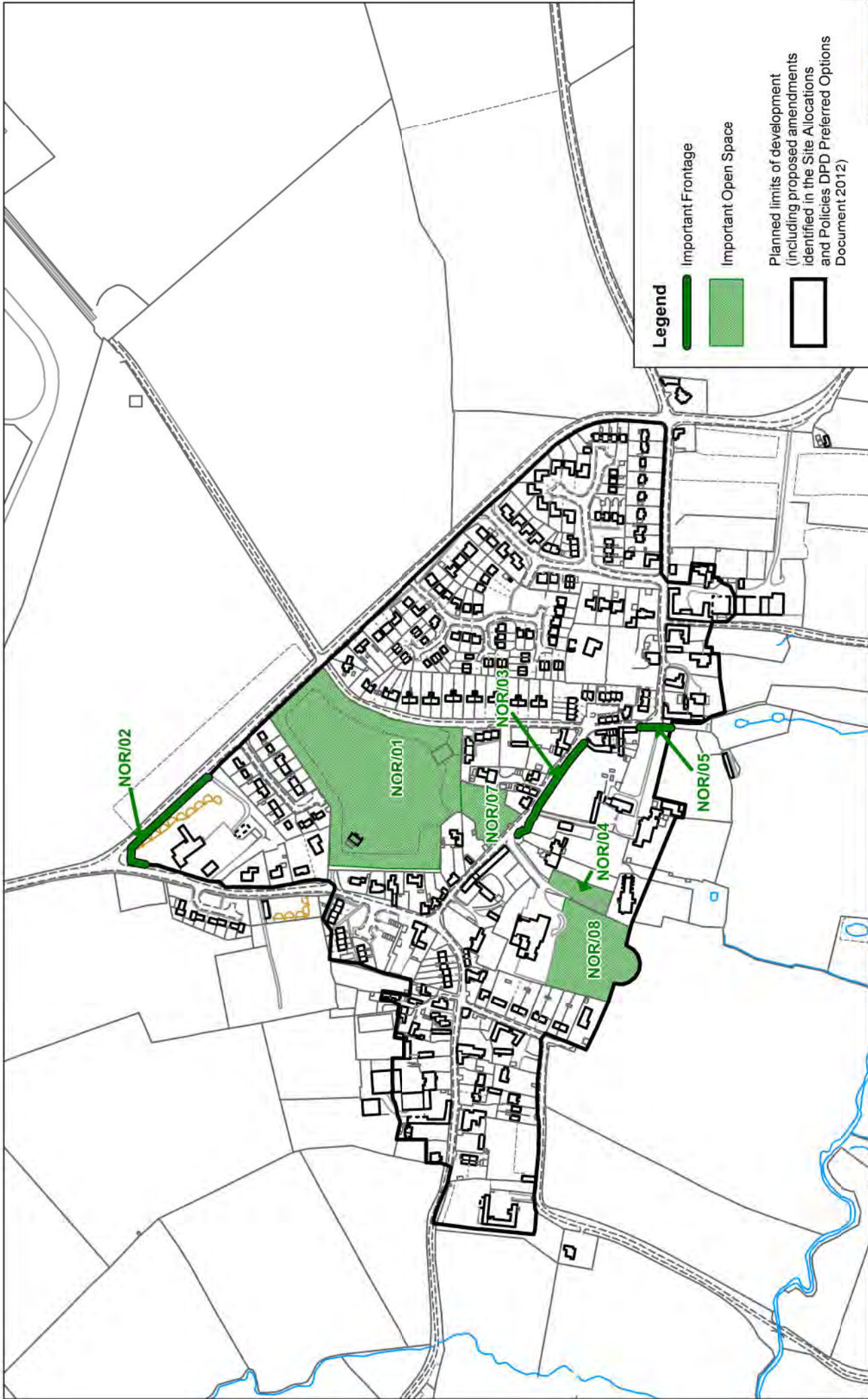
Review of Important Open Space and Important Frontages
Market Overton
Final proposed sites
June 2012





Review of Important Open Space and Important Frontages
Morcott
Final proposed sites
June 2012

Rutland County Council
Places Directorate



Review of Important Open Space and Important Frontages
North Luffenham
Final proposed sites
June 2012

Rutland County Council
Places Directorate



Legend

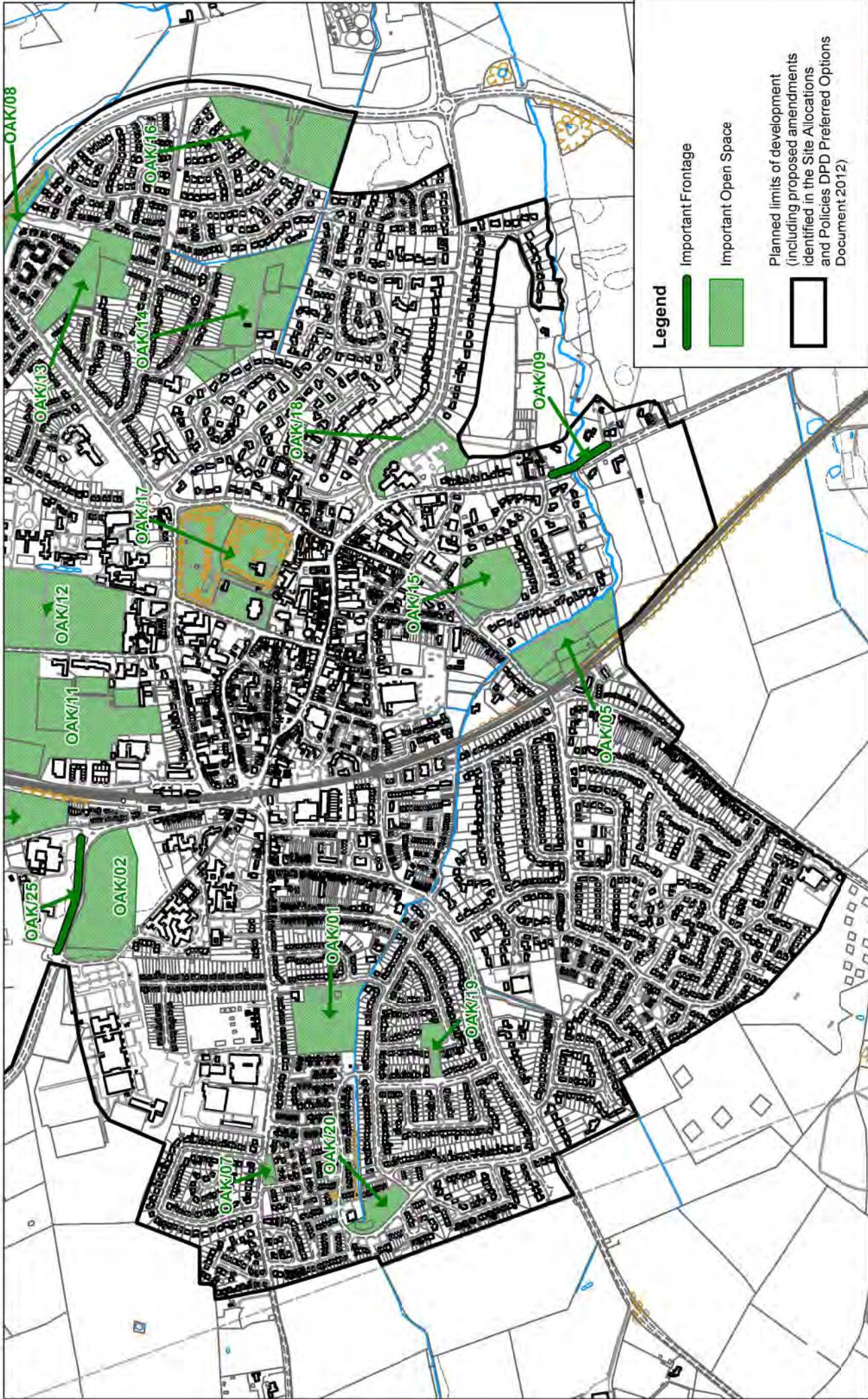
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- Important Open Space
- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)



