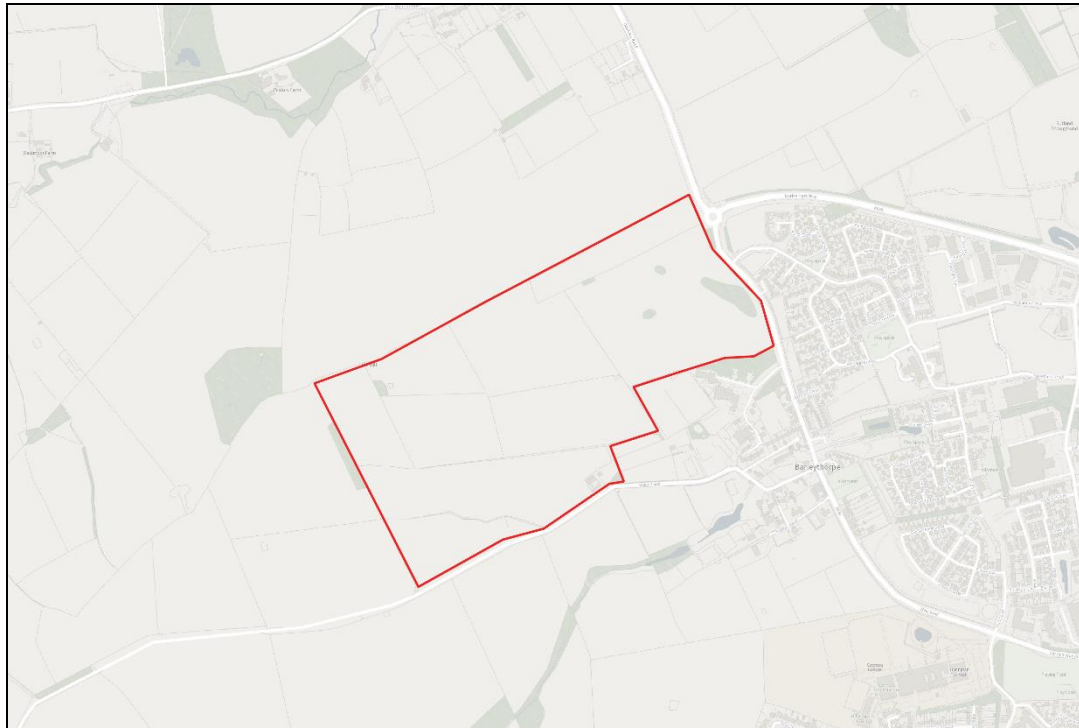


Site Allocations Assessment: Appendix B – Individual Site Assessments Towns

1. OAKHAM WITH BARLEYTHORPE

| Sites Assessed | Site Address | Outcome of Assessment | Indicative Capacity |
|----------------|--|--|---------------------|
| BAE01 | The Lookout (land W of Main Rd, Barleythorpe/Oakham) | Unsuitable for allocation | |
| BAE02 | The King Centre and Oakham Football Club | Unsuitable for allocation | |
| OAK01 | Land N of Braunston Rd, Oakham | Site has planning permission, not assessed | |
| OAK02 | Land E of Uppingham Rd, Oakham | Unsuitable for allocation | |
| OAK03 | Cold Overton Road Oakham Rutland LE15 8UH | Site located outside of PLD, not passed 2 | |
| OAK04 | Land off Brooke Rd, Oakham | Suitable for allocation as a residential site. | 136 dwellings |
| OAK05 | Land off Uppingham Rd | Unsuitable for allocation | |
| OAK06 | Land SW of Oakham | Site located outside of PLD, not passed 2 | |
| OAK07 | Land S of Brooke Road (wider site) | Unsuitable for allocation | |
| OAK08 | Land at Stamford Rd | Suitable for allocation as a residential site. | 66 dwellings |
| OAK13 | Land off Burley Road, Oakham | Site has planning permission, not assessed | |
| OAK14 | Catmose House, Catmose St, Oakham | Unsuitable for allocation | |
| OAK15 | Land W of Ashwell Rd, Oakham | Suitable for allocation as a residential site. | 286 dwellings |
| OAK17 | Tim Norton Motors, Oakham | Suitable for allocation as a residential site | 19 dwellings |
| OAK19 | Burley Appliances Ltd | Allocated for employment development | N/A |
| OAK20 | Car Park 3 Rutland Showground | Allocated for employment development | N/A |
| OAK21 | Land adjacent Kimball Close | Site located outside of PLD, not passed 2 | |
| OAK22 | Land at Uppingham Rd | Site located outside of PLD, not passed 2 | |
| OAK23 | The Burley Estate | Site promoted for non residential uses, not assessed | N/A |



| |
|---|
| Parish: Barleythorpe |
| Gross Site Area (ha): 45.92 |
| Developable Site Area (ha): 27.8 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Vacant |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 833 |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Deliverable but unsuitable for allocation |

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | | |
|---|--|---|
| Initial Highway Officer Comments | Not assessed. Concerns raised on the capacity issues to the mini roundabout on the A606 for the scale of development as part of the withdrawn planning application. | |
| Relationship to Settlement Comments | The site lies to the west of Oakham, adjacent to Barleythorpe, the site has three parcels with one side connecting to the settlement boundary. | |
| Topography | Site has a gradient towards Mill Hill. | A |
| Green Infrastructure | Not a public open space/recreation facility - so no loss/impact | G |
| Important Open Space | Not designated. | G |
| Rights of Way | No public rights of way affected. | G |
| National Ecology Designations | Yes - The site is within a Natural England Impact Zone (Ramsar/ SSSI/SAC/SPA) but is unlikely to have an adverse impact on any designated site, meaning that Natural England consultation is not required. | A |
| Local Ecology Designations | Not assessed | A |
| Tree Preservation Orders | Site Intersects with Tree Preservation Order. | A |
| Agricultural Land Classification | The entire site is on land identified as Grade 3. | A |
| Heritage | The Landscape Sensitivity Study states the site is identified on the 1888-1913 map that it was once part of Barleythorpe Hall and has the potential to have in impact on the historic character and is important to the setting of Barleythorpe. | A |
| Archaeology | Not assessed. | A |

| | | |
|--|---|---|
| Landscape | The site lies within the Vale of Catmose character area, this identifies that the gap between Oakham and Langham should be maintained to protect the village of Langham identity. Growth to the west of Oakham should be managed to protect its sensitive setting in landscape by avoiding building on higher ground. The site lies within parcel OAK 19 within the Landscape Sensitivity Study (June 2023). OAK 19 is assessed as high/medium sensitivity for housing and high for employment and states that the area has a strong rural historic character and is important to the setting of Barleythorpe. Mill Hill is an important focal point and development in the low flat land would adversely affect views. | R |
| Lead Flood Authority Flood Risk | Not assessed. | G |
| Environmental Health & Contamination | Not assessed. | G |
| Highways Authority: Access | Not assessed. However, concerns raised on the capacity issues to the mini roundabout on the for the scale of development as part of the withdrawn planning application. | A |
| Highways Authority: Wider Road Network | Not assessed. Concerns raised on the capacity issues to the mini roundabout on the for the scale of development as part of the withdrawn planning application. | A |
| Town Council comments | None | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|-----------------|--------------------------|--|------------------------------------|--------------------------------------|
| Distance to Town or Local Centre (km) | 1.3-1.4 | Distance to School (km) | 1.2-1.3 (Langham C of E Primary School) | Distance to GP/ Health Centre (km) | 1.6-1.7 (Oakham Medical Practice) |
| Distance to Train Station (km) | 0.5 (Oakham) | Distance to Bus Stop (m) | 0-50 | Distance to Cycle Route (km) | 0.4 |
| Distance to Public Right of Way (km) | 0.5-0.6 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|--|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | Electricity pylons run north-south across the Site | Infrastructure Constraints | Potential transport and access impacts. Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|--|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: BAE01 is a large site with a gross site area of 27.8 hectares. It is currently a vacant greenfield site where a residential use is being promoted. There has been a previous planning permission on the site which has been withdrawn. The site is entirely within an area identified as Grade 3 Agricultural Land. The site is large in rectangular form and is adjacent to the historic Barleythorpe where there are known archaeological remains within the vicinity, however further assessment would be required relating to archaeological impact.

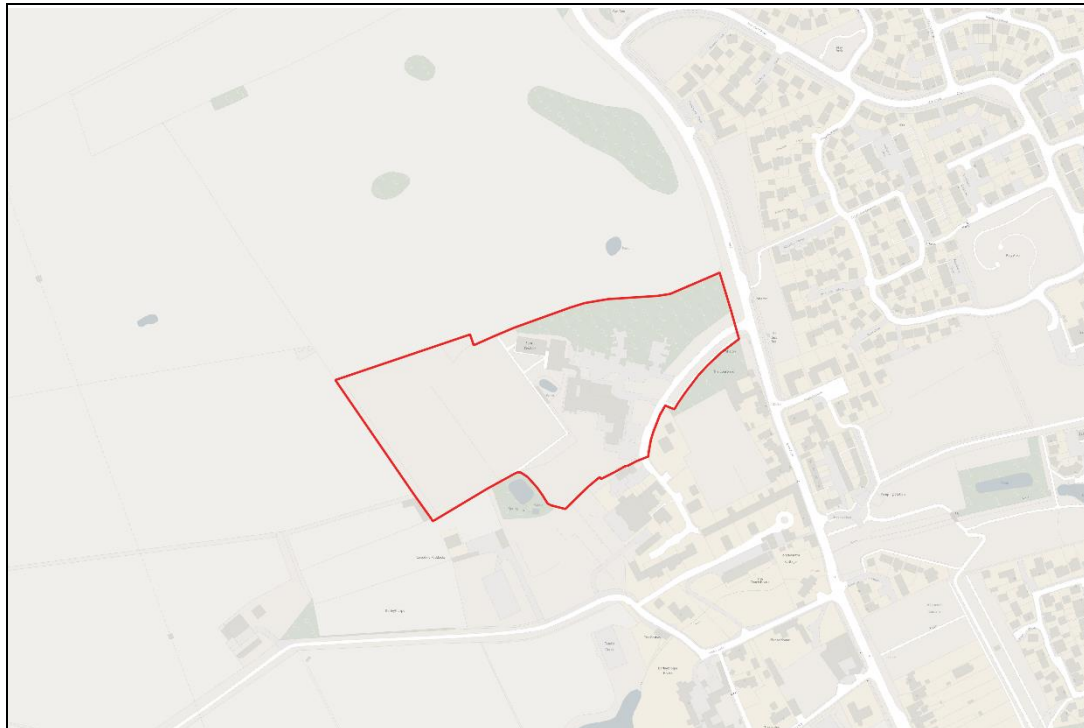
The scale and location of the site is not in keeping with the settlement character and form of Barleythorpe which is a small village adjacent to and adjoining the built up area of Oakham. The site lies within the Vale of Catmose character area, this identifies that the gap between Oakham and Langham should be maintained to protect the village of Langham identity. Growth to the west of Oakham should be managed to protect its sensitive setting in landscape by avoiding building on higher ground. The site lies within parcel OAK 19 within the Landscape Sensitivity Study (June 2023). OAK 19 is assessed as high/medium sensitivity for housing and high for employment and states that the area has a strong rural historic character and is important to the setting of Barleythorpe. Mill Hill is an important focal point and development in the low flat land would adversely affect views. Whilst the site is not within walking distance (within 800m) of the town centre, a school or GP/Health Centre, it is within walking distance of a bus stop and train station. Oakham Medical Practice, Langham Primary School and the town centre are all within 1.7km of the site. There are site constraints identified by the site promoter who has noted electricity pylons run across the site. In conclusion the site lies within an areas which has high landscape sensitivity, the scale of growth is not in keeping with the character and form of the settlement of Barleythorpe and there are potential highways impact as a result of the scale and access to the site. The site is therefore not suitable for allocation.

Conclusion: **Not suitable for allocation.**

SHELAA Reference: BAE02

Site ID2

Site Address: The King Centre, Main Road, Barleythorpe, Oakham, LE15 7WD



| |
|---|
| Parish: Barleythorpe |
| Gross Site Area (ha): 4.12 |
| Developable Site Area (ha): 3.3 |
| Brownfield/ Greenfield Status: Brownfield and greenfield |
| Current Use: In use |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 100 |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: To be confirmed Oakham Football Club occupy part of property on a lease. Vacant possession would need to be negotiated and relocation space to be identified. |
| Overall Deliverability Status: Deliverable but unsuitable |

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | |
|---|---|
| Initial Highway Officer Comments | Not assessed. |
| Relationship to Settlement Comments | Site is adjacent to Oakham. |
| Topography | Relatively flat with no topographical constraints to development. G |
| Green Infrastructure | public open space/recreation facility R |
| Important Open Space | Sports pitches. R |
| Rights of Way | No public rights of way affected. G |
| National Ecology Designations | Yes - The site is within a Natural England Impact Zone (Ramsar/ SSSI/SAC/SPA) but is unlikely to have an adverse impact on any designated site, meaning that Natural England consultation is not required. G |
| Local Ecology Designations | Not assessed. Site intersects with priority habitat. R |
| Tree Preservation Orders | Trees protected by Tree Preservation Orders are on the site. A |
| Agricultural Land Classification | The entire site is on land identified as Grade 4/5. G |
| Heritage | Site not assessed. Known assets within close proximity. A |
| Archaeology | Not assessed. Known assets within close proximity. A |

| | | |
|--|---|---|
| Landscape | Identified in as a high/medium sensitivity area for both housing and employment use within parcel OAK 19. The Landscape Character Assessment and Landscape Sensitivity Study (2023) identifies that growth in this area, to the west of Oakham would impact on the village of Langham and Barleythorpe. | R |
| Lead Flood Authority Flood Risk | Not assessed. | G |
| Environmental Health & Contamination | Not assessed. Landowner has noted the potential for contaminated land. | A |
| Highways Authority: Access | Not assessed. | A |
| Highways Authority: Wider Road Network | Not assessed. | A |
| Town Council comments | None | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|------|--------------------------|-------------------------------|------------------------------------|-----|
| Distance to Town or Local Centre (km) | 1+ | Distance to School (km) | 1.25 – Langham C of E Primary | Distance to GP/ Health Centre (km) | 1++ |
| Distance to Train Station (km) | 1.19 | Distance to Bus Stop (m) | 24m | Distance to Cycle Route (km) | 1.4 |
| Distance to Public Right of Way (km) | 0.61 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|--------------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | No constraint identified | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|--------------------------|----------------------------|--|

Planning Officer Comments & Conclusion

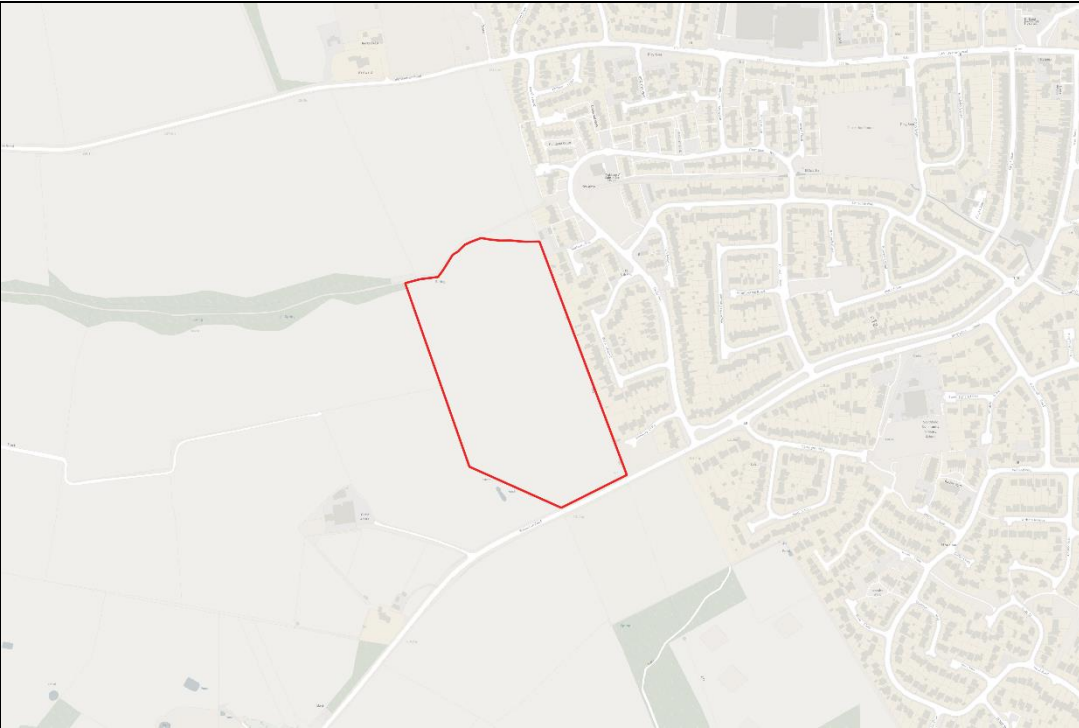
Comments: BAE04 is a largely brownfield site with a gross site area of 4.12 hectares. It is currently in use as the King Centre and car park with the Oakham Football Club using the field to the west of the site. It is being promoted for residential use. The site is entirely within an area identified as Grade 4/5 Urban Land.

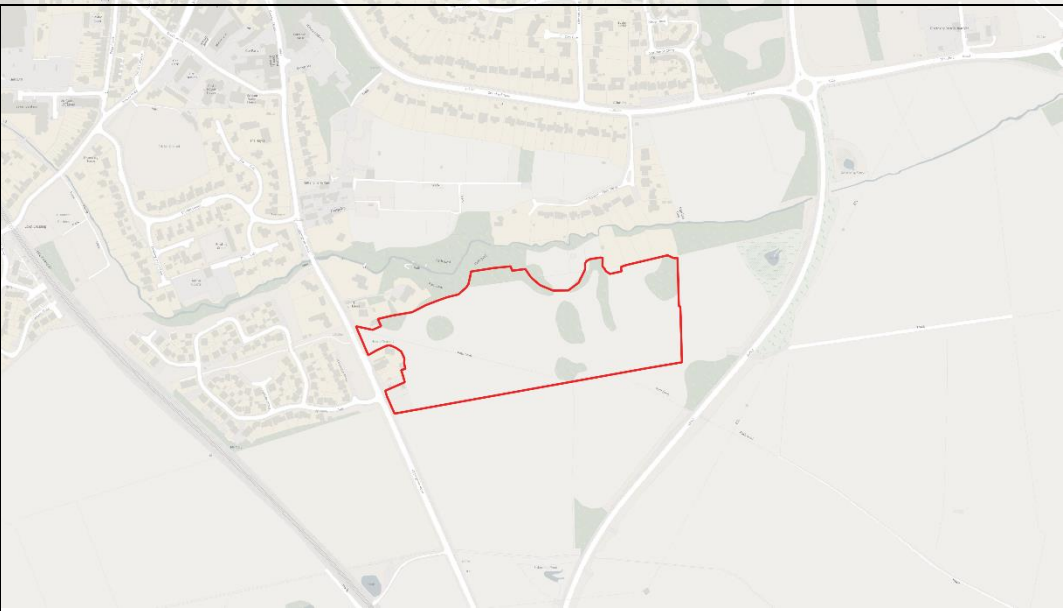
Half of the site is located within the PLD for Barleythorpe which is a small village adjacent and adjoining the built up area of the main town of Oakham. This half of the site is within employment use, redevelopment of the site would result in the loss of this employment facility. Whilst the site is not within walking distance (within 800m) of the town centre, a school or GP/Health Centre, it is within walking distance of a bus stop and train station. Oakham Medical Practice, Langham Primary School and the town centre are all within 1.7km of the site. There are no on site constraints identified by the site promoter such as electricity pylons or pipelines. There are a number of mature trees on the site and Tree Preservation Orders present. Identified in as a high/medium sensitivity area for both housing and employment use within parcel OAK 19. The Landscape Character Assessment and Landscape Sensitivity Study (2023) identifies that growth in this area, to the west of Oakham would impact on the village of Langham and Barleythorpe. The development is not in keeping with the character and form of the settlement and in an area of high landscape sensitivity and would result in the loss of an important employment opportunity. The site is therefore not suitable for allocation.

Conclusion: **Not suitable for allocation.**

SHELAA Reference: OAK01 Site ID70

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

| | | | | | |
|--|--|----------------------|-----------|-----------------------|------------|
|  | Parish: Oakham | | | | |
| | Gross Site Area (ha): 8.22 | | | | |
| | Developable Site Area (ha): 4.93 | | | | |
| | Brownfield/ Greenfield Status: Greenfield | | | | |
| | Current Use: Agriculture | | | | |
| | Use Promoted: Residential | | | | |
| | Further detail where mixed or other use promoted: Not applicable | | | | |
| | Indicative Capacity: 148 | | | | |
| | Additional Notes on Capacity: None | | | | |
| | Currently Allocated: No | | | | |
| | Earliest point site is available: Immediately | | | | |
| | Overall Deliverability Status: Site has planning permission granted on appeal in March 2023 and has not been assessed. Site is considered deliverable. | | | | |
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |

| | | | | | |
|--|--|----------------------|-----------|-----------------------|------------|
|  | Parish: Oakham | | | | |
| | Gross Site Area (ha): 7.2 | | | | |
| | Developable Site Area (ha): 2.86 | | | | |
| | Brownfield/ Greenfield Status: Greenfield | | | | |
| | Current Use: Agriculture | | | | |
| | Use Promoted: Residential | | | | |
| | Further detail where mixed or other use promoted: Not applicable | | | | |
| | Indicative Capacity: 73 | | | | |
| | Additional Notes on Capacity: None | | | | |
| | Currently Allocated: No | | | | |
| | Earliest point site is available: Immediately | | | | |
| | Overall Deliverability Status: Deliverable but unsuitable. | | | | |
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | | |
|---|--|---|
| Initial Highway Officer Comments | Not assessed. | |
| Relationship to Settlement Comments | Detached and unrelated to the existing settlement. | |
| Topography | The site is relatively flat with existing hedgerows and mature trees. | G |
| Green Infrastructure | Loss of Local Wildlife Site. | R |
| Important Open Space | Not designated. | G |
| Rights of Way | On site would require mitigation. | A |
| National Ecology Designations | Site within Impact zone and 1.2km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks. | A |
| Local Ecology Designations | Not assessed. | A |
| Tree Preservation Orders | Trees protected by Tree Preservation Orders are on site. | A |
| Agricultural Land Classification | Part of the site is on land identified as Grade 1 or 2. | R |
| Heritage | Not assessed. | A |
| Archaeology | Not assessed. | A |
| Landscape | The sensitivity of this study parcel is assessed in parcel OAK 11 in the Landscape Sensitivity Study (June 2023) and is identified as high. The adjacent arable fields to the south and east lies in its location beyond the recognised southern extent of the town defined by the dense vegetation within the Conservation Area and along the southern boundary of Spiney Hill, which provides a strong, positive, softened southern edge to the town. Housing development would follow the established settlement pattern that has seen the growth of the town southwards along Uppingham Road; however, the fields to the south provide important open space that should remain open to preserve the form and character of the town. They also make an important contribution to the character and identity of the town by contributing to the attractive approaches into Oakham from the bypass and Uppingham Road, as recognised in the Oakham and Barleythorpe Neighbourhood Plan. Extensive inward and outward views are valued and susceptible to development. | R |
| Lead Flood Authority Flood Risk | Not assessed. Within an EA flood risk zone. | A |

| | | |
|--|---------------|---|
| Environmental Health & Contamination | Not assessed. | A |
| Highways Authority: Access | Not assessed. | A |
| Highways Authority: Wider Road Network | Not assessed. | A |
| Town Council comments | None | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|---------------------|--------------------------|-----|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.7 | Distance to School (km) | 0.8 | Distance to GP/ Health Centre (km) | 2 (Oakham Medical Practice) |
| Distance to Train Station (km) | 1.5-1.6 (Oakham) | Distance to Bus Stop (m) | 499 | Distance to Cycle Route (km) | 0.6 |
| Distance to Public Right of Way (km) | 0 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|---------------------------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | Neither pylons nor pipelines on site. | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|---------------------------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: OAK02 is a greenfield site with a gross site area of 8.22 hectares. It is currently a valuable open space to the southern boundary of Oakham protected as a local wildlife site and with tree preservation orders. Much of the site is also located within the conservation area. It is being promoted for residential use. The site is entirely within an area identified in part as Grade 1 Agricultural Land Value.

