

Site Allocations Assessment: Appendix C: Larger Villages

Sites Assessed	Site Address	Outcome of Assessment	Indicative Capacity for suitable sites only
BARROWDEN			
BAR02	7 Wakerley Rd	Unsuitable for allocation	
BAR04	Land S of Back Lane, Barrowden	Unsuitable for allocation	
BRAUNSTON IN RUTLAND			
BRA01	Land N of Brooke Rd, Braunston	Unsuitable for allocation	
BRA04	Land to rear of 10 Church Street/land off Oakham Road, Braunston	Unsuitable for allocation	
COTTESMORE			
COT01	Land off Main Street, Cottesmore	Suitable for allocation as a residential site	8 dwellings
COT03	Land off Rogues La, Cottesmore (Site 1)	Unsuitable for allocation	
COT04	Land off Rogues La, Cottesmore (Site 2)	Site not adjacent to PLD, not passed stage 2	
COT05	Manor Farmyard, Main St, Cottesmore	Unsuitable for allocation	
COT07	land at Railway Sidings, Burley Road, Cottesmore	Site not adjacent to PLD, not passed stage 2	
COT12	Land off Harrier Close, Cottesmore	Site not adjacent to PLD, not passed stage 2	
COT13	Land north of Mill Lane, Cottesmore	Unsuitable for allocation	
COT14	Easson Garage, Cottesmore	Suitable for allocation as a residential site	4 dwellings
COT15	Land north of Mill Lane, Cottesmore	Suitable for a potential allocation as a residential	90 dwellings
EDITH WESTON			
EDI03	Officer's Mess, Manton Road, Edith Weston	Suitable for allocation as a residential site	90 dwellings
EDI05	Ash Tree stables Manton Road Edith Weston	Site is not adjacent to a village with PLD, not passed stage 2.	
EDI06	Land N of Pennine Drive	Suitable for allocation as a residential site	84 Dwellings
EDI07	Land N of Pennine Drive	Unsuitable for allocation	
EDI08	Rutland Water Campsite, Edith Weston	Site proposed for leisure uses – not assessed	
EDI09	Normanton Rd, Edith Weston	Unsuitable for allocation	

EDI10	Paddock off Weston and Gibbet La, Edith Weston	Unsuitable for allocation	
EMPINGHAM			
EMP01	Adjacent 17 Whitwell Rd North Empingham	Unsuitable for allocation	
EMP02	Main St, Empingham	Suitable for allocation as a residential site	6 dwellings
EMP03	Land off Whitwell Road, Empingham	Suitable for a potential allocation as a residential site	40 dwellings
EMP04	Land at Exton Rd, Empingham	Site has a Scheduled Monument on site, not passed stage 2.	
EMP06	Land at Highfields Farm	Site is not adjacent to PLD, not passed stage 2	
ESSENDINE			
ESS01	Land to rear of Essendine Rd	Site cannot be accessed, not passed stage 2..	
ESS02	Land at Manor Farm La, Essendine	Unsuitable for allocation	
ESS04	Land at Manor Farm La, Essendine	Site has a Scheduled Monument on site, not passed stage 2.	
ESS05	Land at Manor Farm Lane, Essendine (site 2)	Suitable for allocation as a residential site	39 dwellings
EXTON			
EXT03	Land E of Stamford Rd, Exton	Suitable for allocation as a residential site	9 dwellings
EXT04	Land at The Workshops, Exton	Suitable for allocation as a residential site	15 dwellings
EXT05	Land at Home Farm, Exton	allocated for employment development	
EXT08	Barnsdale Car Park, Exton	Site is not adjacent to a village with PLD, not passed stage 2.	
GREAT CASTERTON			
GRT01	Land off Old Great North Rd	Unsuitable for allocation	
GRT03	Land off Pickworth Road, Great Casterton	Unsuitable for allocation	
GRT04	Land to the N of College Cl, Great Casterton	Unsuitable for allocation	
GRT05	Casterton College, Rutland	Site is not adjacent to a village with PLD, not passed stage 2.	
GRT06	Roman View	Site is not adjacent to a village with PLD, not passed stage 2.	
GREETHAM			

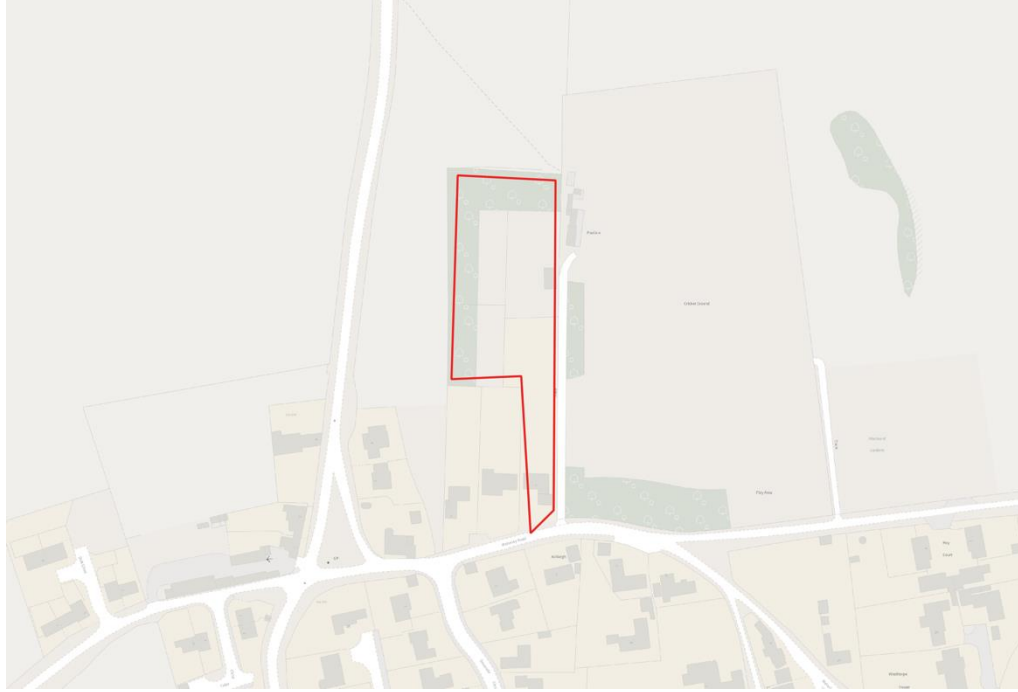
GRE01	Former Phase 1 of Greetham Quarry	Site has planning permission – not assessed	
GRE02	Land south of Oakham Road, Greetham	Suitable for allocation as a residential site	28 dwellings
GRT07	Workshop site, Stretton Rd, Greetham	Unsuitable for allocation	
GRE10	Land North of Bridge Lane	Site cannot be accessed, not passed stage 2.	
GRE11	Greetham Quarry	Site is not adjacent to a village with PLD, not passed stage 2 screening.	
GRE12	Paddock to the rear of 8 Bridge Lane Greetham	Unsuitable for allocation	
GRE13	Land south east of Stretton Lane	Site is not adjacent to a village with PLD, not passed stage 2 screening.	
KETTON			
KET01	Land South of Luffenham Road	Site is not adjacent to a village with PLD, not passed stage 2 screening.	
KET03	Land at Bartles Hollow, Ketton	Site has planning permission for 75 dwellings, not assessed	
KET05 (and KET24 & KET25)	Ketton Disused Quarry Barrowden Rd	Site is a Local Wildlife Site – Geeston Quarry. has not passed stage 2	
KET09	Land S of Empingham Rd	Unsuitable for allocation	
KET10	Northern Extension to Ketton Quarry	Unsuitable for allocation	
KET11	Land at Manor Green	Unsuitable for allocation	
KET13	Luffenham Rd, Ketton	Unsuitable for allocation	
KET14	Land NE of Pit La, N of Forest Park Industrial Estate	Not assessed employment allocation.	
KET15	Land NE of Pit Lane- E of Chater Business Estate	Not assessed employment allocation.	
KET16	Land W of Steadfold La, Ketton, Stamford	Site promoted for employment uses only. Site not assessed.	
KET17	Paddock Adj off Steadfold La Ketton, adjacent to Stamford Rd	Site promoted for employment uses only. Site not assessed	
KET18	Field east of Long Barn Mews	Unsuitable for allocation	
KET19	Land to the rear of Park Farmhouse, 5 Luffenham Road	Unsuitable for allocation	
KET20	Geeston Road Development	Unsuitable for allocation	
KET22	Ketton Library	Site not available not assessed	
KET26	Land at Pit Lane, Ketton	Site promoted for employment uses only.	

LANGHAM			
LAN07	Land at Burley Road, Langham	Site is not adjacent to a village with a PLD, site has not passed stage 2.	
LAN12	Land on the east side of Ashwell Road, Langham	Flood zone 3 on large part of site. Site is not adjacent to a village with a PLD, site has not passed stage 2 and not been assessed	
LAN13	Land on N side of Cold Overton Rd, Langham	Site has planning permission 2021/1423/MAO for 50 dwellings.	
LAN14	Land E of Melton Rd and N of Manor Lane	Unsuitable for allocation	
LAN15	Land on Melton Rd, Langham	Site is not adjacent to a village with a PLD, site has not passed stage 2.	
LAN16	Land at Westmoor Farm,	Site is not adjacent to a village with a PLD and lies wholly within Flood zone 3. Site has not passed stage 2 and not been assessed in detail.	
LAN17	Land off (south side of) Manor Lane, Langham	Site is identified as Important Open Space. Site has not passed stage 2 and a full assessment has not been undertaken	
MANTON			
MAN03	Manton, St Mary's Rd, Paddock	Unsuitable for allocation	
MAN04	Land Adj to Cemetery Cemetery Lane Manton Rutland	Suitable for allocation as a residential site	10 dwellings
MAN05	Lyndon Rd, Manton	Unsuitable for allocation	
MAN06	The Stables - Land E of Cemetery La, Manton	Unsuitable for allocation	
MARKET OVERTON			
MAR01	Land off Thistleton Rd Market Overton	Unsuitable for allocation	
MAR04	Land at Main St, Market Overton	Suitable for allocation as a residential site	20 dwellings
MAR05	Former Play Area, Market Overton	Unsuitable for allocation	
MAR06	Land S of Main Street	Unsuitable for allocation	
MAR07	Land N of Pinfold Lane	Unsuitable for allocation	
MAR08	Land South of Pinfold La, Market Overton	Unsuitable for allocation	
MAR09	Land at Main St, Market Overton	?	
NORTH LUFFENHAM			

NOR06	Settings Farm	Unsuitable for allocation	
NOR03	Land S of Glebe Rd, N Luffenham	Suitable for allocation as a residential site	10 dwellings
RYHALL			
RYH14	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Site has planning permission?	
RYH06	Land between Meadow Lane and Belmesthorpe Road, Ryhall	Suitable for allocation as a residential site	80 dwellings
RYH09	Land SW of Belmesthorpe Lane, Ryhall	Suitable for allocation as a residential site	12 dwellings
RYH10	Land to the rear of Hilltop Cottage, Essendine Rd, Ryhall	Unsuitable for allocation	
RYH11	Field rear of St Johns Cl, Ryhall	Unsuitable for allocation	
RYH12	Land to the west of A6121 Ryall Road	Unsuitable for allocation	
SOUTH LUFFENHAM			
SOU03	Back Lane, South Luffenham	Unsuitable for allocation	
SOU02	Land off A6121, South Luffenham	Unsuitable for allocation	
WHISSENDINE			
WHT01		Unsuitable for allocation	
WHI03	Land E of Ashwell Rd	Unsuitable for allocation	
WHI07	Land off Melton Rd, Whissendine	Unsuitable for allocation	
WHI09	Land off Stapleford Rd	Unsuitable for allocation	
WHI10	Stapleford Rd	Unsuitable for allocation	
WHI11	Land bordering the caravan pk, Pickwell La, Whissendine,	Unsuitable for allocation	
WHI12	Land off Pickwell La, Whissendine	Unsuitable for allocation	
WHI13			
WHI14			
WHI15			

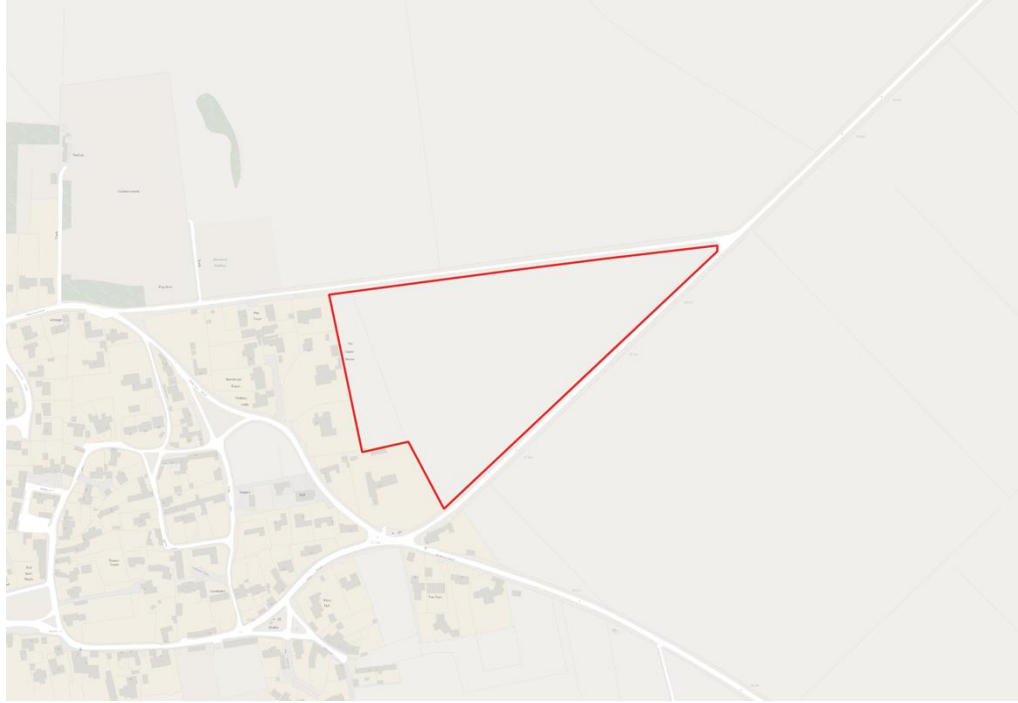
SHLAA Reference: SHLAA BAR02 Site ID0002

Site Address: 7 Wakerley Rd Barrowden

	Parish: Barrowden				
	Gross Site Area (ha): 0.53				
	Developable Site Area (ha):				
	Brownfield/ Greenfield Status: Brownfield				
	Current Use: Agricultural				
	Use Promoted: Housing				
	Further detail where mixed or other use promoted: Residential; Doctors Surgery				
	Indicative Capacity: N/A				
	Additional Notes on Capacity: Consultation with Highways has confirmed that due to the limitations of the access any development of the site would need to be restricted to 8 dwellings or less.				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: The site does not look capable of accommodating a safe access into the site.. Site has not passed stage 2 to a detailed assessment.				
Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Not achievable

SHLAA Reference: SHLAA BAR04 Site ID 2148

Site Address: Land S of Back Lane, Barrowden

	Parish: Barrowden
	Gross Site Area (ha): 4.19
	Developable Site Area (ha): 2.5
	Brownfield/ Greenfield Status: Greenfield
	Current Use: Agriculture
	Use Promoted: Mixed
	Further detail:
	Indicative Capacity: 75
	Additional Notes on Capacity:
	Currently Allocated: No
Earliest point site is available: Immediately	
Overall Deliverability Status: Deliverable but not suitable for allocation	

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	A	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Not Assessed.
Relationship to Settlement Comments	The site is adjacent to Barrowden, a village identified with PLD.
Topography	Sloping site potential viability issues. A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	No loss/impact. Not designated. G
Rights of Way	No impact on public right of way 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	The predominant large-scale arable landscape with straight but sparse boundary vegetation affords a low baseline ecological value to the parcel. Some greater potential for ecological diversity and habitat is found to the north-east with a more treed and less intensively managed land use. Mature trees and hedgerows. Surveys required include badger. Recommended mitigation.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Not Assessed.	A
Archaeology	Not Assessed.	A
Landscape	The Landscape Sensitivity Study 2023 identifies parcel BAR 2 as an area of medium to high impact. The parcel is strongly rural and undeveloped in character, but does not display particularly strong sense of place, being of wide-open arable landscape with few surface features, limited vegetation or focal points, with a broad, smooth and level horizon to the north and continuation of the slope into the Welland Valley to the east. It constitutes part of the northern slope of the broad Welland Valley, with the context of the valley landform more pronounced to the eastern areas. This character is distinctive in its own right and does in its simplicity and openness present a degree of integrity to the landscape, albeit with little individually defining components. The only dilution of this openness and simple land use is the playing field, small woodland and allotment to the western area of the parcel. The historic character and form of Barrowden is of nucleated form of densely grouped buildings mainly south and east of the crossroads of Back Road with North Luffenham Road/Tippings Lane, and extending along Main Street in an east-west orientation lower within the village. BAR2 adjoins the north-eastern areas of the historic core of the village, within the Conservation Area, where street pattern is irregular and housing generally at low density. Visually the outer fringe of the built framework of Barrowden is more open and irregular than the PLD would indicate, in part caused by incremental development of more recent housing north of Wakerley Road. Generally, development across areas of the parcel north of Back Lane would serve to dilute historic settlement form similarly to that across BAR1, whilst this would be a less significant effect in areas close to its eastern fringe as the parcel and village edge descends the hillside. The high-medium sensitivity of the area is primarily attributed to its weak relationship to the historic form and distribution of the village which falls mainly to the south of Back Road, along with the exposure and absence of natural screening or softening to the wide-open slopes to the east of the village and on its approaches. South of Back Lane the relationship to the nucleated form of Barrowden is more apparent but linear development along the three roads, bounding and through the parcel, could present a diluting effect to that form. Limited development across the parcel's inner boundary, south of Back Lane which is	R

	<p>characterised by a loose and fragmented built framework to its eastern PLD may be less harmful in the wider landscape subject to limited eastwards extent and sympathetic densities and boundary treatments. Development away from the eastern parts of the parcel would increasingly be detached from the built framework of Barrowden. To the south of the parcel some more recent residential development has occurred around Wakerley Road, which has slightly extended built form eastwards, and in combination with lower slopes of the parcel may afford some limited capacity within the landscape for change. Development north of Back Lane would either impact on areas of community value or be exacerbate a dilution in historic form of the settlement, but conversely would be unlikely to be harmful to the setting of heritage and vernacular assets. Natural screening is very limited in relation to mitigating visual prominence across the parcel. The landscape interest, ecological, heritage and scenic value is limited such that few features of particular importance would be affected by development within the parcel.</p>	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Not Assessed. Potential impact due to scale of growth.	A
Highways Authority: Access	Not Assessed. Potential impact due to scale of growth.	A
Highways Authority: Wider Road Network	Not Assessed.	G
Parish Council comments	<p>Would have major impact to landscape characteristics from the Wakerley side of the Welland valley</p> <p>The Neighbourhood Plan identified the view (Ref View I) from Back Lane towards Wakerley as an important view in the village and should therefore be protected</p> <p>Risk of water run off from site. SUDS essential</p> <p>The size of the development would be excessive in relation to the village and would involve an additional 92 homes, a 37% increase in the village population</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	3 St Mary & St John C of E Primary	Distance to GP/ Health Centre (km)	10
Distance to Train Station (km)	10	Distance to Bus Stop (m)	100	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0.05				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	None identified.
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Planning Officer Comments & Conclusion

Comments: SHLAA BAR04 has a gross site area of 2.5 hectares. It is currently a greenfield site. The site is being assessed for residential use.

The Landscape Sensitivity Study (June 2023) has assessed the site within parcel BAR2, the area adjoins the north-eastern areas of the historic core of the village, within the Conservation Area, where street pattern is irregular and housing generally at low density. Visually the outer fringe of the built framework of Barrowden is more open and irregular than the PLD would indicate, in part caused by incremental development of more recent housing north of Wakerley Road. Generally, development across areas of the parcel north of Back Lane would serve to dilute historic settlement form similarly to that across BAR1, whilst this would be a less significant effect in areas close to its eastern fringe as the parcel and village edge descends the hillside. Given the heritage and landscape sensitivity in this location, the scale of growth proposed being significant to Barrowden and the intrusion into the countryside. This site is not considered as a potential site for allocation.

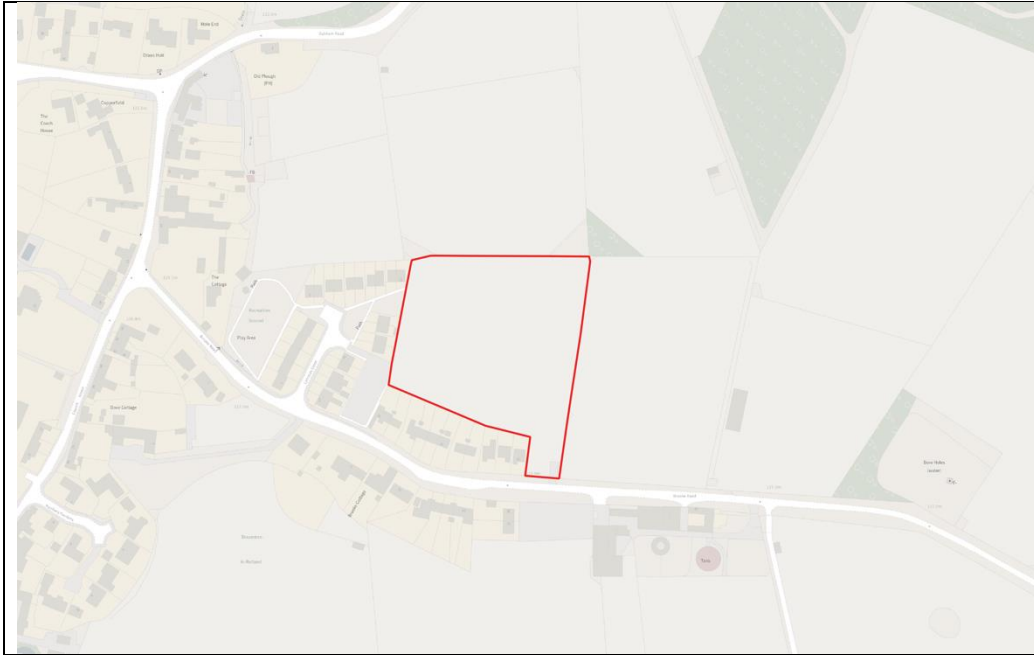
The site is not considered to be in walking distance of a town centre or GP/Health Centre but is within walking distance (within 800m) of the school. The town centre and GP/Health Centre are located within 7km. The site is within 100m of a bus stop and 7km of a train station. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.

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

Conclusion: Given the heritage and landscape sensitivity in this location, the scale of growth proposed and the intrusion into the countryside, this **site is not suitable for allocation**.