Rutland County Council

**Review of Important Open Space and Important Frontages
Oakham (north)
Final proposed sites
June 2012**

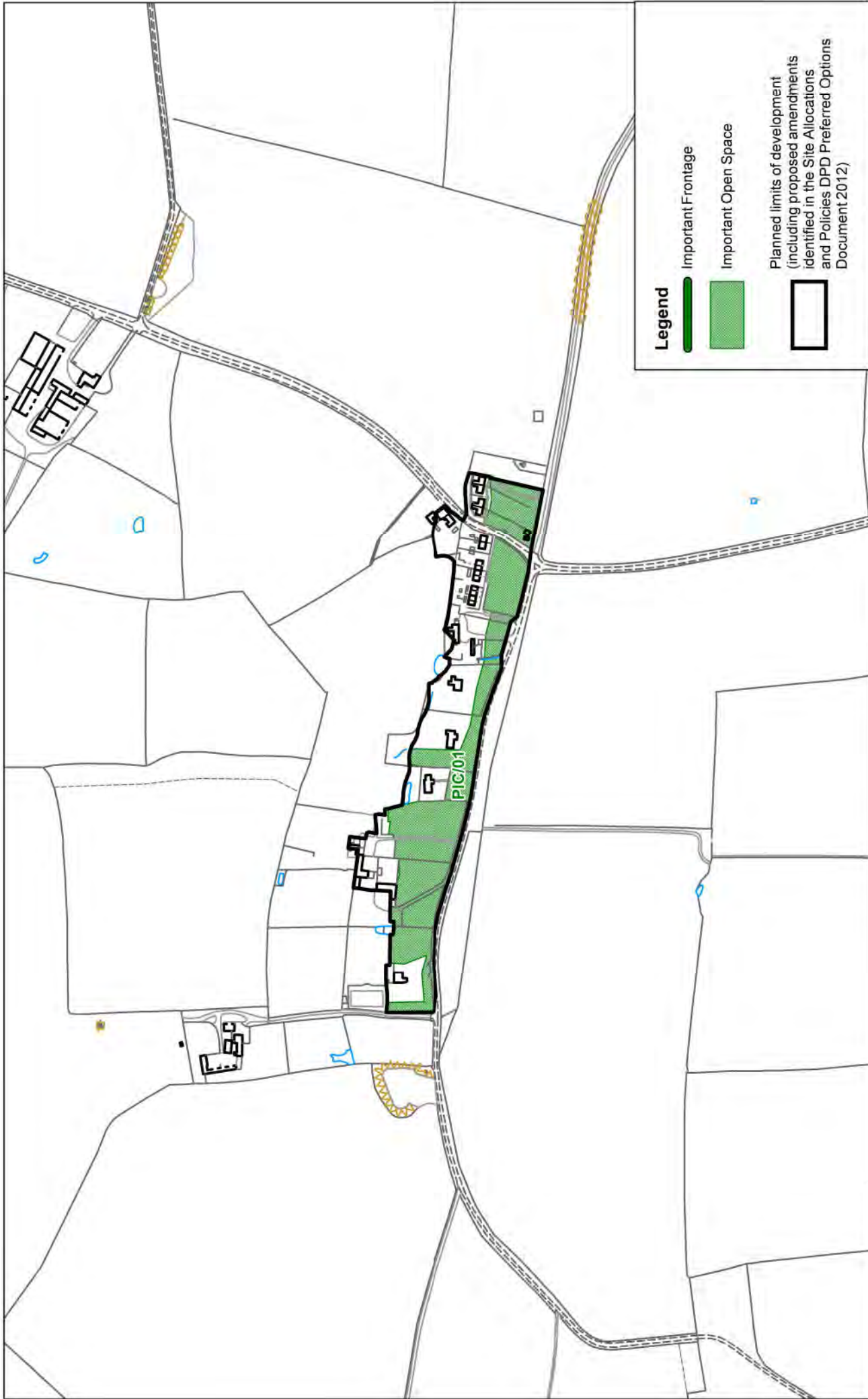
Rutland County Council
Places Directorate



Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Oakham (south)
Final proposed sites
June 2012





**Review of Important Open Space and Important Frontages
Pickworth
Final proposed sites
June 2012**



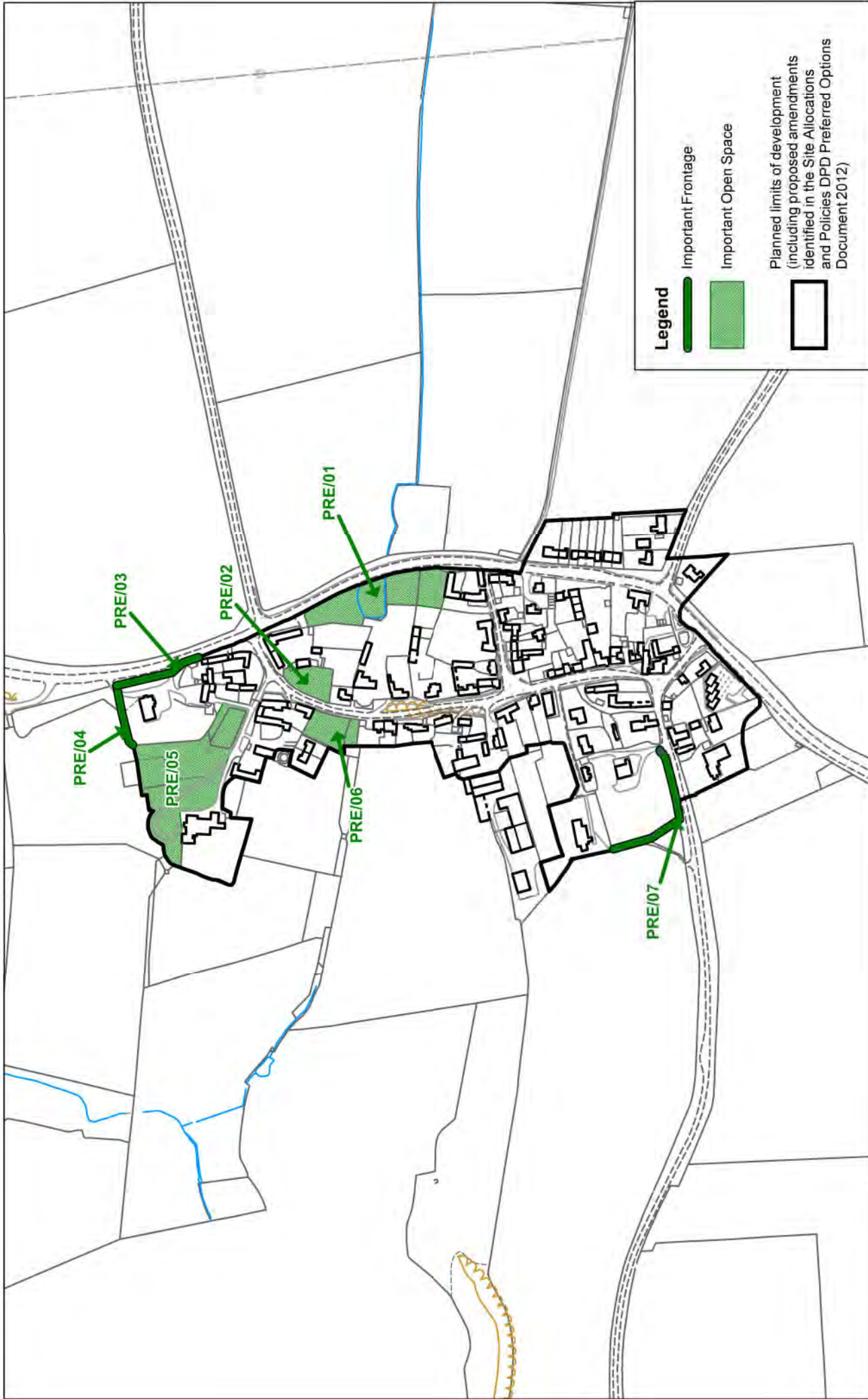
**Rutland County Council
Places Directorate**



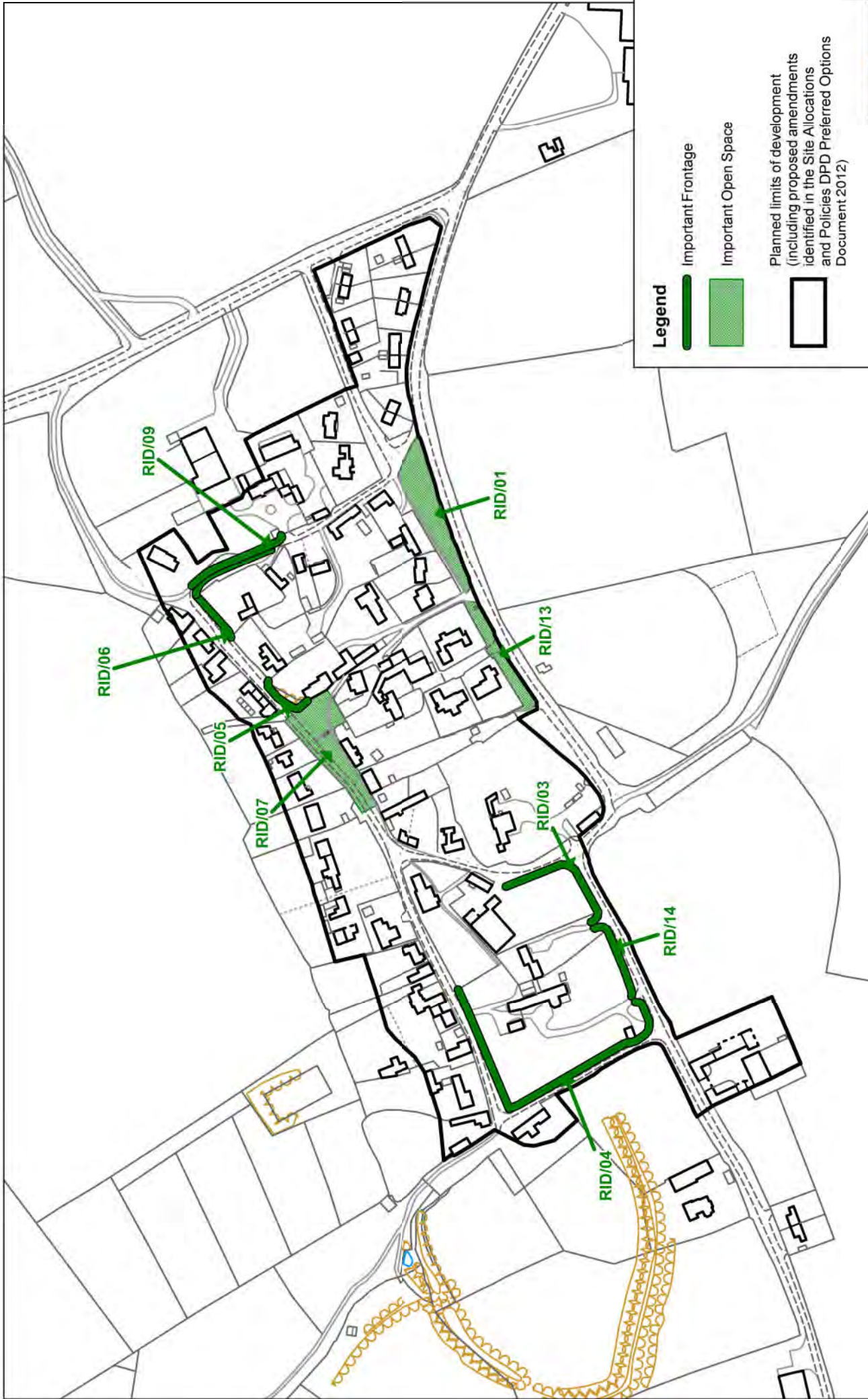
Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Pilton
Final proposed sites
June 2012