A very small part of the site is located within the PLD, all of the site is located within the conservation area. The site is considered to be detached and unrelated to the existing settlement. Whilst the site is within walking distance (within 800m) of the town centre, a school or GP/Health Centre and

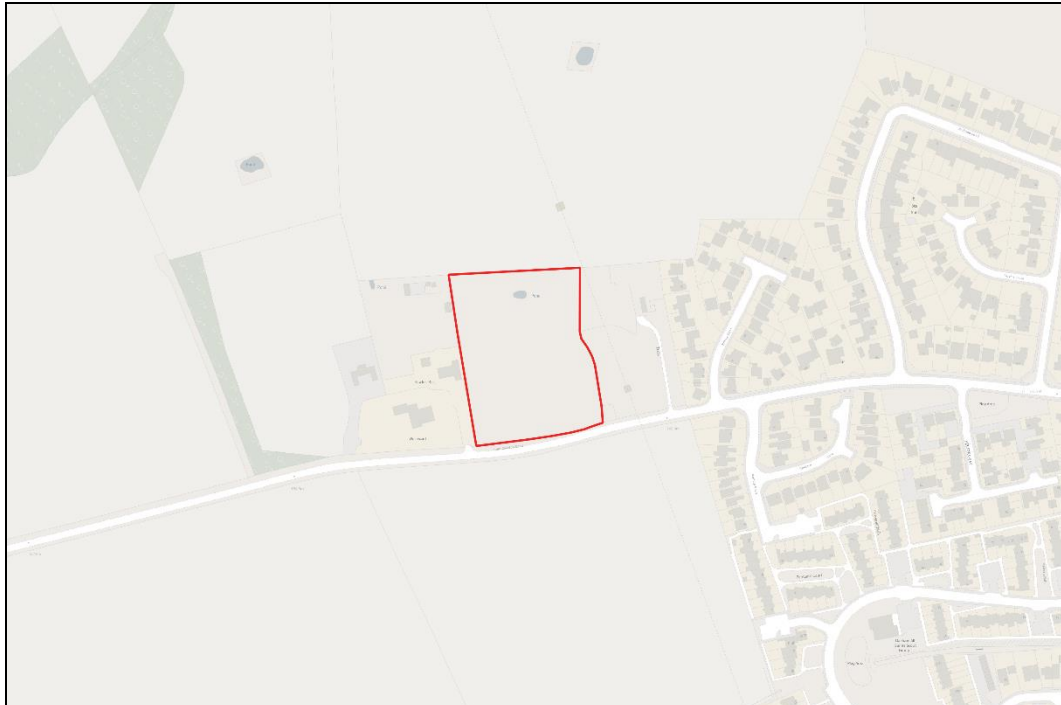
within walking distance of a bus stop and train station it is still detached from the main settlement and form of the town. The site promoter has not identified constraints such as electricity pylons or pipelines. There are a number of mature trees on the site and Tree Preservation Orders present. Identified in as a high sensitivity area for both housing and employment use within parcel OAK 11 Landscape Sensitivity Study (2023) which identifies that growth in this area, would impact on the conservation area and prominent green boundary to the south of Oakham. The development is not in keeping with the character and form of the settlement and in an area of high landscape sensitivity grade 1 agricultural land is present on the site and development of the site would result in a loss of a Local Wildlife Site. The site is therefore not suitable for allocation.

Conclusion: **Not suitable for allocation.**

SHELAA Reference: OAK03

Site ID84

Site Address: Cold Overton Road Oakham Rutland LE15 8UH

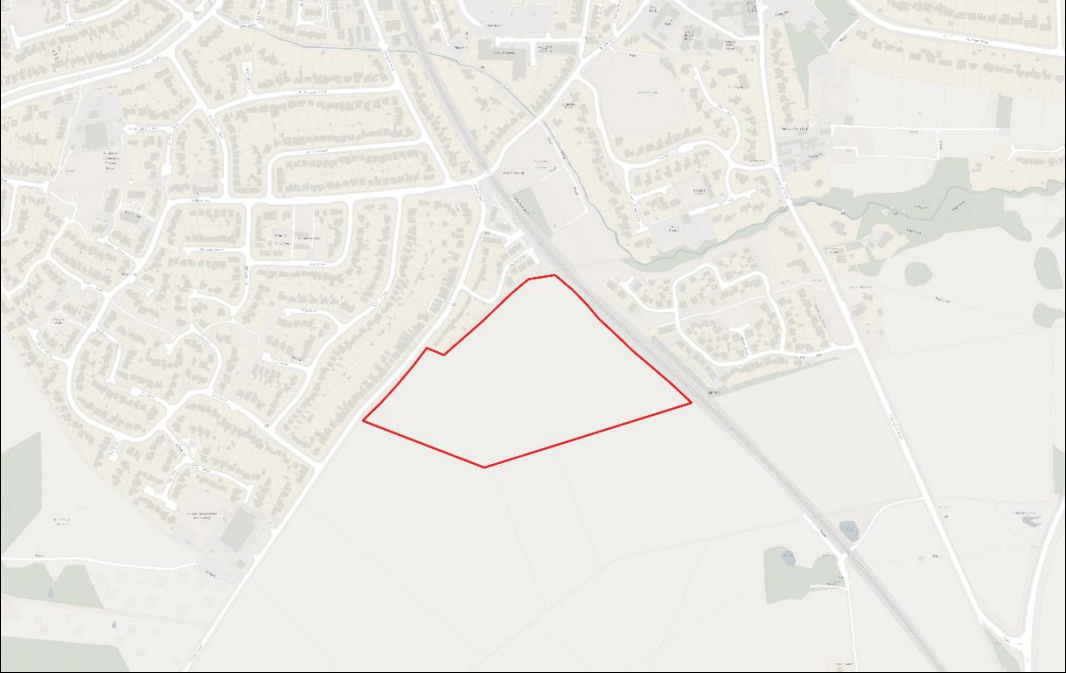


| |
|---|
| Parish: Oakham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: N/A |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: The site is detached from the settlement of Oakham and is not suitable for development. Site has not passed stage 2 |

| | | | | | |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Not deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|

SHELAA Reference: OAK04 Site ID56

Site Address: Land off Brooke Rd, Oakham

| | | | | | |
|--|--|----------------------|-----------|-----------------------|------------|
|  | Parish: Oakham | | | | |
| | Gross Site Area (ha): 7.54 | | | | |
| | Developable Site Area (ha): 4.52 | | | | |
| | Brownfield/ Greenfield Status: Greenfield | | | | |
| | Current Use: Agriculture | | | | |
| | Use Promoted: Residential | | | | |
| | Further detail where mixed or other use promoted: Not applicable | | | | |
| | Indicative Capacity: 136 | | | | |
| | Additional Notes on Capacity: None | | | | |
| | Currently Allocated: No | | | | |
| | Earliest point site is available: Immediately | | | | |
| | Overall Deliverability Status: Developable. | | | | |
| | | | | | |
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |

RAG Rating – Based on initial GIS constraint check completed only

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

| | | | | | | | | |
|---|--|---|------------------------|---|---|---|---|---|
| | | | Source Protection Zone | | | | | |
| A | G | G | G | G | G | G | A | A |
| Consideration of Suitability following technical consultation | | | | | | | | |
| Initial Highway Officer Comments | Straight road with good visibility. 40mph limit. | | | | | | | |
| Relationship to Settlement Comments | Connected to some extent to existing built form with new development directly to the north. | | | | | | | |
| Topography | Largely level ground. | | | | | | | G |
| Green Infrastructure | No loss or impact. | | | | | | | G |
| Important Open Space | Not designated. | | | | | | | G |
| Rights of Way | None. | | | | | | | G |
| National Ecology Designations | Site within Impact zone and 1.2km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks. | | | | | | | A |
| Local Ecology Designations | <p>Land at Brooke Road, Oakham General: Each site has been checked against our Site Alert Layers. The Site Alert Layers include International and National Statutory Sites (SSSI, SPA), Local Wildlife Sites (notified, candidate and potential, plus historic sites that have not been resurveyed recently), Great Crested Newt breeding ponds, Bat Roosts, Badger Setts, Swift nest-sites and watercourses with records for Water Voles. Full species records searches have not been completed for each site. Recent aerial photographs have also been used to check for evidence or possibility of local and national BAP habitats, including potential species-rich grasslands (including ridge and furrow), woodland, hedgerows, wetlands and water courses. All sites will also need to be screened against the Biodiversity Net Gain criteria, with supporting documents (including the BNG metric) submitted with the planning application. Specific BNG comments have not been made in this assessment as they will be dependent on development type and scale. Site Specific: The site is within a Swift Alert area and swift boxes will be required with any development.</p> <p>No Local Wildlife Sites will be impacted, but the existing mature trees and hedgerows should be retained and buffered from the development. Further details on the scope of surveys can be found on our website at https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/planning-and-biodiversity</p> <p>Summary: Ok with badger mitigation if needed. BNG required</p> | | | | | | | A |
| Tree Preservation Orders | Trees protected by Tree Preservation Orders. | | | | | | | A |

| | | |
|--------------------------------------|--|---|
| Agricultural Land Classification | Part of the site is on land identified as Grade 2 or 3. | A |
| Heritage | Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. No significant impact likely. | G |
| Archaeology | Known Archaeological Remains within vicinity MLE number "Iron Age/Roman site just to E. (19131) Possible Iron Age enclosures to SW (23197 & 23198)" "Large area and high likelihood of archaeology. Likely to require appropriate mitigation secured by condition upon any future planning permission." Medium Risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk based and appropriate field assessment recommended. | A |
| Landscape | The sensitivity of study parcel OAK12 are considered in the Landscape Sensitivity Study (June 2023). The site and adjacent arable fields to the south and east lies in the openness of the landscape allowing extensive views in and out. In views from Brooke Road and Uppingham Road there is a high degree of intervisibility from where the soft green settlement edge provides a backdrop or filtered views into the study parcel, increasing susceptibility to development. The Oakham and Barleythorpe Neighbourhood Plan recognises the important views from Brooke Road; development is unlikely to significantly affect these views from elevated sections of Brooke Road due to the low-lying nature of the study parcel and surrounding fields. Valued views from the Leighfield Way recreational route along Brooke Road, where experience of the landscape is important. The study parcel has a clear relationship with the southern built extents of the town as defined by the PLD. New development could provide an opportunity to create a more positive, softer edge to the town in this location and to increase wildlife / ecological / nature recovery / green infrastructure networks. Consideration must be given to the relationship of the settlement edge with the surrounding countryside where sensitivity increases as the landscape transitions. Overall this area is of medium impact and is one of the lowest areas of sensitivity around Oakham. | A |
| Lead Flood Authority Flood Risk | Highways Authority: the site is not within an EA flood risk zone. The developer must incorporate SuDS into the scheme. No known flooding issues reported to RCC. | G |
| Environmental Health & Contamination | Contamination unlikely. Noise from Railway. Noise survey and mitigation through design. | A |
| Highways Authority: Access | The proposed development is for approximately 136 dwellings served from Brooke Road. Brooke Road is the only access to this land due to the railway. Previous assessments have been carried out of Brooke Road Railway and potential new development impact with increased closure times. The assessment concluded that, at the time, a maximum of 200 dwellings could be built on the western side of the railway. More than 200 dwellings, the railway will be at capacity. Since the assessment has been carried out 2x developments have been proposed off Braunston Road and 1 x development on Brooke Road. These figures have not been included in any assessment. If this site is brought forward as an allocation, it would be worth noting that the western side of Oakham will be at capacity in terms of development due to the railway closures and no alternative routes. Due to this the LHA would grade this site as a concern but could be developed. | A |

| | | |
|---|---|---|
| Highways Authority: Wider Road Network | See above. | A |
| Town Council comments | <p>Heavy clay – potential flood risk. Stream crosses land. Habitat for hares and sparrows, blue tits and Located close to woodland trust Would cause two designated ‘important views’ to be lost. [Figure 8 on Oakham and Barleythorpe Neighbourhood Plan Located next to railway line. High risk from surface level flooding. Next to railway Local traffic at Brooke Road/ Welland Way is already seen as a problem. Level crossing means there are regularly long tailbacks bringing area to a standstill Oakham Town Council considers that this site does not deliver on any of the following points:</p> <ul style="list-style-type: none"> • sustainability • suitability • deliverability | |

Accessibility RAG Rating

| | | | | | |
|--|------------------|-----------------------------|-----------------------------|---------------------------------------|-------------------------------------|
| Distance to Town or Local Centre (km) | 0.6-0.7 | Distance to School (km) | 243m (Brook Hill School) | Distance to GP/ Health Centre (km) | tbc (Oakham Medical Practice) |
| Distance to Train Station (km) | 0.9m (Oakham) | Distance to Bus Stop (m) | 321m | Distance to Cycle Route (km) | 0.5 |
| Distance to Public Right of Way (km) | 0.9m | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|---|-------------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | Neither pylons nor pipelines on site; . | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|---|-------------------------------|--|

Planning Officer Comments & Conclusion

OAK04 is a greenfield site with a gross site area of 7.54 hectares. It is currently agricultural land to the south of Brooke Road to the southern western boundary of Oakham and is being promoted for residential use. The site is located adjacent to the PLD and would form an extension to the existing settlement. The site is within walking distance of the town centre, a school or GP/Health Centre, it is within walking distance of a bus stop and train station.

The site promoter has not identified constraints such as electricity pylons or pipelines. No Local Wildlife Sites will be impacted, but the existing mature trees and hedgerows should be retained and buffered from the development. Archaeological assessment has stated the site is of Medium Risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission.

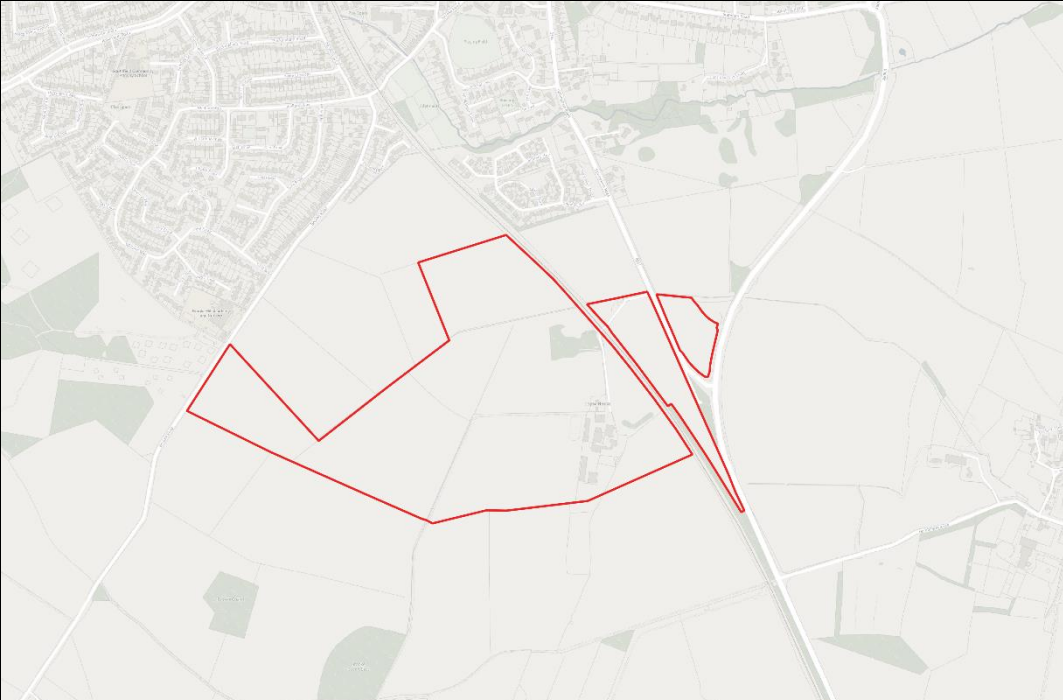
Landscape sensitivity is identified as medium and the study parcel has a clear relationship with the southern built extents of the town as defined by the PLD. New development could provide an opportunity to create a more positive, softer edge to the town in this location and to increase wildlife / ecological / nature recovery / green infrastructure networks. Consideration must be given to the relationship of the settlement edge with the surrounding countryside where sensitivity increases as the landscape transitions. Overall, this area is of medium impact to landscape sensitivity and is one of the lowest areas of sensitivity around Oakham.

The Highways Authority has stated the site is not within an EA flood risk zone and that future development must incorporate SuDS into the scheme. No known flooding issues reported to RCC. Contamination unlikely. Noise from Railway. Noise survey and mitigation through design would be required. The Highways Authority has also stated capacity concerns of the railway crossing in accessing the western side of Oakham. If this site is brought forward as an allocation, it would be worth noting that the western side of Oakham will be at capacity in terms of development due to the railway closures and no alternative routes. Due to this the LHA would grade this site as a concern but could be developed.

Conclusion: **Suitable for allocation.**

| | |
|--|--|
| | Parish: Oakham |
| | Gross Site Area (ha): 4.12 |
| | Developable Site Area (ha): 2.47 |
| | Brownfield/ Greenfield Status: Greenfield |
| | Current Use: Agriculture |
| | Use Promoted: Residential |
| | Further detail where mixed or other use promoted: Not applicable |
| | Indicative Capacity: 73 |
| | Additional Notes on Capacity: None |
| | Currently Allocated: No |
| | Earliest point site is available: Immediately |
| | Overall Deliverability Status: Site has planning permission and is under development. Not assessed. |

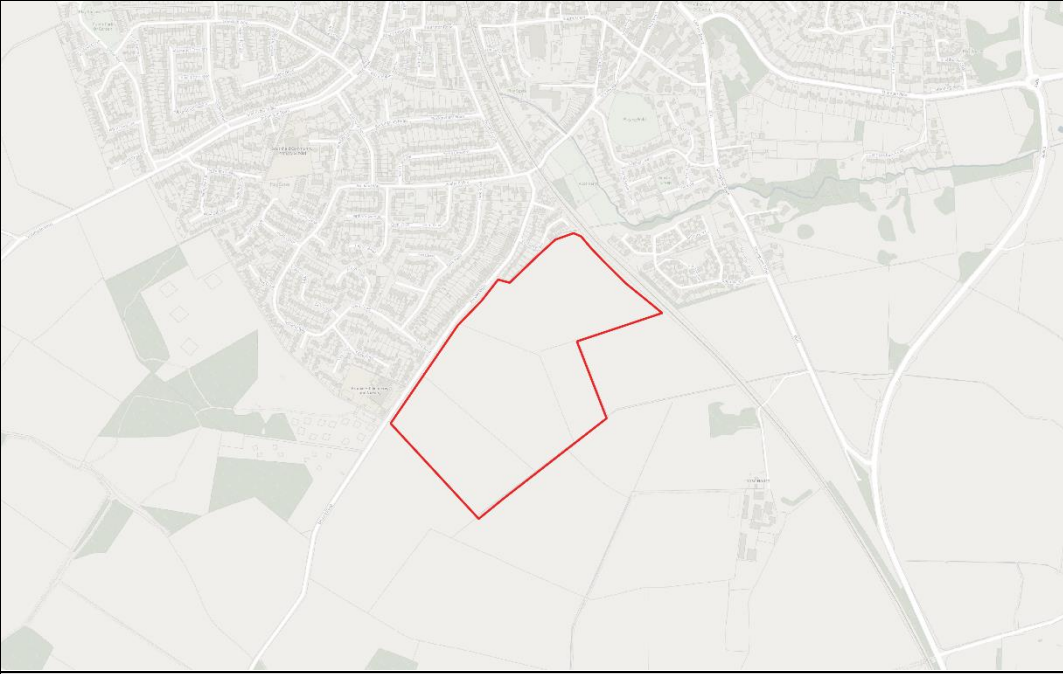
| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

| | | | | | |
|--|---|-----------------|----------------------|-----------|-----------------------|
|  | Parish: Oakham | | | | |
| | Gross Site Area (ha): 44.9 | | | | |
| | Developable Site Area (ha): Not assessed. | | | | |
| | Brownfield/ Greenfield Status: Greenfield | | | | |
| | Current Use: Agriculture | | | | |
| | Use Promoted: Residential | | | | |
| | Further detail where mixed or other use promoted: Not applicable | | | | |
| | Indicative Capacity: Not assessed. | | | | |
| | Additional Notes on Capacity: None | | | | |
| | Currently Allocated: No | | | | |
| | Earliest point site is available: Immediately | | | | |
| | Overall Deliverability Status: Site not Deliverable. Site located outside of PLD, not passed stage 2 | | | | |
| | Deliverability Status: | Not deliverable | Availability Status: | Available | Achievability Status: |

SHELAA Reference: OAK07

Site ID67

Site Address: Land South of Brooke Road (wider site)

| | | | | | |
|--|---|-------------|----------------------|-----------|-----------------------|
|  | Parish: Oakham | | | | |
| | Gross Site Area (ha): 21.6 | | | | |
| | Developable Site Area (ha): 13 | | | | |
| | Brownfield/ Greenfield Status: Greenfield | | | | |
| | Current Use: Agriculture | | | | |
| | Use Promoted: Residential | | | | |
| | Further detail where mixed or other use promoted: Not applicable | | | | |
| | Indicative Capacity: 390 | | | | |
| | Additional Notes on Capacity: None | | | | |
| | Currently Allocated: No | | | | |
| | Earliest point site is available: Immediately | | | | |
| | Overall Deliverability Status: Developable but unsuitable due to the scale of development, smaller site assessed as part of OAK04. | | | | |
| | Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: |

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Straight road with good visibility. 40mph limit. |
| Relationship to Settlement Comments | Connected to some extent to existing built form with new development directly to the north. |
| Topography | Largely level ground. G |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | Site within Impact zone and 1.2km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks. A |
| Local Ecology Designations | Site comments provided as part of smaller site OAKO4 - Land at Brooke Road, Oakham General: Each site has been checked against our Site Alert Layers. The Site Alert Layers include International and National Statutory Sites (SSSI, SPA), Local Wildlife Sites (notified, candidate and potential, plus historic sites that have not been resurveyed recently), Great Crested Newt breeding ponds, Bat Roosts, Badger Setts, Swift nest-sites and watercourses with records for Water Voles. Full species records searches have not been completed for each site. Recent aerial photographs have also been used to check for evidence or possibility of local and national BAP habitats, including potential species-rich grasslands (including ridge and furrow), woodland, hedgerows, wetlands and water courses. All sites will also need to be screened against the Biodiversity Net Gain criteria, with supporting documents (including the BNG metric) submitted with the planning application. Specific BNG A |

| | | |
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| | <p>comments have not been made in this assessment as they will be dependent on development type and scale. Site Specific: The site is within a Swift Alert area and swift boxes will be required with any development. No Local Wildlife Sites will be impacted, but the existing mature trees and hedgerows should be retained and buffered from the development. Further details on the scope of surveys can be found on our website at https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/planning-and-biodiversity Summary: Ok with badger mitigation if needed. BNG required Kirsty Gamble Senior Records Officer Leicestershire and Rutland Environmental Records Centre Leicestershire County Council (Ecology)</p> | |
| Tree Preservation Orders | No impact on trees protected by Tree Preservation Orders. | A |
| Agricultural Land Classification | Part of the site is on land identified as Grade 2 or 3. | A |
| Heritage | Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. No significant impact likely. | G |
| Archaeology | Site comments provided as part of smaller site OAKO4 - Known Archaeological Remains within vicinity MLE number" "Iron Age/Roman site just to E. (19131) Possible Iron Age enclosures to SW (23197 & 23198)" "Large area and high likelihood of archaeology. Likely to require appropriate mitigation secured by condition upon any future planning permission." Medium Risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk based and appropriate field assessment recommended. | A |
| Landscape | The sensitivity of study parcel OAK12 are considered in the Landscape Sensitivity Study (June 2023). The site and adjacent arable fields to the south and east lies in the openness of the landscape allowing extensive views in and out. In views from Brooke Road and Uppingham Road there is a high degree of intervisibility from where the soft green settlement edge provides a backdrop or filtered views into the study parcel, increasing susceptibility to development. The Oakham and Barleythorpe Neighbourhood Plan recognises the important views from Brooke Road; development is unlikely to significantly affect these views from elevated sections of Brooke Road due to the low-lying nature of the study parcel and surrounding fields. Valued views from the Leighfield Way recreational route along Brooke Road, where experience of the landscape is important. The study parcel has a clear relationship with the southern built extents of the town as defined by the PLD. New development could provide an opportunity to create a more positive, softer edge to the town in this location and to increase wildlife / ecological / nature recovery / green infrastructure networks. Consideration must be given to the relationship of the settlement edge with the surrounding countryside where sensitivity increases as the landscape transitions. Overall this area is of medium impact and is one of the lowest areas of sensitivity around Oakham. | A |
| Lead Flood Authority Flood Risk | Site comments provided as part of smaller site OAKO4 - Highways Authority: the site is not within an EA flood risk zone. The developer must incorporate SuDS into the scheme. No known flooding issues reported to RCC. | G |
| Environmental Health & Contamination | Site comments provided as part of smaller site OAKO4 - Contamination unlikely. Noise from Railway. Noise survey and mitigation through design. | A |

| | | |
|---|--|---|
| Highways Authority: Access | Site comments provided as part of smaller site OAKO4 - The proposed development is for approximately 390 dwellings served from Brooke Road. Brooke Road is the only access to this land due to the railway. Previous assessments have been carried out of Brooke Road Railway and potential new development impact with increased closure times. The assessment concluded that, at the time, a maximum of 200 dwellings could be built on the western side of the railway. More than 200 dwellings, the railway will be at capacity. Since the assessment has been carried out 2x developments have been proposed off Braunston Road and 1 x development on Brooke Road. These figures have not been included in any assessment. If this site is brought forward as an allocated, it would be worth noting that the western side of Oakham will be at capacity in terms of development due to the railway closures and no alternative routes. Due to this larger scale of this proposal it is assumed that the LHA would grade this site as a significant concern. | R |
| Highways Authority: Wider Road Network | See above. | A |
| Town Council comments | <p>Heavy clay – potential flood risk. Stream crosses land. Habitat for hares and sparrows, blue tits and Located close to woodland trust Would cause two designated ‘important views’ to be lost. [Figure 8 on Oakham and Barleythorpe Neighbourhood Plan Loss of important south-easterly views towards Rutland water. Views from ‘Rutland Round footpath will be much reduced High risk from surface level flooding. Pylons on site. Next to railway Local traffic at Brooke Road/ Welland Way is already seen as a problem. Level crossing means there are regularly long tailbacks bringing area to a standstill Oakham Town Council considers that this site does not deliver on any of the following points:</p> <ul style="list-style-type: none"> • sustainability • suitability • deliverability | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|------------------|--------------------------|-----------------------------|------------------------------------|----------------------------------|
| Distance to Town or Local Centre (km) | 0.6-0.7 | Distance to School (km) | 243m (Brook Hill School) | Distance to GP/ Health Centre (km) | tbc (Oakham Medical Practice) |
| Distance to Train Station (km) | 0.9m (Oakham) | Distance to Bus Stop (m) | 321m | Distance to Cycle Route (km) | 0.5 |
| Distance to Public Right of Way (km) | 0.9m | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|---------------------------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | Neither pylons nor pipelines on site; | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|---------------------------------------|----------------------------|--|

Planning Officer Comments & Conclusion

OAK07 is a large greenfield site with a gross site area of 7.54 hectares. It is currently agricultural land to the south of Brooke Road to the southern western boundary of Oakham and is being promoted for residential use. The site is located adjacent to the PLD along Brooke Road and would form a large extension to the existing settlement.