SHLAA Reference: SHLAA BRA01

Site Address: Land N of Brooke Rd, Braunston



Parish: Braunston in Rutland
Gross Site Area (ha): 1.3
Developable Site Area (ha): 1.08
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail:
Indicative Capacity: 33
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	A	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Not Assessed.
Relationship to Settlement Comments	The site is adjacent to Braunston, a village identified with PLD.
Topography	Sloping site. A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	No loss/impact. Not designated. G
Rights of Way	No impact on public right of way 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	The predominant large-scale arable landscape with straight but sparse boundary vegetation affords a low baseline ecological value to the parcel. Some greater potential for ecological diversity and habitat is found to the north-east with a more treed and less intensively managed land use. Mature trees and hedgerows. Surveys required include badger. Recommended mitigation.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Not Assessed.	A
Archaeology	Not Assessed.	A
Landscape	Site lies within parcel BRAU2 of the Landscape Sensitivity Study 2023. This parcel is identified as being of High/medium sensitivity to residential development. The sensitivity of this study parcel lies in its strong, deeply rural pastoral, undeveloped character, with mostly intact mature historic 60 Criteria Susceptibility and Value Sensitivity to Housing Sensitivity to Employment Housing Development enclosure hedgerows and trees, mostly in good condition. The study parcel contributes to the distinctive setting of the village within the Leighfield Forest LCA, a distinctively rolling landform with high narrow ridges and sloping valleys of variable gradient, occasionally steep, and occupying rising ground on the south-facing slopes of the River Gwash to the south and its tributary watercourse to the north. Further ribbon development to the east along Oakham Road would impinge on the steeper ground, but eastwards along Brooke Road could be in-keeping with settlement form and pattern. However, the soft and relatively well integrated approaches into the village along Brooke Road and Oakham Road could be affected by insensitive development at the northern and eastern ends of the study parcel. Threshold for significant development within the study parcel is very low; it is susceptible to development that would introduce significant change to settlement pattern and character that has avoided the eastern sloping land between Oakham Road and Brooke Road, and the River Gwash valley to the south of Brooke Road.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Not Assessed. Potential impact due to scale of growth.	A

Highways Authority: Access	Not Assessed. Potential impact due to scale of growth.	A
Highways Authority: Wider Road Network	Not Assessed.	G
Parish Council comments	<p>Adjacent to the Woodland Trust wood called The Seek, any development could greatly affect wildlife corridors affect the setting of the village as it is set on high ground and will be visible from afar. It would increase the size of the village by 30%.</p> <p>There is an electricity transformer located in the field</p> <p>Major development would be completely inappropriate this development is not needed or wanted</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	3 St Mary & St John C of E Primary	Distance to GP/ Health Centre (km)	10
Distance to Train Station (km)	10	Distance to Bus Stop (m)	100	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0.05				

Infrastructure and On-Site Constraints RAG Rating

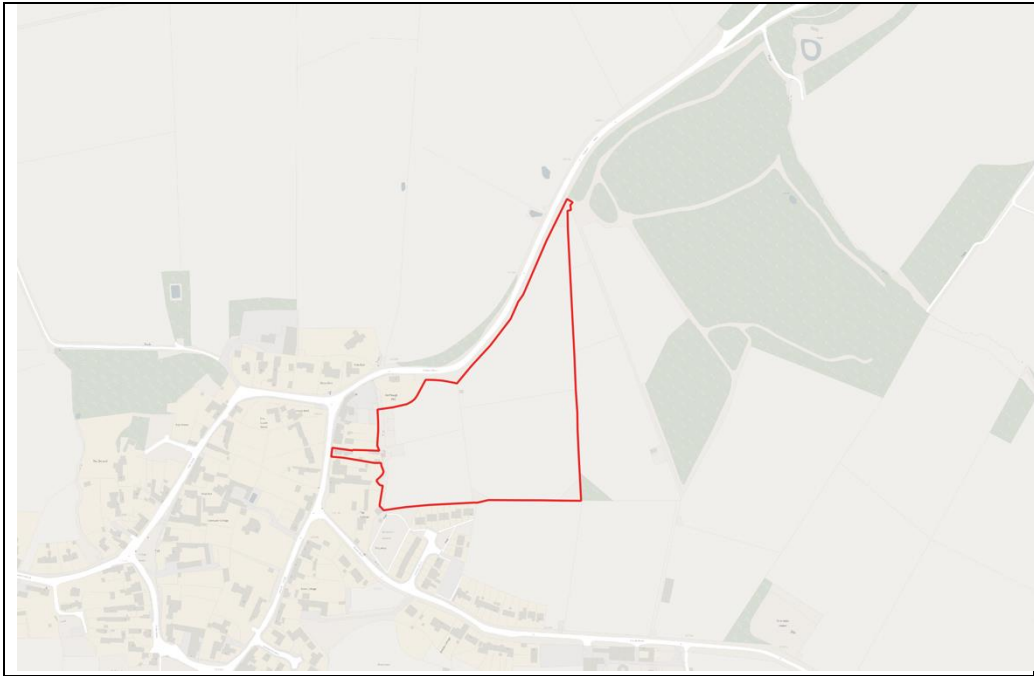
On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	None identified.
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Planning Officer Comments & Conclusion

<p>Comments: SHLAA BRA01 Landscape Sensitivity is considered to be high/medium sensitivity, this together with the proximity to both the conservation area and heritage assets the scale of growth in this location is significant and is not considered to be of an appropriate scale.</p> <p>The site is identified by the promoter as being available immediately.</p>
<p>Conclusion: Given the heritage and landscape sensitivity in this location, the scale of growth proposed and the intrusion into the countryside</p> <p>Site is not suitable for allocation.</p>

SHLAA Reference: SHLAA BRA04

Site Address: Land to rear of 10 Church Street/land off Oakham Road, Braunston



Parish: Braunston in Rutland
Gross Site Area (ha): 4.24
Developable Site Area (ha): 2.53
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail:
Indicative Capacity: 76
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	A	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Not Assessed.
Relationship to Settlement Comments	The site is adjacent to Braunston, a village identified with PLD.
Topography	Sloping site. A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	No loss/impact. Not designated. G
Rights of Way	No impact on public right of way 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	The predominant large-scale arable landscape with straight but sparse boundary vegetation affords a low baseline ecological value to the parcel. Some greater potential for ecological diversity and habitat is found to the north-east with a more treed and less intensively managed land use. Mature trees and hedgerows. Surveys required include badger. Recommended mitigation.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Not Assessed.	A
Archaeology	Not Assessed.	A
Landscape	Site lies within parcel BRAU2 of the Landscape Sensitivity Study 2023. This parcel is identified as being of High/medium sensitivity to residential development. The sensitivity of this study parcel lies in its strong, deeply rural pastoral, undeveloped character, with mostly intact mature historic 60 Criteria Susceptibility and Value Sensitivity to Housing Sensitivity to Employment Housing Development enclosure hedgerows and trees, mostly in good condition. The study parcel contributes to the distinctive setting of the village within the Leighfield Forest LCA, a distinctively rolling landform with high narrow ridges and sloping valleys of variable gradient, occasionally steep, and occupying rising ground on the south-facing slopes of the River Gwash to the south and its tributary watercourse to the north. Further ribbon development to the east along Oakham Road would impinge on the steeper ground, but eastwards along Brooke Road could be in-keeping with settlement form and pattern. However, the soft and relatively well integrated approaches into the village along Brooke Road and Oakham Road could be affected by insensitive development at the northern and eastern ends of the study parcel. Threshold for significant development within the study parcel is very low; it is susceptible to development that would introduce significant change to settlement pattern and character that has avoided the eastern sloping land between Oakham Road and Brooke Road, and the River Gwash valley to the south of Brooke Road.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Not Assessed. Potential impact due to scale of growth.	A

Highways Authority: Access	Not Assessed. Potential impact due to scale of growth.	A
Parish Council comments	<p>Land is sloping with ancient ridge and furrow, surface water drainage may be an issue next to the Woodland Trust wood called The Seek, any development could greatly affect wildlife corridors</p> <p>Any development on this site would greatly affect the setting of the village as it is set on high ground and will be visible from afar. It would increase the size of the village by 30%.</p> <p>Major development would be completely inappropriate this development is not needed or wanted</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	3 Brooke Hill Academy	Distance to GP/ Health Centre (km)	3
Distance to Train Station (km)	3	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	1.8
Distance to Public Right of Way (km)	1.2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	None identified.
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Planning Officer Comments & Conclusion

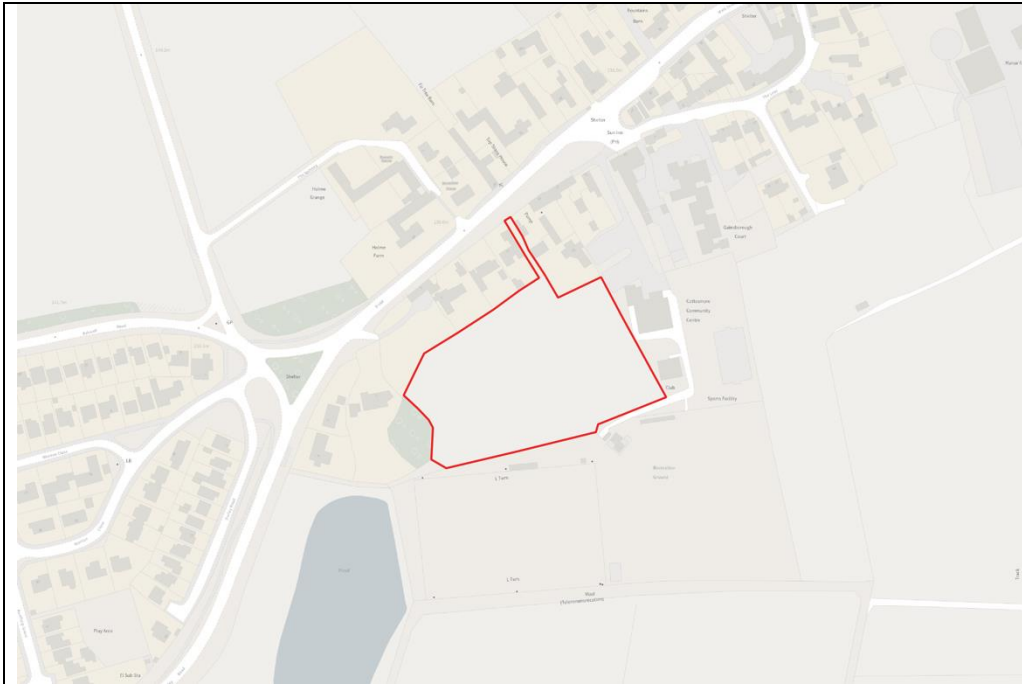
Comments: SHLAA BRA04 Landscape Sensitivity is considered to be high/medium sensitivity, this together with the proximity to both the conservation area and heritage assets the scale of growth in this location is significant and is not considered to be of an appropriate scale.

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

Conclusion: Given the heritage and landscape sensitivity in this location, the scale of growth proposed and the intrusion into the countryside, this **site is not suitable for allocation.**

SHLAA Reference: SHLAA COT01 Site ID2433

Site Address: Land off Main Street, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 1.25
Developable Site Area (ha): 1.00
Brownfield/ Greenfield Status: Greenfield
Current Use: Grassland
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential
Indicative Capacity: 8
Additional Notes on Capacity: Consultation with Highways has confirmed that due to the limitations of the access any development of the site would need to be restricted to 8 dwellings or less.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Previously planning permission has been refused on highways grounds. On site consultation with site promoter and highways identified that the work would involve the removal of the large hedge leading into the site, the whole road constructed to an adoptable standard, and a maximum of 8 dwellings in order to be acceptable in highways terms.
Relationship to Settlement Comments	Well connected with built form to the north, east and western boundaries. Sports field directly to the south also. Accessed from B668.
Topography	Level ground. G
Green Infrastructure	Not a public open space/recreation facility G
Important Open Space	No loss/impact. Not designated. G
Rights of Way	Public right of way southern edge of site. A

National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Mature trees and hedgerows. Surveys required include badger. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey. Okay with mitigation.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated and could have potential to enhance the current impact of the site on the conservation area.	A
Archaeology	<p>Known Archaeological Remains within the vicinity of the site include the site being within Historic Settlement Core. Medieval earthworks c.65m to east of the site. It appears unaffected by recent development (the area lies to the north of the former Cottesmore South Ironstone Quarry), it lies within what we believe to be the historic settlement core of Cottesmore (this is the area thought to have been occupied by the medieval and post-medieval communities), and therefore preserving a high potential for archaeological remains of those periods. Probable earthwork remains of the historic village have been recorded both to the west and east of this site, which implies a strong potential for similar remains to be present here. However the absence of reported remains from the site itself, may relate to either the site not having been accessed when the survey was undertaken, remains being present but not observable, that they have been removed by later activity (e.g. agriculture), or finally that they were never present. Whilst not substantial in size the density and significance of archaeological remains in such an area could be notable.</p> <p>On balance I would suggest the site has a high potential, but this could be addressed by a precautionary pre-determination approach to evaluation. It is the possible presence of earthwork remains that would potentially present an obstacle to development. If such remains were <u>not</u> present, I would expect the site could be developed, but would still require thorough investigation (trial trenching) of the buried archaeological interest.</p>	A

Landscape	The Landscape Sensitivity Study (June 2023) states that the parcel COT4 displays a varied degree of sensitivity reflecting its mixed land use, accessibility, enclosure and openness. It is important in framing the soft southern historic boundary to the village. In most respects the parcel does displays modest but accessible landscape components, character or condition which offer some local landscape value. Any character and visual value may be derived from its sense of partial enclosure and rustic attractiveness of the small and medium pastures which contrast with wider tracts of arable land around the village. The parcel is not important in maintaining a visual separation between the village and other settlements. Some areas of enclosure, existing buildings, mature hedgerows and small groups of trees across the parcel would afford immediate natural or established screening potential to selectively sited new development. Development within the parcel could therefore present low visual impact in the wider landscape. Modest existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure. The parcel displays community value which would be harmed through greater than small scale development.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Impact on surrounding residential housing needs to be considered through an assessment.	A
Highways Authority: Access	On site consultation with site promoter and highways identified that the work would involve the removal of the large hedge leading into the site, the whole road constructed to an adoptable standard, and a maximum of 8 dwellings in order to be acceptable in highways terms.	A
Parish Council comments	Southern boundary marks extent of Area Safeguarded from development in Cottesmore Neighbourhood Plan Could seek improvement to footpath around southern side of village Site been identified before – significant issue locally over access and impact on the C.A. and surrounding properties	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	0.5-0.6 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	4-5 (Market Overton Surgery)
Distance to Train Station (km)	6-7 (Oakham)	Distance to Bus Stop (m)	50-100	Distance to Cycle Route (km)	>25
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 to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.
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Planning Officer Comments & Conclusion

Comments: SHLAA COT01 has a gross site area of 1.25 hectares. It is currently a greenfield site and is grassland. The site is being assessed for residential use. The site has an indicative capacity of 8 dwellings based on consultation with Highways who have confirmed that due to the limitations of the access any development of the site would need to be restricted to 8 dwellings or less.

The site adjoins the planned limits of development along three boundaries. The site is identified as being on level ground and therefore there are no topographical constraints. With regards to landscape, the site offers some development potential in landscape and amenity terms and a landscape RAG rating of amber is considered appropriate. 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 3 agricultural land. Parcel COT4 of the Landscape Sensitivity Study states the parcel could accommodate small scale well screened development. The site is located within 50m of designated heritage assets and therefore the Conservation Officer has been consulted. It is considered that any impact could be mitigated and that there is potential to provide enhancements. There are known archaeological remains within the vicinity of the site therefore further assessment will be required. Due to possible earthwork remains being found to the west and east of the site it is considered that the site is at high risk of having archaeological constraints on site however this could be addressed by a precautionary pre-determination approach to evaluation. The Lead Flood Authority have been consulted and have raised no concerns. The Highways Authority have identified that discussions with the site promoter have taken place and that the hedgerow leading into the site would be removed to aid visibility. The road would need to be constructed to an adoptable standard and there would be a maximum of 8 dwellings allowed to meet highway requirements. An amber RAG rating has been applied assuming that this mitigation is possible. It is considered that there will not be a significant impact on the wider road network. The Environmental Health Team have confirmed that the impact on surrounding residential housing needs to be considered through the assessment process.

The site is located partly within and adjacent the village of Cottesmore. The site is not considered to be in walking distance of a town centre or GP/Health Centre but is within walking distance (within 800m) of the school. The town centre and GP/Health Centre are located within 7km. The site is within 100m of a bus stop and 7km of a train station. There are no identified onsite constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.

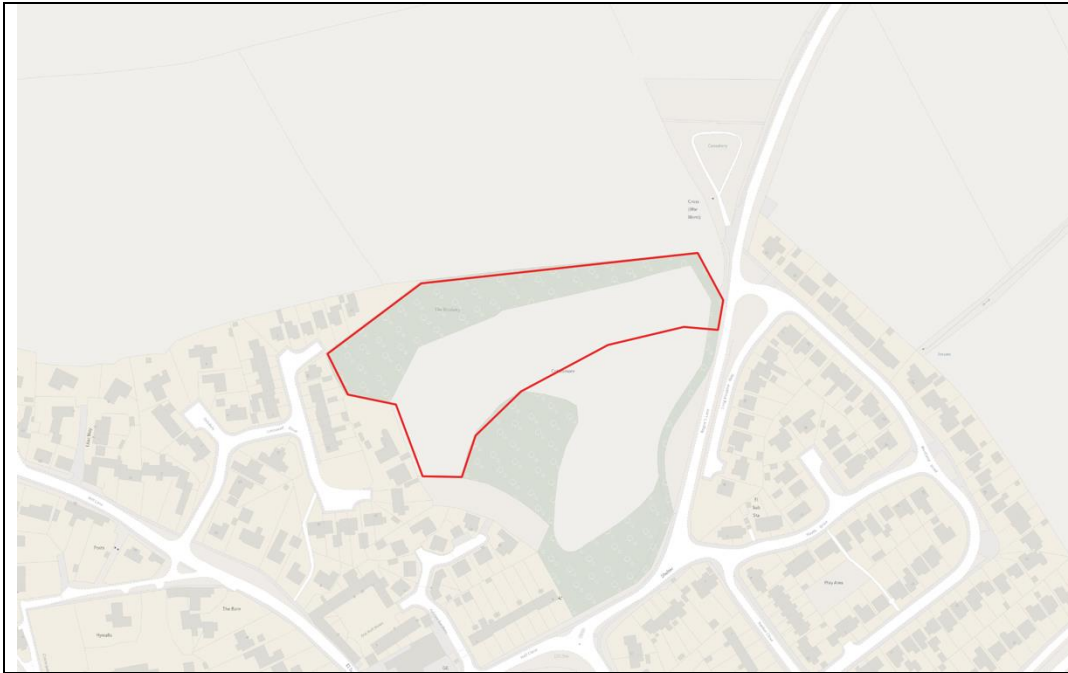
The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Cottesmore. The site is promoted for residential development with an indicative capacity of 8 dwellings. The potential for archaeological constraints needs further investigation however it is identified that this could be addressed by a precautionary pre-determination approach to evaluation. The capacity of the site has been reduced to meet highway requirements and to limit the number of dwellings being served off the access point, this therefore reduces the capacity, making a less dense development. The scale of development is suitable for a smaller settlement such as a Local Service Centre and the site is well related to the existing built up area of the village, parcel COT4 of the Landscape Sensitivity Study states the parcel could accommodate small scale well screened development.

This site is suitable for allocation as a residential site with an indicative capacity of 8 dwellings.

SHLAA Reference: SHLAA COT03 Site ID 2643

Site Address: Land off Rogues La, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 1.74
Developable Site Area (ha): 1.4
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 42
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	A	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	The access is within the 30mph limit.
Relationship to Settlement Comments	The site is detached from existing built form. Development would present significant extension of the village to the rear of existing properties where it could be prominent. Further assessment required to establish impact on landscape due to scale of proposed site therefore identified as potentially suitable at this stage, subject to further assessment.
Topography	The site is level. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G

Local Ecology Designations	Not assessed, Biodiversity Priority Habitat identified on site.	R
Tree Preservation Orders	Tree Preservation Orders are on the site.	A
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Lies within the conservation area. Further assessment required.	R
Archaeology	Known archaeological remains within vicinity of site include bordering Historic Settlement Core.	A
Landscape	The Landscape Sensitivity Study (June 2023) assessed the site within parcel COT1 - The sensitivity of the area lies in its open location beyond a defined but visually soft boundary to the settlement as well as through its small area of intimate and enclosed meadow, perceived partly as a green incursion into the built framework of Cottesmore. Its inherent character and visual value are more limited. The parcel is moderately important in maintaining a visual separation between the village and the airbase community at Kendrew Barracks and infrastructure to the north-east, although coalescence is not an immediate risk. The openness and low topographical profile of the arable fields which make up the majority of the parcel do not afford immediate natural or established screening potential. Development within the parcel would be therefore likely to be prominent but in relatively near views from Rogues and Mill Lanes, but wider landscape impact less significant.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Not assessed.	A
Highways Authority: Access	The position of the access road, will need to take into account its relationship with the school opposite.	A
Highways Authority: Wider Road Network	None.	G
Parish Council comments	Within Conservation Area but a sensitive high quality development here would not impact on other parts of it Could provide improved footpath and other green infrastructure links Some flooding in this area but could be mitigated by the sustainable drainage scheme required as part of a development	

	Subject to a planning application for 14 houses a few years back, which the Parish Council supported as it was sensitively designed, met needs of the village (subsequently reflected in the Neighbourhood Plan that emerged later) and provided a clear boundary to the village at this location. This is likely to be viewed as one of the more acceptable locations for new housing by the PC and local residents	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	10	Distance to School (km)	0.5-0.8 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	5 (Market Overton Surgery)
Distance to Train Station (km)	10 (Oakham)	Distance to Bus Stop (m)	400-500	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

<p>Comments: SHLAA COT03 has a gross site area of 1.74 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 42 dwellings based on the calculation set out in the SHLAA methodology.</p> <p>The site is adjacent the planned limits of development of Cottesmore along one boundary, however is detached from the existing settlement form. The site is identified as being flat therefore there are no topographical constraints. With regards to landscape, the site has medium capacity to accommodate development but fulfils a role in maintaining a gap between Cottesmore and Kendrew Barracks. The development of the site would not</p>
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result in the loss of employment land, a public open space, a recreation facility or a designated important open space. There are likely impacts on biodiversity and ecological designations but badger and phase 1 habitat surveys are required to identify any possible impacts on local wildlife. There are trees protected by Tree Preservation Orders on the site. The entire site is identified as being on Grade 3 agricultural land. The site is located within 50m of designated heritage assets however following consultation with the Conservation Officer it is considered that any impact could be mitigated. There are known archaeological remains within the vicinity of the site. The Lead Flood Authority have been consulted and have raised no concerns.

The site is located adjacent the PLD of Cottesmore. The site is not considered to be in walking distance (within 800m) of a town centre or GP/Health Centre. The site is within walking distance of a school. The town centre and GP/Health Centre are located within 8km. The site is within 500m of a bus stop and 8km of a train station. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.

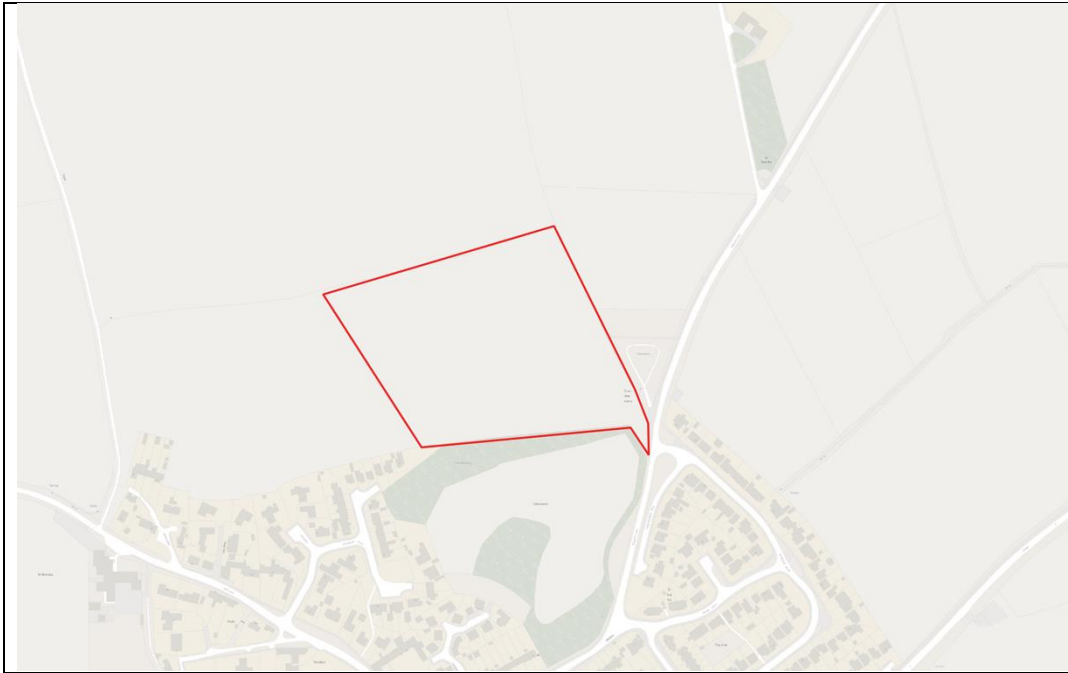
The site is identified by the promoter as being available immediately.

Conclusion: Although site is adjacent the PLD the site is detached from built up area of Cottesmore and is out of character in terms of existing form of the settlement, the site is within the conservation area there is Biodiversity Priority Habitat identified on site as a significant constraint. There is medium landscape sensitivity in terms of residential development of the site, but the area fulfils a role in the boundary between Cottesmore and Kendrew Barracks.

This site is unsuitable for allocation.