<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Preston Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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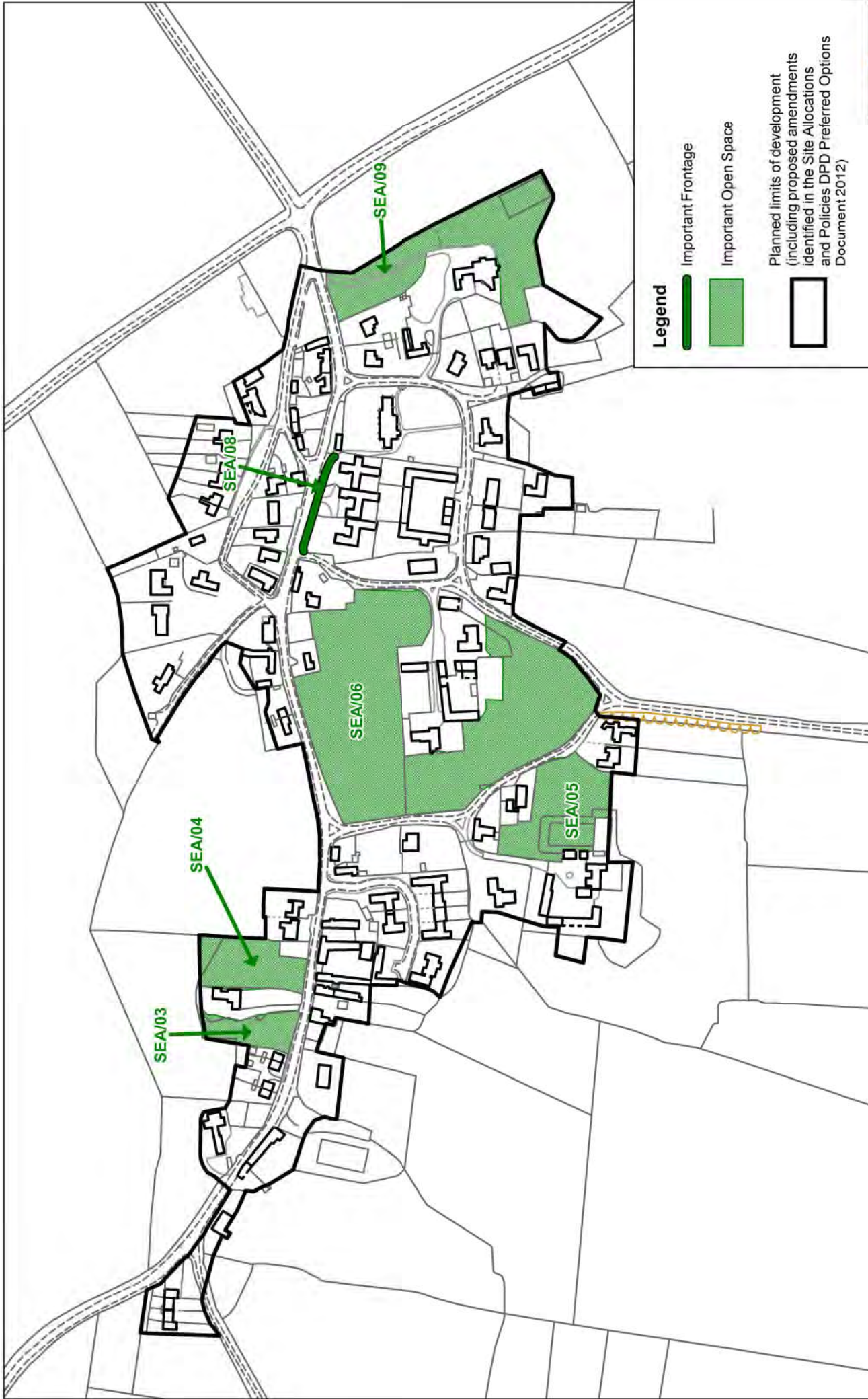
<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Ridlington Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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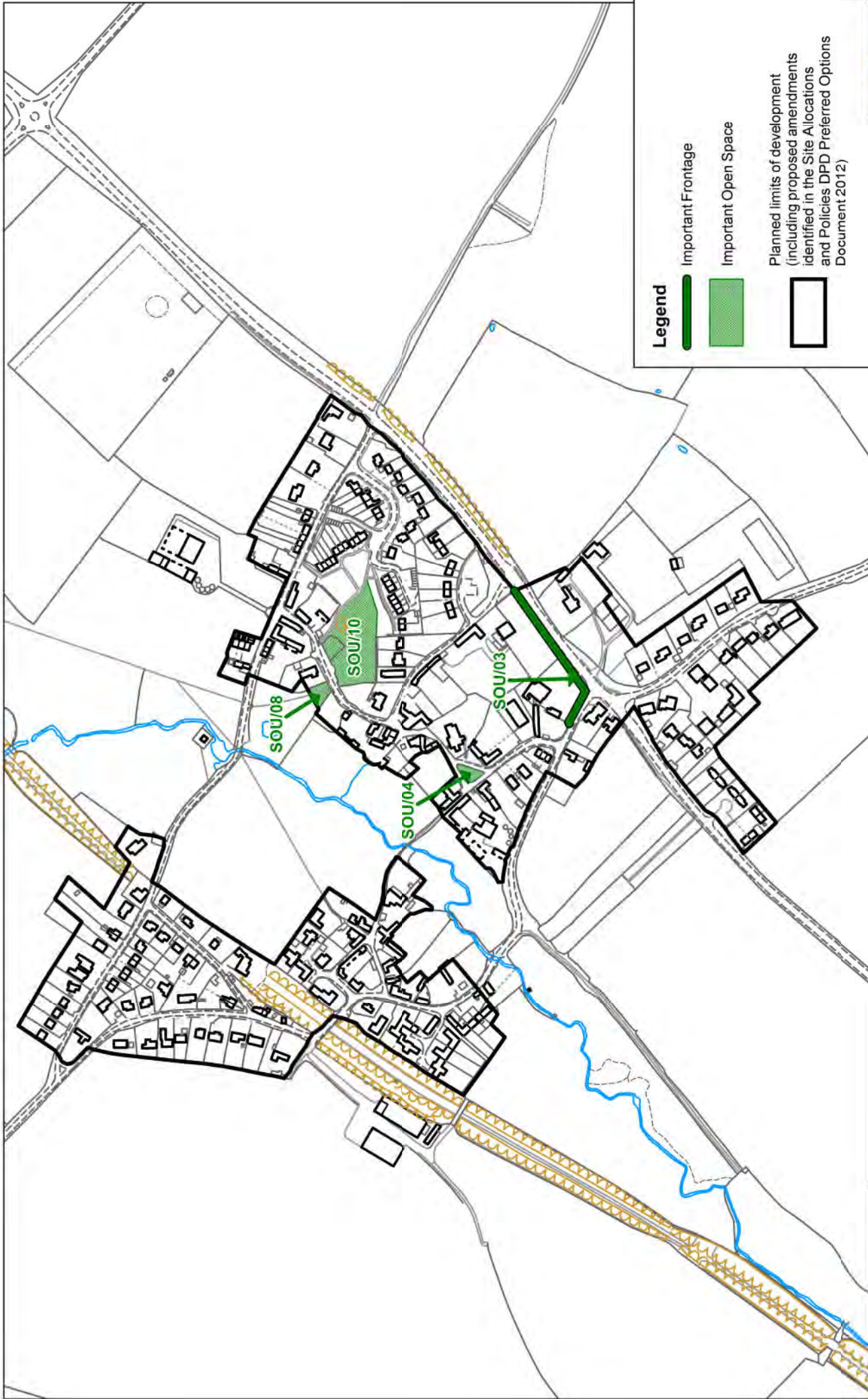
Rutland County Council
Places Directorate