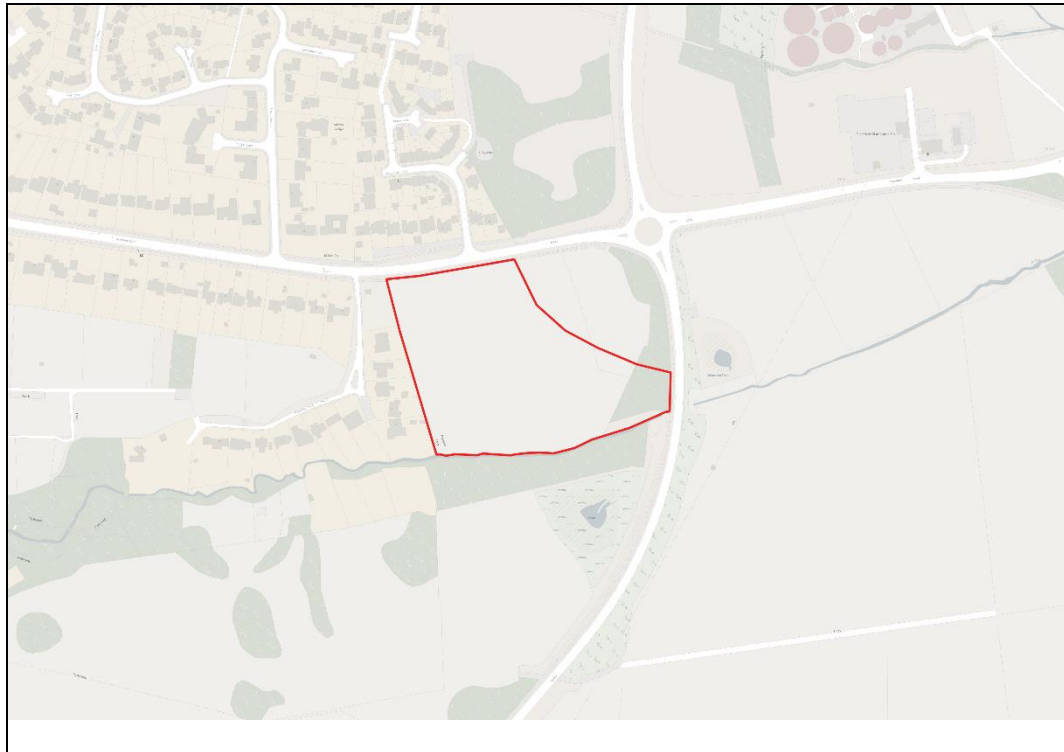
The site is within walking distance of the town centre, a school or GP/Health Centre, it is within walking distance of a bus stop and train station. The site promoter has not identified constraints such as electricity pylons or pipelines. No Local Wildlife Sites will be impacted, but the existing mature trees and hedgerows should be retained and buffered from the development. No impact on trees protected by Tree Preservation Orders. Archaeological assessment has stated the site is of Medium Risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission.

The landscape sensitivity study identifies that this study parcel has a clear relationship with the southern built extents of the town as defined by the PLD. New development could provide an opportunity to create a more positive, softer edge to the town in this location and to increase wildlife / ecological / nature recovery / green infrastructure networks. Consideration must be given to the relationship of the settlement edge with the surrounding countryside where sensitivity increases as the landscape transitions. Overall, this area is of medium impact to landscape sensitivity and is one of the lowest areas of sensitivity around Oakham. However the scale of the proposal would have a greater impact on the landscape than the smaller site OAK04.

The Lead Local Flood Authority has stated the site is not within an EA flood risk zone and that future development must incorporate SuDS into the scheme. No known flooding issues reported to RCC. Contamination unlikely. Noise from Railway. Noise survey and mitigation through design would be required.

The Highways Authority has also stated capacity concerns over the capacity of the railway crossing in accessing the western side of Oakham. If this site is brought forward as an allocation the western side of Oakham will be above capacity in terms of development due to the railway closures and no alternative routes. Due to this the LHA would have significant concern about the allocation of the site.

Conclusion: Site not suitable for allocation due to the scale of development out of character with settlement and highways impact, smaller site assessed OAK04



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| Parish: Oakham |
| Gross Site Area (ha): 3.96 |
| Developable Site Area (ha): 2.7 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 66 |
| Additional Notes on Capacity: Cordon Sanitaire area reduces developable area to 2.732 hectares. 80% of 2.732 hectares = 2.19 hectares. At a capacity of 30 dph this equates to 66 dwellings. |
| Currently Allocated: No |
| Earliest point site is available: 1-5 years |
| Overall Deliverability Status: Developable. |

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|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | | |
|---|--|---|
| Initial Highway Officer Comments | Access should be taken from Station Road, between Sculthorpe close and Catmose Park Road. Site is within the 30mph and road benefits from good visibility splays. | |
| Relationship to Settlement Comments | Connected to existing built form along part of western boundary and is directly opposite built form to the north of the site. Fronts a main route into town (B640) and does appear to be a natural extension to the town. | |
| Topography | Part level area and area of steeply sloping ground to the south. | A |
| Green Infrastructure | No loss or impact. | G |
| Important Open Space | Not designated. | G |
| Rights of Way | Site is crossed by public right of way footpath (Rutland Round). | A |
| National Ecology Designations | Site within Impact zone and 0.4km from Rutland Water (Ramsar). Proposed developments of more than 50 dwellings within the impact zone require consultation with Natural England on likely risks. | A |
| Local Ecology Designations | Part arable, possible part grassland and some plantation. Watercourse and woodland to the south. Surveys required include badger and habitat. Mitigation includes maintenance of 10m buffer at least along watercourse and woodland, and no light intrusion; gardens must not back onto either habitat. Other mitigation pending survey. | A |
| Tree Preservation Orders | TPOs bordering the eastern boundary of the site. | A |
| Agricultural Land Classification | The entire site is on land identified as Grade 3. | A |

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|--------------------------------------|---|---|
| Heritage | Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. 'This site is on the south side of Stamford Road and would be an eastward extension of Oakham into the surrounding countryside and into the setting of the Grade 1 Listed historic country house of Burley On The Hill and its Grade II Registered Historic Park and Gardens. Development has already taken place on similar land on the northern side of Burley Road. I am given to understand that the site is partly within the Cordon Sanitaire for the Town's sewage works and when this is taken into consideration it would significantly reduce the land available for built development and, therefore, the impact on the setting of Burley. Furthermore, the western site boundary, adjacent to the existing limit of built development on the south side of Burley Road, forms the boundary to Oakham Conservation Area. Any development on this site would impact on the approach to the designate Area. If it is concluded that there is scope for development on this site without harming the setting of Burley on the Hill, its Registered Historic Park and Garden and the approach to Oakham Conservation Area, then I would suggest that any development would need to reflect the density of existing development to the west and be restricted to no more than two storeys in height, in order to preserve both the character and appearance of the designated Area and the setting of Burley.' | A |
| Archaeology | Known archaeological remains on site includes N/S Pit alignment crosses area. Known archaeological remains within vicinity include Neo BA ceremonial activity to immediate south. Iron Age and Roman activity 100m to north. Large development area. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. | A |
| Landscape | Although within an important entry point to Oakham, this area is identified as having the low/medium landscape sensitivity in the Landscape Sensitivity Study (2023). The site lies in study parcel OAK8. The sensitivity of this study parcel lies in its location on an important gateway / approach into Oakham from the east which increases the study parcel's susceptibility to development that would affect the relatively open view of the town's soft green fringe. Semi-natural screening to the east and south could reduce susceptibility and help assimilate housing development into the suburban landscape. Well-designed housing could probably be accommodated that respects the form and character of the town in this location, as an extension along Stamford Road, and which considers potential effects on the setting of the adjacent Conservation Area, paying particular attention to layout and detailed design including landscape mitigation measures alongside Stamford Road to enhance the settlement edge. | G |
| Lead Flood Authority Flood Risk | EA main river at south of site. EA permission will need to be granted for outfall rates. Scheme will need to be designed taking into account SuDS by utilising the fall of the land towards the river. SFRA identifies Oakham South Downstream catchment with minimum downstream flood risk. Priority 1 ranking in terms of potential to exacerbate flooding problems downstream River Gwash runs along edge of the site. | A |
| Environmental Health & Contamination | Contamination unlikely. Odours from Sewage works. Traffic flows at roundabout in 2016 were c 9225, so close to 10,000 vehicles per day - trigger for screen air quality. Traffic noise may also be an issue. Will require Cordon Sanitaire for Sewage Treatment Works. Assessment of Air Quality and layout / design to avoid locations where Air Quality and or Noise could become an issue. | A |

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| Highways Authority: Access | The proposed development sits on the edge of Oakham bound by Stamford Road and the A6003. The site could be accessed from various locations along these roads, however the LHA would recommend that Stamford Road is used as the access. No details have been provided relating to the site area, therefore the LHA would request that a Transport Assessment for the site. The LHA would have no objections to the proposal of development at this site. | G |
| Highways Authority: Wider Road Network | No significant impact on the wider road network. | G |
| Town Council comments | None | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|---------------------|--------------------------|--|------------------------------------|--------------------------------------|
| Distance to Town or Local Centre (km) | 0.7-0.8 | Distance to School (km) | 0.9-1.0 (English Martyrs Catholic Vountary Academy) | Distance to GP/ Health Centre (km) | 1.6-1.7 (Oakham Medical Practice) |
| Distance to Train Station (km) | 1.5-1.6 (Oakham) | Distance to Bus Stop (m) | 200-300 | Distance to Cycle Route (km) | 20-25 |
| Distance to Public Right of Way (km) | 0.4-0.5 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | No pylons. Pipeline present. | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|------------------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: OAK08 is a large site with a gross site area of 3.96 hectares. The site is subject to a cordon sanitaire which reduces the available development area to 2.732 hectares. It is currently a greenfield site in agricultural use. Residential use is being promoted. There is an indicative capacity of 66 dwellings following the standard calculation set out in the SHELAA methodology.

The site adjoins the planned limits of development along one boundary and partly along another boundary. The site is partly level and partly sloping. The site has a green rating for impact on landscape therefore the site has a high capacity for accommodating development. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. Consultation on any proposals of more than 50 dwellings would be required by Natural England to assess impacts on national and international biodiversity designations and locally it has been identified that habitat and badger surveys would be required to identify any possible impacts. Trees protected by TPO's border the site along the eastern boundary. The whole site is located on land identified as Grade 3 Agricultural Land Classification.

The site is located within 50m of designated heritage assets and therefore the Conservation Officer has been consulted. It is considered that an appropriate scheme could be sensitively designed to limit impact on the heritage assets. There are known archaeological remains on and within the vicinity of the site and it is identified that further assessment would be required relating to archaeological impact, but it is not considered at this stage that this would stop development of the site.

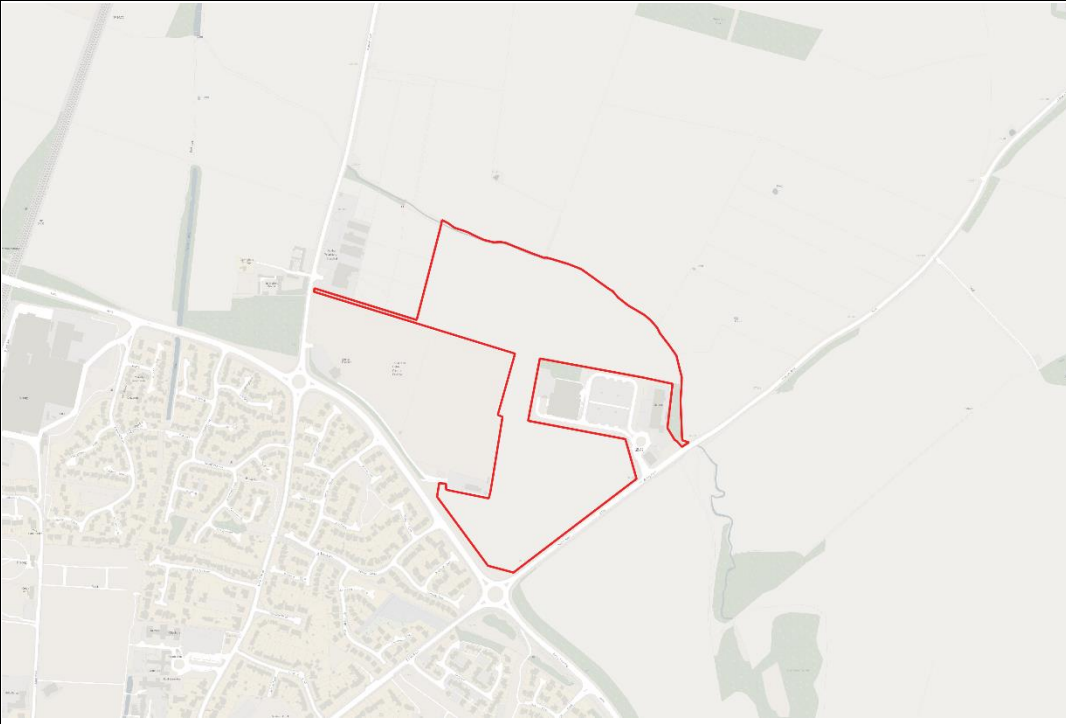
The Lead Flood Authority have been consulted and have identified that Environment Agency consent will be required for outfall rates and that consideration should be given to the drainage scheme to limit any flooding problems downstream. An amber rating has been applied on the basis these issues could be mitigated. The Highways Authority have raised no concerns in relation to the access or the wider impact on the road network. The Environmental Health Team have confirmed that contamination is unlikely but that there may be impact from odours from the sewage works. Also the close proximity to the roundabout where there were close to 10,000 vehicle movements per day in a 2016 survey would require sensitive design and an assessment of air quality and noise.

The site is located adjacent to Oakham, the main town in the county and adjoins the built up area of the town along one boundary and partly along another boundary. The site is considered to be within walking distance of the town centre (within 800m) but not a school or GP/Health Centre. Brooke Hill School and Oakham Medical Practice are both within 1.7km of the site. The site is within walking distance of a bus stop and train station. There are no electricity pylons on site but there is a pipeline on site which would need to be factored in..

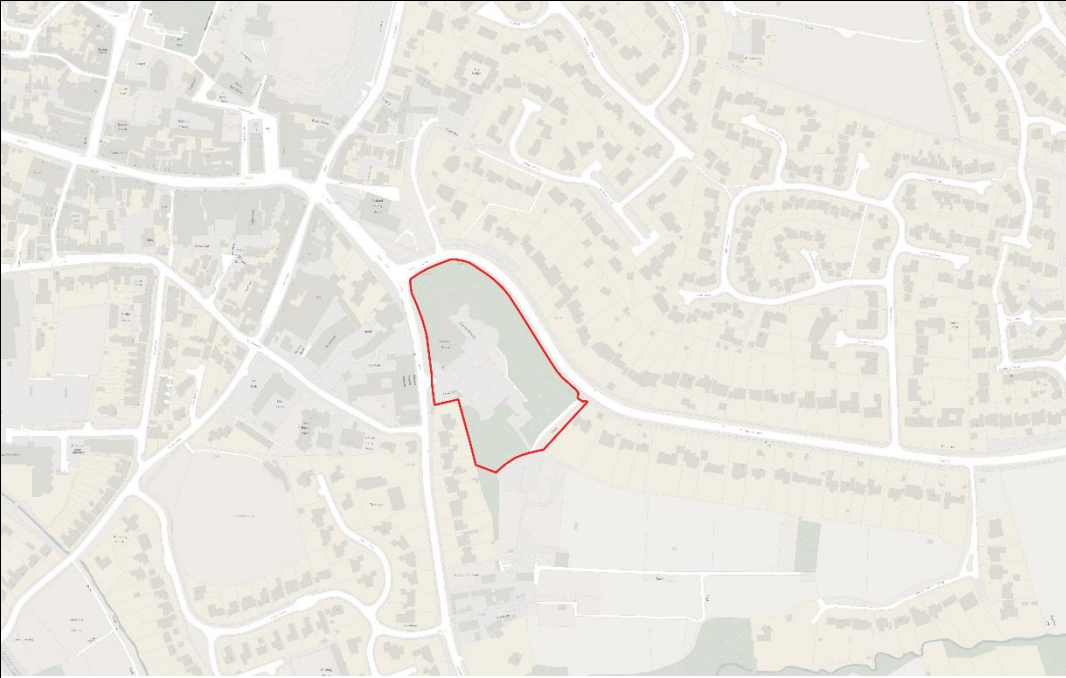
Site promoter indicates that all utilities are available. The site is identified by the promoter as being available within 1 to 5 years.

Conclusion: The site adjoins the built up area of Oakham along one boundary and partly along another. The site is promoted for residential use and has an indicative capacity of 66 dwellings. The site is sensitive in terms of the impact on designated heritage assets and consideration would need to be given to this to enable an appropriate scheme to be formulated. The developable area of the site is significantly reduced due to the Cordon Sanitaire in place for Sewage Treatment Works. This would however pull development further west, resulting in a better relationship with the existing built form.

This site is suitable for allocation as a residential site with an indicative capacity of 66 dwellings.

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|  | Parish: Oakham |
| | Gross Site Area (ha): 5.87 |
| | Developable Site Area (ha): 3.52 |
| | Brownfield/ Greenfield Status: Greenfield |
| | Current Use: Agriculture |
| | Use Promoted: Residential |
| | Further detail where mixed or other use promoted: Not applicable |
| | Indicative Capacity: 106 |
| | Additional Notes on Capacity: |
| | Currently Allocated: No |
| Earliest point site is available: Immediately | |
| Overall Deliverability Status: Site has planning permission, and has not been assessed | |

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|------------------------|-------------|----------------------|-----------|-----------------------|-------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable. |
|------------------------|-------------|----------------------|-----------|-----------------------|-------------|

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|--|--|----------------------|---------------|-----------------------|---------------|-----------------------|---------|
|  | Parish: Oakham | | | | | | |
| | Gross Site Area (ha): 1.89 | | | | | | |
| | Developable Site Area (ha): 1.51 | | | | | | |
| | Brownfield/ Greenfield Status: Brownfield | | | | | | |
| | Current Use: Employment/commercial buildings in current use. | | | | | | |
| | Use Promoted: Residential | | | | | | |
| | Further detail where mixed or other use promoted: Residential. | | | | | | |
| | Indicative Capacity: 45 | | | | | | |
| | Additional Notes on Capacity: | | | | | | |
| | Currently Allocated: No | | | | | | |
| Earliest point site is available: Not identified. | | | | | | | |
| Overall Deliverability Status: Not deliverable – not available, currently in active use unconfirmed availability. | | | | | | | |
| <table border="1"> <tr> <td>Suitability Status:</td> <td>Unsuitable</td> <td>Availability Status:</td> <td>Not Available</td> <td>Achievability Status:</td> <td>Unknown</td> </tr> </table> | | Suitability Status: | Unsuitable | Availability Status: | Not Available | Achievability Status: | Unknown |
| Suitability Status: | Unsuitable | Availability Status: | Not Available | Achievability Status: | Unknown | | |

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

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

| Consideration of Suitability following technical consultation | | |
|---|--|-----|
| Initial Highway Officer Comments | | |
| Relationship to Settlement Comments | Within built up area of the town. | |
| Topography | The site is outside the scope of the landscape study. The site is flat, brownfield site with existing buildings. | G |
| Green Infrastructure | No loss or impact. | G |
| Important Open Space | Not designated. | G |
| Rights of Way | None. | G |
| National Ecology Designations | Site within Impact zone from Rutland Water (Ramsar). Proposed developments less than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone and would not require consultation with Natural England. | G |
| Local Ecology Designations | Not assessed. | G |
| Tree Preservation Orders | No Tree Preservation Orders on site. Adjacent area subject to blanket TPO and individual TPOs on street trees on Stamford Road | A |
| Agricultural Land Classification | Grade 4/5 Urban. | G |
| Heritage | Catmose House is Grade 2 listed and lies within conservation area. Consultation with Conservation Officer | A |
| Archaeology | Not assessed. | |
| Landscape | Not assessed, outside of study scope. | N/A |
| Lead Flood Authority Flood Risk | Not assessed. | |
| Environmental Health & Contamination | Contamination possible. | A |
| Highways Authority: Access | Not assessed. | |
| Highways Authority: Wider Road Network | Not assessed. | |

| | | |
|-------------------------|-------|--|
| Parish Council comments | None. | |
|-------------------------|-------|--|

Accessibility RAG Rating

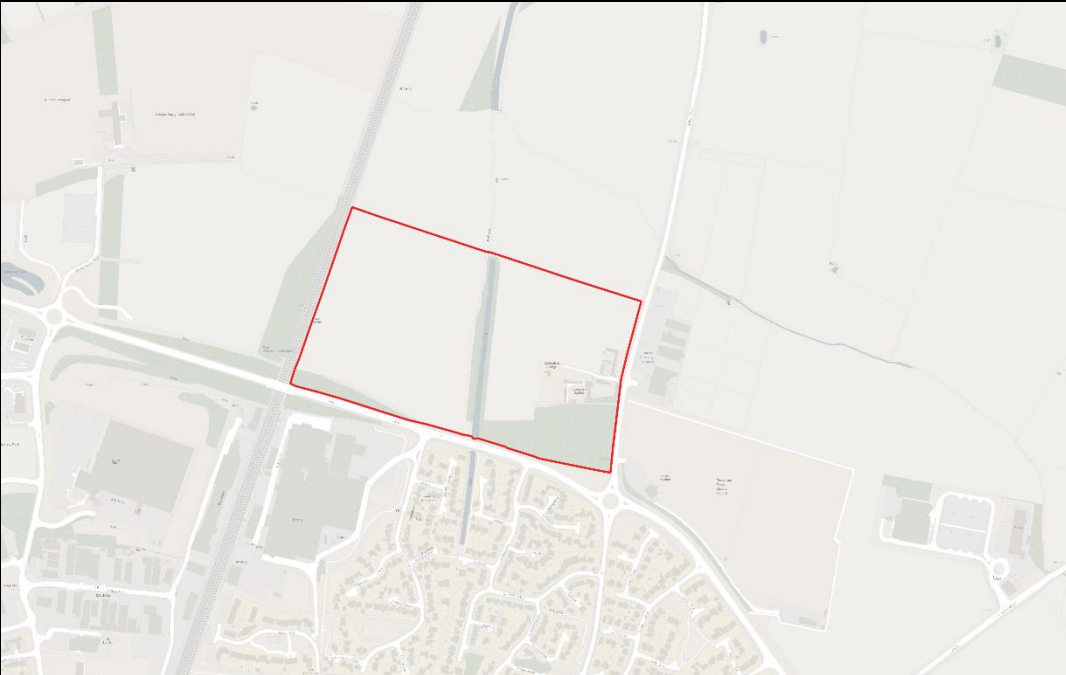
| | | | | | |
|---------------------------------------|---------------|--------------------------|--------------------|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0 | Distance to School (km) | 0 Oakham School | Distance to GP/ Health Centre (km) | 1 (Oakham Medical Practice) |
| Distance to Train Station (km) | 1 (Oakham) | Distance to Bus Stop (m) | 0-90 | Distance to Cycle Route (km) | 0.2 |
| Distance to Public Right of Way (km) | 0.9 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|---|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | No identified onsite constraints other than contaminated land identified above. | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|---|----------------------------|--|