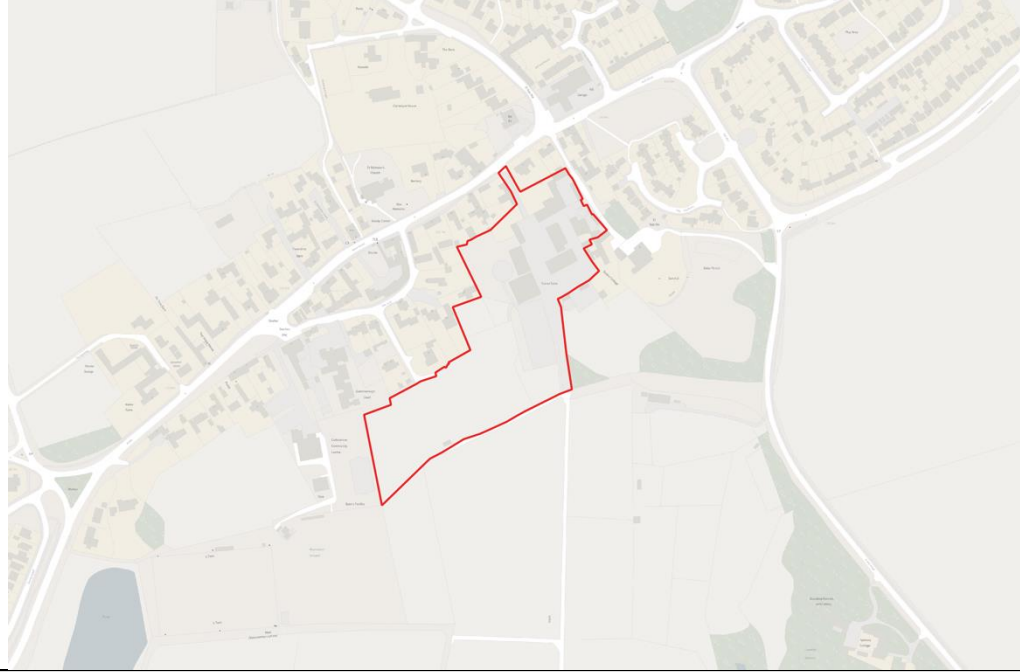
SHLAA Reference: SHLAA COT04 Site ID 2588

Site Address: Land off Rogues La, Cottesmore (Site 2)



Parish: Cottesmore
Gross Site Area (ha): 4.27
Developable Site Area (ha): 2.57
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 77
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Not deliverable. Site not adjacent to PLD, site has not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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	Parish: Cottesmore				
	Gross Site Area (ha): 3.02				
	Developable Site Area (ha): 2.42				
	Brownfield/ Greenfield Status: Greenfield/mixed				
	Current Use: Grassland/mixed				
	Use Promoted: Mixed				
	Further detail where mixed or other use promoted: Residential				
	Indicative Capacity: 73				
	Additional Notes on Capacity:				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Deliverable but not suitable for allocation.				
Suitability Status:	Not Suitable	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	R	R	G	G	R
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Well connected with built form to the north, east and western boundaries. Accessed from B668.
Topography	Level ground. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	No loss/impact. Not designated. G
Rights of Way	Public right of way crosses the site. A

National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Mature trees and hedgerows.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site intersects with the conservation area, further assessment required.	A
Archaeology	Known Archaeological Remains within the vicinity of the site include the site being within Historic Settlement Core.	R
Landscape	The Landscape Sensitivity Study (June 2023) states that the parcel COT4 displays a varied degree of sensitivity reflecting its mixed land use, accessibility, enclosure and openness. It is important in framing the soft southern historic boundary to the village. In most respects the parcel does displays modest but accessible landscape components, character or condition which offer some local landscape value. Any character and visual value may be derived from its sense of partial enclosure and rustic attractiveness of the small and medium pastures which contrast with wider tracts of arable land around the village. The parcel is not important in maintaining a visual separation between the village and other settlements. Some areas of enclosure, existing buildings, mature hedgerows and small groups of trees across the parcel would afford immediate natural or established screening potential to selectively sited new development. Development within the parcel could therefore present low visual impact in the wider landscape. Modest existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure. The parcel displays community value which would be harmed through greater than small scale development.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Not assessed.	G

Highways Authority: Access	Not assessed. Access appears narrow.	A
Highways Authority: Wider Road Network	Not assessed. No or little impact on the wider road network.	G
Parish Council comments	In scale of Cottesmore massive proposed development site. Huge impact on setting of Conservation Area and several listed buildings A development site here would have very significant impact on both landscape and townscape of this part of the village, as well as the setting of the Conservation Area and the amenity of the residents. It would be a massive incursion, totally out of scale with its surroundings adjacent area floods. Major development here would impact on run-off and flood plain We note this large site is only shown as one access point through the Conservation Area and along an unadopted part of Main Street	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	0.5-0.6 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	4-5 (Market Overton Surgery)
Distance to Train Station (km)	6-7 (Oakham)	Distance to Bus Stop (m)	50-100	Distance to Cycle Route (km)	>25
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 to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.
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Planning Officer Comments & Conclusion

Comments: SHLAA COT05 has a gross site area of 3.02 hectares. It is currently a greenfield site and is grassland. The site is being assessed for residential use. The site has an indicative capacity of 73 dwellings based on the SHLAA methodology.

The site adjoins the planned limits of development along three boundaries. The site is identified as being on level ground and therefore there are no topographical constraints. With regards to landscape, development of the proposed scale in landscape and amenity terms would have significant impact although a landscape RAG rating of amber is considered as part of the parcel assessment overall. 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 3 agricultural land. The site is located within 50m of designated heritage assets and further assessment is required. There are known archaeological remains within the vicinity of the site therefore further assessment will be required. The access would need to be constructed to an adoptable standard and further assessment is needed.

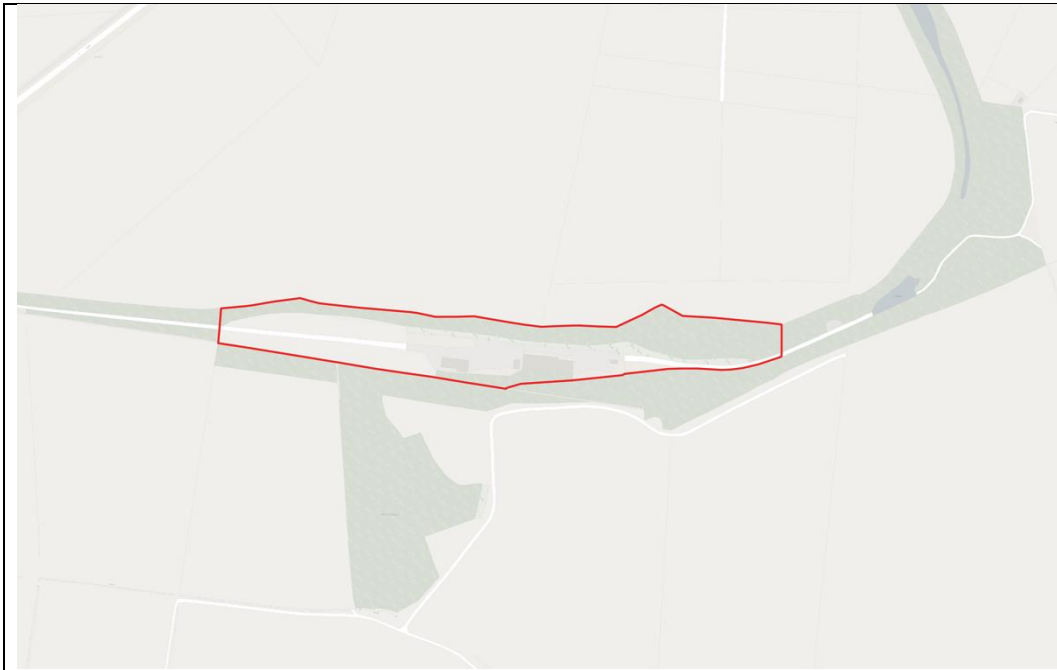
The site is located partly within and adjacent the village of Cottesmore. The site is not considered to be in walking distance of a town centre or GP/Health Centre but is within walking distance (within 800m) of the school. The town centre and GP/Health Centre are located within 7km. The site is within 100m of a bus stop and 7km of a train station. There are no identified onsite constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available. The site is identified by the promoter as being available immediately. The Landscape Sensitivity states that overall the parcel is of medium/high sensitivity to housing development, given the scale of the development proposed the harm would be significant in terms of the impact on the landscape and setting to the south of the village. In addition given the proximity to both the conservation area and heritage assets the large scale of growth in this location is significant and is not considered to be of an appropriate scale for allocation. The narrow access and scale of growth is also a constraint to the scale of growth proposed.

Conclusion:

Landscape Sensitivity is medium within this location, given the proximity to both the conservation area and heritage assets the scale of growth in this location is significant and is not considered to be of an appropriate scale and the **site is not considered suitable for allocation.**

SHLAA Reference: SHLAA COT07 Site ID 151

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

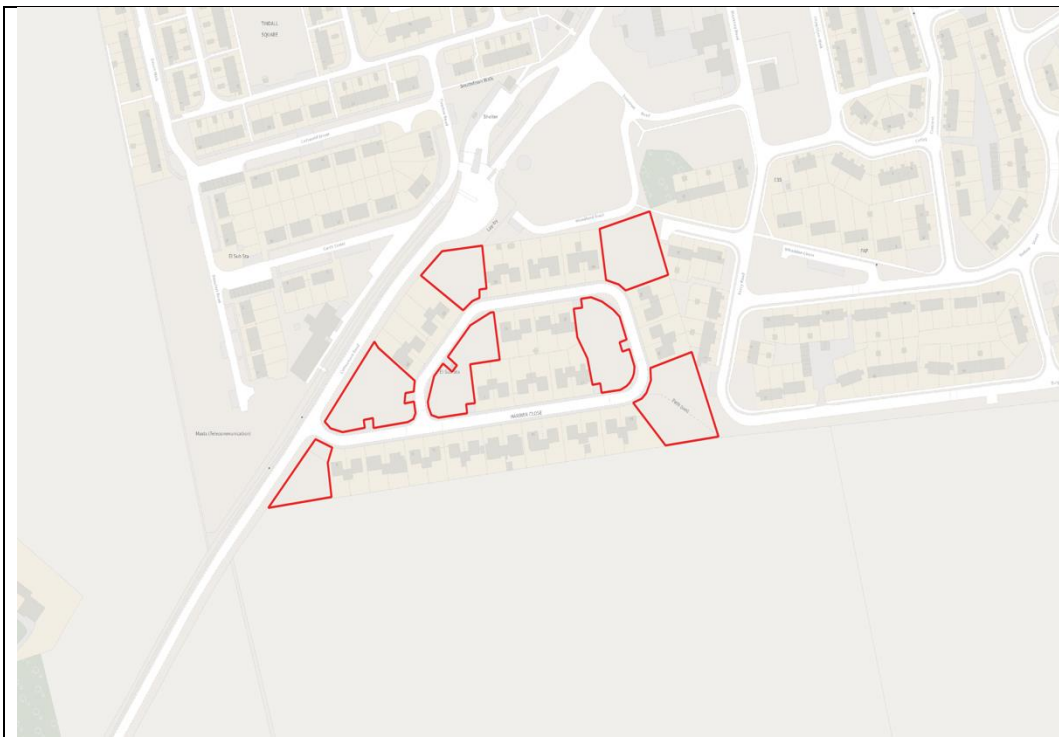


Parish: Cottesmore
Gross Site Area (ha): 4
Developable Site Area (ha):2.3
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 5
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA COT12 Site ID 3

Site Address: Land at Harrier Close, Cottesmore

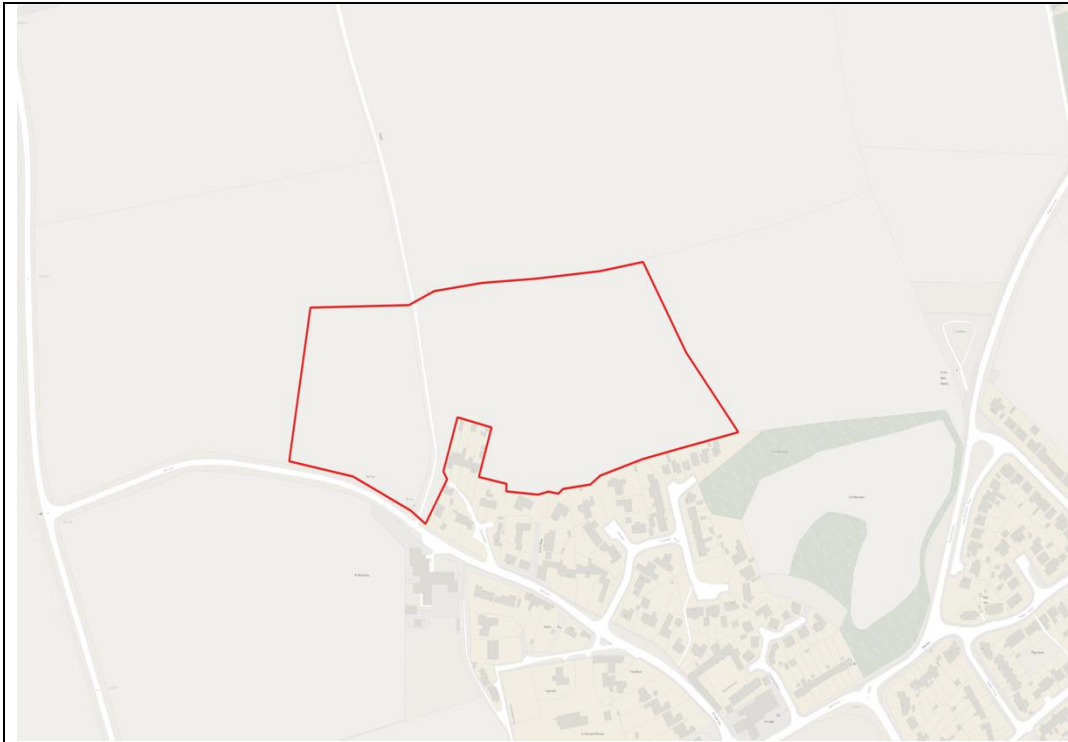


Parish: Cottesmore
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 5
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA COT13 Site ID 65

Site Address: Land north of Mill Lane, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 6.3
Developable Site Area (ha): 3.7
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 113
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	The access is within the 30mph limit. However it is directly opposite the school and will be between the car park to the school and the off street parking for the school. The developer may be required to install some highway improvements to ensure an accident does not occur in relation to the school. The access would have good visibility in both directions, as it is a straight road.
Relationship to Settlement Comments	Connected to existing built form along the full extent of the southern boundary only. Masterplan provided shows access from Mill Lane. Development would present significant extension of the village to the north of Mill Lane where it could be prominent. Further assessment required to establish impact on landscape due to scale of proposed site therefore identified as potentially suitable at this stage, subject to further assessment.
Topography	The site is relatively flat and is within gently falling Cottesmore plateau landscape area. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G

National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Ridge & Furrow, possible species rich grassland and hedgerows. Surveys required include Phase 1 Habitat and Badger. Recommended mitigation cannot be identified whilst surveys pending.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Borders the conservation area. Listed building 40m to south. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on site include Good ridge and furrow. Known archaeological remains within vicinity of site include bordering Historic Settlement Core. Ridge and furrow good but isolated.	A
Landscape	COT1 The sensitivity of the area lies in its open location beyond a defined but visually soft boundary to the settlement as well as through its small area of intimate and enclosed meadow, perceived partly as a green incursion into the built framework of Cottesmore. Its inherent character and visual value are more limited. The parcel is moderately important in maintaining a visual separation between the village and the airbase community at Kendrew Barracks and infrastructure to the north-east, although coalescence is not an immediate risk. The openness and low topographical profile of the arable fields which make up the majority of the parcel do not afford immediate natural or established screening potential. Development within the parcel would be therefore likely to be prominent but in relatively near views from Rogues and Mill Lanes, but wider landscape impact less significant.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Dependent what the mixed site is composed of its compatibility between the uses and adjacent land-uses. This then may require detailed environment assessment to be undertaken.	A
Highways Authority: Access	Access onto Mill Lane within the 30mph limit and has good visibility in both directions. The position of the access road, will need to take into account its relationship with the school opposite.	A
Highways Authority: Wider Road Network	None.	G
Parish Council comments	Area has been known to flood Site slightly further away from school than ID152 but still potential hazard from access	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	7-8	Distance to School (km)	0.1-0.2 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	3-4 (Market Overton Surgery)
Distance to Train Station (km)	7-8 (Oakham)	Distance to Bus Stop (m)	400-500	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA COT13 has a gross site area of 6.3 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 113 dwellings based on the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development of Cottesmore along one boundary. The site is identified as being within the gently falling Cottesmore plateau there are no topographical constraints. With regards to landscape, the site is subject to medium/high landscape sensitivity resulting in a medium 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. There are no likely adverse impacts on national ecological designations but badger and phase 1 habitat 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 3 agricultural land. The site is located within 50m of designated heritage assets however following consultation with the Conservation Officer it is considered that any impact could be mitigated. 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, subject to further assessments. The Lead Flood Authority have been consulted and have raised no concerns. The Highways Authority have identified that the position of the access point would need to take into account the location of the school opposite. It is considered that there will not be a significant impact on the wider road network. The Environmental Health Team have confirmed that further environmental assessment maybe required depending on the use proposed. It has been confirmed that the site is being promoted for residential use only.

The site is located adjacent the built up area of Cottesmore. The site is not considered to be in walking distance (within 800m) of a town centre or GP/Health Centre. The site is within walking distance of a school. The town centre and GP/Health Centre are located within 8km. The site is within 500m of a bus stop and 8km of a train station. There are no identified onsite constraints. School capacity needs to be checked. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.

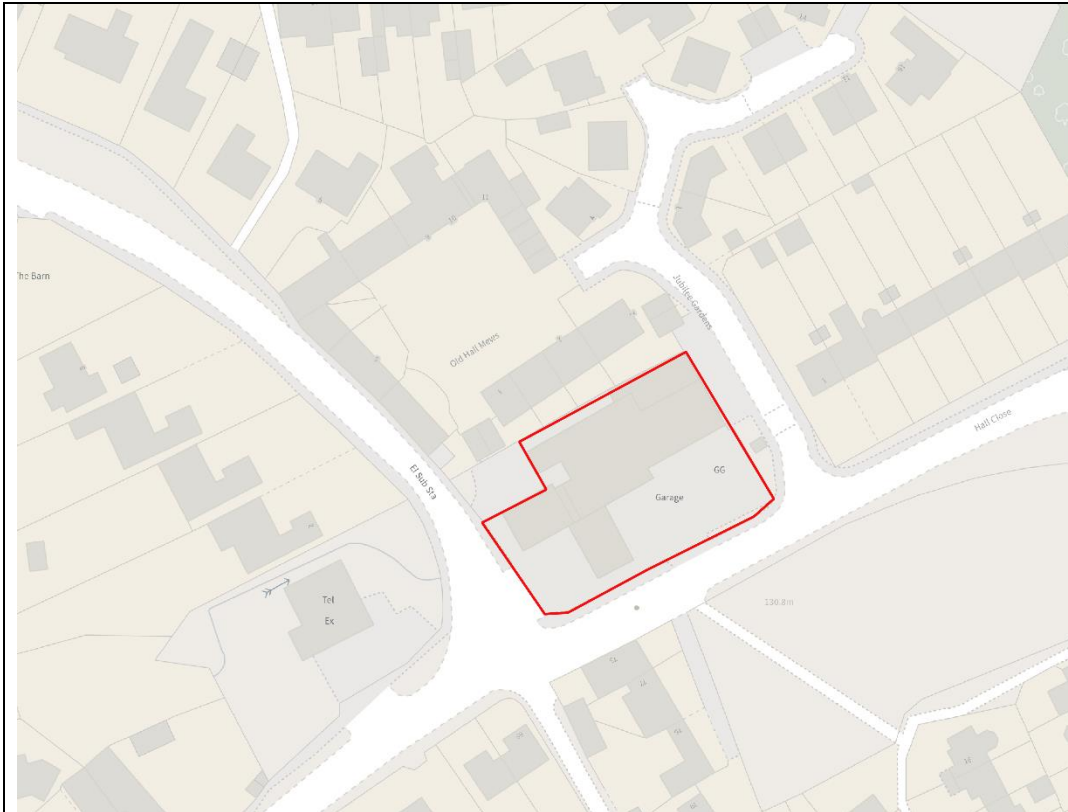
The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Cottesmore. The proposed site is significant in scale to the village. Development of the proposed scale would have a significant landscape impact extending into the open countryside.

This site is unsuitable for allocation.

SHLAA Reference: SHLAA COT 14 site ID 38

Site Address: Easson Garage, Cottesmore



Parish: Cottesmore
Gross Site Area (ha): 0.16
Developable Site Area (ha): 0.15
Brownfield/ Greenfield Status: Brownfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 4
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	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
G	G	G	A	G	G	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Within the existing settlement.
Topography	The site is flat. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G

Local Ecology Designations		G
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as urban 4/5	G
Heritage	Borders the conservation area. Listed building around the site. Further assessment needed in terms of mitigation.	A
Archaeology	Known archaeological remains on site include Good ridge and furrow. Known archaeological remains within vicinity of site include bordering Historic Settlement Core. Ridge and furrow good but isolated.	R
Landscape	Outside of scope not assessed.	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	Potential contamination, this then may require detailed environment assessment to be undertaken.	A
Highways Authority: Access	The LHA would have some concerns regarding access to the site. There are 2 existing accesses that are used for the petrol filling station and car sales room. If this site is converted to residential, the site should have 1 main access and turning must be provided for each property.	A
Highways Authority: Wider Road Network	None.	G
Parish Council comments	Part of the village that has, on occasion, surface flooding. The critical issue here is that it would mean the loss of an important local facility and valuable local employment. To be sustainable villages need jobs as well as housing	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	7-8	Distance to School (km)	0.2-0.3 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	3-4 (Market Overton Surgery)
Distance to Train Station (km)	7-8 (Oakham)	Distance to Bus Stop (m)	177	Distance to Cycle Route (km)	>1
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA COT14 has a gross site area of 0.16 hectares. It is currently a brownfield. The site is being promoted for residential use. The site has an indicative capacity of 4 dwellings based on the calculation set out in the SHLAA methodology.

The site is within the planned limits of development of Cottesmore. 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. There are no trees protected by Tree Preservation Orders on the site. The entire site is identified as being on Grade 4/5 agricultural land. The site is located

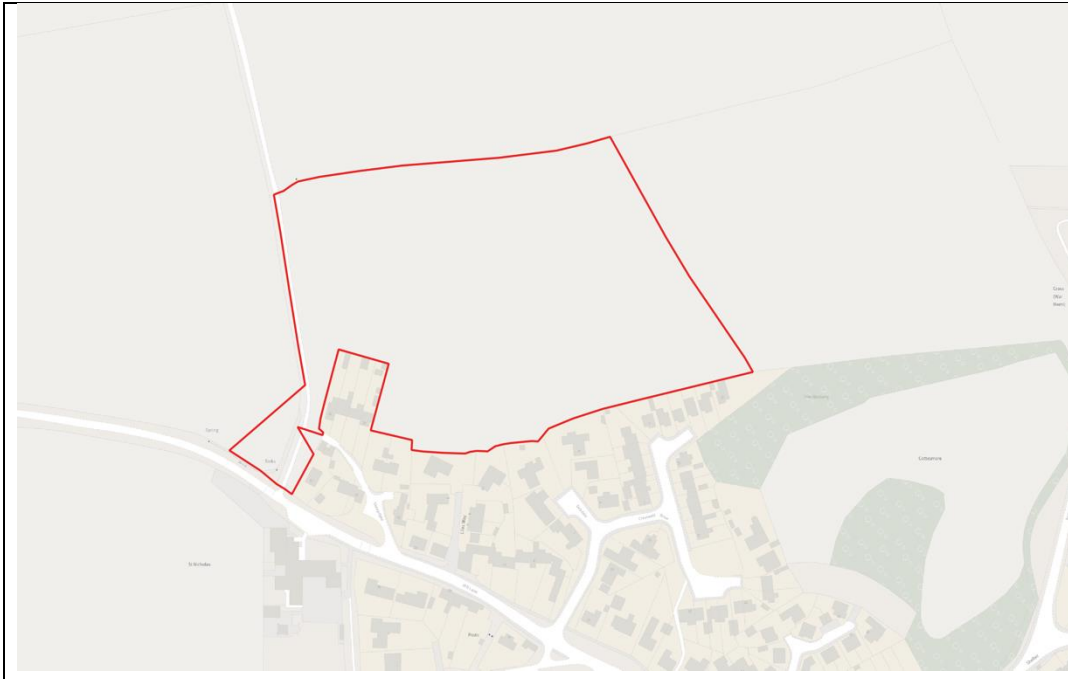
within 50m of designated heritage assets however further consultation with the Conservation Officer it is required to assess impacts could be mitigated. There are known archaeological remains on site and within the vicinity of the site. The Lead Flood Authority have been consulted and have raised no concerns. The Highways Authority have identified that the access should be reduced to 1. It is considered that there will not be a significant impact on the wider road network. Further environmental assessment maybe required due to potential contamination. It has been confirmed that the site is being promoted for residential use only.

The site is located the built up area of Cottesmore. The site is not considered to be in walking distance (within 800m) of a town centre or GP/Health Centre. The site is within walking distance of a school. The town centre and GP/Health Centre are located within 8km. The site is within 500m of a bus stop and 8km of a train station. There are no identified onsite constraints. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.

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

Conclusion: The site is a brownfield site in the built up area of Cottesmore. The site is promoted for residential use with an indicative capacity of 4 dwellings. There are no significant constraints that could not be mitigated.

This site is suitable for allocation.