Review of Important Open Space and Important Frontages
Ryhall
Final proposed sites
June 2012





<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Seaton Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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Review of Important Open Space and Important Frontages
 South Luffenham
 Final proposed sites
 June 2012



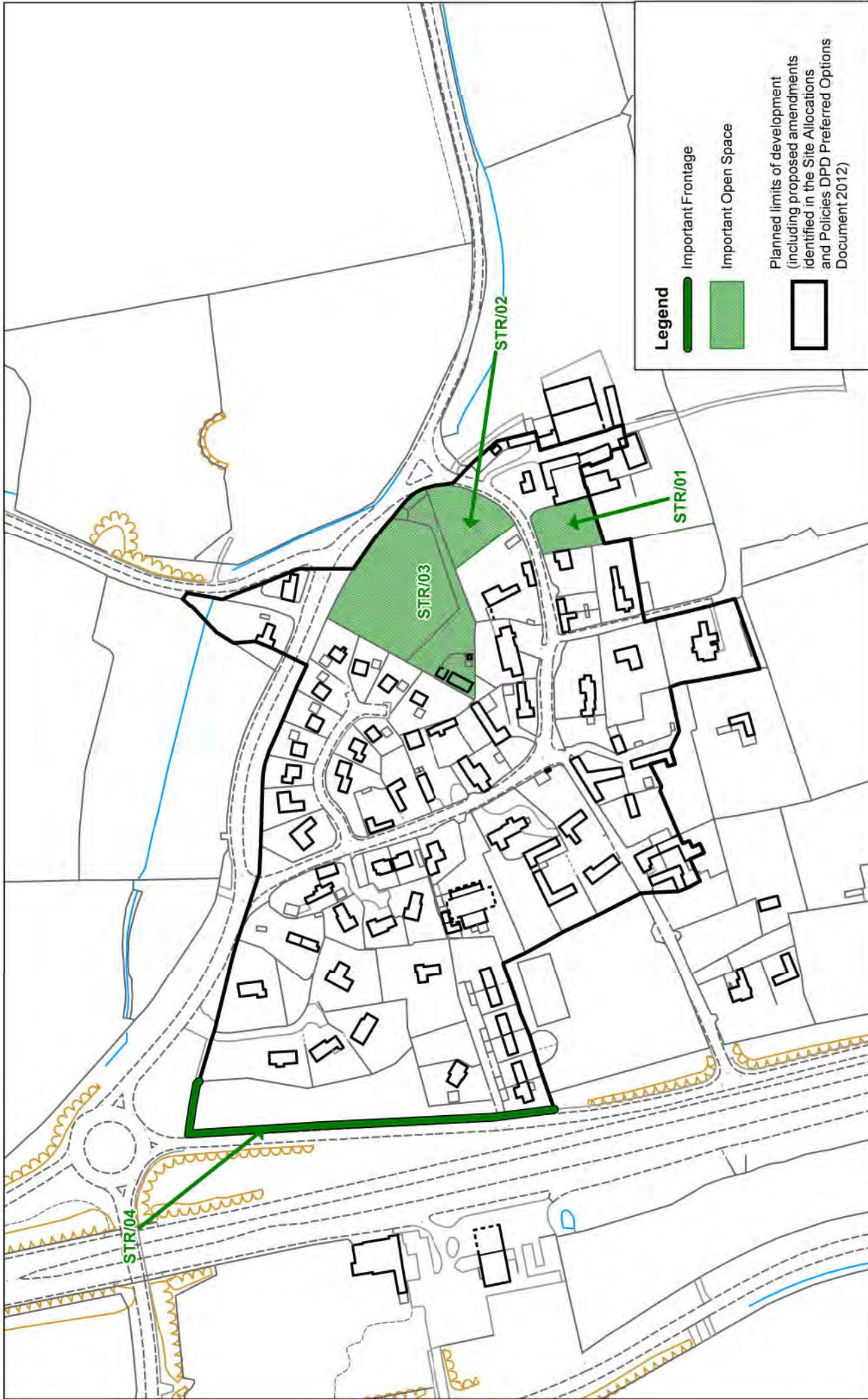
Rutland County Council
 Places Directorate






Legend

-  Important Frontage
-  Important Open Space
-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

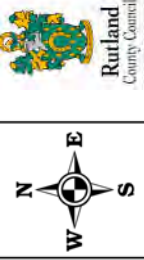
<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Stoke Dry Final proposed sites June 2012</p>	 <p>Rutland County Council</p> 
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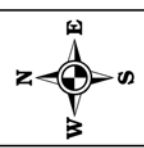
Legend

-  Important Frontage
-  Important Open Space
-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
Stretton
Final proposed sites
June 2012

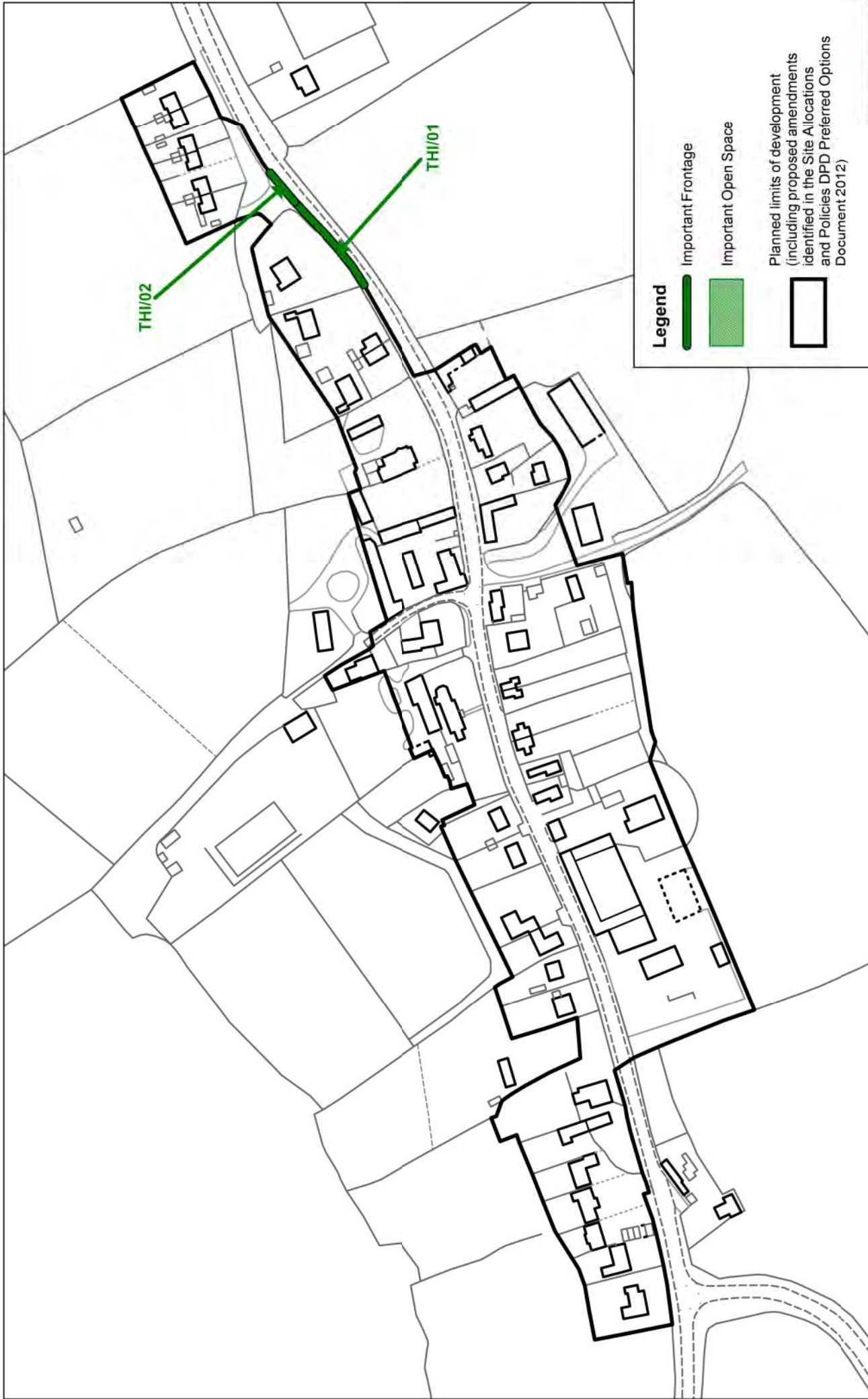


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Places Directorate



Review of Important Open Space and Important Frontages
 Teigh
 Final proposed sites
 June 2012