Planning Officer Comments & Conclusion

| |
|---|
| <p>Comments: OAK14 is a brownfield site in active use as offices and car park with a gross site area of 1.89 hectares. Catmose House is Grade 2 listed and the site forms the setting. The site is accessible. The heritage constraints and potential contamination would require further assessment. It is unclear as to when the site is to become available and is therefore not considered to be deliverable due to availability.</p> |
| <p>Conclusion: The site is suitable is not suitable for allocation.</p> |

| | | | | | |
|--|---|----------------------|-----------|-----------------------|------------|
|  | Parish: Oakham | | | | |
| | Gross Site Area (ha): 14.69 | | | | |
| | Developable Site Area (ha): 8.8 | | | | |
| | Brownfield/ Greenfield Status: Mixed | | | | |
| | Current Use: Agriculture, buildings, house and woodland | | | | |
| | Use Promoted: Mixed | | | | |
| | Further detail where mixed or other use promoted: Residential; Community Facility; Open Space | | | | |
| | Indicative Capacity: 264 | | | | |
| | Additional Notes on Capacity: | | | | |
| | Currently Allocated: No | | | | |
| | Earliest point site is available: 1-5 years | | | | |
| | Overall Deliverability Status: Developable. | | | | |
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | |
|---|---|
| Initial Highway Officer Comments | Good access and visibility. |
| Relationship to Settlement Comments | Located to the north of the bypass which separates the site from the built up area of the town. There is some existing built form contained within the site. There are several sites that are located outside of the bypass which have recently been granted planning permission, when complete this site would be more in keeping with the form of development of the town. |
| Topography | Level ground. G |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | Rights of way cross site. A |
| National Ecology Designations | Site within Impact Zone and more than 50 dwellings proposed. Natural England to be consulted on potential risks. A |
| Local Ecology Designations | Parish level hedgerow separating two southern fields; small amount of Parish-level grassland at SK862099; hedgerow, mature trees, watercourse; grassland. Surveys required include Badger, Great Crested Newts and land at Springfield House. Mitigation must maintain Parish-level hedge and hedge with candidate Local Wildlife Site trees and maintain them as a unit (not split into gardens). Survey to determine whether land in SE corner (Springfield House) has ecological value. Maintain 10m buffer at least along watercourse and both sides of important hedges; and no light intrusion; gardens must not back onto them. Other mitigation pending surveys. A |

| | | |
|--|--|---|
| Tree Preservation Orders | Tree Preservation Orders on site. | R |
| Agricultural Land Classification | Part of the site is on land identified as Grade 2 or 3. | A |
| Heritage | Site not within 50m of Built Heritage Asset. No significant impact likely. | G |
| Archaeology | Known archaeological remains on site include Oakham Canal (disused) runs N/S through area. Ridge & furrow in NE corner. No other known archaeological remains within vicinity. Site at Springfield House and stables in SE corner. Medium risk – a known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation, secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment recommended. | A |
| Landscape | The site has been assessed in part by the Landscape Sensitivity Assessment (June 2023) and is within parcel OAK 3. The site has medium landscape sensitivity. The South East of the site and Springfield House is enclosed by dense mature trees but there is an opportunity to accommodate some development. Oakham bypass provides a strong boundary to development of the town and the trees provide a visual edge. However Springfield House and the Veterinary Hospital does mean that this area is more susceptible to development. There is a public right of way across the site and a disused canal which could be an opportunity to connect into the town and become a recreational facility. However the site is divorced from the established settlement pattern, there is medium landscape sensitivity. | A |
| Lead Flood Authority Flood Risk | LLFA – minimal or no flood risk. SFRA – Largely North Oakham catchment. Minimal downstream flood risk. Priority 1 (most preferred) ranking in terms of potential to exacerbate flooding problems downstream. | G |
| Environmental Health & Contamination | Contamination unlikely. Railway noise, traffic noise and air quality. Also impact of neighbouring site if designated employment land. Mitigation: An assessment of air quality from the A606 on the proposed homes will likely be required. The impact of building these homes close to the A606 junction should be assessed. | A |
| Highways Authority: Access | Good access and visibility. | G |
| Highways Authority: Wider Road Network | No significant impact on wider road network. | G |
| Town Council comments | None | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|---------------------|--------------------------|---|------------------------------------|--------------------------------------|
| Distance to Town or Local Centre (km) | 1.3-1.4 | Distance to School (km) | 1.1-1.2 (Oakham C of E Primary School; The Parks School) | Distance to GP/ Health Centre (km) | 1.9-2.0 (Oakham Medical Practice) |
| Distance to Train Station (km) | 1.5-1.6 (Oakham) | Distance to Bus Stop (m) | 300-400 | Distance to Cycle Route (km) | 20-25 |
| Distance to Public Right of Way (km) | 0 – 0.05 | | | | |

a

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|----------------------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | No pylons nor pipelines present. | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|----------------------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: OAK15 is an enclosed greenfield site with a gross site area of 14 hectares. It is currently a mixed use site with agricultural land, buildings, a dwelling and woodland on site. Residential use is being assessed.

The site is adjacent the planned limits of development along one boundary to the north of the bypass. The site is largely level and therefore a green RAG rating is applied to topographical constraints. This site is identified in the landscape assessment as having medium landscape sensitivity and has some capacity to accommodate development. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. Consultation on any proposals of more than 50 dwellings would be required by Natural England to assess impacts on national and international biodiversity designations and locally it has been identified that a badger and Great Crested Newt surveys are required and assessment of the south eastern corner of Springfield house ground would be required to identify any possible impacts.

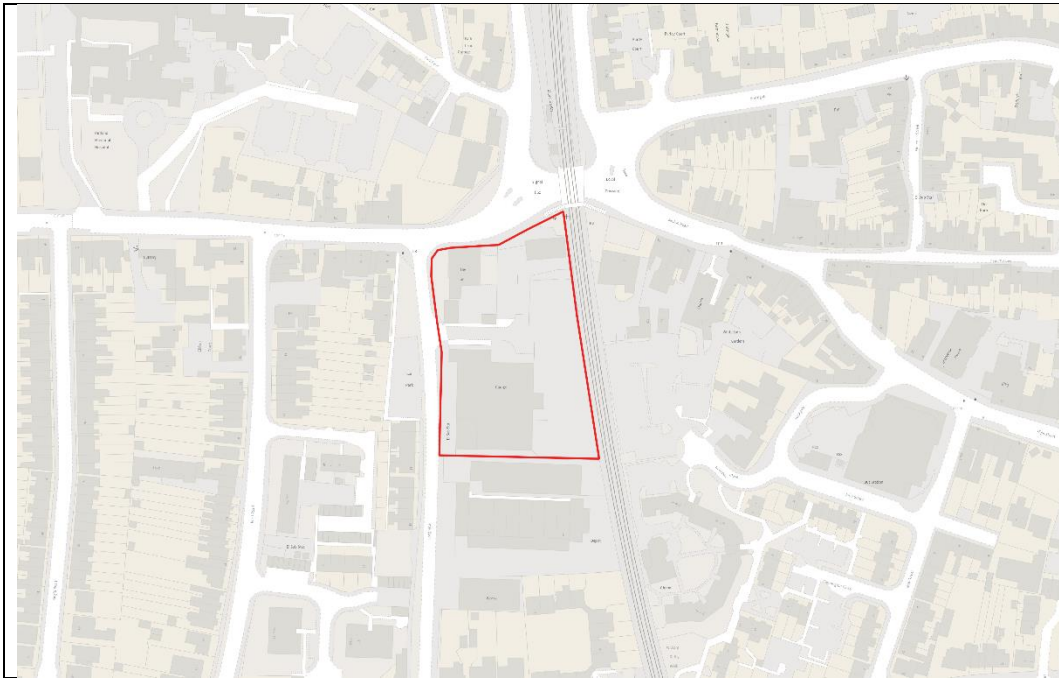
There are blanket Tree Preservation Orders on the site that are considered significant that would need to be taken into account. The site is located on land identified as Grade 2/3 Agricultural Land Classification. The site is not located within 50m of designated heritage assets and therefore the Conservation Officer has not been consulted. It is considered that there is unlikely to be a significant impact on built heritage assets. There are known

archaeological remains on site and within the vicinity of the site and it is identified that further assessment would be required relating to archaeological impact, but it is not considered at this stage that this would stop development of the site.

The Lead Flood Authority have been consulted and have identified that there is minimal or no flood risk as a result of this site being developed. The Highways Authority have identified that the impact of the access and wider impact on the road network would not be significant in this location. The Environmental Health Team have confirmed that contamination is unlikely. They have identified potential noise and air quality issues as a result of being near the main road network and the railway. The impact may also be increased should the neighbouring site be designated for employment land. The site is located adjacent the town of Oakham to the north of the bypass. The site is not considered to be within walking distance of the school, town centre or GP/Health Centre. The town centre, school and Oakham Medical Practice are all within 2km of the site. The site is within walking distance of a bus stop and train station. A public right of way runs across the site which would need to be taken into consideration in the assessment of the site. There are no electricity pylons or pipelines on site. The site is identified by the promoter as being available within 1 to 5 years.

Conclusion: The site is adjacent the built up area of Oakham, to the north of the bypass. The site is assessed for residential use and has an indicative capacity of 264 dwellings. There are constraints in relation to the blanket TPO's on the site and the impact on the public right of way. There is a public right of way across the site and a disused canal which could be an opportunity to connect into the town and become a recreational facility. The site is identified as being of medium sensitivity in terms of landscape sensitivity it is well screened and enclosed by the existing mature trees and there is an opportunity for the site to accommodate some development.

This site is suitable for residential development.



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| Parish: Oakham |
| Gross Site Area (ha): 0.7 |
| Developable Site Area (ha): 0.66 |
| Brownfield/ Greenfield Status: Brownfield |
| Current Use: Car garage |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 19 |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Developable. |

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|-------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable. |
|------------------------|-------------|----------------------|-----------|-----------------------|-------------|

RAG Rating – Based on initial GIS constraint check completed only

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

Suitability Assessment Constraint Data

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Site has access and parking concerns. |
| Relationship to Settlement Comments | Within built up area of the town. |
| Topography | The site is outside the scope of the landscape study. The site is flat. G |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | Site within Impact zone and nearest point 525m from Rutland Water (Ramsar). Proposed developments less than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone and would not require consultation with Natural England. G |

| | | |
|--|---|-----|
| Local Ecology Designations | Not assessed. | G |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | Grade 4/5 Urban. | G |
| Heritage | No designated heritage assets on site or within the vicinity of the site. Consultation with Conservation Officer required due to site being next to the conservation area. | A |
| Archaeology | Not assessed. | G |
| Landscape | Not assessed, outside of scope. | N/A |
| Lead Flood Authority Flood Risk | The LLFA would have no objections to the proposal of residential development at this location. The Site sits in Flood zone 1. The site would need to implement a SuDs drainage system | G |
| Environmental Health & Contamination | Contamination likely. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. | A |
| Highways Authority: Access | The road to the south of the site is un-adopted highway and therefore not in the control of RCC. Any development on this site will need to ensure they have a right of access over the private road and can assessed the development. The LHA would not support a new access onto Long Row due to the proximity to the railway and existing on street parking issues. | A |
| Highways Authority: Wider Road Network | Impact on wider road network minimal. | G |
| Town Council comments | Trees would need to be protected Heritage building should be protected Immediately facing busy road Trainline, station and level crossing all adjacent to site. Parking and traffic is problem currently | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|----------------|--------------------------|----------------------|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.09 | Distance to School (km) | 0.4 Oakham School | Distance to GP/ Health Centre (km) | 1 (Oakham Medical Practice) |
| Distance to Train Station (km) | -1 (Oakham) | Distance to Bus Stop (m) | 0-90 | Distance to Cycle Route (km) | 0.2 |
| Distance to Public Right of Way (km) | 0.9 | | | | |

Infrastructure and On-Site Constraints RAG Rating

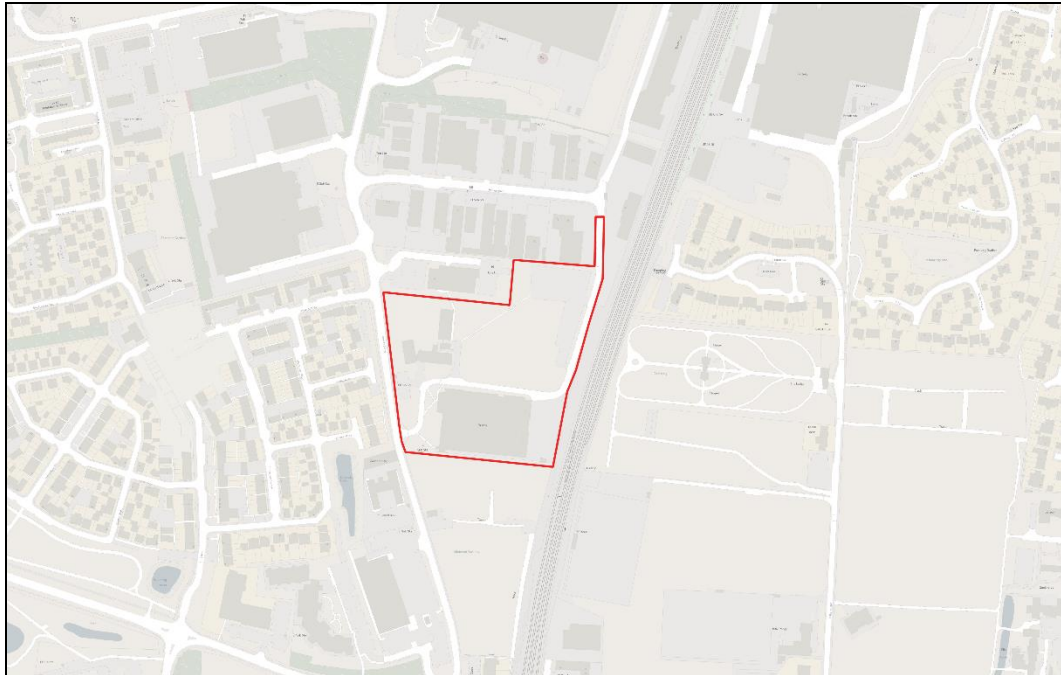
| | | | |
|---|---|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | No identified onsite constraints other than contaminated land identified above. | Infrastructure Constraints | Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham) |
|---|---|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: OAK17 is a small site with a gross site area of 0.7 hectares wholly within the PLD of Oakham. It is currently in use as a car garage and is therefore brownfield. Site is accessible and has no constraints other than contamination. There are concerns raised regarding parking and access over a private road which would need to be addressed. However, the site is considered suitable for development.

The site is identified by the promoter as being available immediately.

Conclusion: **The site is suitable for allocation.**



| |
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| Parish: Oakham |
| Gross Site Area (ha): 3 |
| Developable Site Area (ha): 1.8 |
| Brownfield/ Greenfield Status: Brownfield |
| Current Use: Employment |
| Use Promoted: Employment/Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: N/A |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Developable but considered more suitable for employment allocation |

| | | | | | |
|------------------------|-----------------------------------|----------------------|-----------|-----------------------|-------------|
| Deliverability Status: | Not Suitable – loss of employment | Availability Status: | Available | Achievability Status: | Achievable. |
|------------------------|-----------------------------------|----------------------|-----------|-----------------------|-------------|

RAG Rating – Based on initial GIS constraint check completed only

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

Suitability Assessment Constraint Data

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Site has access and parking concerns. |
| Relationship to Settlement Comments | Within built up area of the town with existing employment uses and mixed uses. |
| Topography | The site is flat. G |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | Site within Impact zone and nearest point 525m from Rutland Water (Ramsar). Proposed developments less than 50 dwellings; and large infrastructure such as warehousing/industry (>1,000m ²) within the impact zone and would not require consultation with Natural England. G |

| | | |
|----------------------------------|--|---|
| | | |
| Local Ecology Designations | Each site has been checked against our Site Alert Layers. The Site Alert Layers include International and National Statutory Sites (SSSI, SPA), Local Wildlife Sites (notified, candidate and potential, plus historic sites that have not been resurveyed recently), Great Crested Newt breeding ponds, Bat Roosts, Badger Setts, Swift nest-sites and watercourses with records for Water Voles. Full species records searches have not been completed for each site. Recent aerial photographs have also been used to check for evidence or possibility of local and national BAP habitats, including potential species-rich grasslands (including ridge and furrow), woodland, hedgerows, wetlands and water courses. All sites will also need to be screened against the Biodiversity Net Gain criteria, with supporting documents (including the BNG metric) submitted with the planning application. Specific BNG comments have not been made in this assessment as they will be dependent on development type and scale. Site Specific: Depending on the buildings on site a bat survey may be needed. A badger survey should also be completed as the site is adjacent to a railway line. The mature hedgerows and trees should be buffered semi-natural vegetation. Buffers should be semi-natural and not incorporated into plot boundaries. Further details on the scope of surveys can be found on our website at https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/planning-and-biodiversity Summary: Ok subject to mitigation. BNG required. Comments for planning application 2023/0767/OUT will be relevant. Kirsty Gamble Senior Records Officer Leicestershire and Rutland Environmental Records Centre Leicestershire County Council (Ecology) | G |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | Grade 4/5 Urban. | G |
| Heritage | I have no Heritage or Built conservation objection or comments to make on the employment sites that have no identified heritage constraints and are outside of the historic environment. The no objection raised is notwithstanding any below ground Heritage comments. | G |
| Archaeology | "Known Archaeological Remains within vicinity MLE number" "E. edge bounded by Midland Railway (16080) C19th cemetery to E. (21689) Bronze Age round barrow c.400m to W. (5021) Early field system 200m to west (16642) Neolithic/Bronze Age site 260m to S. (22432)" "Medium sized area, mostly developed. Trial trenching to W. was inconclusive (disturbed ground). Likely to require appropriate mitigation secured by condition upon any future planning permission." Medium risk- A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk based and appropriate field assessment recommended. | G |

| | | |
|--|---|-----|
| Landscape | Not assessed, outside of scope. | N/A |
| Lead Flood Authority Flood Risk | The LLFA would have no objections to the proposal of residential development at this location. The Site sits in Flood zone 1. The site would need to implement a SuDs drainage system | G |
| Environmental Health & Contamination | Contamination likely. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. | A |
| Highways Authority: Access | The site is already used for employment land and has good access onto Lands End Way which leads to the A606. The LHA would therefore have no concerns if this land was allocated for employment land. | G |
| Highways Authority: Wider Road Network | Impact on wider road network minimal. | G |
| Town Council comments | None | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|----------------|--------------------------|----------------------|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.09 | Distance to School (km) | 0.4 Oakham School | Distance to GP/ Health Centre (km) | 1 (Oakham Medical Practice) |
| Distance to Train Station (km) | -1 (Oakham) | Distance to Bus Stop (m) | 0-90 | Distance to Cycle Route (km) | 0.2 |
| Distance to Public Right of Way (km) | 0.9 | | | | |

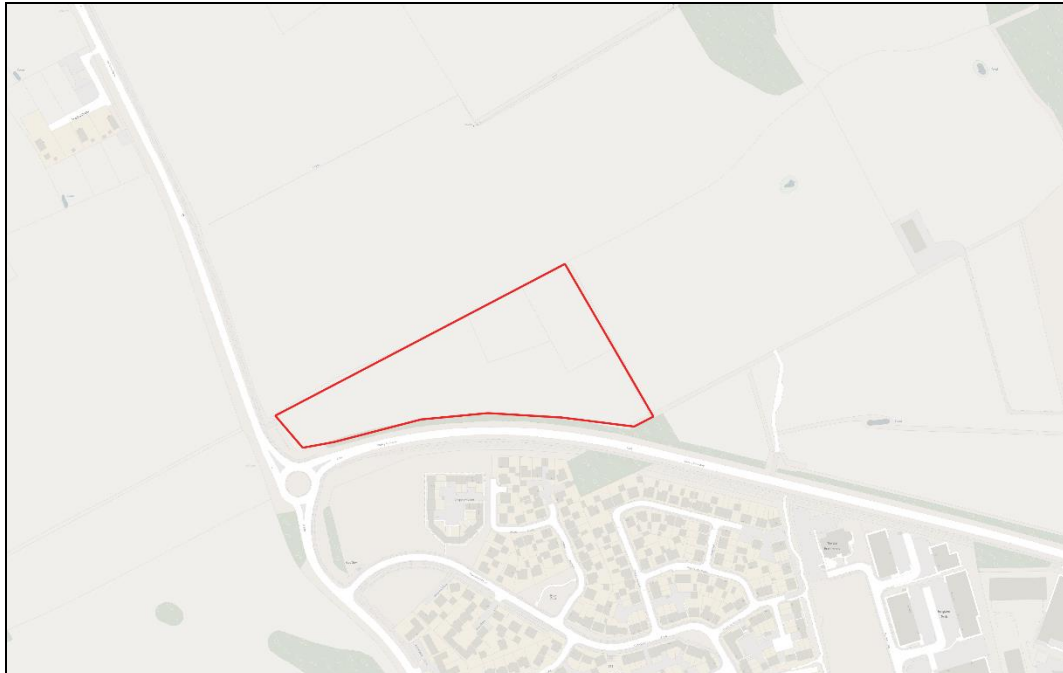
Infrastructure and On-Site Constraints RAG Rating

| | | | |
|--|--|-----------------------------------|---|
| <p>On site constraints (e.g. electricity pylons and pipelines)</p> | <p>No identified onsite constraints other than contaminated land identified above.</p> | <p>Infrastructure Constraints</p> | <p>Site promoter indicates utilities available. Capacity of Oakham WwTW to accommodate growth will require confirmation from AW (affects all large scale development in Oakham)</p> |
|--|--|-----------------------------------|---|

Planning Officer Comments & Conclusion

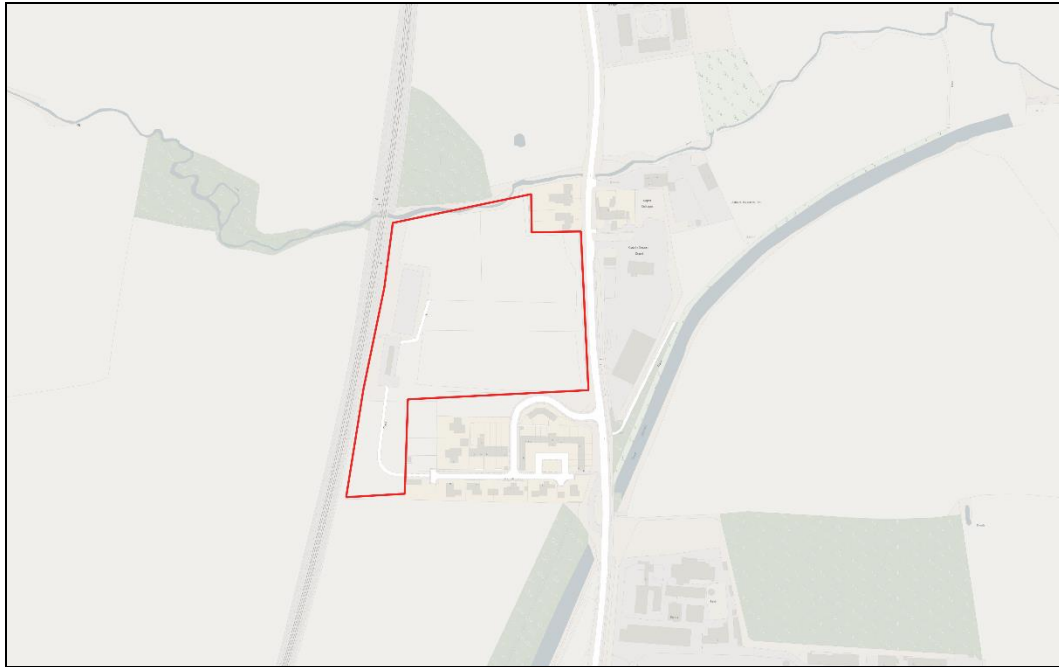
Comments: OAK19 is an employment site with a gross site area of 3 hectares. It is currently a brownfield site. Site would result in the loss of employment land, employment use is it to be retained as an employment allocation.