Parish: Cottesmore
Gross Site Area (ha):
Developable Site Area (ha): 3.7
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: n/a
Indicative Capacity: 90
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	R	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	The access is within the 30mph limit. However it is directly opposite the school and will be between the car park to the school and the off street parking for the school. The developer may be required to install some highway improvements to ensure an accident does not occur in relation to the school. The access would have good visibility in both directions, as it is a straight road.
Relationship to Settlement Comments	Connected to existing built form along the full extent of the southern boundary only. Development would present significant extension of the village to the north of Mill Lane where it could be prominent. Further assessment required to establish impact on landscape due to scale of proposed site therefore identified as potentially suitable at this stage, subject to further assessment.
Topography	Site is flat. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G

Rights of Way	No public rights of way affected.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Ridge & Furrow, possible species rich grassland and hedgerows. Surveys required include Phase 1 Habitat and Badger. Recommended mitigation cannot be identified whilst surveys pending.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Borders the conservation area. Listed building 40m to south. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	Known archaeological remains on site include Good ridge and furrow. Known archaeological remains within vicinity of site include bordering Historic Settlement Core. Ridge and furrow good but isolated.	A
Landscape	COT1 The sensitivity of the area lies in its open location beyond a defined but visually soft boundary to the settlement as well as through its small area of intimate and enclosed meadow, perceived partly as a green incursion into the built framework of Cottesmore. Its inherent character and visual value are more limited. The parcel is moderately important in maintaining a visual separation between the village and the airbase community at Kendrew Barracks and infrastructure to the north-east, although coalescence is not an immediate risk. The openness and low topographical profile of the arable fields which make up the majority of the parcel do not afford immediate natural or established screening potential. Development within the parcel would be therefore likely to be prominent but in relatively near views from Rogues and Mill Lanes, but wider landscape impact less significant.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Dependent what the mixed site is composed of its compatibility between the uses and adjacent land-uses. This then may require detailed environment assessment to be undertaken.	A
Highways Authority: Access	Access onto Mill Lane within the 30mph limit and has good visibility in both directions. The position of the access road, will need to take into account its relationship with the school opposite.	A
Highways Authority: Wider Road Network	None.	G

Parish Council comments	<p>Significant impact on village – major extension of village envelope Area has been subject to flooding</p> <p>The only access proposed is opposite the school and this we consider unsafe</p> <p>are already subject to a large scale planning application (by Cottesmore standards) of 95 houses. The Parish Council’s view on this proposal has been set out clearly in our response to this application.eg scale of the development means that is opportunity for new green infrastructure and open spaces – but these are far offset by the overall loss of significant countryside to the north of the village</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	7-8	Distance to School (km)	0.1-0.2 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	3-4 (Market Overton Surgery)
Distance to Train Station (km)	7-8 (Oakham)	Distance to Bus Stop (m)	400-500	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA COT15 has a gross site area of xx hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential use also as part of the SHLAA COT13. The site has an indicative capacity of 90 dwellings based on the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development of Cottesmore along one boundary. The site is identified as being within the gently falling Cottesmore plateau there are no topographical constraints. With regards to landscape, the site has a medium capacity to accommodate development. The proposed site is less significant in scale to the village than COT13. Development of the proposed scale would have a reduced impact on the landscape and offers an opportunity to soften this northern edge of the village. 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 badger and phase 1 habitat 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 3 agricultural land. The site is located within 50m of designated heritage assets however following consultation with the Conservation Officer it is considered that any impact could be mitigated. 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, subject to further assessments. The Lead Flood Authority have been consulted and have raised no concerns. The Highways Authority have identified that the position of the access point would need to take into account the location of the school opposite. It is considered that there will not be a significant impact on the wider road network. The Environmental Health Team have confirmed that further environmental assessment maybe required depending on the use proposed. It has been confirmed that the site is being promoted for residential use only.

The site is located adjacent the built up area of Cottesmore. The site is not considered to be in walking distance (within 800m) of a town centre or GP/Health Centre. The site is within walking distance of a school. The town centre and GP/Health Centre are located within 8km. The site is within 500m of a bus stop and 8km of a train station. There are no identified onsite constraints. School capacity needs to be checked. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, gas supply and broadband available.

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

Conclusion: The site is adjacent the built up area of Cottesmore. The site is promoted for residential use with an indicative capacity of 90 dwellings. There are no significant constraints that could not be mitigated.

This site is suitable for potential allocation

SHLAA Reference: SHLAA EDI03 Site ID 2851

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



Parish: Edith Weston
Gross Site Area (ha): 3.88
Developable Site Area (ha): 3.11
Brownfield/ Greenfield Status: Brownfield
Current Use: Barracks
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 93
Additional Notes on Capacity: .
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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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	R	G	G	A	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	The access location will need careful consideration at this location. The mini roundabout at the junction of Edith Weston Rd/Manton Rd/Pennine Drive, will need to be looked at in more detail. This development may not effect the mini roundabout, however future development may require the roundabout to be extended.
Relationship to Settlement Comments	Brownfield site which has existing built form and associated curtilage land covering the site and is directly opposite the built form of the settlement.
Topography	Gently sloping site north to south. G
Green Infrastructure	No loss or impact. G
Important Open Space	None identified. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	Site within Impact zone and at nearest point 495m from Rutland Water (Ramsar). As the development is likely to be more than 10 houses and outside an existing settlement/urban area, consultation with Natural England is required on likely risks. A

Local Ecology Designations	Features: Known species rich grassland, buildings, hedgerows, hardstanding. Surveys required include Phase 1 Habitat, Bats (buildings) and Badger. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation. Other mitigation pending surveys.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Borders conservation area to north. Listed building at north west corner of the site and further listed buildings 100m north. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Impact on heritage assets can be mitigated and enhancements to the setting of the listed building could be possible through re-use of the site.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of the site include Medieval village earthworks and Historic Core to immediate north. Medium Risk – A known or anticipated significant archaeological potential of local importance or regional importance, likely to require appropriate mitigation secured by condition upon any future planning permission. Pre-determination evaluation by desk-based and appropriate field assessment.	A
Landscape	Landscape Sensitivity Study identifies the area as having a EDW7 Medium landscape sensitivity impact. Essentially a brownfield area that can accommodate new housing and / or employment development without affecting landscape character. Retention of existing vegetation, especially mature trees, would help to screen or soften the impact of new development and provide instant maturity. The sensitivity of this study parcel lies in its location on the Ketton Plateau and the relationship of the edges of the barracks with the surrounding landscape and views to and from the Undulating Mixed Farmlands LCA and the lower lying Chater Valley to the south and west. Detailed design should ensure separation between the area and the main village core, which is an important function. New buildings should be located away from sensitive edges to minimise visual impact from surrounding views and to avoid susceptible skylines. Distant views out to Rutland Water and surrounding high ground could be protected as part of any new development scheme.	A
Lead Flood Authority Flood Risk	Low risk of fluvial flooding.	G
Environmental Health & Contamination	Contaminated land possible. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. No other detrimental environmental impacts identified.	A

Highways Authority: Access	The access location will need careful consideration at this location. The mini roundabout at the junction of Edith Weston Road/Manton Road/Pennine Drive, will need to be looked at in more detail. This development may not affect the mini roundabout, however future development may require the roundabout to be extended.	A
Highways Authority: Wider Road Network	Impact on the wider road network minimal.	G
Parish Council comments	All proposed sites fall within the Impact Risk Zones of the SSSI sites of Rutland Water and/or Ketton Quarries All sites covered by the Red List for Birds (2021). Priority Species Lapwing	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	0.6-0.7 (Edith Weston Primary School)	Distance to GP/ Health Centre (km)	5-6 (Empingham Medical Centre; Barrowden Surgery)
Distance to Train Station (km)	10-15 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	15-20
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)	Infrastructure associated with the MOD.	Infrastructure Constraints	Further Assessment required.
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Planning Officer Comments & Conclusion

Comments: SHLAA EDI03 has a gross site area of 3.88 hectares. It is currently a brownfield site in use as barracks. The site is being promoted for residential use. The site has an indicative capacity of 93 dwellings based on the SHLAA methodology.

The site is opposite the planned limits of development of Edith Weston along one boundary. The site is identified as being gently sloping north to south and therefore there are no significant topographical constraints. Landscape sensitivity to redevelopment is likely to be medium and thus a landscape 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. Consultation is required with Natural England regarding national ecological designations and therefore an amber RAG rating is applied. Badger, bats and phase 1 habitat 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 3 agricultural land. The site borders the conservation area to the north and there is a Listed building in the north west corner of the site and further listed buildings 100m north. Consultation with Conservation Officer carried out. It is considered that the impact on heritage assets can be mitigated and enhancements to the setting of the listed building could be possible through re-use of the site. There are no known archaeological remains on site but there are within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site, subject to further assessments. The Lead Flood Authority have been consulted and have raised no concerns. The Highways Authority have identified that the access will need further consideration with a more detailed assessment of the mini roundabout at the junction of Edith Weston Road/Manton Road/Pennine Drive. This development may not affect the mini roundabout, however future development may require the roundabout to be extended. 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 possible and that further assessment is needed.

The site is located adjacent the built up area of Edith Weston. The site is considered to be in walking distance (within 800m) of a school but not a town centre or GP/Health Centre. The town centre and GP/Health Centre are located within 10km. The site is within 50m of a bus stop and 15km of a train station. There are MOD infrastructure constraints on site.

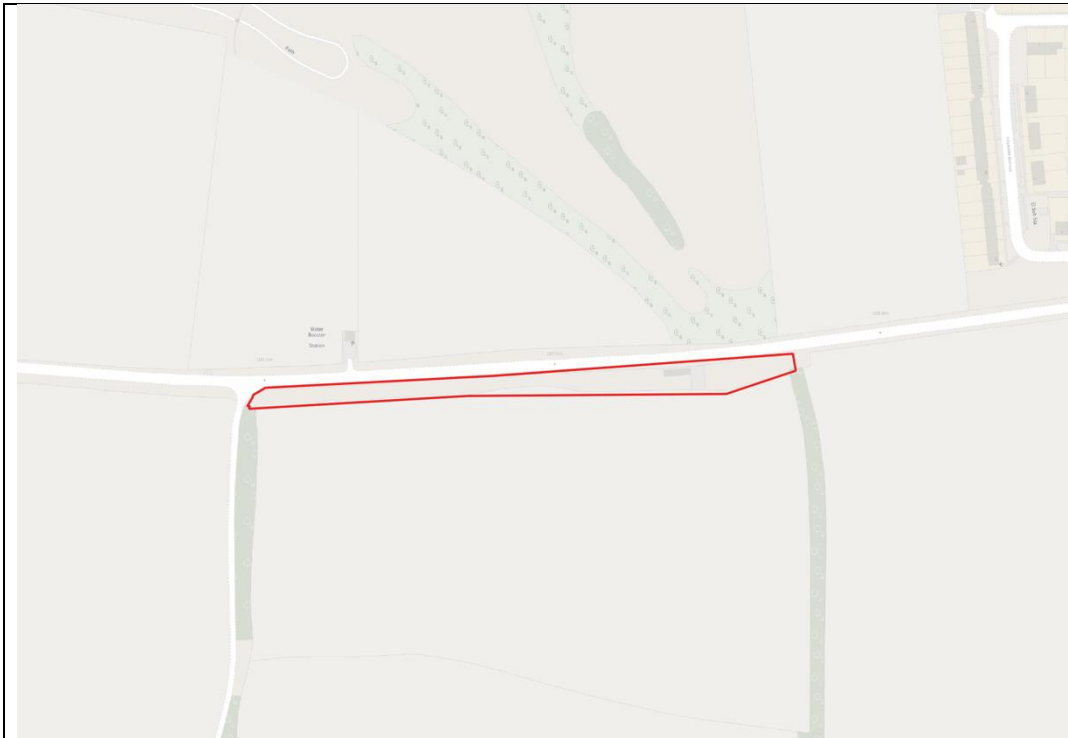
The site is identified by the promoter as being available within 1 to 5 years.

Conclusion: The site is adjacent the built up area of Edith Weston. The site is a large brownfield site which is identified as a priority in the NPPF in terms of sequentially choosing sites for development. There are no significant constraints that could not be mitigated.

This site is suitable for allocation as a residential site with an indicative capacity of 90 dwellings.

SHLAA Reference: SHLAA EDI05 Site ID 5

Site Address: Ash Tree stables Manton Road Edith Weston



Parish: Edith Weston
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Leisure
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA EDI06/SHLAA EDI07 Site ID81 and 209

Site Address: Land north of Pennine Drive, Edith Weston



Parish: Edith Weston
Gross Site Area (ha): 4.7
Developable Site Area (ha): 2.8
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 84
Additional Notes on Capacity: Known AWS assets running through the site.
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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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	A	G	A	A	G	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is located in a gap between the existing form of development in the village.
Topography	Gently sloping. G
Green Infrastructure	No loss or impact. G
Important Open Space	None identified. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	Site within Impact zone and at nearest point 495m from Rutland Water (Ramsar). As the development is likely to be more than 10 houses and outside an existing settlement/urban area, consultation with Natural England is required on likely risks. A
Local Ecology Designations	Part of Title LT331088 Edith Weston Oakham Rutland LE15 8JE 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, A

	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: GCN surveys required and mitigation to be provided up front if needed. The design of the development should retain and buffer the mature trees on site and the boundary hedgerows. 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.	
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Not assessed, not within a conservation area.	G
Archaeology	"Known Archaeological Remains within vicinity MLE number" "S. edge bounded by North Luffenham Airfield (15972) 275m E. of Historic Core (9650)" Good sized area likely to require appropriate mitigation secured by condition upon any future planning permission. Trial Trenching for a pipeline (ELE8124) suggests some targeted further investigation may be needed (full report not checked) 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 been assessed within the parcel EDW 6. The sensitivity of this area lies in its location on the Rutland Plateau LCT rising from the Rutland Water Basin LCT, where the skyline can be susceptible to development. Chiltern Drive forms a conspicuous edge to the village on the skyline, although vegetation on the northern edge forms a backdrop and softens the view. The western part of the study parcel, between Normanton Road and Chiltern Drive lies within the Rutland Water Area, a locally valued landscape, and from where there may be some intervisibility with people engaged in outdoor recreation there, increasing susceptibility of this part of the parcel to development. Views from the Rutland Round recreational route that follows Wytchley Road are valued, especially so where Rutland Water is seen in the same view cone as the open arable fields to the north of the study parcel. New development within the eastern part of the parcel close to	A

	Severn Crescent may be in keeping with settlement pattern but would be more isolated from the village and extend built form too far out into the countryside. The central part of the parcel lies between Chiltern Drive and the other area of MoD housing on Severn Crescent, where new development could probably be accommodated in keeping with settlement form and pattern, with mitigation planting helping to provide a softer northern edge.	
Lead Flood Authority Flood Risk	Low risk of fluvial flooding.	G
Environmental Health & Contamination	Not assessed.	G
Highways Authority: Access	Not assessed, can be accessed off Pennine Drive.	G
Highways Authority: Wider Road Network	Impact on the wider road network minimal.	G
Parish Council comments	All proposed sites fall within the Impact Risk Zones of the SSSI sites of Rutland Water and/or Ketton Quarries All sites covered by the Red List for Birds (2021). Priority Species Lapwing	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	0.9 (Edith Weston Primary School)	Distance to GP/ Health Centre (km)	5-6 (Empingham Medical Centre; Barrowden Surgery)
Distance to Train Station (km)	10-15 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	0.5
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)	Known AWS assets running through the site.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA EDI06 has a gross site area of 4.7 hectares. It is currently a greenfield site. The site is being promoted for residential use. The site has an indicative capacity of 84 dwellings based on the SHLAA methodology.

The site is between the planned limits of development of Edith Weston. There are no significant topographical constraints. Landscape sensitivity to redevelopment is likely to be medium and thus a landscape 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 trees protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade 3 agricultural land. There are known archaeological assets within the vicinity which require further investigation. Local Ecology impacts will also require further surveys and mitigation given the proximity of the site to Rutland Water SSSI/SPA, Local Wildlife sites and the possibility of BAP habitats being identified in consultation with the County Ecologist.

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

Conclusion: The site is located between the built up area of Edith Weston. The site is a greenfield site which is identified as capable of accommodating some development within the landscape sensitivity study between existing parts of development within the village.

This site is suitable for potential allocation with an indicative capacity of 84 dwellings.

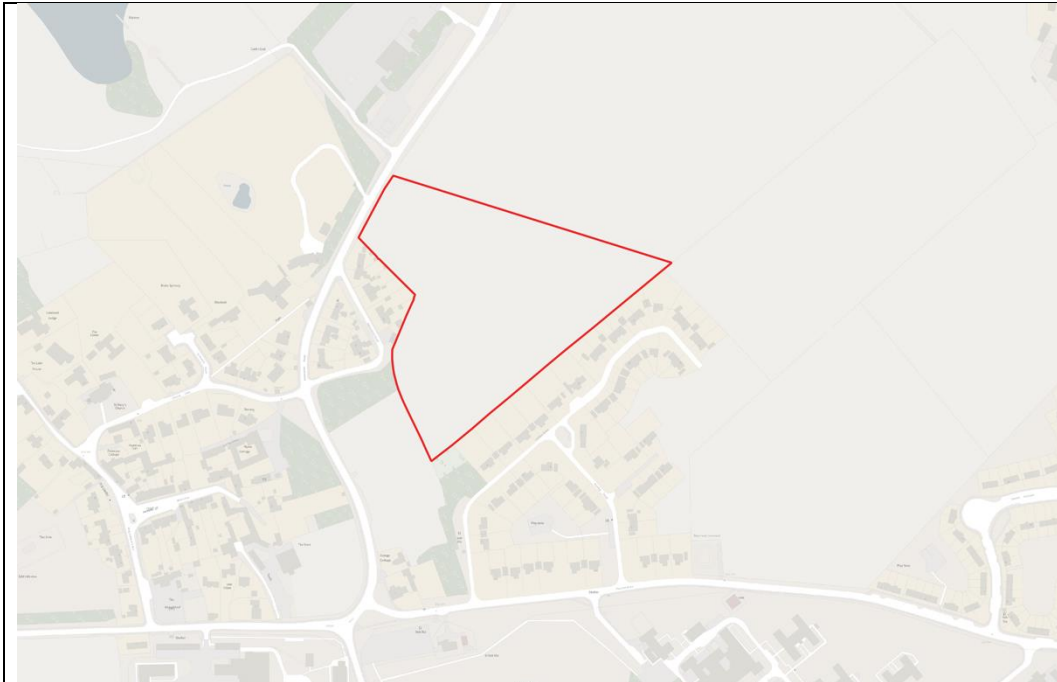
SHLAA Reference: SHLAA EDI08 Site ID 1348

Site Address: Rutland Water Campsite, Edith Weston



Parish: Edith Weston
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Leisure
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No Site within Recreation Area E of the Rutland Water Area
Earliest point site is available: Immediately
Overall Deliverability Status: Site promoted for leisure uses, and has not been assessed

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Parish: Edith Weston
Gross Site Area (ha): 3.9
Developable Site Area (ha): 3.10
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 93
Additional Notes on Capacity:
Currently Allocated: No Site within Rutland Water Area
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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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	A	G	A	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
R	G	G	A	G	A	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is located in a gap between the existing form of development in the village.
Topography	Gently undulation. A
Green Infrastructure	No loss or impact. G
Important Open Space	None identified. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	Site within Impact zone and at nearest point 495m from Rutland Water (Ramsar). As the development is likely to be more than 10 houses and outside an existing settlement/urban area, consultation with Natural England is required on likely risks. A
Local Ecology Designations	Boundary vegetation and field hedgerows provide wildlife habitats of ecological interest that contribute to sense of place and are features that could form the basis of ecological / nature recovery / green infrastructure networks. A

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	No particular historic or other cultural heritage value. Not within a conservation area.	G
Archaeology	Known Archaeological Remains within vicinity, further assessment required.	A
Landscape	<p>The western part of the study parcel lies within the Rutland Water Area, recognised as a valued landscape, and is of some importance to its setting. Site it within Parcel EDW6 of the Landscape Sensitivity Study (June 2023) and is of medium sensitivity to residential development.</p> <p>The sensitivity of this area lies in its location on the Rutland Plateau LCT rising from the Rutland Water Basin LCT, where the skyline can be susceptible to development. Chiltern Drive forms a conspicuous edge to the village on the skyline, although vegetation on the northern edge forms a backdrop and softens the view. The western part of the study parcel, between Normanton Road and Chiltern Drive lies within the Rutland Water Area, a locally valued landscape, and from where there may be some intervisibility with people engaged in outdoor recreation there, increasing susceptibility of this part of the parcel to development. Views from the Rutland Round recreational route that follows Wytchley Road are valued, especially so where Rutland Water is seen in the same view cone as the open arable fields to the north of the study parcel. New development within the eastern part of the parcel close to Severn Crescent may be in keeping with settlement pattern but would be more isolated from the village and extend built form too far out into the countryside. The central part of the parcel lies between Chiltern Drive and the other area of MoD housing on Severn Crescent, where new development could probably be accommodated in keeping with settlement form and pattern, with mitigation planting helping to provide a softer northern edge.</p>	A
Lead Flood Authority Flood Risk	Low risk of fluvial flooding.	G
Environmental Health & Contamination	Not assessed.	G
Highways Authority: Access	Not assessed, site can be accessed off Normanton Road.	G
Highways Authority: Wider Road Network	Impact on the wider road network minimal.	G

Parish Council comments	All proposed sites fall within the Impact Risk Zones of the SSSI sites of Rutland Water and/or Ketton Quarries All sites covered by the Red List for Birds (2021). Priority Species Lapwing	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	0.9 (Edith Weston Primary School)	Distance to GP/ Health Centre (km)	5-6 (Empingham Medical Centre; Barrowden Surgery)
Distance to Train Station (km)	10-15 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	0.5
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)	Known AWS assets running through the site.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA EDI09 has a gross site area of 3.9 hectares. It is currently a greenfield site. The site is being promoted for residential use. The site has an indicative capacity of 93 dwellings based on the SHLAA methodology.

The site is between the planned limits of development of Edith Weston. There are site has a slight gradient to site towards Rutland Water and may have some topographical constraints. The site is located within the Rutland Water Area, this is a constraint to development. Landscape sensitivity to

redevelopment is likely to be medium and thus a landscape RAG rating of amber is applied, the site protrudes into the locally important landscape area and into the countryside. Therefore although overall there is some capacity in the area for residential development there are less sensitive areas within parcel EDW6, this site is sensitive to 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. 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. There are known archaeological assets within the vicinity which require further investigation. Local Ecology impacts will also require further surveys and mitigation given the proximity of the site to Rutland Water SSSI/SPA and the possibility of BAP habitats being identified will need further consideration.

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

Conclusion: The site is located adjacent to Edith Weston. The site is a greenfield site which is identified as in part within a locally important area of landscape value. The site is a large site and is not in keeping with the character and form of the village, development in this location would extend into the countryside and there are less sensitive areas within Edith Weston which are more appropriate for development.

This site is unsuitable for potential allocation.

SHLAA Reference: SHLAA EDI10 Site ID1354

Site Address: Paddock off Weston Rd and Gibbet Lane, Edith Weston



Parish: Edith Weston
Gross Site Area (ha): 4.62
Developable Site Area (ha): 2.77
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 83
Additional Notes on Capacity: Site capacity reduced to account for landscaping requirements on the redevelopment of the brownfield site.
Currently Allocated: No within the Rutland Water Area
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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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	R	G	A	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	A	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is split over Gibbet Lane. Part of the site is unrelated to the PLD of Edith Weston, the site west of Gibbet Lane related to the PLD on one side to the rear of existing properties.
Topography	Sloping site towards Rutland Water. G
Green Infrastructure	No loss or impact. G
Important Open Space	None identified. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	Site within Impact zone Rutland Water (Ramsar). As the development is likely to be more than 10 houses and outside an existing settlement/urban area, consultation with Natural England is required on likely risks. A
Local Ecology Designations	Not assessed, although likely surveys required include Phase 1 Habitat, Bats (buildings) and Badger given proximity to Rutland Water. A
Tree Preservation Orders	Tree Preservation Orders are on the site. A

Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Not within a conservation area.	A
Archaeology	Known archaeological remains within vicinity of the site include Medieval village earthworks and Historic Core to immediate north. Medium Risk further assessment required.	A
Landscape	<p>Both sites are assessed in parcel EDW1 & EDW2 of the Landscape Sensitivity Study (June 2023). Both parcels have high sensitivity to development.</p> <p>EDW1 - The sensitivity of this area lies in its location within the Rutland Water Area and its importance to the setting of Rutland Water reservoir, recognised as a valued landscape. Development could adversely affect the general tranquillity and undisturbed character of the landscape within the Rutland Water Basin LCT. New development to the north of the MoD housing estate could be conspicuous in views from Rutland Water including the Sailing Club, Macmillan Way recreational route and cycleway, and from the Hambleton peninsular. The western side of the study parcel lies along Manton Road which is an important approach / gateway into the village where the current MoD housing creates a stark, abrupt and conspicuous negative settlement edge; new housing development here could create a more positive, softer entrance more sympathetic to traditional village character. It would, however, increase ribbon development and be further isolated from the historic village core than the housing estate.</p> <p>EDW2 – The sensitivity of this area lies in its location within the Rutland Water Area and its importance to the setting of Rutland Water reservoir, recognised as a valued landscape, and the village. Development could adversely affect the general tranquillity and undisturbed character of the landscape within the Rutland Water Basin LCT. The intimate, enclosed, compact, nucleated historic village core along the study parcel’s eastern side is susceptible to modern development that compromises the distinctive pattern and traditional character. The study parcel provides an area of important open space between the village and more modern developments to the west. It has a parkland-like or village green character stemming from its open grassland with occasional mature trees, and dense woodland edge to the small cemetery, historic village core and Conservation Area, with a strong degree of coherence and harmony of building materials. Important to the setting of the Conservation Area that extends into the study parcel. It’s strong sense of place is susceptible to development that would affect its character and that would impact upon features and combinations of elements. Views to and from Rutland Water and the Hambleton peninsular are important.</p>	R

Lead Flood Authority Flood Risk	Low risk of fluvial flooding.	G
Environmental Health & Contamination	Not assessed.	A
Highways Authority: Access	The site can be accessed off Gibbert Lane. Comments not sought from highways.	G
Highways Authority: Wider Road Network	Not assessed, large site for location.	G
Parish Council comments	All proposed sites fall within the Impact Risk Zones of the SSSI sites of Rutland Water and/or Ketton Quarries All sites covered by the Red List for Birds (2021). Priority Species Lapwing	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	0.6-0.7 (Edith Weston Primary School)	Distance to GP/ Health Centre (km)	5-6 (Empingham Medical Centre; Barrowden Surgery)
Distance to Train Station (km)	10-15 (Oakham)	Distance to Bus Stop (m)	0-100	Distance to Cycle Route (km)	<0.5
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)	None.	Infrastructure Constraints	Not assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA EDI10 has a gross site area of 4.62 hectares. It is a greenfield site and is being promoted for residential use. The site has an indicative capacity of 83 dwellings based on the SHLAA methodology. Part of the site (west of Gibbert Lane) runs along the planned limits of development of Edith Weston along one boundary, the remainder of the site to the east is outside the PLD. The site is identified as being gently sloping north to south and therefore there are no significant topographical constraints.