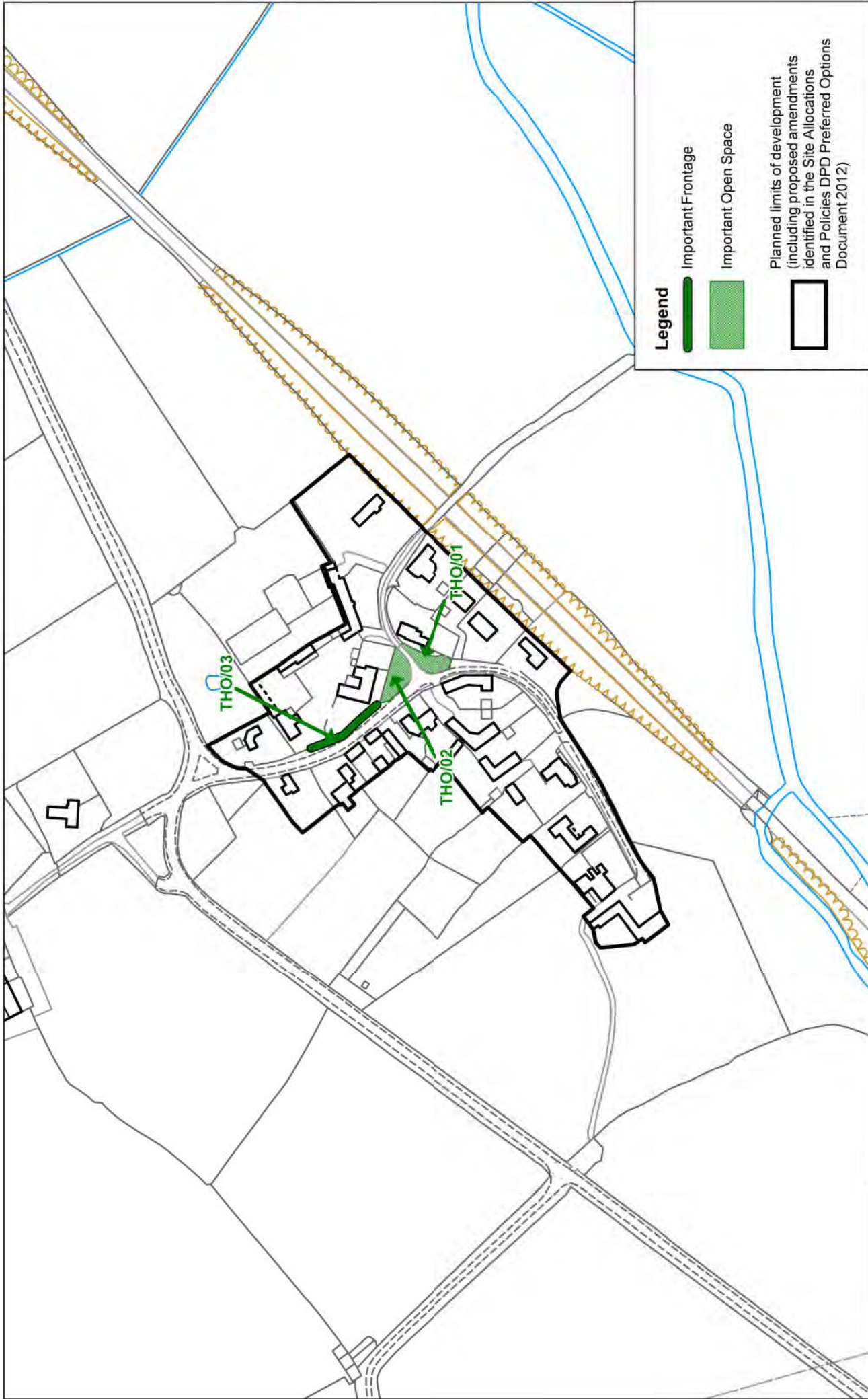
Rutland County Council
 Places Directorate



Rutland County Council
Places Directorate

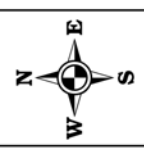
Review of Important Open Space and Important Frontages
Thistleton
Final proposed sites
June 2012

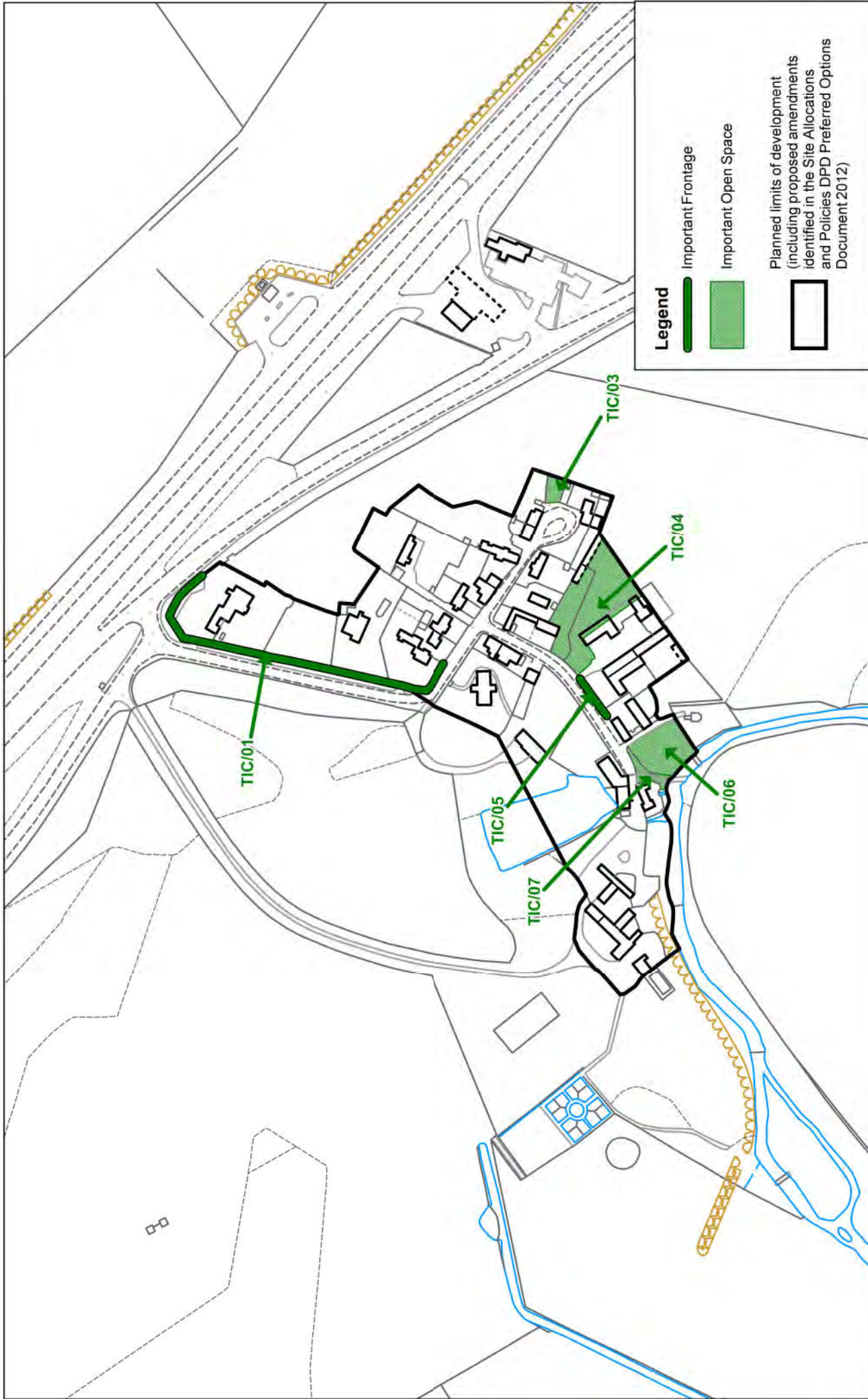




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Places Directorate

Review of Important Open Space and Important Frontages
Thorpe-by-Water
Final proposed sites
June 2012