Conclusion: **The site is not suitable for housing allocation. Proposed Employment allocation.**



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|---|
| Parish: Oakham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Brownfield |
| Current Use: Employment/commercial buildings in current use. |
| Use Promoted: Retail |
| |
| Indicative Capacity: |
| Additional Notes on Capacity: |
| |
| Currently Allocated: No |
| Earliest point site is available: Not identified. |
| Overall Deliverability Status: Not assessed for housing. Proposed employment allocation. |

| | | | | | |
|------------------------|-----------------------------------|----------------------|---------------|-----------------------|------------------------|
| Deliverability Status: | Not Suitable – loss of employment | Availability Status: | Not available | Achievability Status: | Marginal achievability |
|------------------------|-----------------------------------|----------------------|---------------|-----------------------|------------------------|

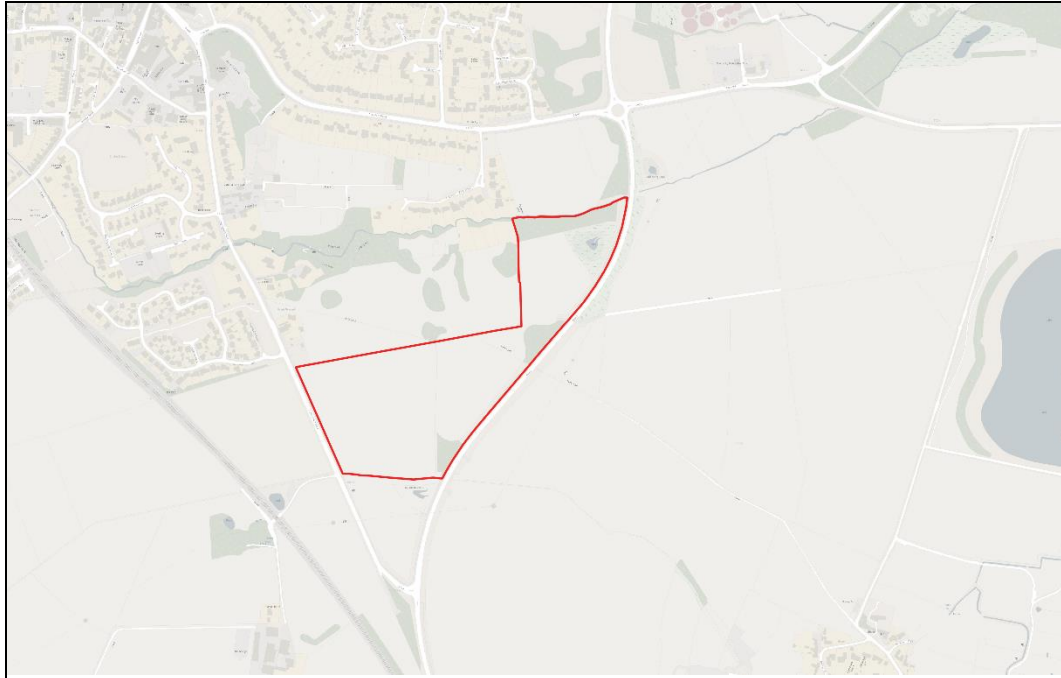


| |
|---|
| Parish: Oakham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: N/A |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: The site is detached from the settlement of Oakham and is not suitable for development. Site has not passed stage 2 |

| | | | | | |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Not Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|

SHELAA Reference: SHELAA OAK22 Site ID155

Site Address: Land at Uppingham Rd



| |
|---|
| Parish: Oakham |
| Gross Site Area (ha): 3.9 |
| Developable Site Area (ha): 2.3 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 70 |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Not adjoining a PLD and High landscape sensitivity not passed Stage 2 |

| | | | | | |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Not Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|



| |
|---|
| Parish: Oakham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Employment/commercial buildings in current use. |
| Use Promoted: Recreation |
| |
| Indicative Capacity: |
| Additional Notes on Capacity: |
| |
| Currently Allocated: No |
| Earliest point site is available: Not identified. |
| Overall Deliverability Status: Not assessed for housing – promoted for recreation development. |

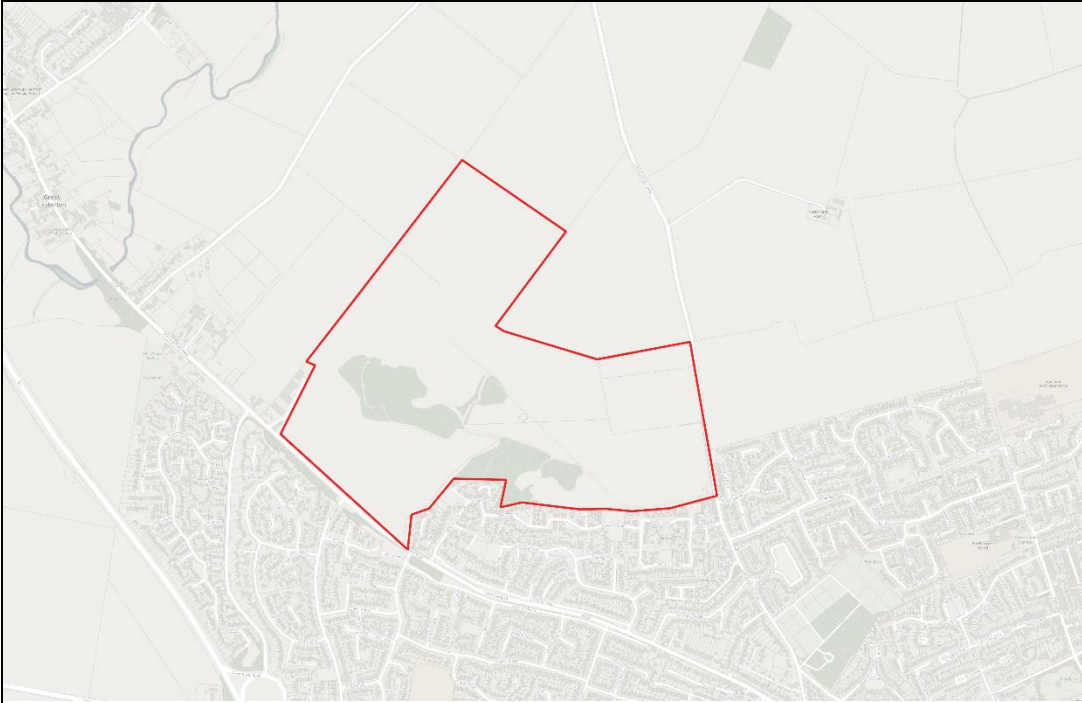
| | | | | | |
|------------------------|--------------------------------------|----------------------|---------------|-----------------------|-------------------|
| Deliverability Status: | Not suitable for housing development | Availability Status: | Not available | Achievability Status: | Not achievability |
|------------------------|--------------------------------------|----------------------|---------------|-----------------------|-------------------|

2. MAIN TOWNS STAMFORD & UPPINGHAM

| Sites Assessed | Site Address | Outcome of Assessment | Indicative Capacity |
|----------------|---|--|---------------------|
| LIT01 | Quarry Farm | Considered suitable for allocation as a residential site | 650 dwellings |
| UPP02 | Uppingham Gate, Ayston Road, Uppingham | Considered suitable for allocation as an employment site | 6.8 hectares |
| UPP03 | Land rear of 7 Stockerston Rd, Uppingham | Considered unsuitable for allocation – access reasons | |
| UPP04 | Leicester Road, Uppingham | Considered unsuitable for allocation – BMV Grade 1&2 | |
| UPP05 | Land off Ayston Road, Uppingham | Considered unsuitable for allocation – BMV Grade 1&2 | |
| UPP07 | Land at Gypsy Hollow Lane, Uppingham | Considered suitable for potential allocation as a residential site | 9 dwellings |
| UPP08 | Land north of Leicester Road, Uppingham | Site has planning permission, not assessed | |
| UPP11 | Land off Goldcrest Road and north of Firs Avenue, Uppingham | Considered unsuitable for allocation – BMV Grade 1&2 | |
| UPP13 | Seaton Road, Uppingham | Considered unsuitable for allocation – BMV Grade 1&2 | |
| UPP14 | Stockerston Road, Uppingham, | Site not adjacent to PLD, not passed stage 2 | |
| UPP15 | Launde Farm, Glaston Road, Uppingham | Site not adjacent to PLD, not passed stage 2 | |
| UPP16 | Land at Junction of A4 and Glaston Road, Uppingham | Site not adjacent to PLD, not passed stage 2 | |
| UPP17 | The Beeches, Uppingham | Considered unsuitable for allocation – BMV Grade 1&2 | |
| UPP18 | North Gate, Uppingham | Considered suitable for allocation as an employment site | |
| UPP19 | Land at Leicester Road, Uppingham | Site has planning permission, not assessed | |

SHELAA Reference: SHELAA LIT01 Site ID49

Site Address: Quarry Farm, Stamford

| | | | | | | | |
|---|---|------------------------|-------------|-----------------------|------------|-----------------------|------------|
|  | Parish: Little Casterton | | | | | | |
| | Gross Site Area (ha): 67.35 | | | | | | |
| | Developable Site Area (ha): 40.41 | | | | | | |
| | Brownfield/ Greenfield Status: Greenfield | | | | | | |
| | Current Use: Agriculture | | | | | | |
| | Use Promoted: Residential with country park and supporting community facilities | | | | | | |
| | Further detail where mixed or other use promoted: Not applicable | | | | | | |
| | Indicative Capacity: 650 | | | | | | |
| | Additional Notes on Capacity: None | | | | | | |
| | Currently Allocated: No | | | | | | |
| | Earliest point site is available: 1-5 years | | | | | | |
| | Overall Deliverability Status: Developable. | | | | | | |
| <table border="1"> <tr> <td>Deliverability Status:</td> <td>Deliverable</td> <td>Availability Status:</td> <td>Available</td> <td>Achievability Status:</td> <td>Achievable</td> </tr> </table> | | Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable | | |

RAG Rating – Based on initial GIS constraint check completed only

| Brownfield / Greenfield | SSSI Impact Risk Zone | Local Wildlife Site | BAP Priority Habitat | Landscape Sensitivity | Conservation Area | Registered Park or Garden | Scheduled Monument | Listed Building |
|-------------------------|-----------------------|---------------------|----------------------|-----------------------|-------------------|---------------------------|--------------------|-----------------|
| | | | | | | | | |

| | | | | | | | | |
|---------------------------|--------------------|--------------------------|------------------------------------|--------------------|----------------------------|-------------------------|-------------------------|---------------------------------|
| R | G | R | R | N/A | G | G | A | G |
| Agricultural Land Quality | Fluvial Flood Risk | Surface Water Flood Risk | Groundwater Source Protection Zone | Loss of Open Space | Minerals Safeguarding Area | Loss of Employment Site | Tree Preservation Order | Logical extension to Settlement |
| A | G | G | A | G | A | G | G | G |

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required. |
| Relationship to Settlement Comments | Quarry Farm lies on land to the north of Old Great North/Casterton Road (B1081) and west of Little Casterton Road, adjoining the north of Stamford. The site is bounded by hedgerows on all site and is open grassland, scrub and former quarry. |
| Topography | Land rises gently from the road but relatively flat with no topographical constraints to development. A |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | Within the Natural Impact zone of Great Casterton Road Banks (SSSI). Natural England will need to be consulted on likely risks of road infrastructure on the site. G |
| Local Ecology Designations | Calcareous grassland (including rare species), scrub woodland in former brickworks and adjacent fields. Badger, GCN, Phase 1 habitat, bat foraging, specific mapping of rare plant species, invertebrate surveys required. Some development possible, with significant mitigation and habitat creation, and avoidance of spp-rich habitat. Great potential and opportunity for creation calcareous grassland (priority BAP habitat). Needs survey and proposed layout before making decision. A |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. G |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 2/3 A |
| Heritage | Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Sufficient separation to limit any significant impact. Historic England have requested consideration given to the setting of the scheduled monument at Toll Bar G |

| | | |
|--|---|---|
| Archaeology | No designated heritage assets on site or within vicinity. Known archaeological remains on site include post-medieval quarries/clay (MLE23470). Neolithic burial (MLE5466) found during quarrying - not precisely located. Ermine Street Roman Road (MLE5748) bounds the southern extent of the area. Prehistoric cropmarks (MLE5471) 500m north of area. Archaeological Assessment (ELE6230) revealed no for archaeological potential across the western half of the site. Post-medieval quarries/clay (MLE23470) to west. Rectangular enclosure cropmarks (MLE5461) 600m to north. Prehistoric cropmarks (MLE5471) 100m west of area. The east is mostly quarried. Stamford (Linc.) is to the south. Amber Risk. | A |
| Landscape | The site covers an extensive area including land between the Old Great North Road and Quarry Farm Wood (and extending eastwards to Little Casterton Road and land extending to the north of Quarry Farm Wood into open countryside. The area to the north of Quarry Farm Wood has not been assessed in any Landscape Sensitivity Assessment. It has previously been considered in the Rutland Landscape Sensitivity and Capacity Study 2010 (Stamford A and Stamford B) this concluded that there are ridgelines and important views into and out of the sites. With a moderate landscape sensitivity and medium capacity for development. (Note this report uses a different methodology for assessment to the 2023 Landscape Sensitivity Study) | A |
| Lead Flood Authority Flood Risk | No Objections in principal. The site must use sustainable drainage such as localised soakaways, swales, ponds, permeable paving. A full drainage strategy will need to be carried out to identify areas of flood risk and surface water flooding. | G |
| Environmental Health & Contamination | Contaminated Land Assessment would be required. This is likely to extend to intrusive investigations, monitoring and mitigation schemes. Air Quality assessments are needed for traffic from the proposed sites (all) locations that will have to be considered are Stamford and Great Casterton. Sites that border the B1081 may need to have a stand off distance from the road to avoid impacts from vehicle emissions. Liaison with SKDC is important. Noise impact assessments and if required mitigation will be required for the BP garage on the B1081 and light industrial units off Casterton Road Business Park. | G |
| Highways Authority: Access | For a development of this size, a full transport assessment will need to be carried out, to include junction capacity assessments and mitigations if required. | A |
| Highways Authority: Wider Road Network | Key areas the developer will need to look at Great Casterton (village as a whole and local roads surrounding site), A606/A1 Junction, Little Casterton Road (including Little Casterton village). The developer will need to speak with Highways England and Lincolnshire as part of this development will access/serve off of their infrastructure. | A |
| Parish Council comments | Ryhall Parish Council have commented that this will substantially and deleteriously weaken the rural identity of Ryhall as a discrete village and virtually make it a suburb of Stamford. | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|-----|--------------------------|---|------------------------------------|----|
| Distance to Town or Local Centre (km) | 1.7 | Distance to School (km) | 1.1-1.2 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 1+ |
| Distance to Train Station (km) | 1.7 | Distance to Bus Stop (m) | 11 | Distance to Cycle Route (km) | -1 |
| Distance to Public Right of Way (km) | 0.5 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|---|----------------------------|---|
| On site constraints (e.g. electricity pylons and pipelines) | No electricity pylons or pipelines on the site. | Infrastructure Constraints | Transport and access constraints, power to be confirmed, school capacity and all community provision, including schools, GP/Stamford Hospital provision need to be considered and assessed before this site is brought forward. |
|---|---|----------------------------|---|

Planning Officer Comments & Conclusion

Comments: It is currently a greenfield site which is open grassland, scrub and a former quarry. The site is being promoted for mixed use. The site has an indicative capacity of 650 dwellings based on a masterplan provided by the site promoter. The site is adjacent the built up area of Stamford, a town located in the neighbouring district of South Kesteven. The site is identified as being on land that is relatively flat and a green RAG rating is applied to topographical constraints.

With regards to landscape, the site covers an extensive area including land between the Old Great North Road and Quarry Farm Wood extending eastwards to Little Casterton Road and land extending to the north of Quarry Farm Wood into open countryside. Previous Landscape sensitivity and capacity study (2010) indicated that there was moderate sensitivity with moderate capacity to accommodate development.

A large part of the site is identified as a candidate wildlife site and the County Ecologist requires the appropriate translocation of notable species to the proposed Country park. Consultation is required with Natural England regarding national ecological designations and it has been identified that badger, Phase 1

Habitat, bat foraging, mapping of rare plant species, invertebrate and Great Crested Newt surveys are required in order to assess the impact on local ecology. There are no trees protected by Tree Preservation Orders on the site or adjacent.

The entire site is identified as being on Grade 3 agricultural land. The site is located within 50m of built heritage assets and therefore consultation carried out with Conservation Officer who has confirmed that any impact can be mitigated due to separation distances. It is also considered to be within the setting for the scheduled monument at Toll Bar. There are known archaeological remains on site and within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

The Lead Flood Authority have been consulted and have raised no concerns subject to the site using sustainable drainage such as localised soakaways, swales, ponds, permeable paving. A full drainage strategy will need to be carried out to identify areas of flood risk and surface water flooding.

The Highways Authority have identified that due to the size of the site, a transport assessment will need to be carried out to assess junction capacity and to establish what mitigating works are required. Further assessment with Lincolnshire Highways Authority and the National Highways will be required due to the cross boundary location to fully assess any potential impact on the wider road network. The Environmental Health Team have confirmed that contamination is possible and that further assessment will be required. Assessment of potential noise and air quality constraints will also be required.

Conclusion:

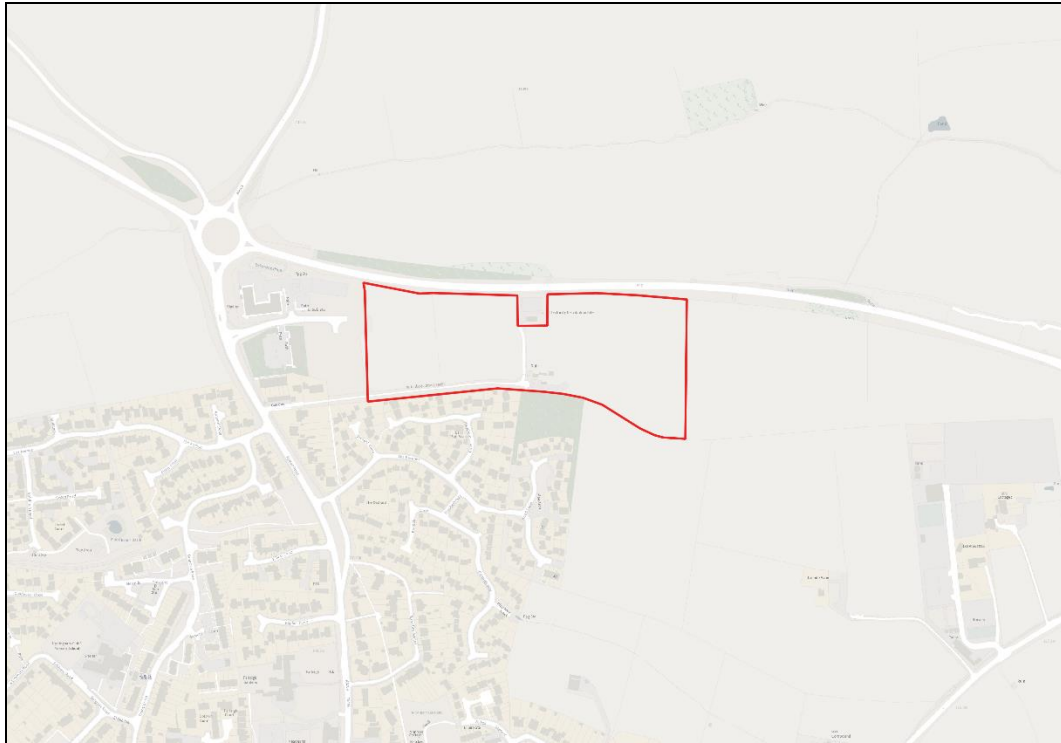
The site is adjacent the built up area of Stamford. The site is promoted for a residential scheme which forms part of a larger cross boundary proposal with an indicative masterplan showing 650 dwellings on this part of the site. This section of the wider development is required to enable the delivery of land in South Kesteven and to provide the access road through the entire site. On its own the site would not meet the councils site assessment criteria, however as part of a wider cross boundary proposal with land adjacent in South Kesteven it is considered that the site has the potential be appropriately designed to mitigate any impact on the landscape, nature, biodiversity and heritage. Therefore, allocation would only be suitable if a comprehensive development is to be brought forward as part of a wider allocation.

Site suitable for allocation as part of a larger cross boundary proposal only

SHELAA Reference: SHELAA UPP/02

Site ID191

Site Address: Uppingham Gate, Ayston Road, Uppingham



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|--|
| Parish: Uppingham |
| Gross Site Area (ha): 6.80 |
| Developable Site Area (ha): 4.08 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Mixed – assessed for employment land only |
| Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Sports & Leisure |
| Indicative Capacity: 6.8 hectares |
| Additional Notes on Capacity: The site submission identifies a range of mixed uses including employment land which the site is allocated for in the Uppingham Neighbourhood Plan. The covering letter of the site submission form identifies the field to the east as being promoted for residential use. This equates to 3.190 hectares which would result in 77 dwellings and 3.614ha of employment land. However as this is an existing employment land allocation and there are no other sites promoted for employment land in Uppingham, the site is assessed for employment land only. |
| Currently Allocated: Yes Uppingham Neighbourhood Plan |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Developable. |

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|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Access via Northgate would be acceptable. |
| Relationship to Settlement Comments | Bounds existing development on part of the southern boundary but does protrude further east. |
| Topography | Part of broad ridge of gently sloping open arable farm land. A |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | Public right of way footpath adjoins site to west. G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G |
| Local Ecology Designations | Each site has been checked against our Site Alert Layers. The Site Alert Layers include International and National Statutory Sites (SSSI, SPA), Local Wildlife Sites (notified, candidate and potential, plus historic sites that have not been resurveyed recently), Great Crested Newt breeding ponds, Bat Roosts, Badger Setts, Swift nest-sites and watercourses with records for Water Voles. Full species records searches have not been completed for each site. Recent aerial photographs have also A |

| | | |
|--------------------------------------|--|-----|
| | <p>been used to check for evidence or possibility of local and national BAP habitats, including potential species-rich grasslands (including ridge and furrow), woodland, hedgerows, wetlands and water courses. All sites will also need to be screened against the Biodiversity Net Gain criteria, with supporting documents (including the BNG metric) submitted with the planning application. Specific BNG comments have not been made in this assessment as they will be dependent on development type and scale. Site Specific: Badger surveys will be required. If present mitigation will be required upfront with the planning application. A habitat survey of the site will be required to establish the presence (or otherwise) of any important habitats on site. The existing hedgerows and mature trees should be retained and buffered from the development. Further details on the scope of surveys can be found on our website at https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/planning-and-biodiversity Summary: Ok subject to surveys and mitigation. BNG required. Kirsty Gamble Senior Records Officer Leicestershire and Rutland Environmental Records Centre Leicestershire County Council (Ecology)</p> | |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | Part of the site is identified as being on land classified as Grade 1 or 2. | R |
| Heritage | No Heritage or Built conservation objection or comments to make on the employment sites that have no identified heritage constraints and are outside of the historic environment. The no objection raised is notwithstanding any below ground Heritage comments. | G |
| Archaeology | "Known Archaeological Remains within vicinity MLE number" "Fieldwalking Medieval and post-medieval pottery from E. of site (21692) & prehistoric (21693) 100m S. possible Iron Age site identified from Geophysics Fieldwalking scatters of flint (21020) & Medieval and post-medieval pottery (21021) to W. of site Iron Age/Roman site c.200m to N. (9907)" Good sized area likely to require appropriate mitigation secured by condition upon any future planning permission. Fieldwalking in surrounding fields suggest likelihood of archaeological remains. Medium Risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk based and appropriate field assessment recommended. | A |
| Landscape | Site within PLD not assessed, however parcel UPP3 to the north of the site is considered to be high sensitivity for housing and employment. . | N/A |
| Lead Flood Authority Flood Risk | LLFA The site is within flood zone 1. A full flood risk strategy will be required due to the size of the site and a sustainable drainage scheme submitted. | G |
| Environmental Health & Contamination | Existing employment in this area. Potential amenity issues for sensitive development such as housing in this area. Noise survey & mitigation through design. Air quality assessment required, possible mitigation. | A |

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| Highways Authority: Access | There are two possible routes the site could be accessed. One via Northgate and the second directly off the A47. There are a number of options for suitable accesses to the Site so the LHA would support development at this site. A full transport assessment would need to be carried out, and all junctions designed in accordance with DMRB. Any applicant developing this site would need to think carefully about the amount of traffic coming to the site, and lack of local services which may make this site used more than "TRICS" would show. This will need to be addressed within a TA. | G |
| Highways Authority: Wider Road Network | Low impact given recent improvements in vicinity of Northgate/Ayston road junction. | G |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|------------------|--------------------------|--|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.8-0.9 | Distance to School (km) | 1.0-1.1 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 1.1-1.2 (Uppingham Surgery) |
| Distance to Train Station (km) | 9-10 (Oakham) | Distance to Bus Stop (m) | 300-400 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.0-0.05 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage , electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: UPP02 is a large site with a gross site area of 6.80 hectares. It is currently a greenfield site in agricultural use. The site submission identifies a range of mixed uses including employment land which the site is allocated for in the Uppingham Neighbourhood Plan. The covering letter of the site submission form identifies the field to the east as being promoted for residential use. On this basis the site is being assessed on the basis of an indicative capacity of 77 dwellings following the calculation set out in the SHELAA methodology on the reduced site area and in addition 3.614 hectares of employment land.