The site is located within the Rutland Water Area, this is a constraint to development. Landscape sensitivity to development is significantly high and thus a landscape RAG rating of red 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. Consultation is required with Natural England regarding national ecological designations and therefore an amber RAG rating is applied. Badger, bats and phase 1 habitat surveys are required to identify any possible impacts on local wildlife. There are trees protected by Tree Preservation Orders on site. The entire site is identified as being on Grade 3 agricultural land.

The site is located (in part) adjacent the built up area of Edith Weston. The site is considered to be in walking distance (within 800m) of a school but not a town centre or GP/Health Centre. The town centre and GP/Health Centre are located within 10km. The site is within 100m of a bus stop and 15km of a train station.

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

Conclusion: The site is adjacent to a separate isolated part of the built up area of Edith Weston. The site is a greenfield site, given the high landscape sensitivity and the site location within the Rutland Water Area and the proximity to Rutland Water (Ramsar) **site is unsuitable for allocation.**

SHLAA Reference: EMP 01 Site ID77

Site Address: West of 17 Whitwell Road, Empingham



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

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	G	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Large verge enables good visibility splays. Turning would need to be provided within the site.
Relationship to Settlement Comments	Well connected located between existing frontage development and cemetery. Natural extension to settlement.
Topography	Relatively flat land. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	Public right of way across the eastern edge of site. A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G

Local Ecology Designations	Mature trees & hedgerows. Surveys required include Badger. Recommended mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending survey may be required.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity of site include Historic Settlement Core 20m to south. Cemetery along western boundary. Ploughed agricultural land.	G
Landscape	The site is within parcel EMP1 of the Landscape Sensitivity Study (June 2023) which identifies the area has high sensitivity to development. The sensitivity of the study parcel lies in its location on rising, prominent ground important to the setting of the village in the landscape, where development would be contrary to established settlement pattern and form whereby the village largely retains a compact, rectangular pattern and sits down well into the landscape. It is sensitive to changes in view from surrounding high ground and PRoWs including the Macmillan Way in the Rutland Water Area, a locally valued landscape, where it is seen as providing an important backdrop to the village. Small scale parcels of land around the south-eastern edge are more closely associated with the settlement edge, with a suburban character, where some limited housing development could probably be accommodated.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No known constraints.	G
Highways Authority: Access	Access off Whitwell Road.	G
Highways Authority: Wider Road Network	No or little impact.	G
Parish Council comments	ID 77 to the north of Whitwell Road believe that in the next eighteen years with a positive approach it would be possible to meet the need. The technical information relating to these sites is readily available. EPC's only observation/local input to make in respect of sites ID 77 is that the road verges to the A606 , particularly to the north side of the Whitwell Road, are	

	reasonably wide and would provide the opportunity to significantly improve facilities for public transport e.g. bus stops.	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	1.0-1.1 (Empingham C of E Primary School)	Distance to GP/ Health Centre (km)	0.6-0.7 (Empingham Medical Centre)
Distance to Train Station (km)	9-10 (Stamford; Oakham)	Distance to Bus Stop (m)	100-200	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity to be confirmed. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.
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Planning Officer Comments & Conclusion

Comments: SHLAA EMP01 has a gross site area of 0.17 hectares. It is currently a greenfield site in use as grassland. The site is being promoted for residential use. The site has an indicative capacity of 5 dwellings based on the calculation set out in the SHLAA methodology.

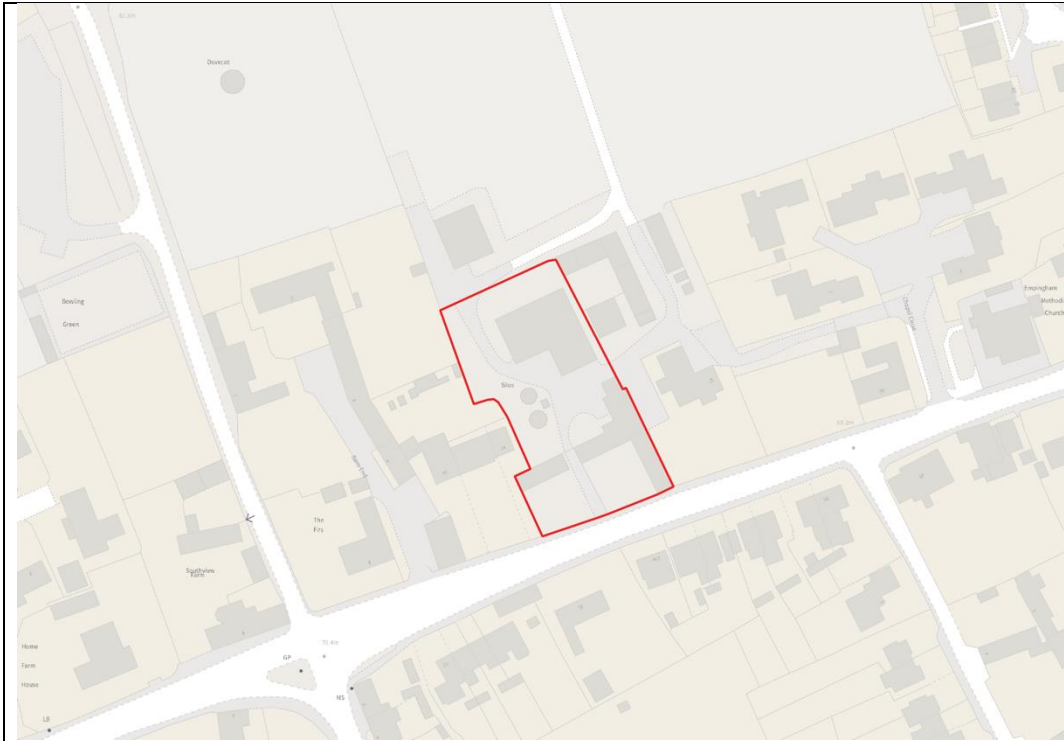
The site adjoins the planned limits of development along one side. The site is located within the Rutland Water Area. It is identified as relatively flat land and therefore there are no topographical constraints. With regards to landscape, it is identified as having a high landscape sensitivity. The 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. Consultation is not required with Natural England regarding national ecological designations and therefore a green RAG rating is applied. 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 3 agricultural land. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. It is considered that any impact can be mitigated. There are no known archaeological remains on site but there are known remains within the vicinity of the site which would need further assessment.

The site is located adjacent the built up area of Empingham. The site is not considered to be in walking distance (within 800m) of a school or town centre but is within walking distance of a GP/Health Centre. The school is located within 1.1km. The town centre is located within 9km. The site is within 200m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.

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

Conclusion: The site is adjacent the built up area of Empingham but is located within the Rutland Water Area. The site is promoted for residential development with an indicative capacity of 5 dwellings. The site sits within an area which is of high landscape sensitivity and within the Rutland Water Area, there are less sensitive locations around Empingham and the site is considered unsuitable for allocation.

This site is unsuitable for allocation.



Parish: Empingham
Gross Site Area (ha): 0.28
Developable Site Area (ha): 0.26
Brownfield/ Greenfield Status: Brownfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 6
Additional Notes on Capacity: Capacity limited to 6 due to the site being limited by a private drive access arrangement.
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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
A	G	G	G	G	G	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Well located within existing built form of the settlement.
Topography	Within the planned limits of development. Relatively flat. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	Garden buildings & hedgerows. Surveys required include Bat (buildings) and hedgerow. Pending surveys okay with mitigation. A

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	The site lies within the Historic Environment. Developing 6 houses on this site would be limited given the perceived impact on designated Heritage Assets such as the Conservation Area and nearby Listed Buildings. Any development proposal would therefore have to be in accordance with Local Plan policies and National Policies in order that it would be expected to ensure the development is in-keeping with the local historic character and development would be expected to enhance heritage assets.	A
Archaeology	Known Archaeological Remains within vicinity MLE number c20m W of medieval and post-medieval remains (21544)	A
Landscape	The site is within the built up area and development here is unlikely to cause harm to the landscape or setting of the village.	N/A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	A
Highways Authority: Access	The LHA would have no objections to development on this site for residential. The site is situated in the centre of Empingham with good pedestrian connectivity	G
Highways Authority: Wider Road Network	None.	G
Parish Council comments	The site is within both the Conservation Area and has protected stone walls and outbuildings. It is the last working farmyard in the village. Surface water drainage on to Main street is a problem in, and after, heavy or prolonged rainfall. Any development should seek to minimise that problem. The site is stated to be brownfield currently used for agriculture. EPC considers that, in common with other sites offered, potential development should not necessarily be restricted to "Housing"-facilities essential to a local service centre need strengthening.	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	0.6-0.7 (Empingham C of E Primary School)	Distance to GP/ Health Centre (km)	0.2-0.3 (Empingham Medical Centre)
Distance to Train Station (km)	8-9 (Stamford)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.
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Planning Officer Comments & Conclusion

Comments: SHLAA EMP02 has a gross site area of 0.28 hectares. It is currently a brownfield site in agricultural use. The site is being promoted for residential use. The site has an indicative capacity of 6 based on it being limited due to a private drive access arrangement.

The site is within the planned limits of development. The site is identified as on an area which is relatively flat and therefore there are no significant topographical constraints. With regards to landscape, the site is outside of the scope of the Landscape Sensitivity Study (June 2023). However, given the heritage impacts the heritage officer has been consulted and any proposal would need to enhance historic assets. 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 is not required with Natural England regarding national ecological designations and therefore a green RAG rating is applied. Bat and hedgerow 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 3 agricultural land. 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. The Highways Authority and have raised no objections. Environmental Health has suggested contaminated land possible. Contamination site risk assessment needed and remediation and monitoring schemes may also be necessary. No other detrimental environmental impacts identified.

The site is located within the built up area of Empingham. The site is within walking distance (within 800m) of a school and GP/Health Centre but not a town centre. The town centre is located within 10km. The site is within 50m of a bus stop and 9km of a train station. There are no identified on site constraints. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.

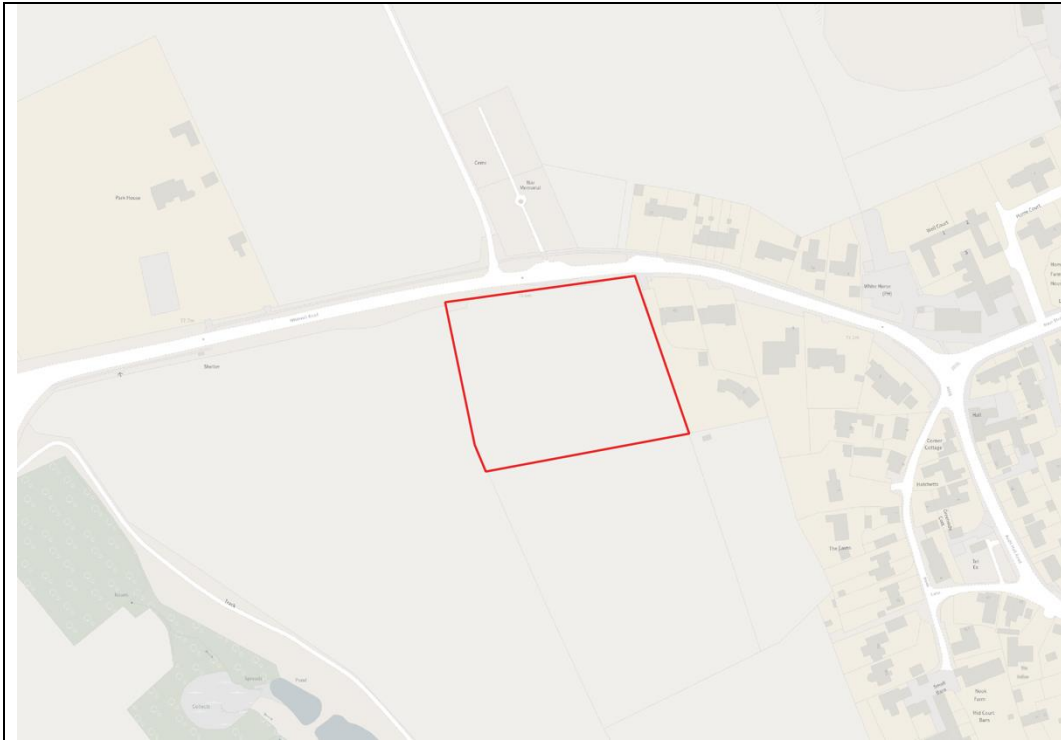
The site is identified by the promoter as being available within 0-5 years.

Conclusion: The site is within the built up area of Empingham. The site is promoted for residential development with an indicative capacity of 6 dwellings. It is a small well contained site in the centre of the settlement. There are no significant constraints identified that could not be mitigated.

This site is suitable for allocation as a residential site with an indicative capacity of 6 dwellings.

SHLAA Reference: SHLAA EMP03 Site ID 82

Site Address: Land off Whitwell Road, Empingham



Parish: Empingham
Gross Site Area (ha): 1.16
Developable Site Area (ha): 1.36
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 42
Additional Notes on Capacity: None
Currently Allocated: No, within the Rutland Water Area.
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	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	G	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Site has good visibility and good access onto the A606. Each property fronting onto the A606 will require turning to ensure no vehicle reverses onto the highway.
Relationship to Settlement Comments	Located adjacent existing built form along the eastern boundary but does protrude further west than development along the northern side of Whitwell Road.
Topography	The site has a gradual undulation from the A606 in the north and rises gradually from east to west.
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.
Important Open Space	Not designated.
Rights of Way	No public rights of way affected.
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	<p>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.</p> <p>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.</p> <p>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. The site is within a Swift Alert area and swift boxes will be required with any development. The site has potential to be species-rich grassland. A habitat survey of the site will be required to establish the presence (or otherwise) of any important habitats. The existing mature trees and hedgerows should be retained and buffered from the development.</p>	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	The site lies outside of the Historic Environment comprising the Conservation Area and Listed Buildings and is located on the urban edge of the village of Empingham, however a designated heritage asset in close proximity to the site includes known earthworks associated with a Scheduled Monument moat, c.100m north. Any development proposal would be expected to ensure the development is in-keeping with the local historic character and distinctiveness of the village and development would be expected to safeguard designated heritage assets through mitigation.	A
Archaeology	<p>"Known Archaeological Remains within vicinity MLE number"</p> <p>"Adjacent to C20th cemetery (21534)"</p>	A
Landscape	Site is considered within Parcel EMP 6 within the updated Landscape Sensitivity Study 2023. New small scale housing development within the study parcel could probably be accommodated close to the current PLD, in keeping with settlement form and pattern that retains the characteristic compact, regular, linear pattern of the village where development sits low in the landscape. It would avoid the rising ground to the north and, although located within the Gwash Valley, key	A

	characteristics of the LCA would not be significantly affected by sensitive housing development that includes mitigation planting to retain a soft western edge to the settlement and integration into the landscape. The church is a focal point in views from the A606 across the study parcel when entering the settlement from the west, increasing susceptibility to development that interrupts the view. Characteristic views out from the settlement to undeveloped ridges of higher ground on the skyline create an important backdrop to the village and should be retained by any new development within the study parcel.	
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	No constraints known however contamination possible.	A
Highways Authority: Access	The site has good visibility in both direction as is on a straight section of the A606 in Empingham. The road has good access onto the A606. Consideration will need to be given to pedestrian connectivity across the A606 and to the bus stops outside Rutland Water The LHA would have no objections to the proposal or its impact on the wider road network.	G
Highways Authority: Wider Road Network	Walking and vehicular access need to be checked at an increased number of dwelling capacity of up to 42 dwellings. Site has good visibility and good access onto the A606. Each property fronting onto the A606 will require turning to ensure no vehicle reverses onto the highway.	G
Parish Council comments	ID 82 to the south of Whitwell Road - believe that in the next eighteen years with a positive approach it would be possible to meet the need. The technical information relating to these sites is readily available. EPC's only observation/local input to make in respect of sites ID 82 is that the road verges to the A606 , particularly to the north side of the Whitwell Road, are reasonably wide and would provide the opportunity to significantly improve facilities for public transport e.g. bus stops Currently the best (and only) solution to the need for the Medical Centre to expand would involve using land not identified in the call for sites (i.e. extending site ID 82 west to Sykes Lane).	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	1.1-1.2 (Empingham C of E Primary School)	Distance to GP/ Health Centre (km)	0.7-0.8 (Empingham Medical Centre)
Distance to Train Station (km)	9-10 (Stamford; Oakham)	Distance to Bus Stop (m)	50-100	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity needs to be checked. Site submission states electricity, water, gas supply, drainage, mains sewerage and broadband available.
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Planning Officer Comments & Conclusion

Comments: SHLAA EMP 03 has a gross site area of 1.16 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 42 dwellings based on the calculation set out in the SHLAA methodology.

The site adjoins the planned limits of development along one side. The site is located within the Rutland Water Area. It is identified as on an area which rises gradually and therefore there are no significant topographical constraints. With regards to landscape, it is identified as having an overall medium landscape sensitivity 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 is not required with Natural England regarding national ecological designations and therefore a green RAG rating is applied. A Phase 1 Habitat 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. Consultation with

Conservation Officer carried out due to heritage assets being identified by archaeological response. It is considered that any impact can be mitigated. 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. The Highways Authority have raised no concerns in relation to access and it is considered that there will not be a significant impact on the wider road network. The Environmental Health Team have confirmed that there are no known constraints but that contamination could be possible.

The site is located adjacent the built up area of Empingham. The site is not considered to be in walking distance (within 800m) of a school or town centre but is within walking distance of a GP/Health Centre. The school is located within 1.2km. The town centre is located within 9km. The site is within 100m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, gas supply, drainage, mains sewerage and broadband available.

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

Conclusion: The site is adjacent the built up area of Empingham. The site is promoted for residential development with an indicative capacity of 42 dwellings. The Landscape study indicates that small scale housing development within the study parcel could probably be accommodated close to the current PLD, in keeping with settlement form and pattern. The site is however located within the Rutland Water Area and changes may need to be made to this boundary to accommodate development. The site is a greenfield site and there are no significant constraints identified that could not be mitigated.

This site is suitable for allocation as a potential residential site with an indicative capacity of 40 dwellings.

SHLAA Reference: SHLAA EMP04 site ID 40

Site Address: Land at Exton Road, Empingham

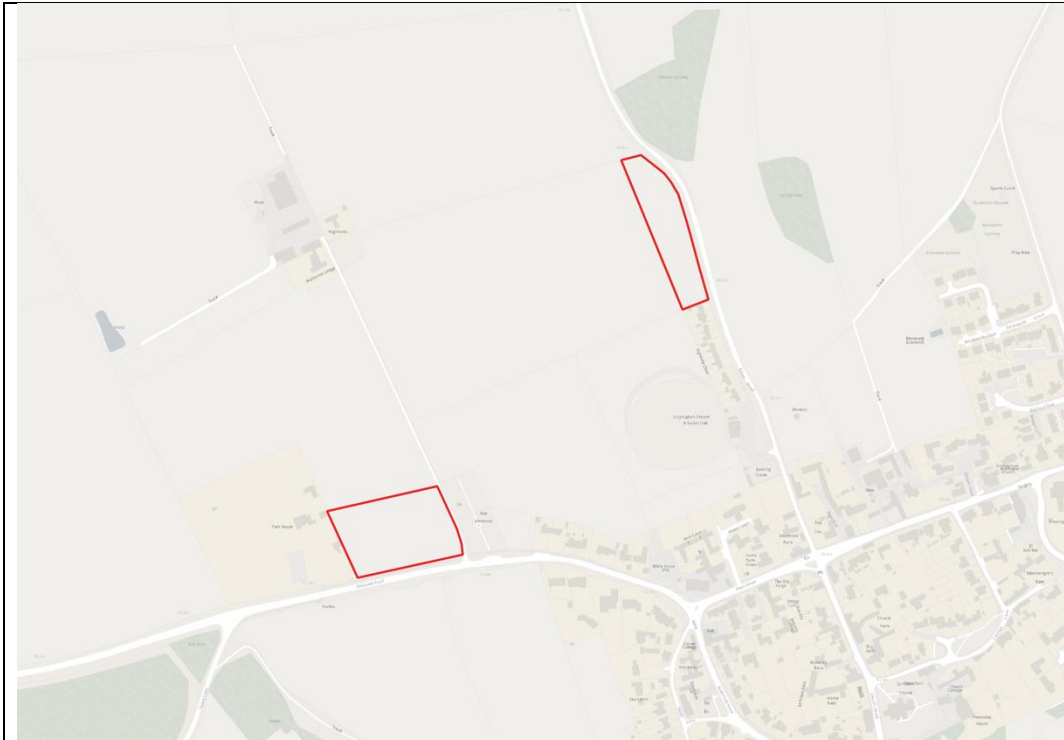


Parish: Empingham
Gross Site Area (ha): 0.61
Developable Site Area (ha): 0.58
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 18
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site has a Scheduled Monument on site, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA EMP06 Site ID 10

Site Address: Land at Highfields Farm, Empingham

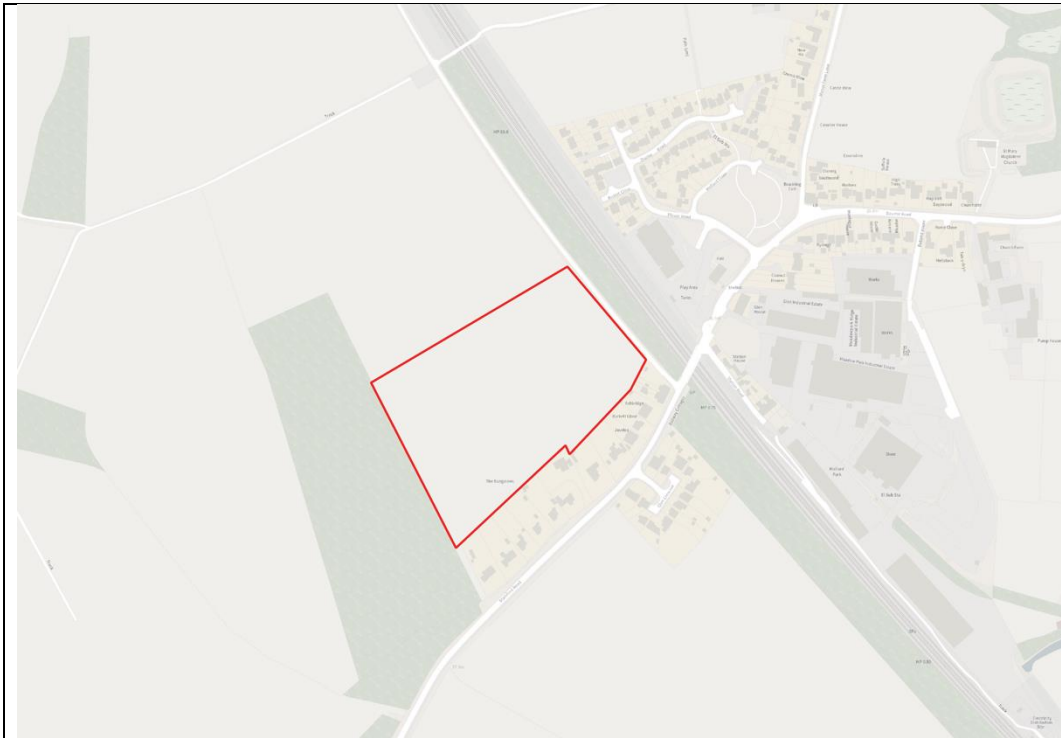


Parish: Empingham
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 0-5-years
Overall Deliverability Status: Neither site is adjacent to PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA ESS01 Site ID47

Site Address: Land to rear of Essendine Road, Essendine.



Parish: Essendine
Gross Site Area (ha): 5.39
Developable Site Area (ha): 3.23
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 97
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site not passed stage 2. as it cannot be accessed.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Not Achievable
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SHLAA Reference: SHLAA ESS02 Site ID 46

Site Address: Land at Manor Farm Lane, Essendine (Site 1)



Parish: Essendine
Gross Site Area (ha): 4.7
Developable Site Area (ha): 2.87
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 86
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	G	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	A	G	A	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is adjacent to the Essendine a village with PLD. The site is well located within existing built form of the settlement.
Topography	Relatively flat. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	Public Right of way present on site. A
National Ecology Designations	None. G
Local Ecology Designations	Essendine Roadside Verge Nature Reserve Local Wildlife Site and a distance of 4m to Deciduous woodland A

Tree Preservation Orders	No Tree Preservation Orders on site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site not within a conservation area.	A
Archaeology	Known archaeological remains within the vicinity, further assessment required.	A
Landscape	The Landscape Sensitivity Study (June 2023) assesses the site in parcel ESS1. The sensitivity of this study parcel is medium. This lies in the strong and positive rural character and sense of place along Manor Farm Lane, particularly around Manor Farm and Broadholme Farm where there is a strong degree of coherence and harmony of building materials. Woodland and tree belts provide some enclosure although the study parcel retains an open rural character. Thresholds for significant change along Manor Farm Lane are low, including within the arable field to the east which is important to the setting of the Manorial Earthworks Scheduled Monument and St. Mary's Church, although small scale ribbon development may be acceptable. Modern housing within the Plover Road development affects rural sense of place to the north within the study parcel, where larger scale housing development could possibly be accommodated in-keeping with settlement form and pattern without affecting the character of the wider Clay Woodlands LCA.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	The LHA would have significant concerns regarding this site due to constraints of Meadow Farm Lane junction with Bourne Road. The highway boundary measures a total of 8m on Meadow Lane adjacent to No.9 Bourne Road and abuts directly up to this property. This restricts the access and the possibility of providing a suitable road offset from No.9 with a 2m wide footpath. The LHA therefore could not support an application if it came forward for this site due to lack of pedestrian connectivity, and lack of safe and convenient access.	A
Highways Authority: Wider Road Network	To be confirmed.	A
Parish Council comments	Areas of the site will potentially be insite of Essendine Parish Church of St Mary Magdalene which was constructed in the 12 th century.	