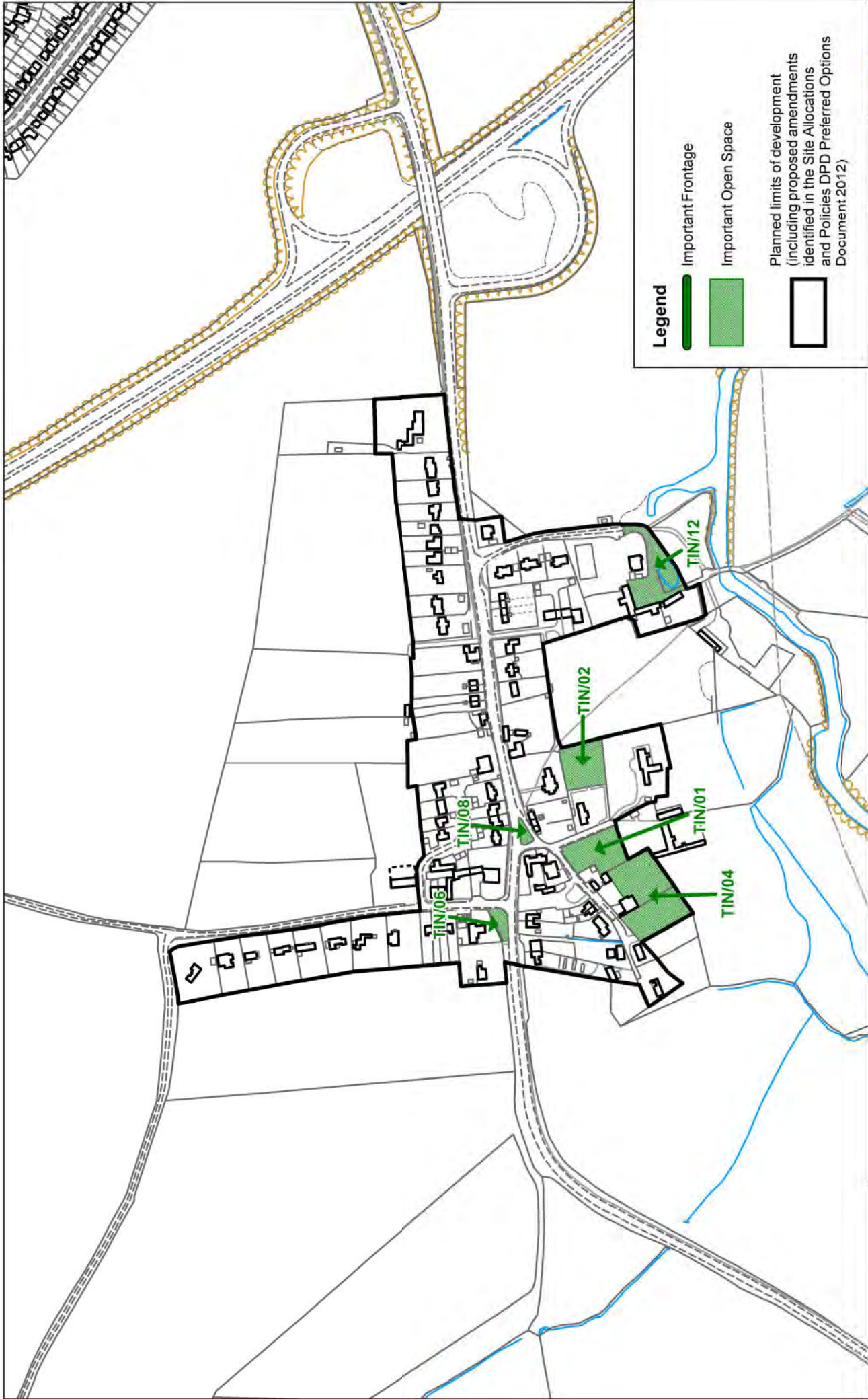
Legend

- Important Frontage
- Important Open Space
- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
Tickencote
Final proposed sites
June 2012



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Places Directorate



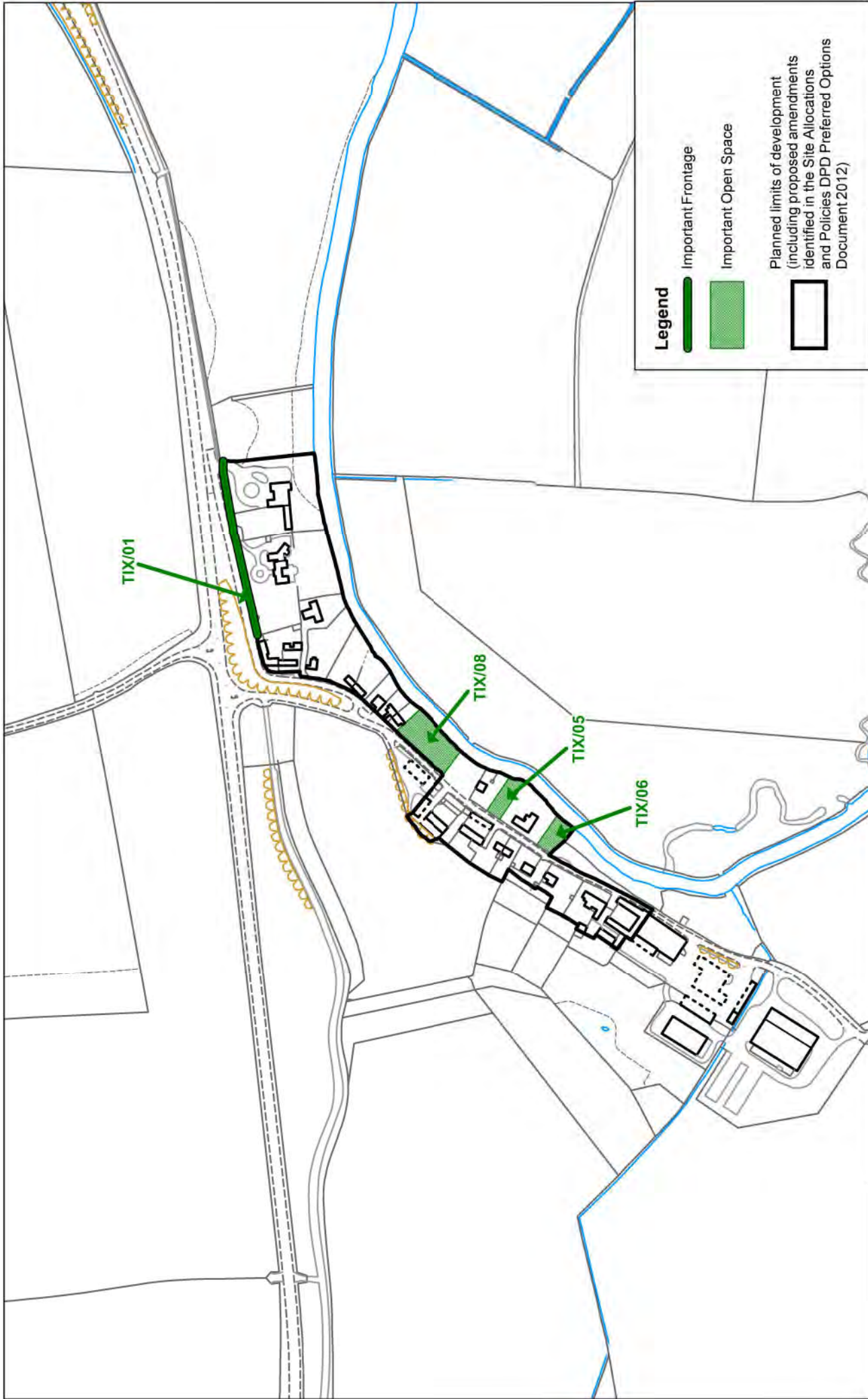
Legend

- Important Frontage
- Important Open Space
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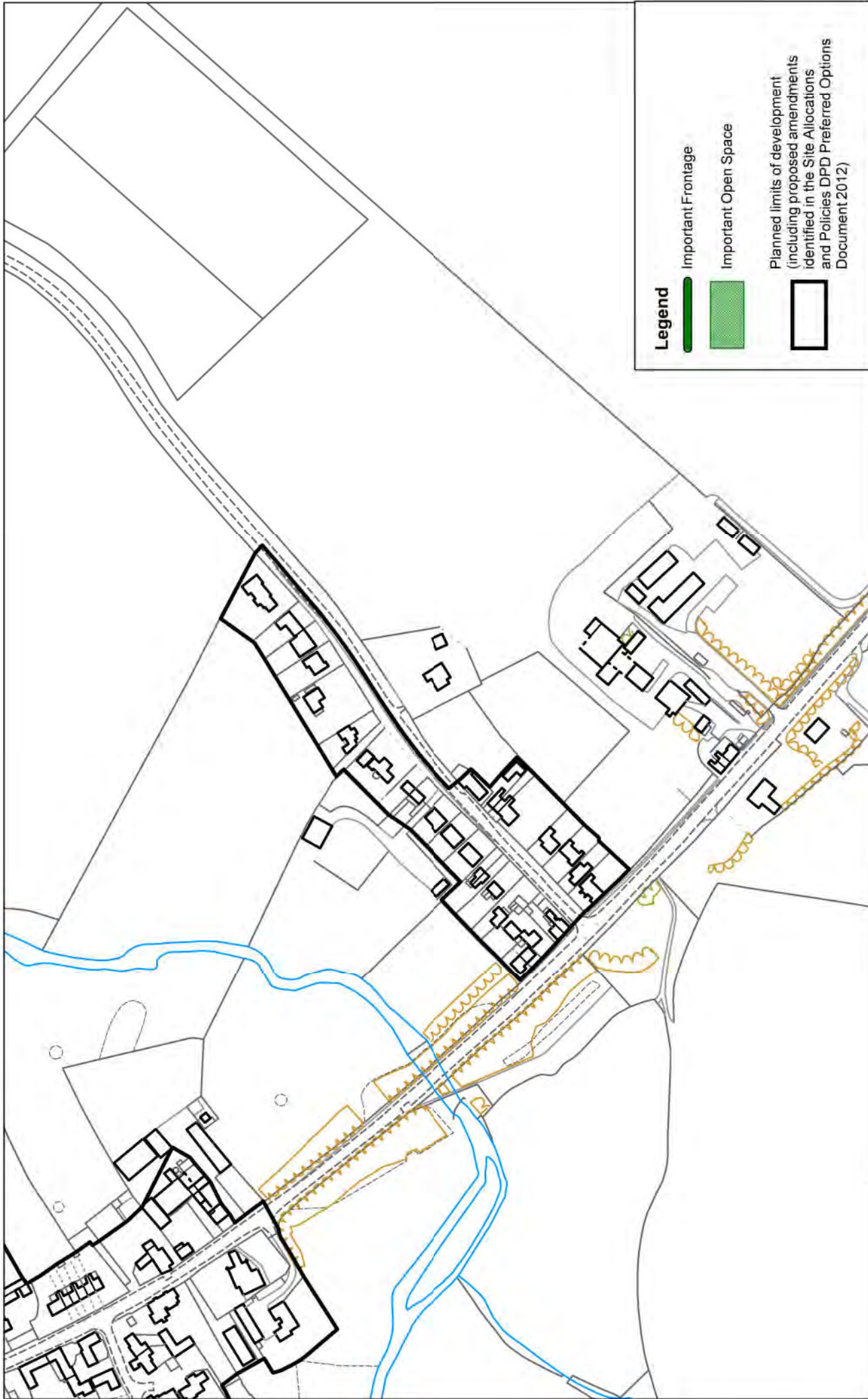
Review of Important Open Space and Important Frontages
 Tinwell
 Final proposed sites
 June 2012