Part of the site is within the planned limits of development and remainder is connected to the planned limits of development along two boundaries. The site is identified as gently sloping and therefore has an amber RAG rating for topographical constraints. Site has not been assessed as part of the landscape sensitivity study (June 2023), however parcel UPP3 lies to the north and is of high sensitivity for both housing and employment. The development of the site would result in the loss of land allocated for employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but surveys including badger and hedgerow are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site.

The site is identified as being on Grade 1 or 2 Agricultural Land. The site is not located within 50m of designated heritage assets and it is not considered that there will be significant impacts on built heritage assets. There are no known archaeological remains on the site but there are no known archaeological remains within the vicinity, therefore further assessment will be required. However, it is not considered at this stage that archaeological constraints will stop the development of the site.

The Lead Flood Authority have been consulted and have raised no concerns in relation to flooding. The Highways Authority have identified that the access would be appropriate and that any impact on the wider road network would be minimal. The Environmental Health Team have confirmed that there is existing employment uses nearby and that amenity issues need to be considered including noise and air quality.

The site is located adjacent to the town of Uppingham. The site is currently allocated for employment uses in the Uppingham Neighbourhood Plan. The site is not considered to be in walking distance of the town centre, school or GP/Health Centre. The town centre, school and GP/Health Centre are all within

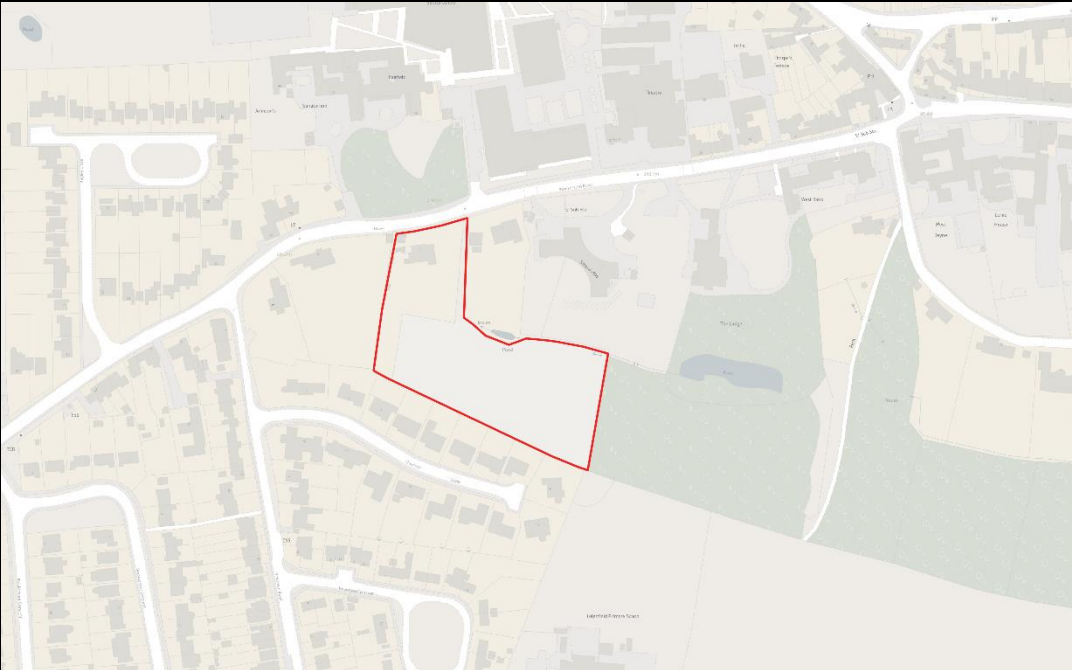
1.2km. The site is within 400m of a bus stop and 10km of a train station. There are no identified onsite constraints. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical supply is available. Gas supply not known.

The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Uppingham. The site whilst promoted for part residential and part employment land, it has been assessed as entirely for employment land with an indicative capacity of 6.8 hectares. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for allocation.

This site is considered suitable for allocation as an employment land site with an indicative capacity of 6.8 hectares.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review

| | |
|--|--|
|  | Parish: Uppingham |
| | Gross Site Area (ha): 1.08 |
| | Developable Site Area (ha): 5.02 |
| | Brownfield/ Greenfield Status: Greenfield |
| | Current Use: Agriculture |
| | Use Promoted: Residential |
| | Further detail where mixed or other use promoted: Not applicable |
| | Indicative Capacity: 25 |
| | Additional Notes on Capacity: None |
| | Currently Allocated: No |
| Earliest point site is available: Immediately | |
| Overall Deliverability Status: Potentially not available, site access is unknown. | |

| | | | | | |
|------------------------|-----------------|----------------------|--|-----------------------|------------|
| Deliverability Status: | Not deliverable | Availability Status: | Available – although access to be confirmed. | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|--|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| G | G | G | G | R | G | R | G | R |
|---|---|---|---|---|---|---|---|---|

| Consideration of Suitability following technical consultation | |
|---|---|
| Initial Highway Officer Comments | Not assessed. Site promoter says field access available discussions with third party owner ongoing |
| Relationship to Settlement Comments | Development would be to the rear of existing properties, with an area of protected frontage. |
| Topography | The site is within zone 4 of the landscape study. Flat ridge running west – east with steep sided valley. A |
| Green Infrastructure | Potential loss of open space. R |
| Important Open Space | Yes. R |
| Rights of Way | None. G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G |
| Local Ecology Designations | Site is a locally designated nature site; and/or Significant impacts on Local Wildlife Sites, protected species and Biodiversity Action Plan (BAP) priority habitats. Significant mitigation required; only partial development of the site may be acceptable R |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. G |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 2/3 A |
| Heritage | Part of site is within the conservation area. A |
| Archaeology | Not assessed. A |
| Landscape | Parcel UPP8 in the Landscape Sensitivity Study (June 2023) is assessed as high sensitivity. The sensitivity of this area lies in its ridge and valley landform and extensive tree cover that provides a natural southern edge to the town, and is thus important to settlement form and pattern. Distinctive characteristics and sense of place, with a well-maintained suburban / settlement edge character. The study parcel contributes to the setting of the Conservation Area that extends into it, and listed buildings (such as The Lodge) within it. The study parcel and adjacent parcel UPP7 provide an important element of green infrastructure along the southern edge of the town as an important transition between the settlement edge and R |

| | | |
|--|--|---|
| | surrounding countryside. Development within the study parcel would require extensive tree removal affecting landscape pattern, landcover and scale, sense of place, and would open the area up to new sensitive visual receptors and skyline views of development. | |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Contamination unlikely. Possible off site impacts on air quality. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Contamination unlikely. Possible off site impacts on air quality. | A |
| Highways Authority: Access | Site promoter has not confirmed access. | R |
| Highways Authority: Wider Road Network | Site promoter has not confirmed access. | R |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|--------------------------|--------------------------|------------------------------------|------------------------------------|---------------------|
| Distance to Town or Local Centre (km) | 0 | Distance to School (km) | 0.1 (Leighfield Primary School) | Distance to GP/ Health Centre (km) | (Uppingham Surgery) |
| Distance to Train Station (km) | 10-15 (Oakham; Corby) | Distance to Bus Stop (m) | 230 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of | 0.9 | | | | |

| | |
|----------|--|
| Way (km) | |
|----------|--|

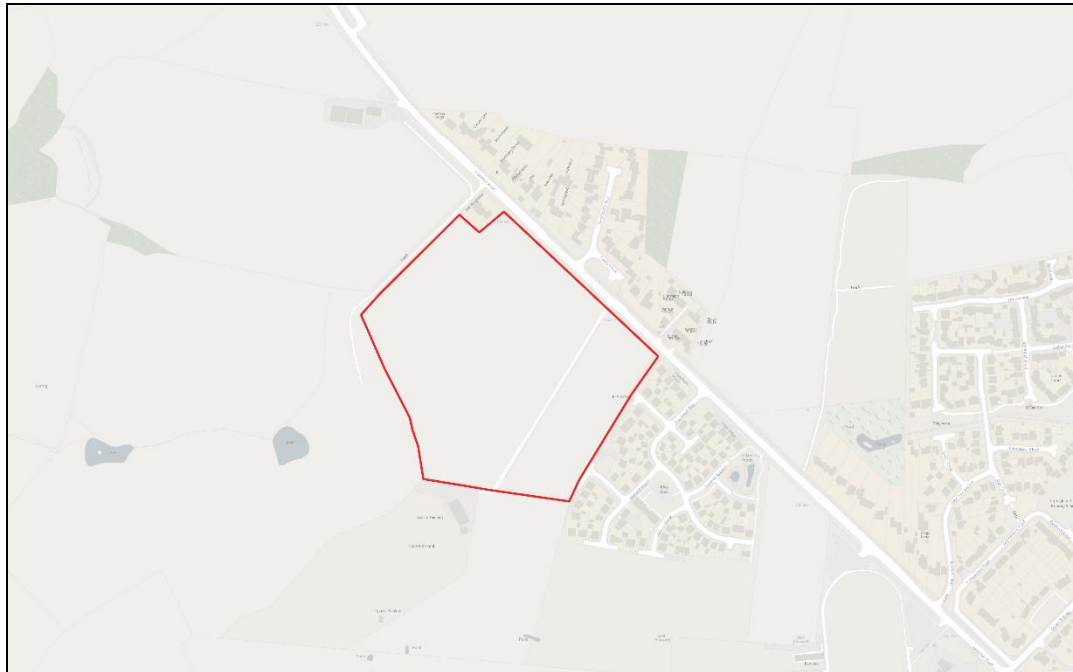
Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage , electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: UPP03 is highly constrained, it is unknown if access can be achieved on the site as frontage properties are identified as protected, and access appears to be in a third party ownership. Existing residential dwellings to the south of the site bounds the site from a suitable access without third party land. The site is identified as important open space and there is a local wildlife site and BAP Priority Habitat located on the site. Landscape Sensitivity Study identifies the site as of high sensitivity

Conclusion: Site is not considered suitable for allocation.
Note : Allocations will be made through the Uppingham Neighbourhood Plan Review



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

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Marginal achievability |
|------------------------|-------------|----------------------|-----------|-----------------------|------------------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| R | G | G | G | G | G | G | A | A |
|---|---|---|---|---|---|---|---|---|

| Consideration of Suitability following technical consultation | | |
|---|---|---|
| Initial Highway Officer Comments | Good access and good visibility in both directions. | |
| Relationship to Settlement Comments | Bounds new residential development to the south east boundary and existing built form to the north eastern boundary. Considered well connected to settlement on this basis. | |
| Topography | Flat ridge running west – east with steep sided valley. | A |
| Green Infrastructure | No loss or impact. | G |
| Important Open Space | Not designated. | G |
| Rights of Way | None. | G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. | G |
| Local Ecology Designations | Arable, hedges, very good species-rich grassland habitat to south west and south east, 2 veteran trees (cLWS) in south east boundary. Surveys required include badger and Great Crested Newts of nearby ponds (known population within 200m). Mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain veteran trees with buffer zones; 10m buffers alongside SW/SE boundaries to spp-rich grassland. Other mitigation pending surveys; including for GC. | A |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 1 or 2. | R |
| Heritage | <p>Consultation with Conservation Officer due to comments raised by Archaeological comments. '- Development on this site would potentially impact on the Castle Hill at Beaumont Chase, a Scheduled Ancient Monument (SAM) that is considered to be a particularly well-preserved example of a major defensive medieval earthwork and an important landmark mentioned in the Anglo-Saxon Charter. Although only earthworks survive they are an important feature in the landscape. Clearly this is a nationally important heritage asset. The castle was built to dominate its surroundings and a Heritage Impact Assessment would be required to establish the extent to which development might compromise its setting.</p> <p>Clearly, the further west built development encroaches, the more likely it is to impact on the setting of the SAM. If this site were to be allocated, development should be restricted in height to 2 – 2½ storeys. It would be interesting to know the thoughts of Historic England on the allocation of this site in relation to the SAM.'</p> | A |

| | | |
|--|--|---|
| Archaeology | Known archaeological remains on site include fieldwalking has produced varying range & quantity of finds: Lower/Middle Palaeolithic hand axe, 7 Palaeolithic flints, Mesolithic/ Neolithic/ Bronze Age flints, Roman, Saxon and medieval pottery and a concentration of iron slag. (metalworking site). Known archaeological remains within vicinity include Pit alignment and double ditch in neighbouring NW and NE fields, lithic and medieval scatter to south, Iron Age pits and ditches to SE and Uppingham Castle site 300m to west. Possible setting issues for Uppingham Castle. Fieldwalking has produced a quantity of prehistoric material and some suggestion of later activity. Cropmark evidence. | A |
| Landscape | The Landscape Sensitivity Study (June 2023) assesses parcel UPP11 -The sensitivity of this area lies in its location on a relatively elevated, flat plateau on the western side of the town where there are currently open views from adjacent properties out across the study parcel to open countryside. As a localised landscape uncharacteristic of the wider Undulating Mixed Farmlands LCA the area may be able to accommodate housing without significantly affecting landscape character, but detailed design and layout should ensure that sensitive visual receptors and the area of transition to the Leighfield Forest LCA are avoided where possible. The principle of residential development would be consistent with settlement pattern and character. Sensitive new housing design and layout should aim to create a sympathetic settlement edge along the western side of the town, well assimilated into the surrounding countryside. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - 6 especially if combined. Assessment and mitigation if required. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - especially if combined. Assessment and mitigation if required. | A |
| Highways Authority: Access | Good access and good visibility in both directions. Access to site from Leicester Road. | G |
| Highways Authority: Wider Road Network | Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road. | A |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|--------------------------|--------------------------|--|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.9-1.0 | Distance to School (km) | 1.1-1.2 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 1.2-1.3 (Uppingham Surgery) |
| Distance to Train Station (km) | 10-15 (Oakham; Corby) | Distance to Bus Stop (m) | 0-50 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.2-0.3 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|---|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|---|

Planning Officer Comments & Conclusion

Comments: SHELAA UPP04 is a large site with a gross site area of 8.37 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential use. The site has an indicative capacity of 151 dwellings following the calculation set out in the SHELAA methodology.

Part of the site adjoins the planned limits of development along one boundary. The site is identified as being within a landscape study area where there is a flat ridge running west to east with steep sided valley. An amber RAG rating for topographical constraints has therefore been identified. The Landscape Sensitivity Study (June 2023) assesses parcel UPP11 overall medium landscape capacity a RAG rating of amber is applied.

The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but surveys including badger and Great Crested Newts are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site.

The entire site is identified as being on Grade 1 or 2 Agricultural Land. The site is not located within 50m of designated heritage assets however the presence of the scheduled monument 354m away was raised by the archaeologist comments. The Conservation Officer has therefore been consulted.

Castle Hill at Beaumont Chase are an important feature in the landscape and this is a nationally important heritage asset. The castle was built to dominate its surroundings and a Heritage Impact Assessment would be required to establish the extent to which development might compromise its setting. An amber RAG rating is therefore applied at this stage. There are known archaeological remains on the site and within the vicinity of the site therefore further assessment will be required.

The Lead Flood Authority have been consulted and have raised no concerns in relation to flooding. The Highways Authority have identified that the access would be appropriate. They have also identified that there may be an issue of cumulative impact with other sites allocated in the Uppingham Neighbourhood Plan and that mitigation may be required to limit the impact on the wider road network. The Environmental Health Team have confirmed that contamination is unlikely however impact on air quality needs to be assessed and mitigation may be required.

The site is located adjacent to the town of Uppingham. The site is not considered to be in walking distance of the town centre, school or GP/Health Centre. The town centre, school and GP/Health Centre are all within 1.3km. The site is within 50m of a bus stop and 15km of a train station. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical & gas supply are available.

The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 151 dwellings. There are significant constraints; the loss of Grade 1 and 2 agricultural land (the best quality agricultural land) means that this site is not appropriate for allocation. Along with this the extent of the site towards the west and the impact that this may have on the Scheduled Monument. Therefore, this site is considered not suitable for allocation due to the consideration of these specific constraints when there are less constrained other sites within and adjacent to Uppingham.

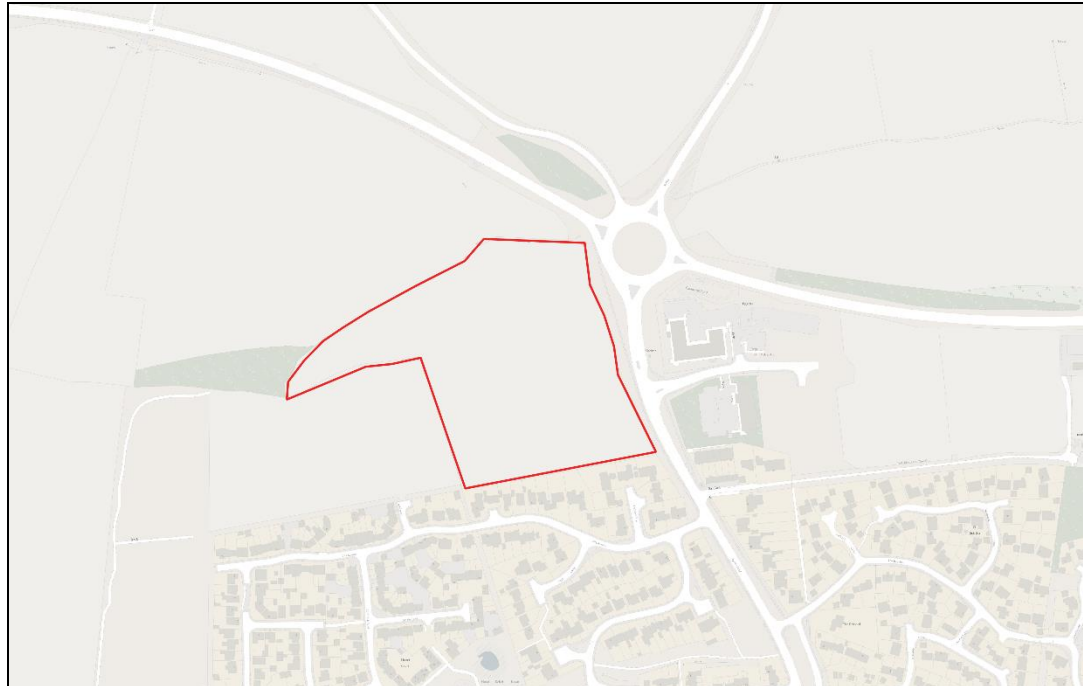
On this basis, this site is not suitable for allocation.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review

SHELAA Reference: SHELAA UPP05

Site ID36

Site Address: Land off Ayston Road, Uppingham



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

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|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

| | | | | | | | | |
|-------------------------|-----------------------|---------------------|----------------------|-----------------------|-------------------|---------------------------|--------------------|-----------------|
| Brownfield / Greenfield | SSSI Impact Risk Zone | Local Wildlife Site | BAP Priority Habitat | Landscape Sensitivity | Conservation Area | Registered Park or Garden | Scheduled Monument | Listed Building |
|-------------------------|-----------------------|---------------------|----------------------|-----------------------|-------------------|---------------------------|--------------------|-----------------|

| | | | | | | | | |
|---------------------------|--------------------|--------------------------|------------------------------------|--------------------|----------------------------|-------------------------|-------------------------|---------------------------------|
| R | G | G | G | A | G | G | G | G |
| Agricultural Land Quality | Fluvial Flood Risk | Surface Water Flood Risk | Groundwater Source Protection Zone | Loss of Open Space | Minerals Safeguarding Area | Loss of Employment Site | Tree Preservation Order | Logical extension to Settlement |
| R | G | G | G | G | G | G | G | A |

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Access close to A47 and a steep gradient to the land. Junction on Ayston Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site. |
| Relationship to Settlement Comments | Site is connected to the existing built form along the southern boundary and with built form to the east. |
| Topography | The site is categorised as site 3 of the 2017 landscape study (addendum). It falls eastwards from approximately 145m above Ordnance Datum (AOD) at its western end to around 130m AOD at the A47 / A6003 / Ayston Road roundabout. |
| Green Infrastructure | No loss or impact. |
| Important Open Space | Not designated. |
| Rights of Way | None. |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. |
| Local Ecology Designations | Arable, good stream/hedge/woodland corridor to NW. Surveys required include badger and hedges. Mitigation includes 5m buffer zone natural vegetation to N; other mitigation pending surveys. |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 1 or 2. |
| Heritage | Site not within 50m of Built Heritage Asset. No significant impact likely. |

| | | |
|--|--|---|
| Archaeology | Known archaeological remains on site include Fieldwalking has produced Meso/Neolithic flint scatter and a smaller amount of medieval pottery. Geophysical survey has located 3+ linear features and other anomalies. Known archaeological remains within vicinity include flint scatters and cropmarks to west and north. The site lies in an area of considerable archaeological interest. Prehistoric, Roman, Saxon and medieval artefacts and features have all been recorded adjacent to the site. | A |
| Landscape | The Landscape Sensitivity Study (June 2023) assesses parcel UPP2 overall medium landscape capacity a RAG rating of amber is applied. The sensitivity of this area lies in its location within the Undulating Mixed Farmlands LCA, characterised by its rolling landform of ridges and valleys, that is important to the setting of the town in the landscape and the character of Uppingham at the gateway into the town from the north. The mature broadleaf tree belt within the lower lying minor valley along the northern boundary provides a natural landscape feature that is sensitive to development. The study parcel may be able to accommodate development on the higher, flatter ground, of similar pattern and scale to that adjoining it to the south, and as a continuation of the established settlement pattern of built and allocated housing to the west. Development on the eastern part of the study parcel, in front of single storey bungalows, would be more visually intrusive than development on the western side of the study parcel due to the screening and softening effect of surrounding vegetation. Where housing would create a new exposed edge to development in foreground views, mitigation planting could be important in time in reducing its impact and in creating a positive image of the town on the approach from the north, protecting and where possible enhancing its relationship with the countryside. | A |
| Lead Flood Authority Flood Risk | The land slopes towards a ditch to the north. This site will need to provide a SuDs Scheme, taking into account the gradient fall. | A |
| Environmental Health & Contamination | Contamination unlikely. Noise and air pollution from the A47 A6003. Assessment and mitigation if required. | A |
| Highways Authority: Access | Access close to A47 and a steep gradient to the land. Junction on Ayston Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site. | A |
| Highways Authority: Wider Road Network | Low impact on B6003 given proximity of by-pass. | G |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |

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Accessibility RAG Rating

| | | | | | |
|---------------------------------------|------------------|--------------------------|--|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.5-0.6 | Distance to School (km) | 0.7-0.8 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 0.8-0.9 (Uppingham Surgery) |
| Distance to Train Station (km) | 9-10 (Oakham) | Distance to Bus Stop (m) | 0-50 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.1-0.2 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage , electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: SHELAA UPP05 is a large site with a gross site area of 4.17 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential use. The site has an indicative capacity of 75 dwellings following the calculation set out in the SHELAA methodology.