	<p>Essendine fort/castle is also next to the Church, this an ancient earthwork structure.</p> <p>The area identified on the map includes the existing Manor Farm farm areas which contain historic stone built farm buildings and modern residential housing</p> <p>Any building on this site will dramatically and negatively impact the existing visual landscape.</p> <p>The residents/houses on Manor Farm Lane will have their outlook negatively affected.</p> <p>The residents of Dunlin Road and Plover Road will have their outlook negatively affected.</p> <p>The potential increase in traffic along a very small lane will create issues for the existing residents and the farm at the top of Manor Farm lane which frequently moves very large agricultural equipment along the lane.</p> <p>If access to the site is suggested to go through Plover Road this will bring a shocking increase in traffic along Plover road bringing road safety issues.</p> <p>The 12th century church and historic fort will potentially be overlooked by a 21st century housing development. Building on this site will destroy the outlook of a historically significant building.</p> <p>Turning this agricultural land into housing will be hugely out of proportion/scale to the existing Manor Farm Lane houses. The scale of this proposed development is huge in relation to the existing village. Should the entire site be used to build houses it will be larger than the existing new estate that was built by Jelson homes</p> <p>Manor Farm Lane is a very small lane with a dangerous junction onto the A6121</p> <p>The negative impact on the existing residents will be significant, plus the land abuts woodland, which will be negatively affected</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	2 (Ryhall C of E Primary School)	Distance to GP/ Health Centre (km)	8-9 (Stamford)
Distance to Train Station (km)	8-9 (Stamford)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	0.4
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity is to be assessed. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.
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Planning Officer Comments & Conclusion

Comments: SHLAA ESS02 has a gross site area of 4.7 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 86.

The site is adjacent the planned limits of development. The site is identified as on an area which is relatively flat and therefore there are no significant topographical constraints. With regards to landscape, it is identified as having as medium landscape sensitivity and 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 is not required with Natural England regarding national ecological designations and therefore a green RAG rating is applied. Bat and hedgerow surveys are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on the site. The entire site is identified as being on Grade 3 agricultural land. The site is not within the conservation area but there are listed buildings in close proximity, There are known archaeological remains within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

The site is located adjacent to Essendine. The site is not within walking distance (within 800m) of a school and GP/Health Centre or a town centre. The town centre is located within 10km. The site is within 50m of a bus stop and 9km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.

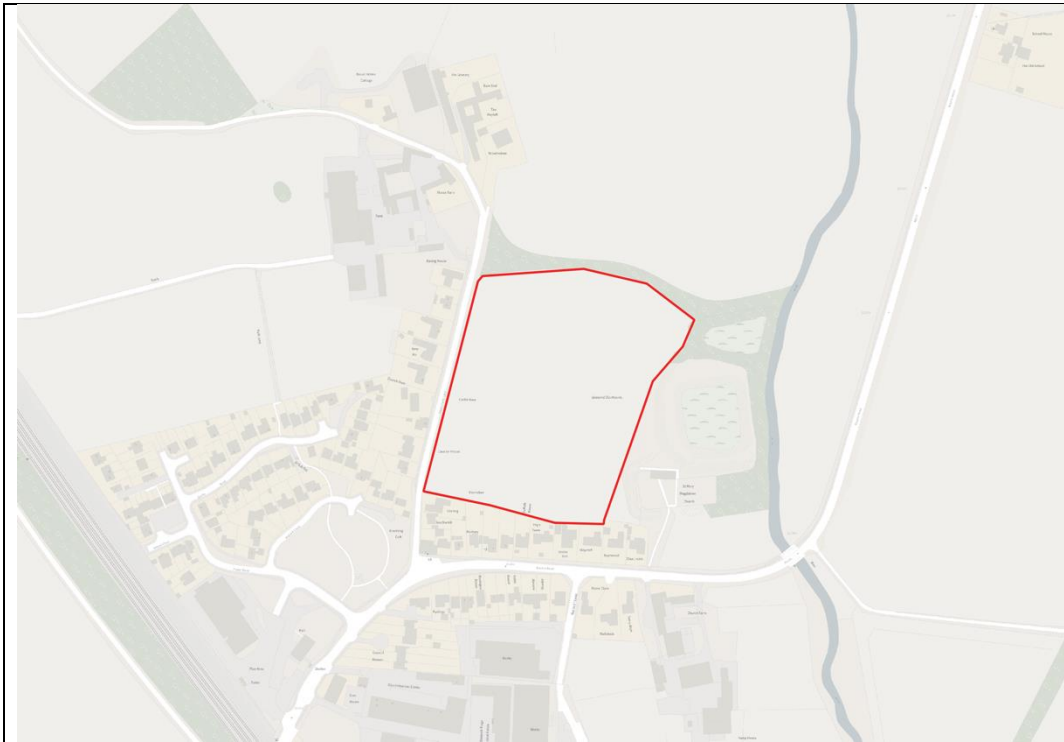
The site is identified by the promoter as being available within 0- 5 years.

Conclusion: The site is adjacent to Essendine. It is very large and would be a significant extension to the settlement. However there are no significant constraints identified that could not be mitigated therefore a smaller site area could be considered suitable. (See ESS05)

This site is unsuitable for potential allocation.

SHLAA Reference: SHLAA ESS04 Site ID 46

Site Address: Land at Manor Farm Lane, Essendine



Parish: Essendine
Gross Site Area (ha): 3.66
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: 0-5 years
Overall Deliverability Status: Site has a Scheduled Monument on site, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA ESS05 site ID 46

Site Address: Land at Manor Farm Lane, Essendine.



Parish: Essendine
Gross Site Area (ha): 1.5
Developable Site Area (ha): 1.23
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 39
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Developable.

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

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield / Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
R	G	G	A	G	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	A	G	A	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is adjacent to the Essendine a village with PLD. The site is well located within existing built form of the settlement.
Topography	Relatively flat. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	Public Right of way present on site. A
National Ecology Designations	None. G

Local Ecology Designations	Essendine General Comments: 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: Bat and 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.	A
Tree Preservation Orders	No Tree Preservation Orders on site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site not within a conservation area.	A
Archaeology	"Known Archaeological Remains within vicinity MLE number" "Medieval castle and village earthworks to the east (5238 & 24209) <200m from prehistoric double ditched ring-ditch to NE (16896) & further ring ditches (5230, 10316, 5233, 5230 etc.) Possible mill mound to the west (5243)" "Known archaeological remains on the site include the Historic Settlement Core and earthwork features. 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. Medium risk	A
Landscape	The Landscape Sensitivity Study (June 2023) assesses the site in parcel ESS1. The sensitivity of this study parcel lies in the strong and positive rural character and sense of place along Manor Farm Lane, particularly around Manor Farm and Broadholme Farm where there is a strong degree of coherence and harmony of building materials. Woodland and tree belts provide some enclosure although the study parcel retains an open rural character. Thresholds for significant change along	A

	Manor Farm Lane are low, including within the arable field to the east which is important to the setting of the Manorial Earthworks Scheduled Monument and St. Mary's Church, although small scale ribbon development may be acceptable. Modern housing within the Plover Road development affects rural sense of place to the north within the study parcel, where larger scale housing development could possibly be accommodated in-keeping with settlement form and pattern without affecting the character of the wider Clay Woodlands LCA.	
Lead Flood Authority Flood Risk	The LLFA would have no objections if a development came forward at this site as it sits within flood zone 1, provided a suitable SuDS system is installed.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	The LHA would have significant concerns regarding this site due to constraints of Meadow Farm Lane junction with Bourne Road. The highway boundary measures a total of 8m on Meadow Lane adjacent to No.9 Bourne Road and abuts directly up to this property. This restricts the access and the possibility of providing a suitable road offset from No.9 with a 2m wide footpath. The LHA therefore could not support an application if it came forward for this site due to lack of pedestrian connectivity, and lack of safe and convenient access.	A
Highways Authority: Wider Road Network	To be confirmed.	A
Parish Council comments	<p>Areas of the site will potentially be in sight of Essendine Parish Church of St Mary Magdalene which was constructed in the 12th century.</p> <p>Essendine fort/castle is also next to the Church, this an ancient earthwork structure.</p> <p>The area identified on the map includes the existing Manor Farm areas which contain historic stone built farm buildings and modern residential housing</p> <p>Any building on this site will dramatically and negatively impact the existing visual landscape.</p> <p>The residents/houses on Manor Farm Lane will have their outlook negatively affected.</p> <p>The residents of Dunlin Road and Plover Road will have their outlook negatively affected.</p> <p>The potential increase in traffic along a very small lane will create issues for the existing residents and the farm at the top of Manor Farm lane which frequently moves very large agricultural equipment along the lane.</p> <p>If access to the site is suggested to go through Plover Road this will bring a shocking increase in traffic along Plover road bringing road safety issues.</p> <p>The 12th century church and historic fort will potentially be overlooked by a 21st century housing development. Building on this site will destroy the outlook of a historically significant building.</p> <p>Turning this agricultural land into housing will be hugely out of proportion/scale to the existing Manor Farm Lane houses.</p>	

	<p>The scale of this proposed development is huge in relation to the existing village. Should the entire site be used to build houses it will be larger than the existing new estate that was built by Jelson homes</p> <p>Manor Farm Lane is a very small lane with a dangerous junction onto the A6121</p> <p>The negative impact on the existing residents will be significant, plus the land abuts woodland, which will be negatively affected</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	2 (Ryhall C of E Primary School)	Distance to GP/ Health Centre (km)	8-9 (Stamford)
Distance to Train Station (km)	8-9 (Stamford)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	0.4
Distance to Public Right of Way (km)	0.05-0.1				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity is to be assessed. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.
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Planning Officer Comments & Conclusion

Comments: SHLAA ESS05 has a gross site area of 1.5 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 39.

The site is adjacent the planned limits of development. The site is identified as on an area which is relatively flat and therefore there are no significant topographical constraints. With regards to landscape, it is identified as having as medium landscape sensitivity and 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 is not required with Natural England regarding national ecological designations and therefore a green RAG rating is applied. Bat and hedgerow surveys are required to identify any possible impacts on local wildlife. There are no trees protected by Tree Preservation Orders on the site. The entire site is identified as being on Grade 3 agricultural land. The site is not within the conservation area but there are listed buildings in close proximity, There are known archaeological remains within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site but further assessment is required. The LLFA have been consulted and identify no concerns or constraints in terms of flood risk. The highways authority have raised concerns regarding access on to Bourne Road, further assessment is required should the site be brought forward for development.

The site is located adjacent to Essendine. The site is not within walking distance (within 800m) of a school and GP/Health Centre or a town centre. The town centre is located within 10km. The site is within 50m of a bus stop and 9km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage and broadband available, gas supply unknown.

The site is identified by the promoter as being available within 0- 5 years.

Conclusion: The site is adjacent to Essendine. The site is promoted for residential development as part of a larger site (ESS02). This smaller site has an indicative capacity of 39 dwellings. The site has limited landscape impact. Highway restrictions have been identified, however these are not considered to meet the test in NPPF of severe and could be mitigated, by limiting further the scale of development in this location. No other constraints identified that could not be mitigated.

This site may be suitable for potential allocation with an indicative capacity of 39 dwellings.



Parish: Exton
Gross Site Area (ha): 0.3
Developable Site Area (ha): 0.3
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
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: 0-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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
A	A	A	G	G	G	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Adjacent to PLD of Exton the site is well connected to the existing settlement.
Topography	Relatively flat and open arable land. A
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	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 A

	<p>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.</p> <p>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.</p> <p>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.</p> <p>Site Specific: Badger surveys will be required. If present mitigation will be required upfront with the planning application.</p> <p>A habitat survey of the site will be required to establish the presence (or otherwise) of any important habitats on site. The stream is an important corridor and a minimum of a 10m buffer of semi-natural vegetation should be retained outside of 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</p> <p>Summary: Likely ok with mitigation. BNG required.</p>	
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	"Known Archaeological Remains within vicinity MLE number" "Just N. of Exton Park mineral railway (21252)	A

Landscape	The site is considered in parcel EXT03 of the Landscape Sensitivity Study (June 2023). The landscape sensitivity of the area arises principally from settlement form considerations, with the existing boundary presenting a clear existing limit to the village, although already beyond its historic core. Development within the parcel would be across sloping topography resulting in potential for greater landscape prominence than most areas around Exton. However, in most other respects the site presents a less sensitive character, notwithstanding the implications of development on private and public views into and across the parcel. Some limited development to the south-west of the parcel would potentially limit further dilution of overall settlement form. The parcel is not important in maintaining a visual separation between the village and other settlements and limited development within the south-west sector in particular would be unlikely to have significantly harmful effects on the historic form of Exton. The parcel has no clear visual associations with the wider estate.	G
Lead Flood Authority Flood Risk	The LLFA would have no objections to the proposal of residential development at this location. The site would need to implement a SuDs drainage system. It should be noted that if the stream on the southern side of the site falls within gardens, the property owner will become the riparian owner of the watercourse and required to maintain.	A
Environmental Health & Contamination	Contamination unlikely. Detrimental environmental effects unlikely.	G
Highways Authority: Access	The LHA would have no objections to development at this site, however it should be noted that in order to achieve the required visibility splays the reduction in height/complete removal of the boundary would be required. The access would need to be positioned as far north as possible so the vis splay can be achieved due to the bend in the road.	G
Highways Authority: Wider Road Network	Low impact.	G
Parish Council comments	None	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	0.2 (Exton C of E Primary School)	Distance to GP/ Health Centre (km)	7 (Empingham Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	>5
Distance to Public Right of Way (km)	0.2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	Primary and Secondary school capacity needs to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.
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Planning Officer Comments & Conclusion

Comments: SHLAA EXT03 has a gross site area of 0.3 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 9 dwellings based on the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development on one side. The site is identified as on relatively flat slightly undulating ground and therefore a amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having as moderate landscape sensitivity and low landscape value resulting in a medium to high capacity to accommodate small scale development to the boundary of the existing settlement form. 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 is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is required in order to assess the impact on local ecology. 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 within 50m of designated heritage assets. It is considered therefore that any significant impact is unlikely. There are known archaeological remains 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. The Highways Authority have not identified any concerns in relation to access or impact on the wider road network. They have stated access would need to be positioned as far north as possible so the vis splay can be achieved due to the bend in the road.

The site is located adjacent to the built up area of Exton. The site is within walking distance of a school, but not a town centre or GP/Health Centre. The school is within the village. The GP/Health Centre and town centre are both within 9km. The site is within 50m of a bus stop and 10km of a train station. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.

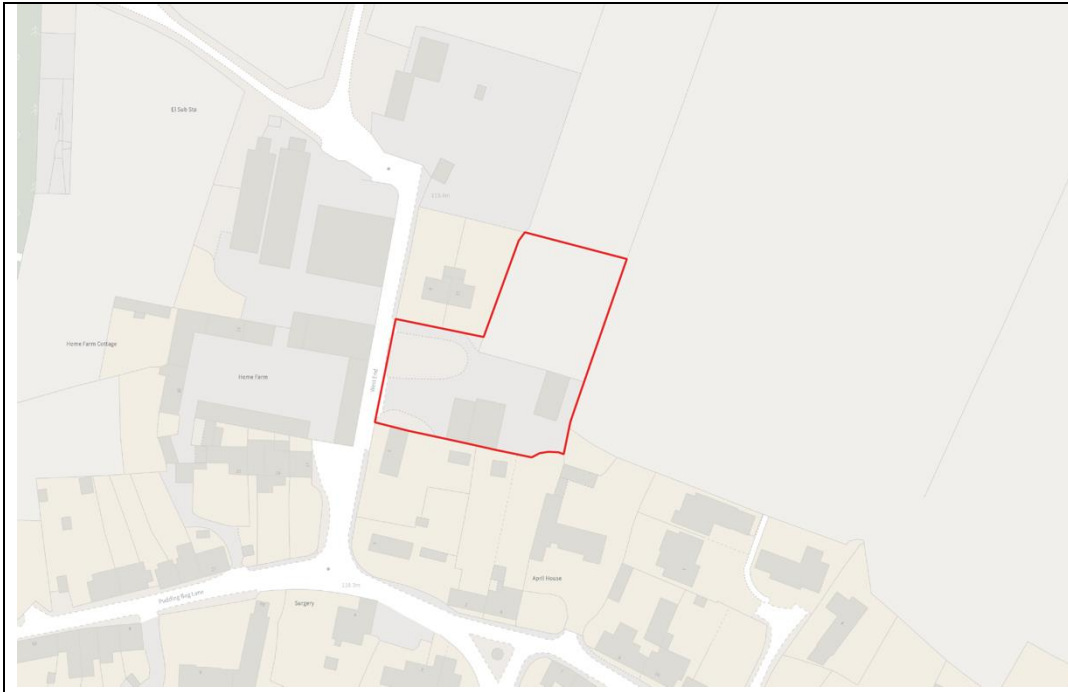
The site is identified by the promoter as being available immediately.

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

This site is suitable for allocation as a residential site with an indicative capacity of 9 dwellings.

SHLAA Reference: SHLAA EXT04

Site Address: Land at The Workshops, Exton.



Parish: Exton
Gross Site Area (ha): 0.32
Developable Site Area (ha): 0.48
Brownfield/ Greenfield Status: Greenfield
Current Use: Mixed
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 15
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	A	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	Partly within/adjacent to PLD of Exton the site is well connected to the existing settlement.
Topography	Flat partly brownfield site
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.
Important Open Space	Not designated.
Rights of Way	No public rights of way affected.
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	Not assessed.	
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Not assessed.	
Landscape	The site is in part within the settlement boundary of the village, a small area of the site is considered in parcel EXT01 of the Landscape Sensitivity Study (June 2023). The parcel assessed is much larger than the site and the study states that Development within the small, enclosed paddock to the west of Home Farm and farmed in part by woodland would have less impact on character, settlement form and have low wider prominence, but could significantly impact upon the settings of surrounding listed buildings. The slightly indented PLD to the north of housing on Old Dairy Yard, and farm buildings at West End may afford highly limited capacity for small scale development with limited wider landscape impacts, although historic environment considerations would remain important.	A
Lead Flood Authority Flood Risk	The LLFA would have no objections to the proposal of residential development at this location. The site would need to implement a SuDs drainage system. It should be noted that if the stream on the southern side of the site falls within gardens, the property owner will become the riparian owner of the watercourse and required to maintain.	A
Environmental Health & Contamination	Contamination potential. Detrimental environmental effects unlikely.	G
Highways Authority: Access	Not assessed.	
Highways Authority: Wider Road Network	Not assessed although low impact.	
Parish Council comments	None	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	0.2 (Exton C of E Primary School)	Distance to GP/ Health Centre (km)	7 (Empingham Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	>5
Distance to Public Right of Way (km)	0.2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	Primary and Secondary school capacity needs to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.
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Planning Officer Comments & Conclusion

Comments: SHLAA EXT04 has a gross site area of 0.4 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 15 dwellings based on the calculation set out in the SHLAA methodology.

The site is partly within the planned limits of development. The site is identified as on a relatively flat site and a green RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having a moderate landscape sensitivity with some capacity to accommodate small scale development to the boundary of the existing settlement form, taking into consideration the listed buildings and historic character of the area. 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 is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is

required in order to assess the impact on local ecology. There are no trees protected by Tree Preservation Orders on or adjacent the site. The site is identified as being on brownfield/part Grade 3 agricultural land. There are known archaeological remains within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

The site is located adjacent to the built up area of Exton. The site is within walking distance of a school, but not a town centre or GP/Health Centre. The school is within the village within 2km. The GP/Health Centre and town centre are both within 9km. The site is within 50m of a bus stop and 10km of a train station. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.

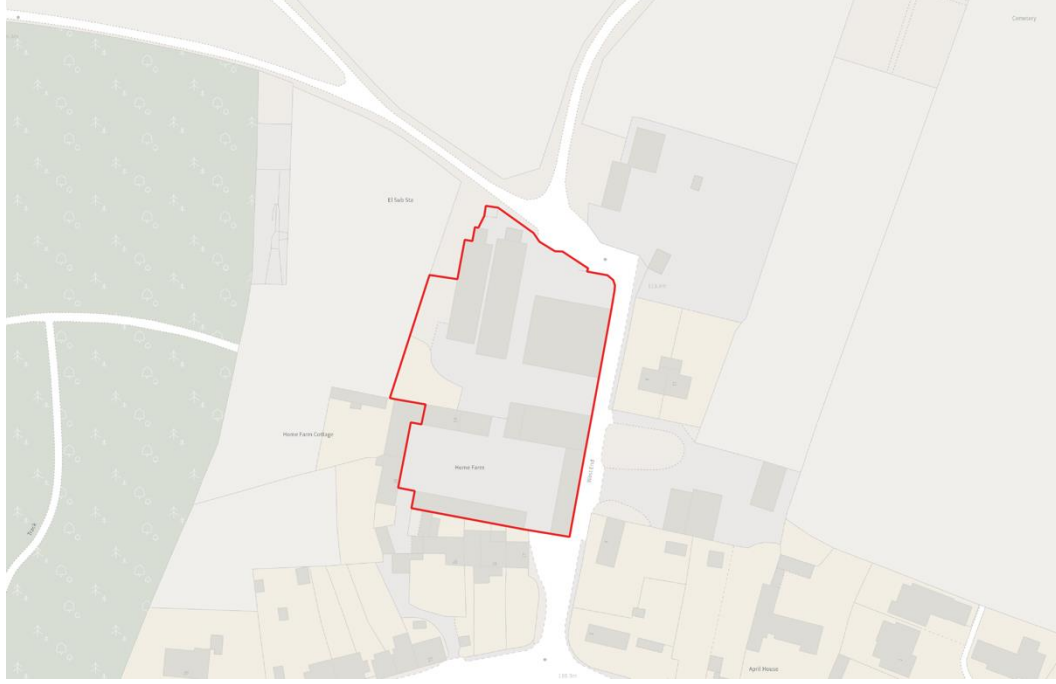
The site is identified by the promoter as being available immediately.

Conclusion: The site is a brownfield site partly within the built up area of Exton. The site is promoted for residential development with an indicative capacity of 15 dwellings. There are no significant constraints identified that could not be mitigated.

This site is suitable for allocation as a residential site with an indicative capacity of 15 dwellings.

SHLAA Reference: SHLAA EXT05

Site Address: Land at Home Farm, Exton.

	Parish: Exton				
	Gross Site Area (ha): 0.5				
	Developable Site Area (ha): 0.4				
	Brownfield/ Greenfield Status: Brownfield				
	Current Use: Agriculture				
	Use Promoted: Residential/Employment				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 14				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: 0-5 years				
	Overall Deliverability Status: Developable, but allocated for employment development.				
	Suitability Status:	Suitable	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
G	G	G	G	A	A	A	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	Part within and adjacent to PLD of Exton the site is well connected to the existing settlement.
Topography	Flat brownfield site
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact.
Important Open Space	Not designated.
Rights of Way	No public rights of way affected.
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	Not assessed.	
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Not assessed, known assets within the vicinity.	
Landscape	The site is in part within the settlement boundary of the village, a small area of the site is considered in parcel EXT01 of the Landscape Sensitivity Study (June 2023). The parcel assessed is much larger than the site and the study states that Development within the small, enclosed paddock to the west of Home Farm and farmed in part by woodland would have less impact on character, settlement form and have low wider prominence, but could significantly impact upon the settings of surrounding listed buildings. The slightly indented PLD to the north of housing on Old Dairy Yard, and farm buildings at West End may afford highly limited capacity for small scale development with limited wider landscape impacts, although historic environment considerations would remain important.	A
Lead Flood Authority Flood Risk	The LLFA would have no objections if a development came forward at this site as it sits within flood zone 1, provided a suitable SuDS system is installed.	G
Environmental Health & Contamination	Contamination potential. Detrimental environmental effects unlikely.	G
Highways Authority: Access	The proposed allocation is off West End in Exton. The first 35m of West End is adopted highway and then the road turns to private. The roads through Exton vary in width but on a whole are narrow with narrow or no footpaths. Due to this the site may be suitable for employment land but not a business which is heavily reliant on HGV access.	G
Highways Authority: Wider Road Network	Low impact.	G
Parish Council comments	None	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	0.2 (Exton C of E Primary School)	Distance to GP/ Health Centre (km)	7 (Empingham Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	>5
Distance to Public Right of Way (km)	0.2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	Primary and Secondary school capacity needs to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.
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Planning Officer Comments & Conclusion

Comments: SHLAA EXT05 has a gross site area of 0.4 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 14 dwellings based on the calculation set out in the SHLAA methodology.