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 Places Directorate



<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Tixover Final proposed sites June 2012</p>		
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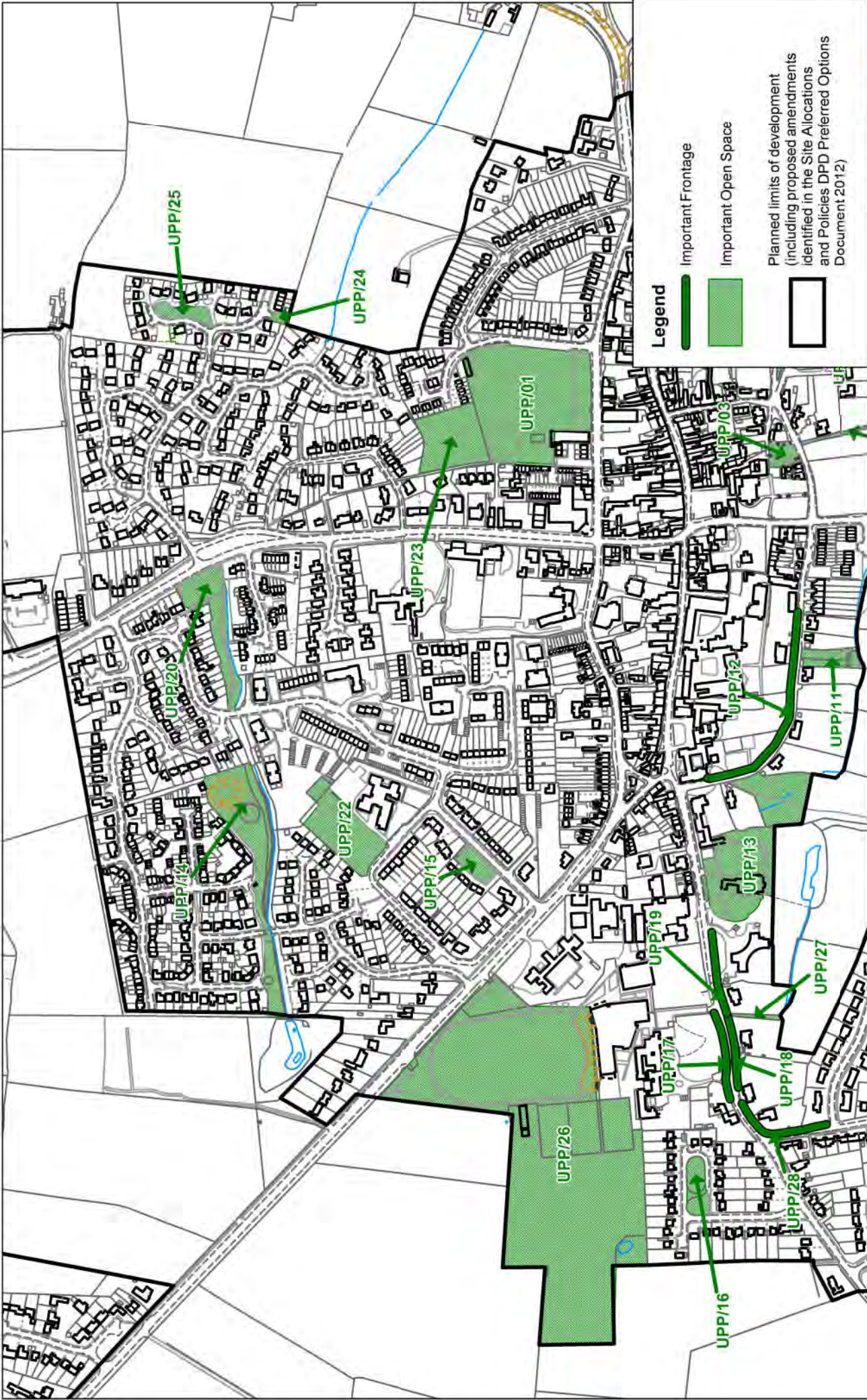
Legend

- Important Frontage
- Important Open Space
- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
Toll Bar
Final proposed sites
June 2012



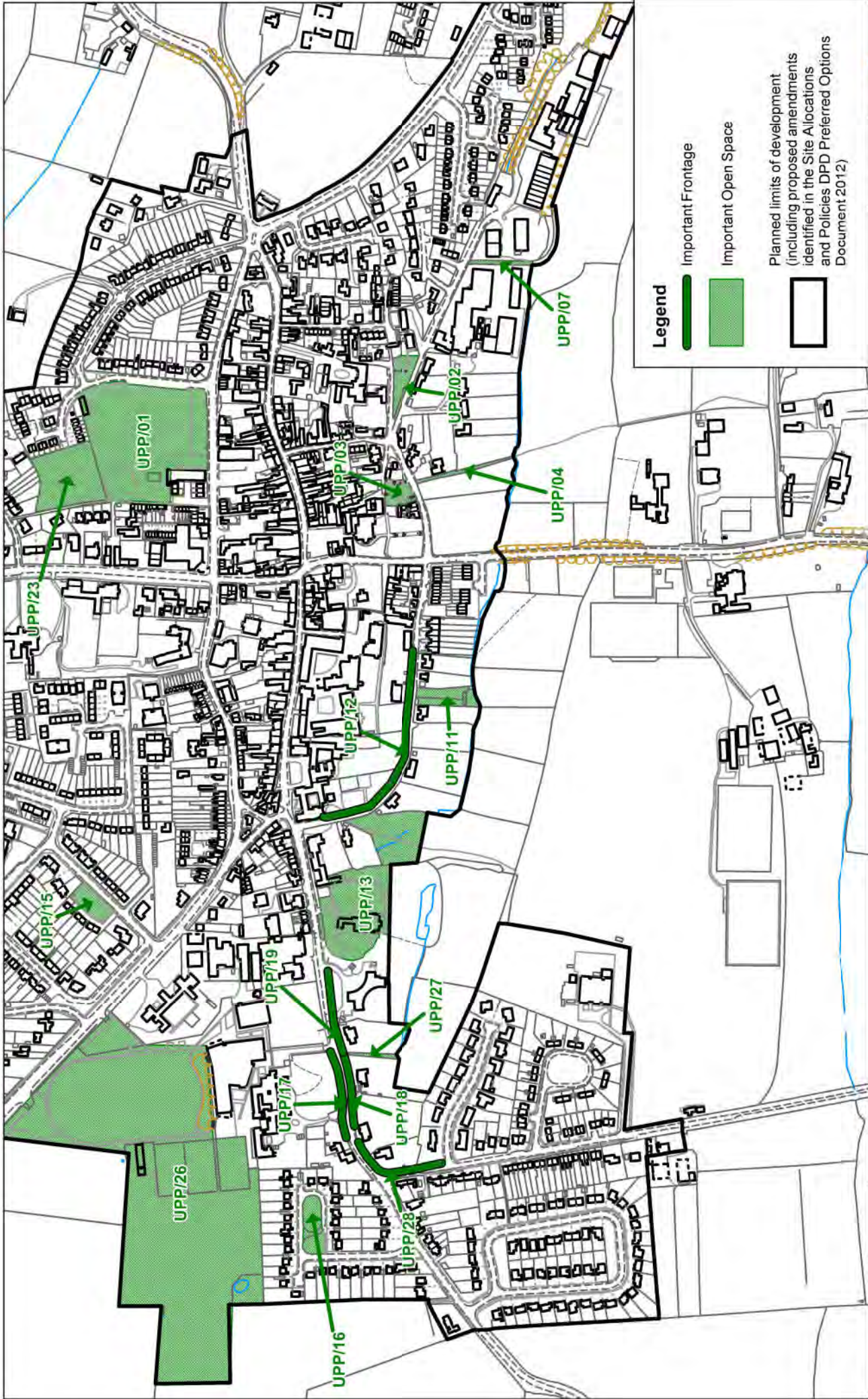
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Places Directorate