The site adjoins the planned limits of development along one boundary. The site is identified in the landscape study as being within an area where the land falls eastwards from approximately 145m above Ordnance Datum at its western end to around 130m above Ordnance Datum at the A47/ A6003/ Ayston Road roundabout.. An amber RAG rating for topographical constraints has therefore been identified. The Landscape Sensitivity Study (June 2023) assesses parcel UPP2 overall medium landscape capacity a RAG rating of amber is applied. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national

ecological designations but surveys including badger and hedgerow are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade 1 or 2 Agricultural Land.

The site is not located within 50m of designated heritage assets and it is not considered that there will be a significant impact on built heritage assets. There are known archaeological remains on the site and within the vicinity of the site therefore further assessment will be required. However, it is not considered at this stage that archaeological constraints will stop the development of the site.

The Lead Flood Authority have been consulted and have identified that the land slopes towards a ditch to the north and that an appropriate sustainable drainage scheme will be required taking into account the gradient fall. The Highways Authority have identified that the access would need to be appropriately designed to take into account the gradient of the land and to ensure that vehicles do not have to wait on the highway before turning right into the site. It is not considered that there will be a significant impact on the wider road network. The Environmental Health Team have confirmed that contamination is unlikely however noise and air quality will need to be taken into consideration due to the location adjacent the main road.

The site is located adjacent to the town of Uppingham. The site is considered to be in walking distance (within 800m) of the town centre and school but not the GP/Health Centre. The GP/Health Centre is within 0.9km. The site is within 50m of a bus stop and 10km of a train station. There are no identified onsite constraints. Site submission states mains water supply, mains sewerage, electrical & gas supply are available.

The site is identified by the promoter as being available immediately.

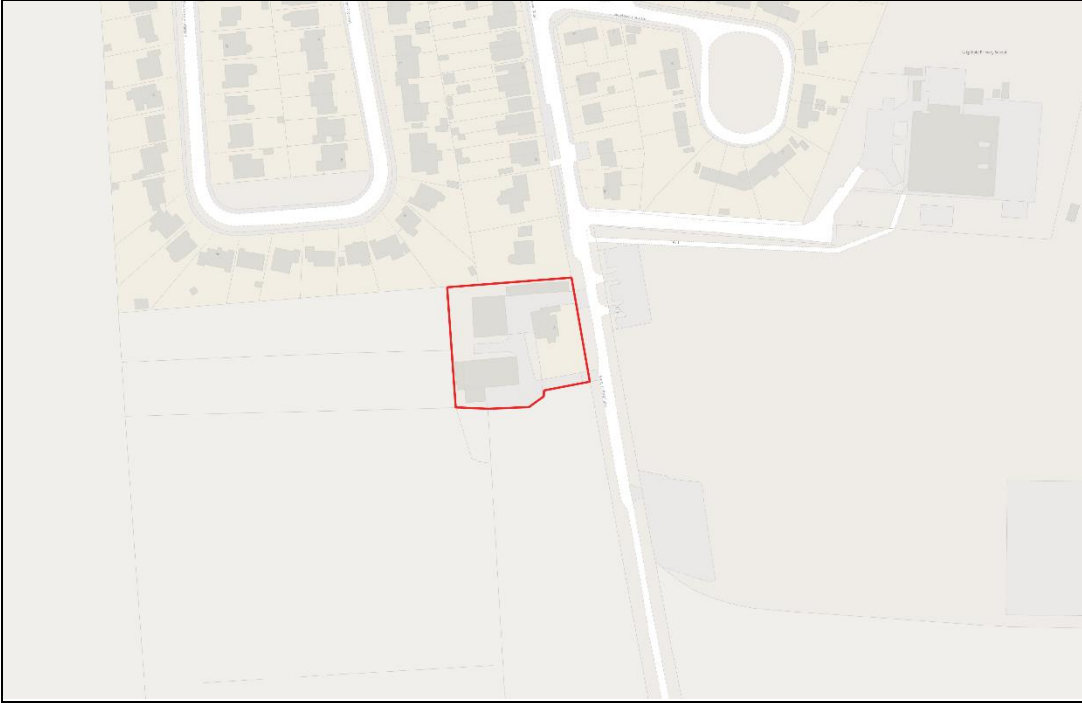
Conclusion: The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 75 dwellings. There are significant constraints; the loss of Grade 1 and 2 agricultural land (the best quality agricultural land) means that this site is not appropriate for allocation. Therefore, this site is considered not suitable for allocation when weighed up against other sites within and adjacent to Uppingham.

Site is not considered suitable for allocation.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review

SHELAA Reference: SHELAA UPP 07 Site ID41

Site Address: Land at Gypsy Hollow Lane, Uppingham

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

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

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

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Good access and good visibility in both directions. |
| Relationship to Settlement Comments | Directly adjacent to the built up area along the northern boundary. Small scale site. Well connected in location and scale. |
| Topography | The eastern part of the site is generally relatively flat but falls gradually to a stream which is steeply banked. G |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G |
| Local Ecology Designations | Mature trees. Surveys required include bats (building). Mitigation dependent on pending surveys. Okay with mitigation. A |

| | | |
|--|--|---|
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 3. | A |
| Heritage | Site not within 50m of Built Heritage Asset. No significant impact likely. | G |
| Archaeology | No known archaeological remains on site but there is an old stone cattle shed/barn along northern boundary of site. Known archaeological remains within vicinity include ridge and furrow in surrounding fields. Stone cattle shed is of historic interest (on 1st OS). Otherwise most of the site is covered by modern farm buildings. | A |
| Landscape | Site is partly within PLD and not assessed in it's entirety by the Landscape Sensitivity Study (June 2023), however the study assesses parcel UPP8 which surrounds the site and development edge overall medium landscape capacity a RAG rating of amber is applied to this area. However given the development is in keeping with the settlement form, a green RAG rating is applied. | G |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Close to 250m boundary of former landfill & potentially contaminating past use. Site specific contamination risk assessment & remediation if needed. | A |
| Highways Authority: Access | Good accessibility - just within the 30mph. Good visibility on a straight road. | G |
| Highways Authority: Wider Road Network | Low impact on Newton Road. | G |
| Town Council comments | | |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|--------------------------|--------------------------|---------------------------------|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 1.0-1.1 | Distance to School (km) | 0.1-0.2 (Leighfield Academy) | Distance to GP/ Health Centre (km) | 1.2-1.3 (Uppingham Surgery) |
| Distance to Train Station (km) | 10-15 (Corby; Oakham) | Distance to Bus Stop (m) | 900-1000 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.1-0.2 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage , electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: SHELAA UPP 07 has a gross site area of 0.31 hectares. It is currently a brownfield site with dwelling, farm buildings and land in situ. The site is being promoted for residential use. The site has an indicative capacity of 9 dwellings based on the calculation set out in the SHELAA methodology.

Part of the site is within the planned limits of development and the remainder adjoins the planned limits of development along two sides. The site is not subject to topographical constraints. The Landscape Sensitivity Study (June 2023), however the study assesses parcel UPP8 which surrounds the site and development edge overall medium landscape capacity a RAG rating of amber is applied to this area. However given the development is in keeping with the settlement form RAG rating should be green. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but a bat survey is required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade 3 agricultural land. The site is not located within 50m of designated heritage assets and it is not considered that there will be a significant impact on built heritage assets. There are no known archaeological remains on the site but there are within the vicinity of the site therefore further assessment will be required. However it is not considered at this stage that archaeological constraints will stop the development of the site. The Lead Flood Authority have been consulted and have raised no concerns about the site. The Highways Authority have identified that the access would be acceptable and that it

is considered that there will not be a significant impact on the wider road network. The Environmental Health Team have confirmed that contamination is likely due to the site being located near to a former landfill site. Therefore the relevant assessments will be required.

The site is located adjacent to the town of Uppingham. The site is considered to be in walking distance (within 800m) of the school but not the town centre or GP/Health Centre. The town centre and GP/Health Centre are both within 1.3km. The site is within 1000m of a bus stop and 15km of a train station.

There are no identified onsite constraints. Water resources constraints at Uppingham with particular concern with environmental water quality. Assume mains water supply, mains sewerage, electrical and gas supply are available. The site is identified by the promoter as being available in 1 to 5 years.

Conclusion: The site is adjacent the built up area of Uppingham. The site is promoted for residential development with an indicative capacity of 9 dwellings. There are no significant constraints that cannot be mitigated.

This site is considered suitable as a potential allocation with an indicative capacity of 9 dwellings.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review

SHELAA Reference: SHELAA UPP08 Site ID31

Site Address: Land north of Leicester Road, Uppingham

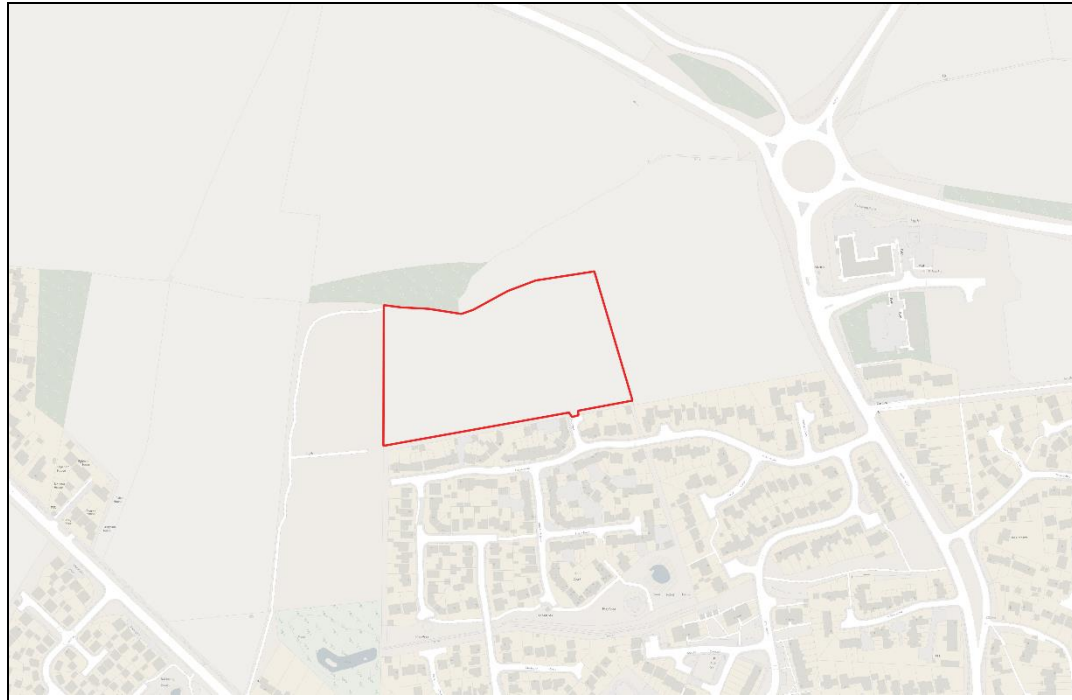


| |
|---|
| Parish: Uppingham |
| Gross Site Area (ha): 6.30 |
| Developable Site Area (ha): 3.78 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 163 |
| Additional Notes on Capacity: 2019/0524/OUT granted for 163 d |
| Currently Allocated: Yes UNP Site A; UNP Site B |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Developable. Site has planning permission as part of 2019/0524/OUT - for 163 no. dwellings, and has not been assessed |

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

SHELAA Reference: SHELAA UPP 11 Site ID30

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



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

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

| Brownfield / Greenfield | SSSI Impact Risk Zone | Local Wildlife Site | BAP Priority Habitat | Landscape Sensitivity | Conservation Area | Registered Park or Garden | Scheduled Monument | Listed Building |
|-------------------------|-----------------------|---------------------|----------------------|-----------------------|-------------------|---------------------------|--------------------|-----------------|
| R | G | G | G | A | G | G | G | G |

| Agricultural Land Quality | Fluvial Flood Risk | Surface Water Flood Risk | Groundwater Source Protection Zone | Loss of Open Space | Minerals Safeguarding Area | Loss of Employment Site | Tree Preservation Order | Logical extension to Settlement |
|---------------------------|--------------------|--------------------------|------------------------------------|--------------------|----------------------------|-------------------------|-------------------------|---------------------------------|
| R | G | G | G | G | G | G | G | A |

| Consideration of Suitability following technical consultation | |
|---|---|
| Initial Highway Officer Comments | A combined approach needs to be taken for the sites north of Uppingham. This development could be served through the land east of the site joining Ayston Road. Additional highway improvements and contributions could be collected. The access through Firs Avenue may be acceptable, if the spur road north of Firs Avenue is a minimum of 5.5m wide. |
| Relationship to Settlement Comments | Site connected to existing built form along the southern boundary only with allotments to the west. Directly to the west of the allotments is the Neighbourhood Plan Allocation SHELAA/UPP/08. |
| Topography | The site is within zone 4 of the landscape study. Flat ridge running west – east with steep sided valley. |
| Green Infrastructure | No loss or impact. |
| Important Open Space | Not designated. |
| Rights of Way | None. |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. |
| Local Ecology Designations | Arable, hedges, very good species-rich grassland habitat to south west and south east, 2 veteran trees (cLWS) in south east boundary. Surveys required include badger and Great Crested Newts of nearby ponds (known population within 200m). Mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain veteran trees with buffer zones; 10m buffers alongside SW/SE boundaries to spp-rich grassland. Other mitigation pending surveys; including for GC. |
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 1 or 2. |

| | | |
|--|--|---|
| Heritage | No designated heritage assets on site. 400m from Uppingham Castle Scheduled Monument. Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. No significant impact likely. | G |
| Archaeology | Known archaeological remains on site include fieldwalking has produced varying range & quantity of finds: Lower/Middle Palaeolithic hand axe, 7 Palaeolithic flints, Mesolithic/ Neolithic/ Bronze Age flints, Roman, Saxon and medieval pottery and a concentration of iron slag. (metalworking site). Known archaeological remains within vicinity include Pit alignment and double ditch in neighbouring NW and NE fields, lithic and medieval scatter to south, Iron Age pits and ditches to SE and Uppingham Castle site 300m to west. Possible setting issues for Uppingham Castle, Fieldwalking has produced a quantity of prehistoric material and some suggestion of later activity. Cropmark evidence suggests activity in surrounding landscape. | A |
| Landscape | The Landscape Sensitivity Study (June 2023) assesses parcel UPP2 overall medium landscape capacity a RAG rating of amber is applied. The sensitivity of this area lies in its location within the Undulating Mixed Farmlands LCA, characterised by its rolling landform of ridges and valleys, that is important to the setting of the town in the landscape and the character of Uppingham at the gateway into the town from the north. The mature broadleaf tree belt within the lower lying minor valley along the northern boundary provides a natural landscape feature that is sensitive to development. The study parcel may be able to accommodate development on the higher, flatter ground, of similar pattern and scale to that adjoining it to the south, and as a continuation of the established settlement pattern of built and allocated housing to the west. Development on the eastern part of the study parcel, in front of single storey bungalows, would be more visually intrusive than development on the western side of the study parcel due to the screening and softening effect of surrounding vegetation. Where housing would create a new exposed edge to development in foreground views, mitigation planting could be important in time in reducing its impact and in creating a positive image of the town on the approach from the north, protecting and where possible enhancing its relationship with the countryside. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 8 and 6 especially if combined. Assessment and mitigation if required | A |
| Highways Authority: Access | Good access and good visibility in both directions. Look to join access with 04, 06 and 09 Access to site from Leicester Road. | G |
| Highways Authority: Wider Road Network | Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road. | A |

| | | |
|-----------------------|---|--|
| Town Council comments | <p>The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041</p> <p>These allocations were made following a call for sites and a detailed site assessment using established good practice</p> <p>In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP</p> <p>If, in the future, new sites are required then any future allocations should be left to the next review of the UNP.</p> | |
|-----------------------|---|--|

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|--------------------------|--------------------------|--|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.7-0.8 | Distance to School (km) | 0.6-0.7 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 1.0-1.1 (Uppingham Surgery) |
| Distance to Train Station (km) | 10-15 (Corby; Oakham) | Distance to Bus Stop (m) | 400-500 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.3 – 0.4 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|--|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage , electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|--|

Planning Officer Comments & Conclusion

Comments: SHELAA UPP11 has a gross site area of 2.63 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential use. The site has an indicative capacity of 63 dwellings based on the calculation set out in the SHELAA methodology.

The site adjoins the planned limits of development along one side. There is a flat ridge running west to east with steep sided valley. Therefore, an amber RAG rating is applied to topographical constraints. The Landscape Sensitivity Study (June 2023) assesses parcel UPP2 overall medium landscape capacity a RAG rating of amber is applied. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but a badger and Great Crested Newt surveys are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade 1 or 2 agricultural land. The site is not located within 50m of designated heritage assets however the site is located within 400m of Uppingham Castle Scheduled Monument. Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. No significant impact likely. There are known archaeological remains on the site and within the vicinity of the site therefore further assessment will be required. The Lead Flood Authority have been consulted and have raised no concerns about the site.

The Highways Authority have identified that the access would be acceptable and that it is considered that there will not be a significant impact on the wider road network. However cumulative impact with other nearby sites may mean mitigation is required along Leicester Road and at the junction with Ayston Road. The Environmental Health Team have confirmed that contamination is unlikely however air quality will need to be assessed due to the location of the site adjacent to main roads.

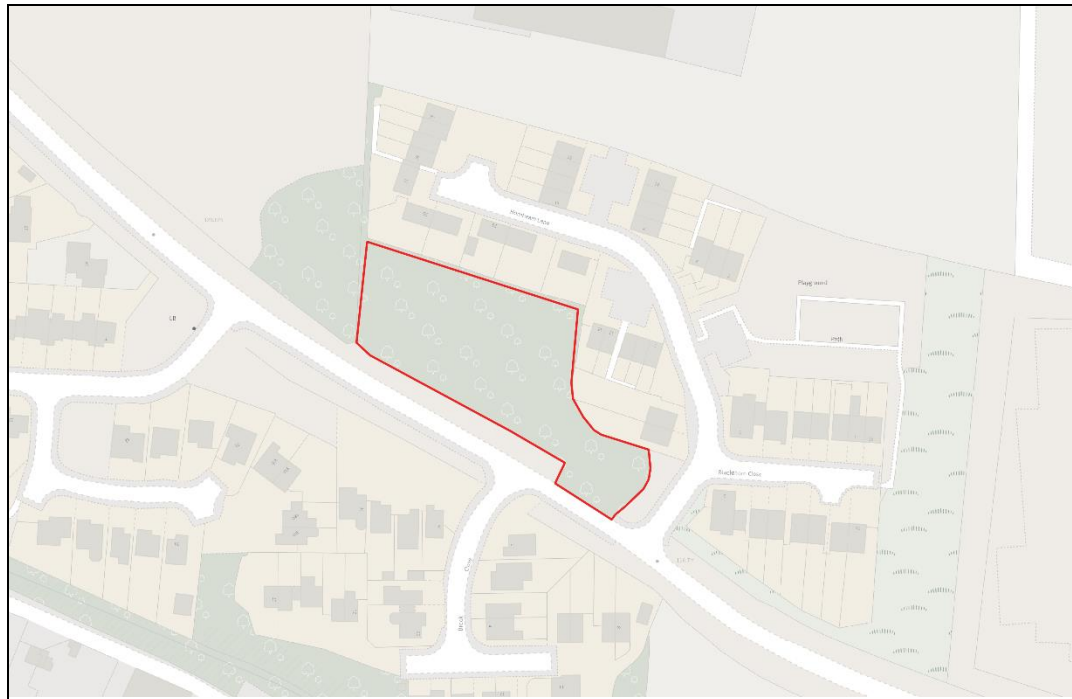
The site is located adjacent to the town of Uppingham. The site is considered to be in walking distance (within 800m) of the town centre and school but not the GP/Health Centre. The GP/Health Centre is within 1.1km. The site is within 500m of a bus stop and 15km of a train station. There are no identified onsite constraints. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical & gas supply are available.

The site is identified by the promoter as being available in 1 to 5 years.

Conclusion: The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 63 dwellings. There are significant constraints in terms of the loss of Grade 1 and 2 agricultural land this classification of the best quality agricultural land. The site is in a medium landscape sensitivity area and is within close proximity to a Local Wildlife Site. Therefore, this site is considered not suitable for allocation when considered against other sites within and adjacent to Uppingham.

On this basis, this site is not considered suitable for allocation.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review



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|--|
| Parish: Uppingham |
| Gross Site Area (ha): 0.33 |
| Developable Site Area (ha): 0.32 |
| Brownfield/ Greenfield Status: Mixed |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 10 |
| Additional Notes on Capacity: None |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Deliverable |

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Marginal achievability |
|------------------------|-------------|----------------------|-----------|-----------------------|------------------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | |
|---|--|
| Initial Highway Officer Comments | Good access and good visibility in both directions. |
| Relationship to Settlement Comments | Bounds new residential development to the south east boundary and existing built form to the north eastern boundary. Considered well connected to settlement on this basis. |
| Topography | Relatively flat. A |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G |
| Local Ecology Designations | Not assessed. A |

| | | |
|--|--|---|
| Tree Preservation Orders | Tree Preservation Orders on or adjacent the site. | A |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 1 or 2. | R |
| Heritage | Not Assessed. | A |
| Archaeology | Not assessed. | A |
| Landscape | The Landscape Sensitivity Study (June 2023) assesses parcel UPP6 - The sensitivity of this area lies in its function of providing a positive edge to the town and a soft transition between the town and the Undulating Mixed Farmlands LCA around Boundary Farm and beyond. Well-designed housing could probably be accommodated on the western playing fields, which have a suburban character, where impact on the setting of the Conservation Area is taken into consideration. Development should respect the form and character of the town in this location, without affecting the relationship of the settlement edge and the countryside, including important views out. Development around Boundary Farm would have some consistency with settlement pattern on flatter, higher ground, but would be isolated from the town especially if the playing fields remain undeveloped. Medium impact is applied as some development could be accommodated. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Not assessed. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Not assessed. | A |
| Highways Authority: Access | Good access and good visibility in both directions. Access to site from Leicester Road. | G |
| Highways Authority: Wider Road Network | Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road. | A |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 | |

| | | |
|--|--|--|
| | <p>These allocations were made following a call for sites and a detailed site assessment using established good practice. In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP. If, in the future, new sites are required then any future allocations should be left to the next review of the UNP.</p> | |
|--|--|--|

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|--------------------------|--------------------------|---------|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.9-1.0 | Distance to School (km) | 1.1-1.2 | Distance to GP/ Health Centre (km) | 1.2-1.3 (Uppingham Surgery) |
| Distance to Train Station (km) | 10-15 (Oakham; Corby) | Distance to Bus Stop (m) | 0-50 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.2-0.3 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|------------------|----------------------------|---|
| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical supply are available. Gas supply not known. |
|---|------------------|----------------------------|---|

Planning Officer Comments & Conclusion

Comments: SHELAA UPP13 is a small site with a gross site area of 0.3 hectares. The site is being promoted for mixed use. The site has an indicative capacity of 10 dwellings following the calculation set out in the SHELAA methodology.

Part of the site adjoins the planned limits of development along one boundary. The Landscape Sensitivity Study (June 2023) assesses parcel UPP6 overall medium landscape capacity a RAG rating of amber is applied. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but surveys including badger and Great Crested Newts are required to identify any possible impacts on local wildlife. There are protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade 1 or 2 Agricultural Land.

The site is located adjacent to the town of Uppingham. The site is not considered to be in walking distance of the town centre, school or GP/Health Centre. The town centre, school and GP/Health Centre are all within 1.3km. The site is within 50m of a bus stop and 15km of a train station. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical & gas supply are available.

The site is identified by the promoter as being available immediately.