The site is partly within the planned limits of development. The site is identified as on relatively flat site and a green RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having as medium landscape sensitivity to accommodate small scale development to the boundary of the existing settlement form, taking into consideration the listed buildings and historic character of the area. 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 is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is required in order to assess the impact on local ecology. There are no trees protected by Tree Preservation Orders on or adjacent the site. The site is identified as being on brownfield/part Grade 3 agricultural land. There are known archaeological remains within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

The site is located adjacent to the built up area of Exton. The site is within walking distance of a school, but not a town centre or GP/Health Centre. The school is within the village within 2km. The GP/Health Centre and town centre are both within 9km. The site is within 50m of a bus stop and 10km of a train station. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.

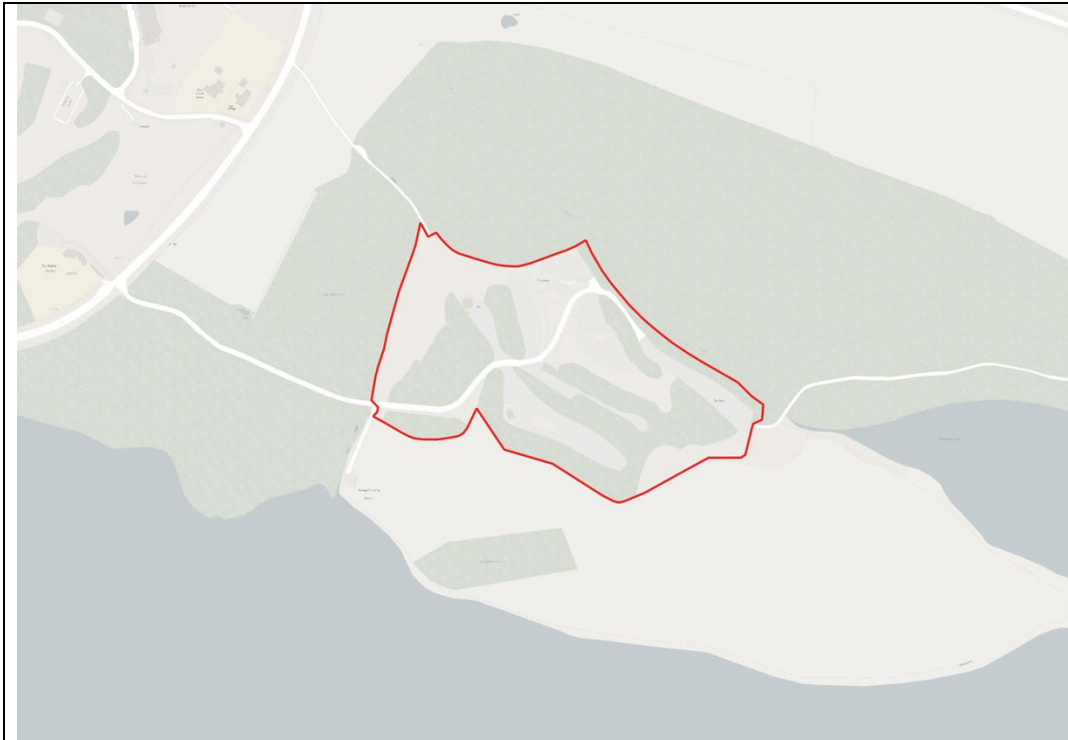
The site is identified by the promoter as being available immediately.

Conclusion: The site is a brownfield site partly within the built up area of Exton. The site is promoted for residential development with an indicative capacity of 14 dwellings. There are no significant constraints identified that could not be mitigated.

This site is has been considered as a potential allocation as an employment site.

SHLAA Reference: SHLAA EXT08

Site Address: Barnsdale Car Park, Exton

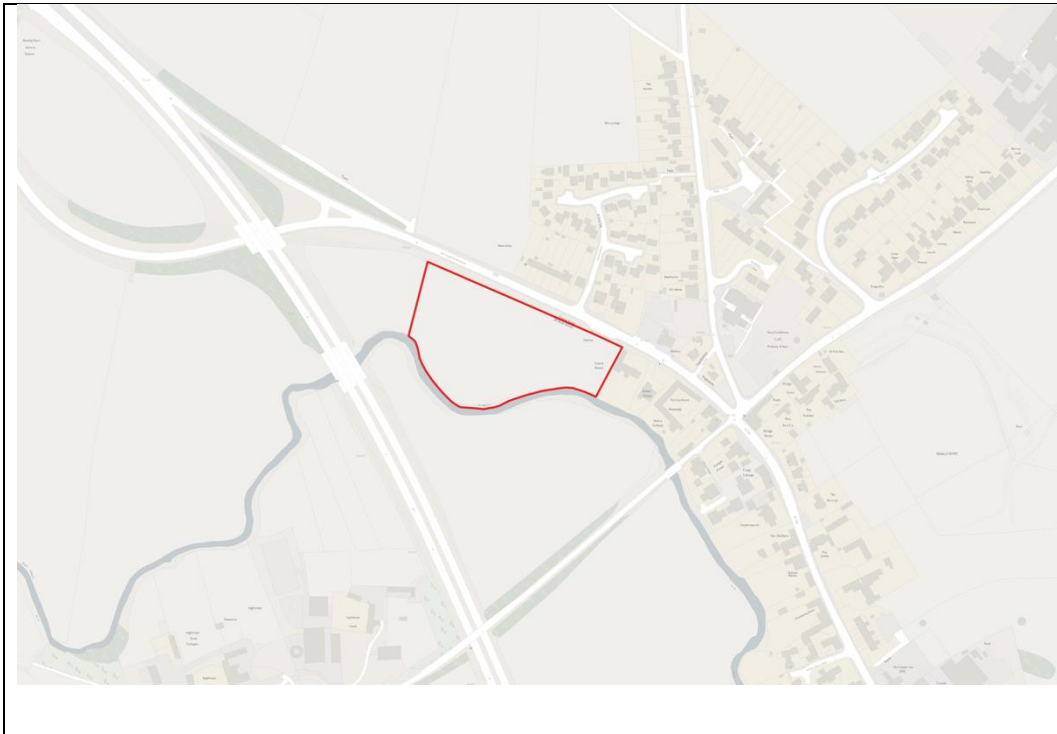


Parish: Exton
Gross Site Area (ha): 6.5
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Car Park
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: N/A
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Site is not adjacent to a village with PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA GRT 01 Site ID141

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



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

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	R	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	G	G	A	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Within 30mph limit, good visibility in both directions.
Relationship to Settlement Comments	Site is adjacent to existing built form on the eastern boundary and there is development directly opposite to the north for the full width of the frontage of the site. Well connected.
Topography	land within this zone is lowest lying land abutting the village, lying within the valley of the River Gwash. Site as sloping ground.
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	Hedgerows, mature trees, watercourse (River Gwash), possible grassland. Surveys Required include otter, water vole, crayfish, badger and Phase 1 Habitat. Mitigation: Sensitive location along River Gwash. This must be protected with significant buffer zone c. 20m and no light intrusion. Gardens must not back onto river. Opportunities also for enhancement. Other mitigation may be required, pending surveys.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	No designated heritage assets on site but site borders conservation area. Previous consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity of the site include Ermine Street running along northern boundary. Historic Core along eastern edge. Roman cemetery lies c100m to ENE. Extensive Roman town & Roman road suggests potential for further archaeological remains.	A
Landscape	The site is considered in parcel GCA5 of the Landscape Sensitivity Study (June 2023). The sensitivity of this study parcel lies in its location within the distinctive Gwash Valley LCA at the western end of Great Casterton and is identified as high/medium. The landscape retains a rural character important to the setting of the village, although influenced by man-made intrusions and human activity. It provides a buffer between the A1 and the settlement, including the northern end of the Conservation Area. The effect of the surrounding roads on all sides, and housing along the Old Great North Road including the modern development at Ermine Rise on rising ground overlooking the study parcel to the north, is to reduce the sense of place and strength of rural character, reducing susceptibility to development. Housing development along the northern side of the study parcel as a linear extension along the Old Great North Road would be consistent with settlement form and pattern, requiring careful attention to detail to avoid impact on the setting of the Conservation Area.. Visual impact of development could be mitigated by limiting the extent of any new housing on the important approach into the village along the Old Great North Road where it would be perceptible but would not significantly alter the balance of features or elements within the existing view. Similarly in views when entering the village from the west on Water Lane as it bridges over the A1, by limiting development to within the northern part of the study parcel it would be perceptible through river side vegetation but is unlikely to significantly alter the balance of features or elements within the existing view.	R
Lead Flood Authority Flood Risk	Part of the site within Flood Zone 2 and also Flood Zone 3, where the site borders the river. (EA Flood Risk Maps). Site capacity reduced to only include land outside of flood risk zone 2 and therefore amber rating given on this basis.	A
Environmental Health & Contamination	Contamination unlikely. Noise from A1, Air Quality from traffic (B1081 and possibly A1). Noise assessment required and	A

	mitigation scheme likely. Detailed site assessment for Air Quality and mitigation through appropriate site layouts/designs.	
Highways Authority: Access	Within 30mph limit. Previous assessment has stated good visibility in both directions.	G
Highways Authority: Wider Road Network	Low level impact.	G
Parish Council comments	Building here would alter the character of the village. No shops, health facilities or employment in the village. Primary school overbooked and secondary school full	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	4-5	Distance to School (km)	0.2-0.3 (Great Casterton C of E Primary School)	Distance to GP/ Health Centre (km)	4-5 (Empingham Surgery)
Distance to Train Station (km)	4-5 (Stamford)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	>25
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)	No electricity pylons or pipelines on the site.	Infrastructure Constraints	Great Casterton primary and secondary school places to be confirmed. No strategic water resource constraints at the villages. Site submission states services available.
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Planning Officer Comments & Conclusion

Comments: SHLAA GRT 01 has a gross site area of 0.91 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 16 based on a reduced site area to remove area within flood risk zone and the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development on two sides. The site is identified as on an area of sloping ground and therefore an amber rating is applied to topographical constraints. With regards to landscape, it is identified as having as high to medium landscape sensitivity. Red is applied in this assessment. 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 is not required with Natural England regarding national ecological designations and therefore a green RAG rating is applied.

Otter, water vole, crayfish, badger and Phase 1 Habitat 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 3 agricultural land. Previous consultation with Conservation Officer carried out due to site being within 50m of designated heritage assets. It is considered that any impact can be mitigated. There are no known archaeological remains on site but there are within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

The site is clearly visually linked to the river and this plays an important role in the character of this particular area of the settlement. Concerns about intensive development of the site would be raised due to the potential impact on the character of the settlement which would limit the contribution of the site significantly in terms of the number of dwellings that could be appropriate.

The Lead Flood Authority have been consulted and raised that part of the site where it borders the river is partly within flood risk zone 2 and part in flood risk zone 3. This area of the site has been removed from the developable area of the site so that it is not considered as part of the overall development site and therefore an amber RAG rating is applied. The Highways Authority have raised no concerns relating to access or impact on the wider road network. The Environmental Health Team have confirmed that contamination is unlikely however air quality needs further consideration due to proximity to the A1.

The site is located adjacent to the built up area of Great Casterton. The site is within walking distance (within 800m) of a school. The town centre and GP/Health Centre are located within 5km. The site is within 50m of a bus stop and 5km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states services available.

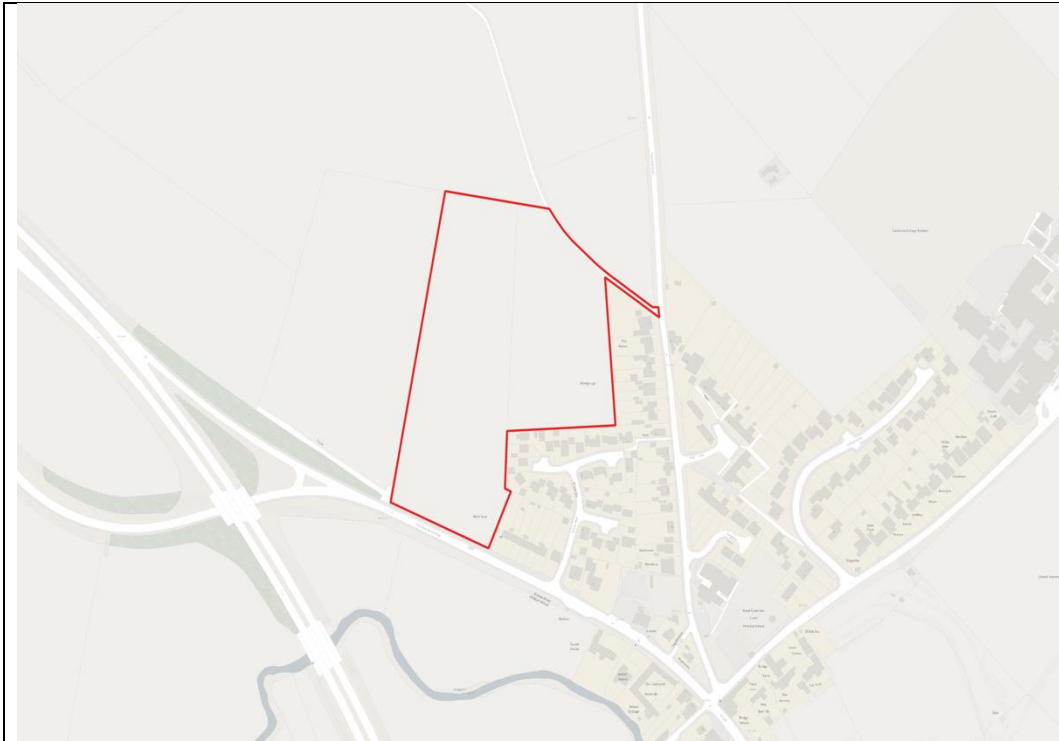
The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Great Casterton. The site is promoted for residential development with an indicative capacity of 16 dwellings. This is a sensitive site. A large proportion of the site, along the river cannot be developed due to flood risk, leaving the frontage area as the developable area with respect to this constraint. Due to the sloping nature of the site down to the river and the very sensitive open boundary with views across to the west the character of the site is that it is associated with the river. Intensive development of this site would not be appropriate and would have a detrimental impact on the character of the settlement. The Landscape sensitivity study identifies that the area provides a buffer between the A1 and the settlement, including the northern end of the Conservation Area and advises that the visual impact of development could be mitigated by limiting the extent of new housing on the important approach into the village along the Old Great North Road. Therefore this would limit the development of the site significantly. On this basis the site is not considered suitable for allocation.

This site is not suitable for allocation.

SHLAA Reference: SHLAA GRT 03 Site ID25

Site Address: Land off Pickworth Road, Great Casterton



Parish: Great Casterton
Gross Site Area (ha): 4.2
Developable Site Area (ha): 2.54
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 76
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Site is adjacent existing built form on two sides to the west/north of the existing settlement.	
Topography	The land as falling gradually from north to south.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable. No surveys required. No mitigation required.	G

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified 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. Known archaeological remains within vicinity of site include Roman Road 50m to east. Roman cemetery 140m to SE but known to extend across the Roman Road (see MLE21951) towards development area. Roman Town is extensive in Great Casterton and known to extend northwards along Pickwell Road. A known or anticipated significant archaeological potential of local or regional importance.	A
Landscape	The site is considered in parcel GCA1 of the Landscape Sensitivity Study (June 2023). The sensitivity of this study parcel lies in its location on the rising landform of the Clay Woodlands LCA above the settlement, where the landform is open and relatively prominent and distinctive and is consequently susceptible to development. The open skyline is important to the setting of Great Casterton in the landscape. The landscape has a relatively strong and positive rural character, but with modern influences in particular housing developments that have infilled linear extensions along the Old Great North Road and Ryhall Road taking modern development up the slope above the Gwash Valley. New housing development within the study parcel would continue this settlement pattern and could provide opportunity to soften the settlement edge and provide a more harmonious relationship with the surrounding countryside. On the approach into the settlement from the west along the Old Great North Road, new housing development on the flatter ground alongside the road may be appropriate as linear development if views to the ridge of higher ground to the north were retained; in the eastern approach along Ryhall Road, any new housing development such as to the north of College Close should ensure that the existing positive soft entrance into Great Casterton from Ryhall is retained by avoiding the higher ground.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Detrimental environmental effects unlikely.	G
Highways Authority: Access	Not assessed, but site frontage is on to the Old Great North Road.	A
Highways Authority: Wider Road Network	Low level impact.	G

Parish Council comments	Exits onto narrow Pickworth Road, residential and parked cars.	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	4-5	Distance to School (km)	0.5-0.6 (Great Casterton C of E Primary School)	Distance to GP/ Health Centre (km)	4-5 (Empingham Surgery)
Distance to Train Station (km)	4-5 (Stamford)	Distance to Bus Stop (m)	300-400	Distance to Cycle Route (km)	>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 electricity pylons or pipelines on the site.	Infrastructure Constraints	Great Casterton primary and secondary school places to be confirmed. No strategic water resource constraints at the villages. Site submission states services available.
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Planning Officer Comments & Conclusion

Comments: SHLAA GRT 03 has a gross site area of 4.2 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 76 dwellings based on the calculation set out in the SHLAA methodology.

This is a large site adjacent to the planned limits of development. The site is identified as on an area of sloping ground and therefore an amber rating is applied to topographical constraints. With regards to landscape, it is identified as having a high- medium landscape sensitivity due to the open and relatively prominent and distinctive landform which is consequently susceptible to development. It is noted that the open skyline is important to the setting of Great Casterton in the landscape.

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 is not required with Natural England regarding national ecological designations and it has been identified by Leicestershire & Rutland Environmental Records Centre have confirmed that no surveys are required in relation to local ecological due to the site being in arable production. 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 within 50m of designated heritage assets. It is considered therefore that any significant impact is unlikely. There are known archaeological remains within the vicinity of the site. Lead Flood Authority have been consulted and have raised no concerns.

The site is located adjacent to the built up area of Great Casterton. The site is within walking distance (within 800m) of a school. The town centre and GP/Health Centre are located within 5km. The site is within 400m of a bus stop and 5km of a train station. There are no identified on site constraints. Site submission states services available.

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

Conclusion: The site is adjacent the built up area of Great Casterton. The site is promoted for residential development with an indicative capacity of 76 dwellings. There are no significant constraints identified that could not be mitigated. However, given the scale of growth proposed and the sensitivity of the landscape in this location, it is considered that a site of this size is not in keeping within the character of the existing settlement and its setting.

This site is unsuitable for allocation.



Parish: Great Casterton
Gross Site Area (ha): 2.5
Developable Site Area (ha): 2.5
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 77
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Private track access - 5m access road. Access requires considerations including whether visibility splays can be achieved or not.
Relationship to Settlement Comments	Site is adjacent existing built form on two sides to the east and to the south. Direct access to public roads does not appear to be obvious so concern about connectivity in that respect.
Topography	The land as falls gradually from north to south.
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. No surveys required. No mitigation required.

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified 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. Known archaeological remains within vicinity of site include Roman Road 50m to east. Roman cemetery 140m to SE but known to extend across the Roman Road (see MLE21951) towards development area. Roman Town is extensive in Great Casterton and known to extend northwards along Pickwell Road. Medium Risk. A known or anticipated significant archaeological potential of local or regional importance.	A
Landscape	The site is considered in parcel GCA1 of the Landscape Sensitivity Study (June 2023). The sensitivity of this study parcel lies in its location on the rising landform of the Clay Woodlands LCA above the settlement, where the landform is open and relatively prominent and distinctive and is consequently susceptible to development. The open skyline is important to the setting of Great Casterton in the landscape. The landscape has a relatively strong and positive rural character, but with modern influences in particular housing developments that have infilled linear extensions along the Old Great North Road and Ryhall Road taking modern development up the slope above the Gwash Valley. New housing development within the study parcel would continue this settlement pattern and could provide opportunity to soften the settlement edge and provide a more harmonious relationship with the surrounding countryside. On the approach into the settlement from the west along the Old Great North Road, new housing development on the flatter ground alongside the road may be appropriate as linear development if views to the ridge of higher ground to the north were retained; in the eastern approach along Ryhall Road, any new housing development such as to the north of College Close should ensure that the existing positive soft entrance into Great Casterton from Ryhall is retained by avoiding the higher ground.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Detrimental environmental effects unlikely.	G
Highways Authority: Access	Private track access – 5m access road. Access requires considerations including whether visibility splays can be achieved or not.	A
Highways Authority: Wider Road Network	Low level impact.	G

Parish Council comments	Exits onto narrow Pickworth Road - residential and parked cars. No access to facilities	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	4-5	Distance to School (km)	0.5-0.6 (Great Casterton C of E Primary School)	Distance to GP/ Health Centre (km)	4-5 (Empingham Surgery)
Distance to Train Station (km)	4-5 (Stamford)	Distance to Bus Stop (m)	300-400	Distance to Cycle Route (km)	>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 electricity pylons or pipelines on the site.	Infrastructure Constraints	Great Casterton primary and secondary school places to be confirmed. No strategic water resource constraints at the villages. Site submission states services available.
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Planning Officer Comments & Conclusion

Comments: SHLAA GRT 04 has a gross site area of 2.5 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 77 dwellings based on the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development on two sides. The site is identified as on an area of sloping ground and therefore an amber rating is applied to topographical constraints. With regards to landscape, it is identified as having as medium landscape sensitivity due to the open and relatively

prominent and distinctive landform which is consequently susceptible to development. It is noted that the open skyline is important to the setting of Great Casterton in the landscape.

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 is not required with Natural England regarding national ecological designations and it has been identified by Leicestershire & Rutland Environmental Records Centre have confirmed that no surveys are required in relation to local ecological due to the site being in arable production. 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 within 50m of designated heritage assets. It is considered therefore that any significant impact is unlikely. There are no known archaeological remains on site but there are within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

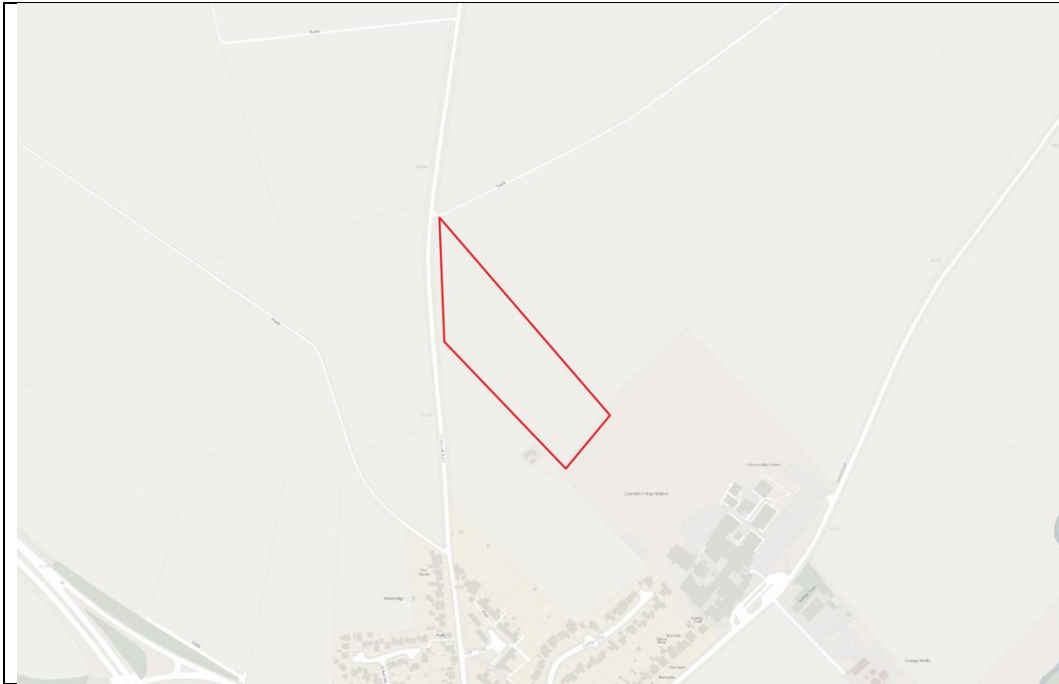
The Lead Flood Authority have been consulted and have raised no concerns. The Highways Authority have identified that the current access is a private track and further consideration is required however an amber rating has been applied meaning that it is considered that these issues can be mitigated appropriately. The Environmental Health Team have confirmed that contamination is unlikely.

The site is located adjacent to the built up area of Great Casterton. The site is within walking distance (within 800m) of a school. The town centre and GP/Health Centre are located within 5km. The site is within 400m of a bus stop and 5km of a train station. There are no identified on site constraints.. Site submission states services available.

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

Conclusion: The site is adjacent the built up area of Great Casterton. The site is promoted for residential development with an indicative capacity of 77 dwellings. There are no significant constraints identified, although there is uncertainty regarding the availability of access, that could not be mitigated. However, given the scale of growth proposed and sensitivity of the landscape, it is considered that a site of this size is not in keeping within the character of the existing settlement.

This site is unsuitable for allocation.