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Places Directorate

Review of Important Open Space and Important Frontages
Uppingham (north)
Final proposed sites
June 2012





Legend

- Important Frontage
- Important Open Space
- Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

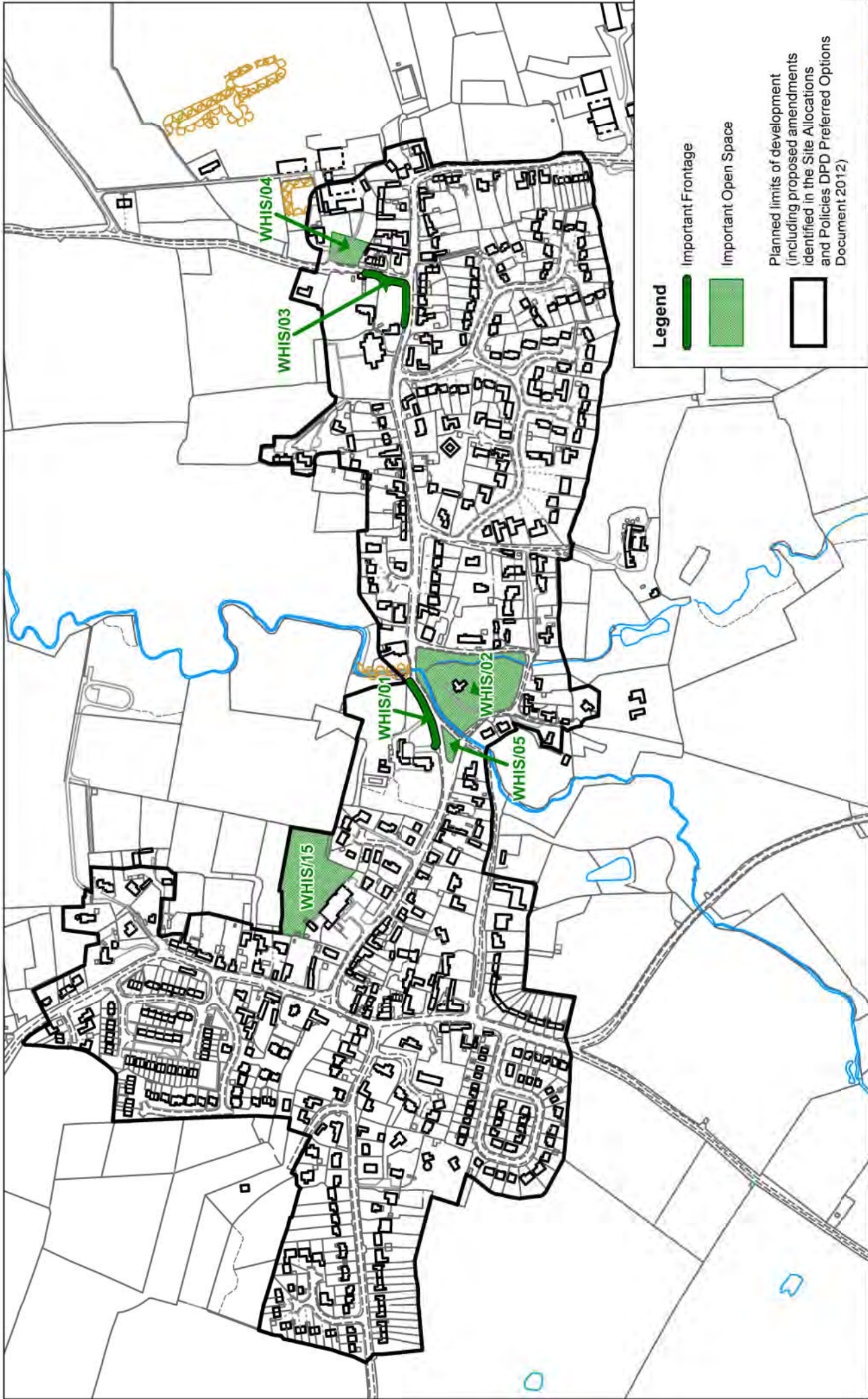
Review of Important Open Space and Important Frontages
 Uppingham (south)
 Final proposed sites
 June 2012



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<p>Rutland County Council Places Directorate</p>	<p>Review of Important Open Space and Important Frontages Wardley Final proposed sites June 2012</p>		<p>Rutland County Council</p>
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Review of Important Open Space and Important Frontages
 Whissendine
 Final proposed sites
 June 2012



Rutland County Council
 Places Directorate

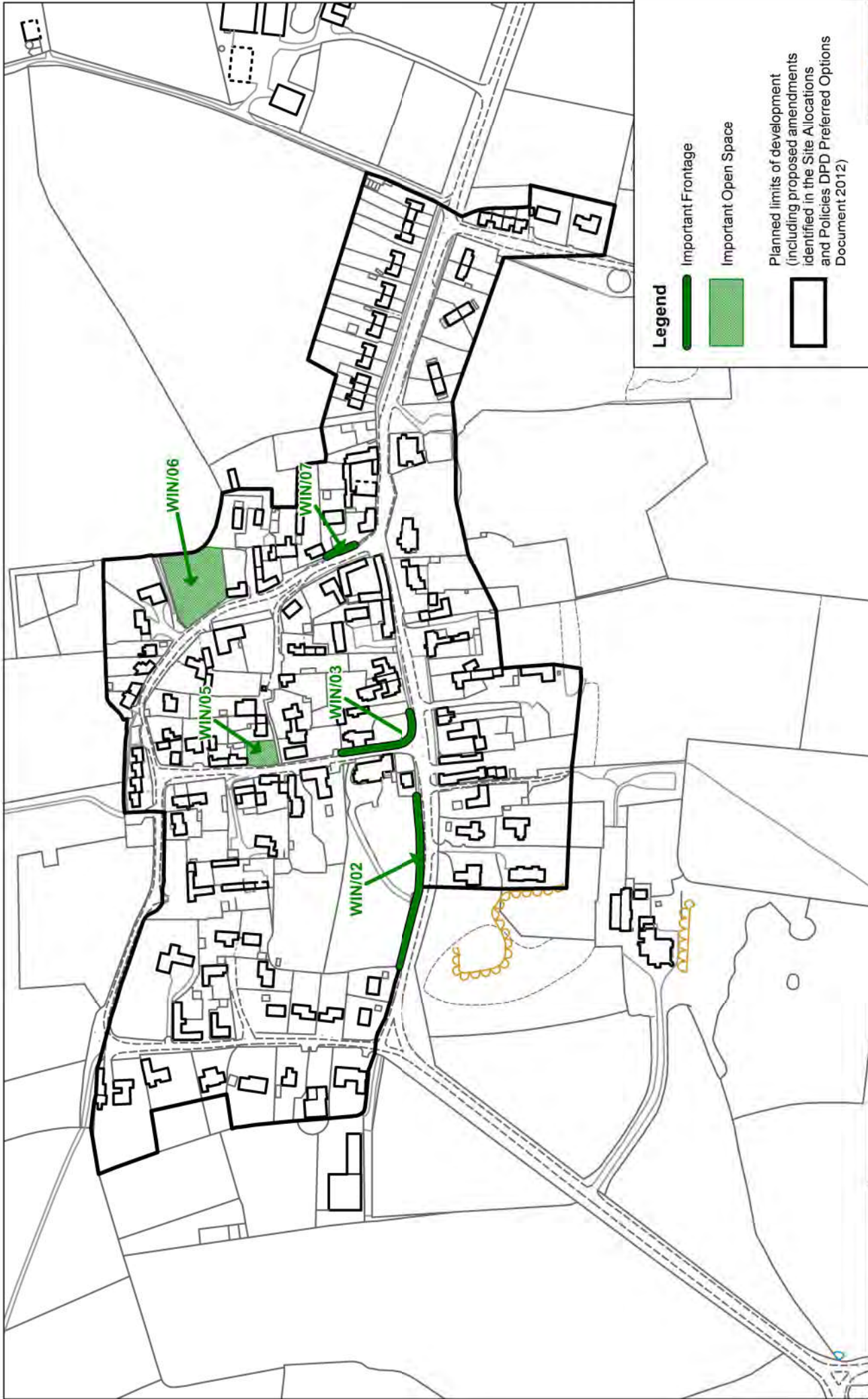


Rutland County Council
Places Directorate




Review of Important Open Space and Important Frontages
Whitwell
Final proposed sites
June 2012

Rutland County Council

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W E
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Legend

-  Important Frontage
-  Important Open Space
-  Planned limits of development (including proposed amendments identified in the Site Allocations and Policies DPD Preferred Options Document 2012)

Review of Important Open Space and Important Frontages
Wing
Final proposed sites
June 2012



Rutland County Council
Places Directorate