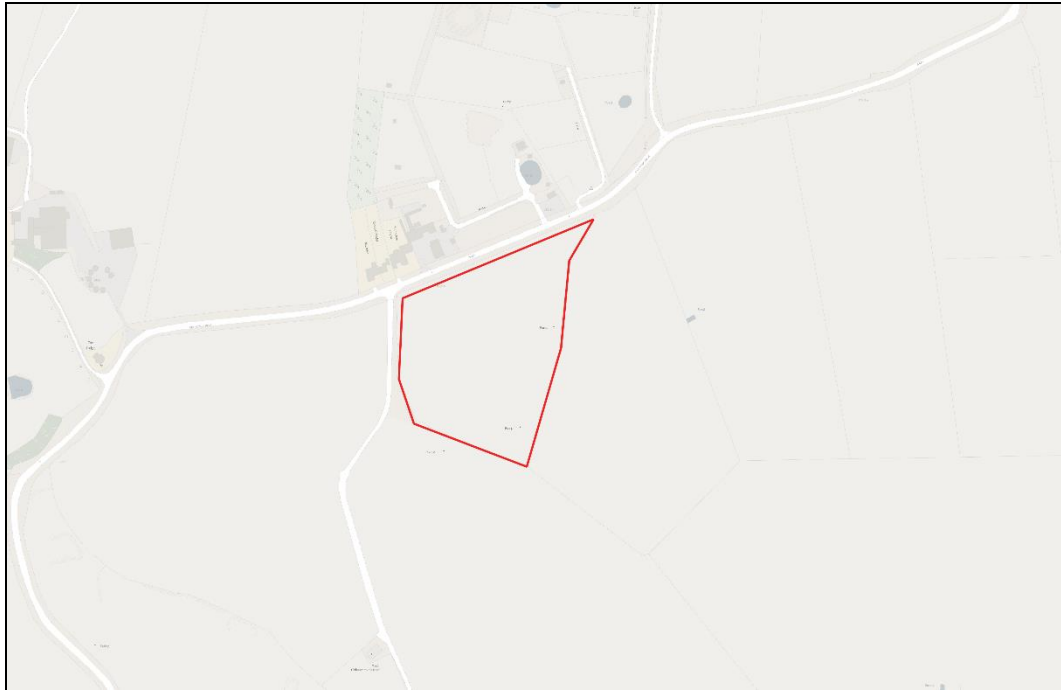
Conclusion: The site is adjacent the built up area of Uppingham. The site is promoted for residential use with an indicative capacity of 10 dwellings. There are significant constraints; the loss of Grade 1 and 2 agricultural land (the best quality agricultural land) means that this site is not appropriate for allocation. Therefore, this site is considered not suitable for allocation due to the consideration of these specific constraints, when there are less constrained other sites within and adjacent to Uppingham.

On this basis, this site is not considered suitable for allocation.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review

SHELAA Reference: SHELAA UPP14 Site ID19

Site Address: Stockerston Road, Uppingham,



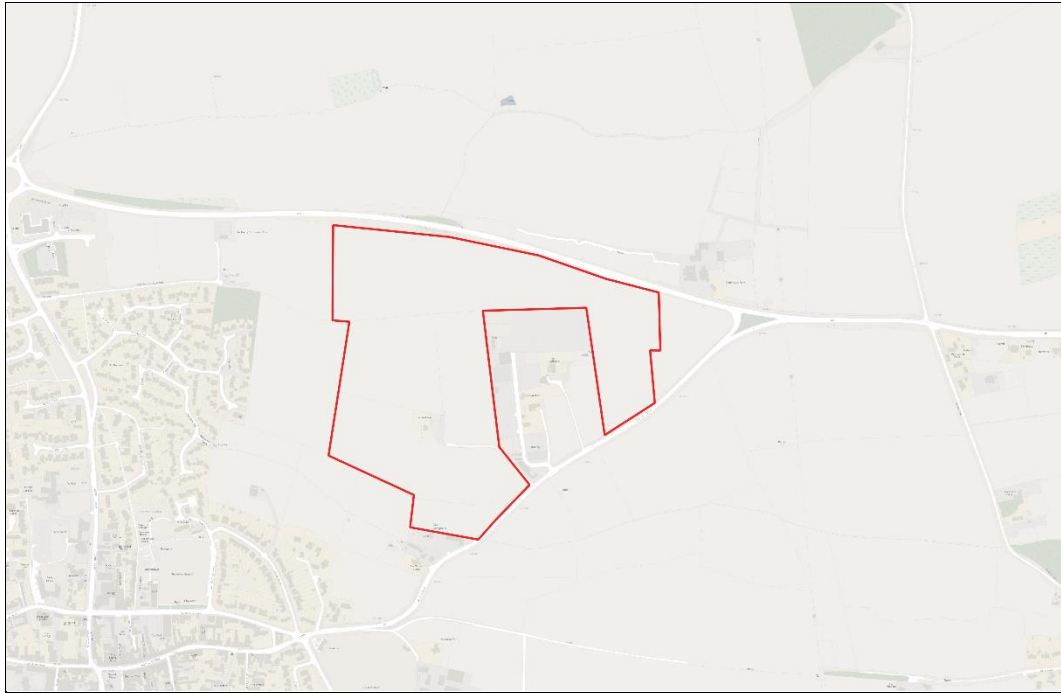
| |
|--|
| Parish: Uppingham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: |
| Additional Notes on Capacity: |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Site not adjacent to PLD, not passed stage 2 |

| | | | | | |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Not deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|

SHELAA Reference: SHELAA UPP15

Site ID73

Site Address: Launde Farm, Glaston Road, Uppingham



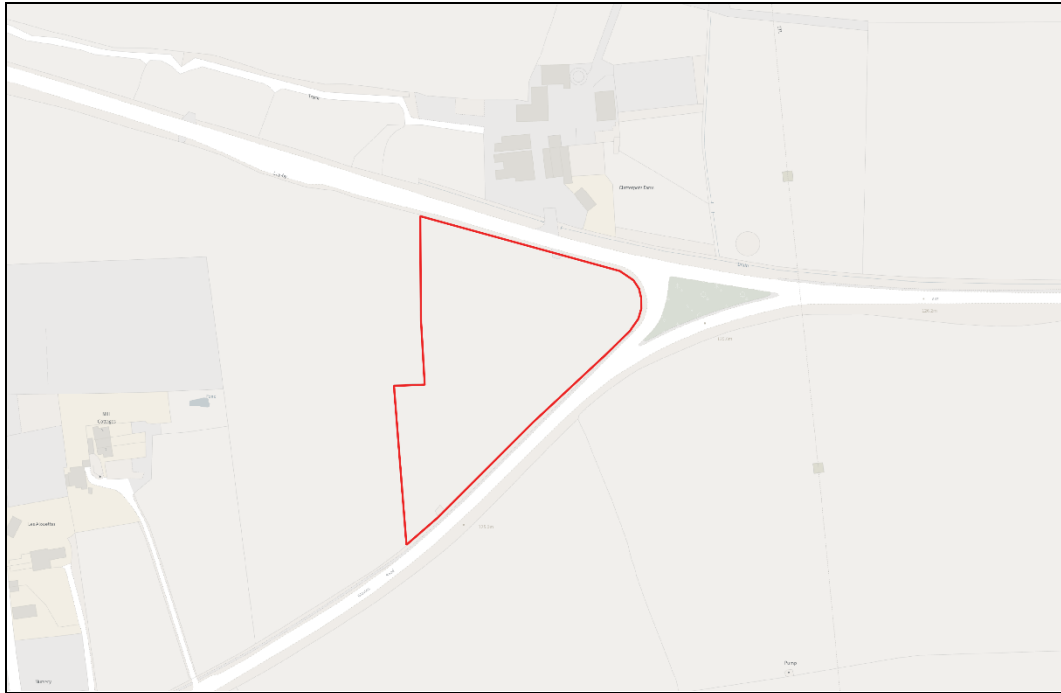
| |
|--|
| Parish: Uppingham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: |
| Additional Notes on Capacity: |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Site not adjacent to PLD, not passed stage 2 |

| | | | | | |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Not deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|

SHELAA Reference: SHELAA UPP16

Site ID277

Site Address: Land at Junction of A4 and Glaston Road, Uppingham

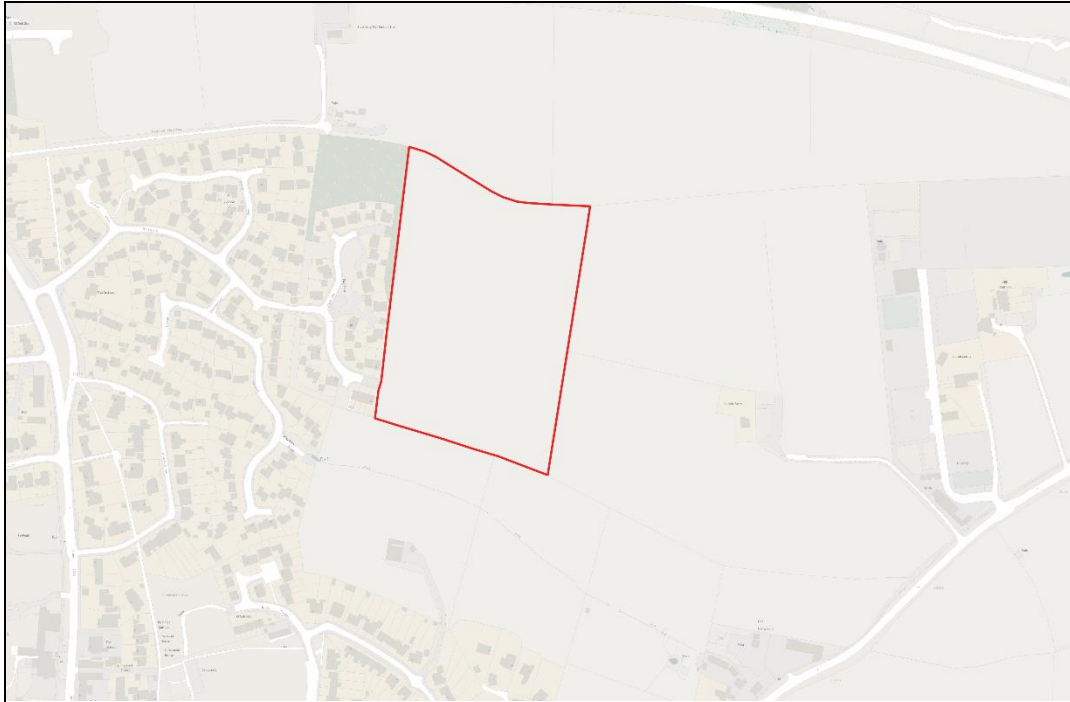


| |
|--|
| Parish: Uppingham |
| Gross Site Area (ha): |
| Developable Site Area (ha): |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: |
| Additional Notes on Capacity: |
| Currently Allocated: No |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Site not adjacent to PLD, not passed stage 2 |

| | | | | | |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Not deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-----------------|----------------------|-----------|-----------------------|------------|

SHELAA Reference: SHELAA UPP17 Site ID59

Site Address: Land off the Beeches, Uppingham



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

| | | | | | |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | |
|---|---|
| Initial Highway Officer Comments | Access through the Beeches is suitable to take additional traffic. The road is wide with good pedestrian access throughout. |
| Relationship to Settlement Comments | Appears well connected to existing settlement creating a natural extension to the existing residential estate to the west. To the south there is built form which protrudes further east along The Quadrant. Contains the site SHELAA/UPP/01. |
| Topography | The site is characterised as gently sloping. A |
| Green Infrastructure | No loss or impact. G |
| Important Open Space | Not designated. G |
| Rights of Way | None. G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G |
| Local Ecology Designations | Arable, hedgerows. Surveys required include badger. Retain hedges with 5m buffer zone of natural vegetation; other mitigation pending survey. A |

| | | |
|--|--|---|
| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | The entire site is identified as being on land classified as Grade 1 or 2. | R |
| Heritage | Site not within 50m of Built Heritage Asset. No significant impact likely. | G |
| Archaeology | No known archaeological remains on site. Known archaeological remains within vicinity include negative evaluation to immediate west. Flint scatter to immediate north. Large site area. | A |
| Landscape | The sensitivity of this study parcel lies in its relatively exposed location on the eastern edge of the town, occupying a shallow, broad ridge of relatively flat open land. However, the study parcel's weak rural sense of place provides an almost suburban, settlement edge character. Development would be a continuation of settlement pattern that has seen the growth of Uppingham to the north and east predominantly on the higher, flatter land and avoiding the steeper valley slopes. Development within the parcel would break the skyline but in time mitigation planting should help create a similar filtered settlement edge as existing. Overall medium sensitivity to development. | A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Contamination unlikely. Unlikely detrimental effect. | G |
| Highways Authority: Access | Access through the Beeches is suitable to take additional traffic. The road is wide with good pedestrian access throughout. | G |
| Highways Authority: Wider Road Network | Impact on wider network minimal. | G |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |

Accessibility RAG Rating

| | | | | | |
|---------------------------------------|--------------------------|--------------------------|--|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.7-0.8 | Distance to School (km) | 1.1-1.2 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 1.0-1.1 (Uppingham Surgery) |
| Distance to Train Station (km) | 10-15 (Corby; Oakham) | Distance to Bus Stop (m) | 600-700 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.3 – 0.4 | | | | |

Infrastructure and On-Site Constraints RAG Rating

| | | | |
|---|---|----------------------------|---|
| On site constraints (e.g. electricity pylons and pipelines) | No electricity pylons or pipelines on the site. | Infrastructure Constraints | School capacity needs to be assessed further. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states that services are available, unsure of broadband. |
|---|---|----------------------------|---|

Planning Officer Comments & Conclusion

Comments: SHELAA UPP17 has a gross site area of 4.12 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential use. The site has an indicative capacity of 74 dwellings based on the calculation set out in the SHELAA methodology.

The site adjoins the planned limits of development along one side. The site is identified as being gently sloping therefore an amber RAG rating is applied to topographical constraints. Following consultation with a Landscape Architect, it is confirmed that the landscape sensitivity RAG rating should be amber and medium overall sensitivity. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but a badger survey is required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade 1 or 2 agricultural land. The site is not located within 50m of designated heritage assets. No significant impact on built heritage assets is likely. There are no known archaeological remains on the site but there are within the vicinity of the site therefore further assessment will be required. However it is not considered at this stage that archaeological constraints will prevent development of the site.

The Lead Flood Authority have raised no concerns about the site. The Highways Authority have identified that the access would be acceptable and that it is considered that there will not be a significant impact on the wider road network. The Environmental Health Team have confirmed that contamination is unlikely.

The site is located adjacent to the town of Uppingham. The site is considered to be in walking distance (within 800m) of the town centre but not the school or GP/Health Centre. The school and GP/Health Centre are both within 1.2km. The site is within 700m of a bus stop and 15km of a train station.

The site is identified by the promoter as being available in 1 to 5 years.

Conclusion: The site is adjacent the built up area of Uppingham and would have a medium impact on landscape sensitivity. The site is promoted for residential use with an indicative capacity of 74 dwellings. The loss of Grade 1 and 2 agricultural land is a considerable constraint to development. Therefore, this site is not considered suitable for allocation.

Site is not considered suitable for allocation

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review



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| Parish: Uppingham |
| Gross Site Area (ha): 0.6 |
| Developable Site Area (ha): 0.6 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Mixed – promoted as a care home, assessed for employment land only |
| Further detail where mixed or other use promoted: Care Home submitted for consideration. |
| Indicative Capacity: 0.6 hectares |
| Additional Notes on Capacity: The site submission identifies a range of mixed uses including a care home proposal. However as this is an existing employment land allocation and there are no other sites promoted for employment land in Uppingham, the site is assessed for employment land only. |
| Currently Allocated: Yes Uppingham Neighbourhood Plan |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Developable. |

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|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Developable | Availability Status: | Available | Achievability Status: | Achievable |
|------------------------|-------------|----------------------|-----------|-----------------------|------------|

RAG Rating – Based on initial GIS constraint check completed only

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

| Consideration of Suitability following technical consultation | | |
|---|---|---|
| Initial Highway Officer Comments | Access via Northgate could be acceptable. | |
| Relationship to Settlement Comments | Bounds existing development boundary but does protrude further east. | |
| Topography | Part of broad ridge of gently sloping open arable farm land. | A |
| Green Infrastructure | No loss or impact. | G |
| Important Open Space | Not designated. | G |
| Rights of Way | Public right of way not identified. | G |
| National Ecology Designations | The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. | G |
| Local Ecology Designations | Each site has been checked against our Site Alert Layers. The Site Alert Layers include International and National Statutory Sites (SSSI, SPA), Local Wildlife Sites (notified, candidate and potential, plus historic sites that have not been resurveyed recently), Great Crested Newt breeding ponds, Bat Roosts, Badger Setts, Swift nest-sites and watercourses with records for Water Voles. Full species records searches have not been completed for each site. Recent aerial photographs have also been used to check for evidence or possibility of local and national BAP habitats, including potential species-rich grasslands (including ridge and furrow), woodland, hedgerows, wetlands and water courses. All sites will also need to be screened against the Biodiversity Net Gain criteria, with supporting documents (including the BNG metric) submitted with the planning application. Specific BNG comments have not been made in this assessment as they will be dependent on development type and scale. Site Specific: Badger surveys will be required. If present mitigation will be required upfront with the planning application. A habitat survey of the site will be required to establish the presence (or otherwise) of any important habitats on site. The existing hedgerows and mature trees should be retained and buffered from the development. Further details on the scope of surveys can be found on our website at https://www.leicestershire.gov.uk/environment-and-planning/planning/biodiversity/planning-and-biodiversity Summary: Ok subject to surveys and mitigation. BNG required. Kirsty Gamble Senior Records Officer Leicestershire and Rutland Environmental Records Centre Leicestershire County Council (Ecology) | A |

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| Tree Preservation Orders | No Tree Preservation Orders on or adjacent the site. | G |
| Agricultural Land Classification | Part of the site is identified as being on land classified as Grade 1 or 2. | R |
| Heritage | I have no Heritage or Built conservation objection or comments to make on the employment sites that have no identified heritage constraints and are outside of the historic environment. The no objection raised is notwithstanding any below ground Heritage comments. | G |
| Archaeology | "Known Archaeological Remains within vicinity MLE number" "Fieldwalking Medieval and post-medieval pottery from E. of site (21692) & prehistoric (21693) 100m S. possible Iron Age site identified from Geophys Fieldwalking scatters of flint (21020) & Medieval and post-medieval pottery (21021) to W. of site Iron Age/Roman site c.200m to N. (9907)" Good sized area likely to require appropriate mitigation secured by condition upon any future planning permission. Fieldwalking in surrounding fields suggest likelihood of archaeological remains. Medium Risk - A known or anticipated significant archaeological potential of local or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk based and appropriate field assessment recommended. | A |
| Landscape | Site has not been assessed as part of the landscape sensitivity study (June 2023) as it lies within the PLD and is currently allocated in the Neighbourhood Plan. | N/A |
| Lead Flood Authority Flood Risk | None identified. | G |
| Environmental Health & Contamination | Existing employment in this area. Potential amenity issues for sensitive development such as housing in this area. Noise survey & mitigation through design. Air quality assessment required, possible mitigation. | A |
| Highways Authority: Access | Not assessed, although no impact likely. | G |
| Highways Authority: Wider Road Network | Low impact given recent improvements in vicinity of Northgate/Ayston road junction. | G |
| Town Council comments | The emerging refreshed UNP proposes to allocate more than enough sites to meet the identified needs of the Town for the plan period which now corresponds to the new Local Plan period of 2022-2041 These allocations were made following a call for sites and a detailed site assessment using established good practice | |

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| | In the light of this the new Local Plan should respect the UNP assessments and allocations and should not propose further sites for housing development in Uppingham beyond those currently proposed in the UNP If, in the future, new sites are required then any future allocations should be left to the next review of the UNP. | |
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Accessibility RAG Rating

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|---------------------------------------|------------------|--------------------------|--|------------------------------------|--------------------------------|
| Distance to Town or Local Centre (km) | 0.8-0.9 | Distance to School (km) | 1.0-1.1 (Uppingham C of E Primary School) | Distance to GP/ Health Centre (km) | 1.1-1.2 (Uppingham Surgery) |
| Distance to Train Station (km) | 9-10 (Oakham) | Distance to Bus Stop (m) | 300-400 | Distance to Cycle Route (km) | 10-15 |
| Distance to Public Right of Way (km) | 0.0-0.05 | | | | |

Infrastructure and On-Site Constraints RAG Rating

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| On site constraints (e.g. electricity pylons and pipelines) | None identified. | Infrastructure Constraints | School capacity needs assessing. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage , electrical supply are available. Gas supply not known. |
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Planning Officer Comments & Conclusion

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| <p>Comments: UPP18 is currently a greenfield site in agricultural use. The site submission identifies a range of mixed uses including a proposal for a care home, the site is allocated for employment in the Uppingham Neighbourhood Plan.</p> <p>The site is identified as gently sloping and therefore has an amber RAG rating for topographical constraints. Site has not been assessed as part of the landscape sensitivity study (June 2023) as it lies within the PLD and is currently allocated. The development of the site would result in the loss of land allocated for employment land. There are no likely adverse impacts on national ecological designations but surveys including badger and hedgerow are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on or adjacent the site. The site is</p> |
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identified as being on Grade 1 or 2 Agricultural Land. The site is not located within 50m of designated heritage assets and it is not considered that there will be significant impacts on built heritage assets. There are no known archaeological remains on the site but there are no known archaeological remains within the vicinity, therefore further assessment will be required.

The site is located adjacent to the town of Uppingham. The site is currently allocated for employment uses in the Uppingham Neighbourhood Plan. The site is not considered to be in walking distance of the town centre, school or GP/Health Centre. The town centre, school and GP/Health Centre are all within 1.2km. The site is within 400m of a bus stop and 10km of a train station. There are no identified onsite constraints. Water resources constraints at Uppingham with particular concern with environmental water quality. Site submission states mains water supply, mains sewerage, electrical supply are available. Gas supply not known.

The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Uppingham. The site whilst promoted for a care home/residential uses the site has been assessed as entirely for employment land with an indicative capacity of 0.3 hectares. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for an employment allocation in the wider context of the Northway's employment allocation.

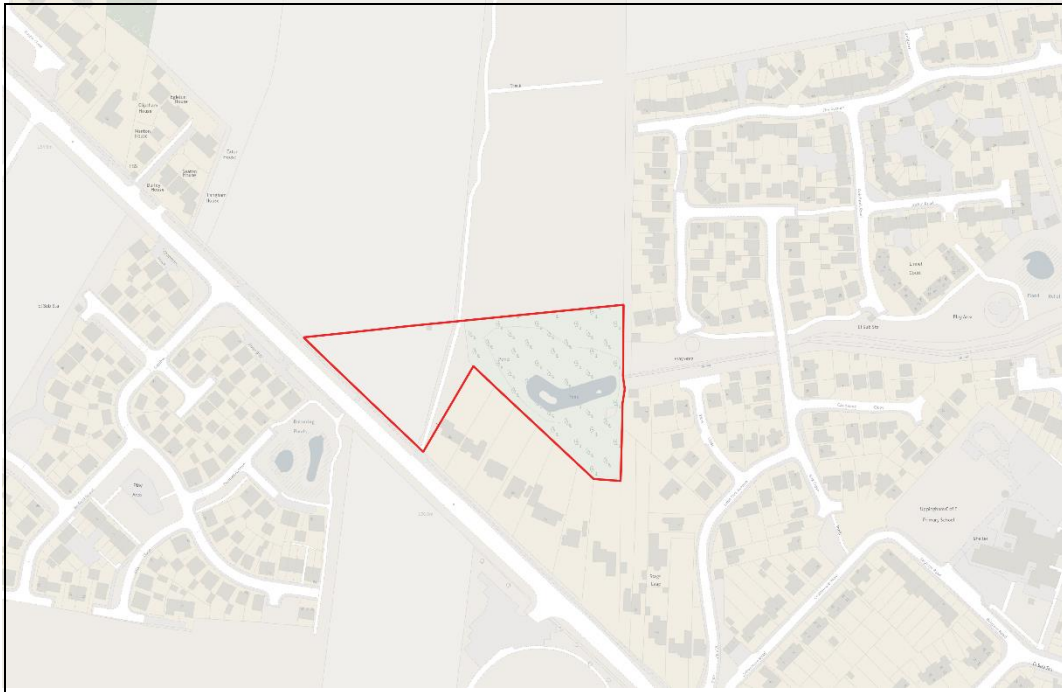
This site is considered suitable for an employment allocation.

Note : Allocations will be made through the Uppingham Neighbourhood Plan Review

SHELAA Reference: SHELAA UPP19

Site ID3636

Site Address: Land at Leicester Road, Uppingham



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| Parish: Uppingham |
| Gross Site Area (ha): 6.30 |
| Developable Site Area (ha): 3.78 |
| Brownfield/ Greenfield Status: Greenfield |
| Current Use: Agriculture |
| Use Promoted: Residential |
| Further detail where mixed or other use promoted: Not applicable |
| Indicative Capacity: 163 |
| Additional Notes on Capacity: Part of 2019/0524/OUT granted for 163 dwellings. |
| Currently Allocated: Yes UNP Site A; UNP Site B |
| Earliest point site is available: Immediately |
| Overall Deliverability Status: Developable. Site has planning permission as part of 2019/0524/OUT - for 163 no. dwellings, not assessed |

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|------------------------|-------------|----------------------|-----------|-----------------------|------------|
| Deliverability Status: | Deliverable | Availability Status: | Available | Achievability Status: | Achievable |
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