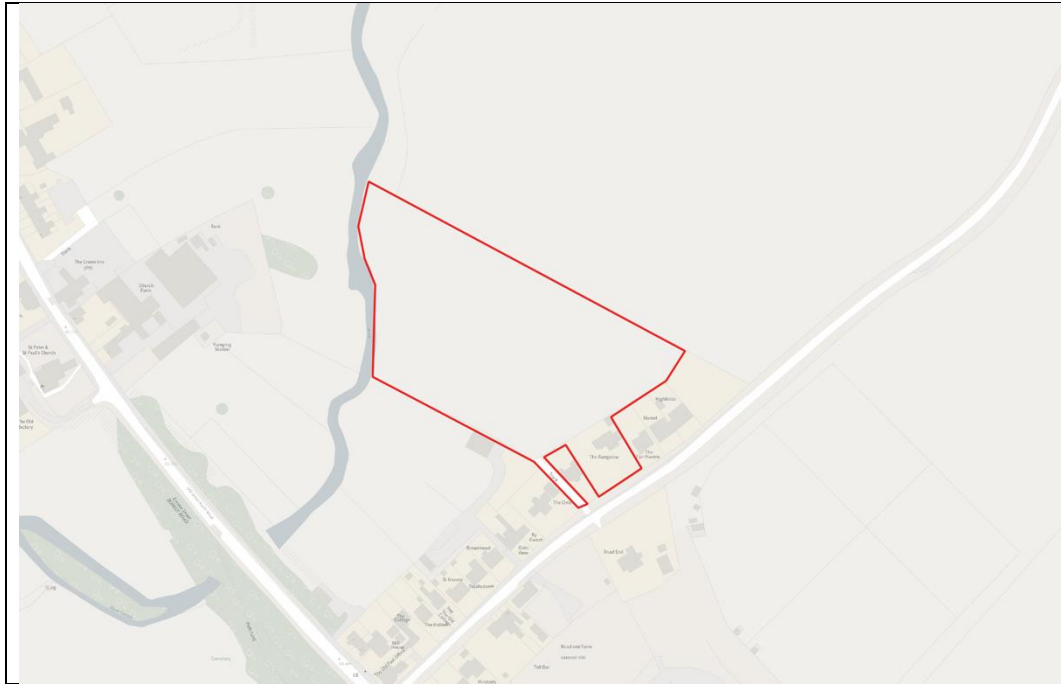


Parish: Great Casterton
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA GRT 06 Site ID29

Site Address: Roman View, Toll Bar, Great Casterton.

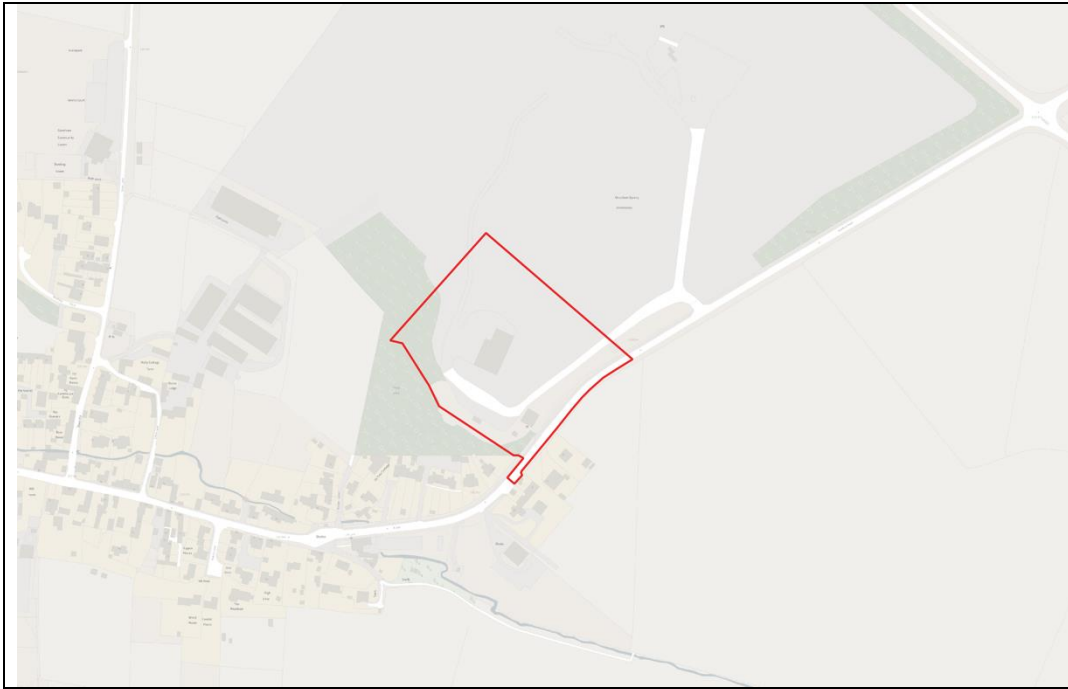


Parish: Great Casterton
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable. Site is not adjacent to a village with PLD, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA GRE 01 Site ID158

Site Address: Former Phase 1 of Greetham Quarry, Greetham

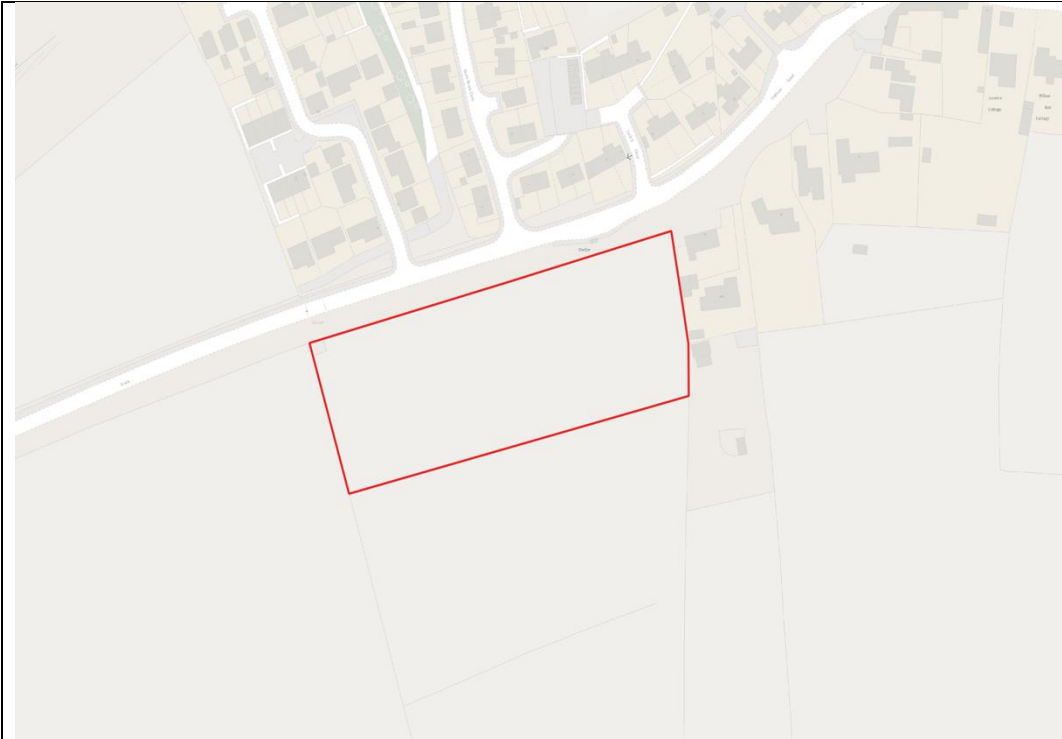


Parish: Greetham
Gross Site Area (ha): 2.5
Developable Site Area (ha): 2.03
Brownfield/ Greenfield Status: Greenfield
Current Use: Former Quarry
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 60
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable. Site has planning permission 2021/0170/MAO (Outline planning application for 30 residential dwellings) therefore not assessed further

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA GRE 02 Site ID147

Site Address: Land south of Oakham Road, Greetham



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

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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
A	G	G	A	G	G	G	G	G

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Within 30mph limit, good visibility in both directions.
Relationship to Settlement Comments	Directly opposite new development to the north and adjacent existing built form to the east. Well connected to the settlement.
Topography	Relatively flat and open arable land. G
Green Infrastructure	Not a public open space/recreation facility – so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	Hedgerows. Surveys required include Badger. Mitigation required includes the retention of hedges with 5m buffer zone of natural vegetation; other mitigation pending survey. Okay with mitigation. A

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	"Known Archaeological Remains within vicinity MLE number" "N. boundary is turnpike road (21275)	A
Landscape	The parcel GRE06 of the Landscape Sensitivity Study (June 2023) is overall medium/low sensitivity to housing development. The sensitivity of the area is limited to its open, exposed location beyond a short and weakly defined boundary to the settlement where new development would relate poorly to the existing settlement form. In most other respects the parcel does not display landscape components, character or condition which offer clear landscape value. Any character and visual value may be derived from its general openness and as a gateway site to the village. The parcel is not important in maintaining a visual separation between the village and other settlements. The openness and low-lying profile from Greetham Road into the village would afford open views to the outer edges any future housing development and be seen in short and some medium views on approach from the west. The study parcel relates poorly to the historic character of the settlement and would continue its dilution, although much of this value has been eroded elsewhere on the fringe of Greetham. Low hedgerows and absence of significant hedgerow trees around the fields would not afford immediate natural or established screening potential, but new planting could be effective in longer views. Development within the parcel would be therefore likely to be prominent but in relatively near views only, and wider landscape impact less significant. The western areas of the parcel within the arable field would be less well related to the form and scale of the settlement. Development across the north-east of the study parcel would present least overall landscape impact. Minimal existing ecological value of the study parcel could be enhanced by landscaping and integrated Green Infrastructure. Screening landscape planting would be necessary to outer areas of any development to soften wider prominence in the landscape.	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 unlikely. Detrimental environmental effects unlikely.	G
Highways Authority: Access	The LHA would have no objections to the proposal of residential development at this location. The site has good access onto the B668 which has good visibility in both directions.	G

Highways Authority: Wider Road Network	Low impact.	G
Parish Council comments	Site subject to flooding, regularly. Building here will remove the green corridor between Greetham and Cottesmore. Adjacent to sewage works. There are existing complaints from adjacent development. Adjacent to busy roads. Poor bus service. No access to shops. Not ideal as would not be accepted as part of Greetham. Already sewerage issue at Begy Gardens. Dangerous access as road has significant volume of HGV's and farm vehicles. No need in Greetham for any more houses. Planning permission for 33 more already approved in old quarry. Over last six years the number of houses has or will have increased by 32% with no increase in amenities or infra structure.	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	2-2.5 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	6-7 (Market Overton Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	>25
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	Primary and Secondary school capacity needs to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.
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Planning Officer Comments & Conclusion

Comments: SHLAA GRE 02 has a gross site area of 1.16 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 28 dwellings based on the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development on one side. The site is identified as on relatively flat ground and therefore a green RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having as medium/low landscape sensitivity and low landscape value resulting in a medium to high 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 is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is required in order to assess the impact on local ecology. 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 within 50m of designated heritage assets. It is considered therefore that any significant impact is unlikely. There are no known archaeological remains on site but there are 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. The Highways Authority have not identified any concerns in relation to access or impact on the wider road network. The Environmental Health Team have confirmed that contamination is unlikely.

The site is located adjacent to the built up area of Greetham. The site is not within walking distance (within 800m) of a school, town centre or GP/Health Centre. The school is within 2.5km. The GP/Health Centre and town centre are both within 9km. The site is within 50m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.

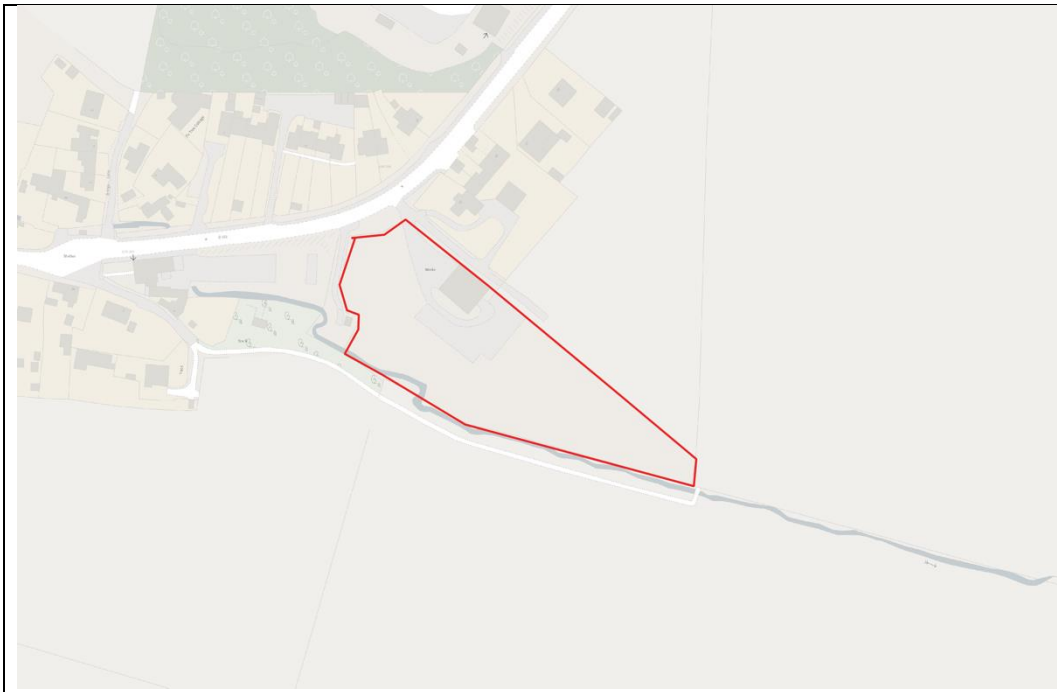
The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Greetham. The site is promoted for residential development with an indicative capacity of 28 dwellings. There are no significant constraints identified that could not be mitigated.

This site is suitable for allocation as a potential residential site with an indicative capacity of 28 dwellings.

SHLAA Reference: SHLAA GRE 07 Site ID35

Site Address: Workshop site, Stretton Road, Greetham.



Parish: Greetham
Gross Site Area (ha): 0.87
Developable Site Area (ha): 0.84
Brownfield/ Greenfield Status: Greenfield
Current Use: Mixed Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 18
Additional Notes on Capacity: 26% of the site lies within FZ1 site yield has been reduced from 25 to 18
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	R	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	R	G	A	G	G	G	G	A

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Well connected to the settlement but extends into countryside	
Topography	Gradient falling to the stream at the bottom.	A
Green Infrastructure	Not a public open space/recreation facility – so no loss/impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public rights of way runs along the site boundary.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Not assessed.	

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified 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. Known archaeological remains within vicinity.	A
Landscape	The parcel GRE04 of the Landscape Sensitivity Study (June 2023) the sensitivity of the area is attributed to its historic interface with the south edge of Greetham, some public access and linear ecological and landscape interest along the stream. It is open in character across much of its extent and does not relate particularly well to the historic form of Greetham which in this area has a clearly defined linear character to the settlement and retains a strong degree of historic integrity. The parcel overall does not display strong landscape interest and is not important in maintaining a visual separation between the village and other settlements. Some character and visual value may however be derived from its general openness. Views across any future housing development would be possible from the important approaches to the settlement along Stretton Road, from the two footpaths and from private residential views. Low hedgerows and absence of hedgerow trees around the fields would not afford immediate natural or established screening potential, but new planting could be effective in longer views. Development within the parcel would be therefore likely to be prominent but in relatively near views only, and wider landscape impact less significant. Modest existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure along the small stream corridor.	R
Lead Flood Authority Flood Risk	Not assessed, FZ1 present on site	A
Environmental Health & Contamination	Contamination likely.	A
Highways Authority: Access	Not assessed.	
Highways Authority: Wider Road Network	Low impact likely due to scale of development proposed.	G
Parish Council comments	Next to a stream. Nest door to sewage works with long history of issues with odours. No access to facilities. Not ideal as would not be accepted as part of Greetham. Sewerage a big problem – already an issue at Begy gardens.	

	Entrance would be on hill/blind bend. No need in Greetham for any more houses. Planning permission for 33 more already approved in old quarry. Over last six years the number of houses has or will have increased by 32% with no increase in amenities or infra structure.	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	10	Distance to School (km)	3-4 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	10 (Market Overton Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	0
Distance to Public Right of Way (km)	0				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	Primary and Secondary school capacity needs to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.
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Planning Officer Comments & Conclusion

Comments: SHLAA GRE 07 has a gross site area of 1.16 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 28 dwellings based on the calculation set out in the SHLAA methodology.

The site is part within and adjacent the planned limits of development on two sides. The site is identified as on sloping ground and therefore an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having as high landscape sensitivity to housing

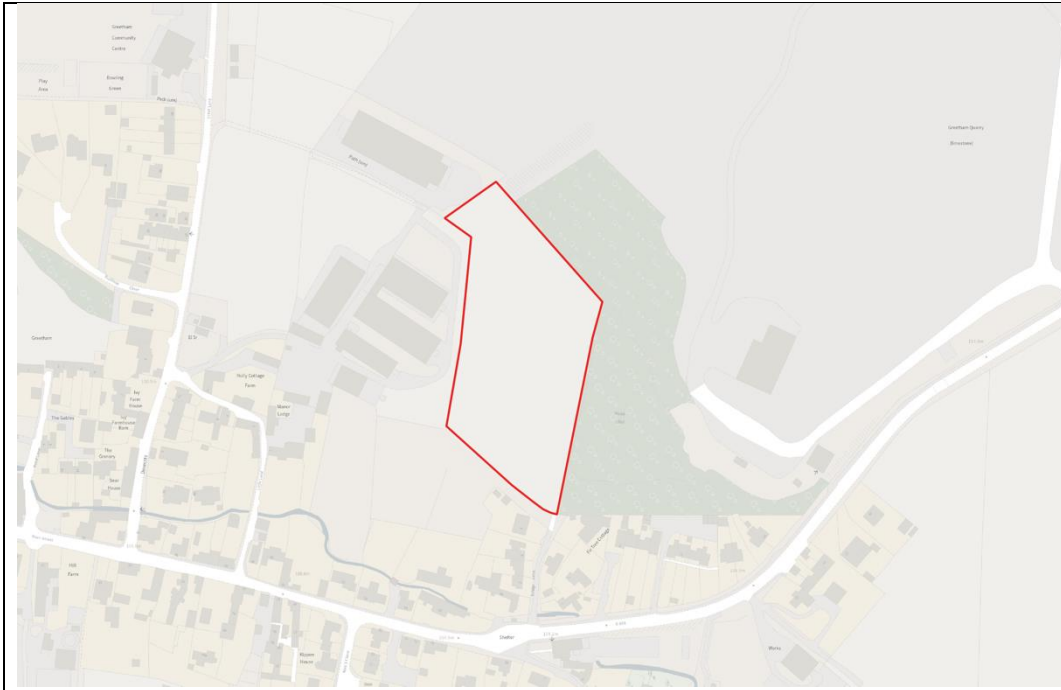
development. The development of the site would not result in the loss of employment land, a public open space, a recreation facility or a designated important open space. Consultation is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is required in order to assess the impact on local ecology. 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 within 50m of designated heritage assets. It is considered therefore that any significant impact is unlikely. There are known archaeological remains within the vicinity of the site. It is not considered at this stage that archaeological constraints would stop development of the site.

The site is located adjacent to the built up area of Greetham. The site is not within walking distance (within 800m) of a school, town centre or GP/Health Centre. The school is within 3km. The GP/Health Centre and town centre are both within 10km. The site is within 50m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.

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

Conclusion: The site is an agricultural site partly within and adjacent to the built up area of Greetham. The site is promoted for residential development with an indicative capacity of 18 dwellings. The site is in part within flood zone 1. The area is identified as a high landscape sensitivity area and there are less sensitive locations within Greetham where development is less harmful in terms of the landscape, character and form of the settlement.

This site is not suitable for allocation.

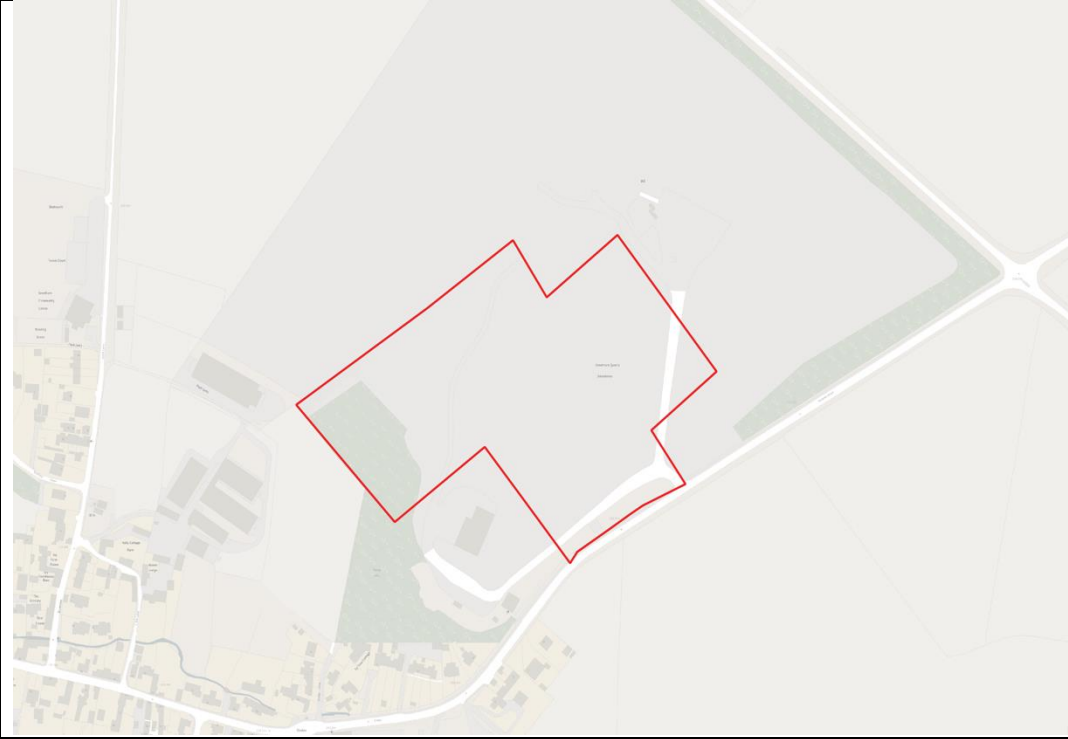


Parish: Greetham
Gross Site Area (ha): 1.2
Developable Site Area (ha): 1.03
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 30
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site cannot be accessed, not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Not achievable
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SHLAA Reference: SHLAA GRE 11 Site ID159

Site Address: Greetham Quarry, Greetham.

	Parish: Greetham				
	Gross Site Area (ha): 6.2				
	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: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Site is not adjacent to a PLD, not passed stage 2 screening.				
	Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:

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

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	To the rear of existing development to the north of Greetham, whilst the access is within the settlement boundary the site is outside and adjacent to built form of the village. The site is not well connected and is out of character the village.
Topography	Relatively flat site with former buildings/waste site. G
Green Infrastructure	Not a public open space/recreation facility - so no loss/impact. G
Important Open Space	Not designated. G
Rights of Way	No public rights of way affected. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	Not assessed.
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site. G

Agricultural Land Classification	The entire site is on land identified 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. Known archaeological remains within vicinity.	A
Landscape	The site is within parcel GRE01 of the Landscape Sensitivity Study (June 2023). The parcel displays a low degree of sensitivity primarily reflecting its developed character and mixed more intensive land uses. It is not particularly important in its landscape framing the soft northern historic boundary to Greetham despite proximity to heritage assets. Any limited character and visual value may be experienced towards its outer boundary where the transition to open arable landscape is slightly less abrupt than most of its character. The parcel is not important in maintaining a visual separation between the village and other settlements. Notwithstanding the more intensive uses of the parcel it generally remains disconnected visually from the historic core of Greetham consequent to block tree cover along its inner boundary and the screening effect of the industrial site buildings. Natural or characteristic rural character is severely limited. Housing (re)development within the parcel would not therefore present significantly harmful visual impacts in the wider landscape context of Greetham dependent on scale and siting, particularly to the outer fringes of the parcel where screening is limited. Limited existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure. The parcel displays some community and wider visitor recreational value which could be harmed through larger scale development.	A
Lead Flood Authority Flood Risk	Not assessed.	
Environmental Health & Contamination	Contamination likely given the former use as a waste. Detrimental environmental would need to be assessed.	A
Highways Authority: Access	Bridge Lane is a narrow access, further assessment would be required by the LHA.	A
Highways Authority: Wider Road Network	Low impact, further assessment would be required by the LHA	G
Parish Council comments	None	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	2-2.5 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	6-7 (Market Overton Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	>25
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	Primary and Secondary school capacity needs to be confirmed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, mains sewerage, broadband and gas supply all available.
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Planning Officer Comments & Conclusion

Comments: SHLAA GRE 12 has a gross site area of 0.18 hectares. It is currently a brownfield site with disused agricultural buildings and former waste area. The site is being promoted for residential use. The site has an indicative capacity of 5 dwellings based on the calculation set out in the SHLAA methodology.

The site is partly within and adjacent to the planned limits of development to the rear of existing development to the north of Greetham, the site is not well connected and is out of character the village. The site is identified as on relatively flat ground and therefore a green RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having as medium to low landscape 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. Consultation is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is required in order to assess the impact on local ecology. There are no trees protected by Tree Preservation Orders on or adjacent the site. The entire site is identified as being on Grade

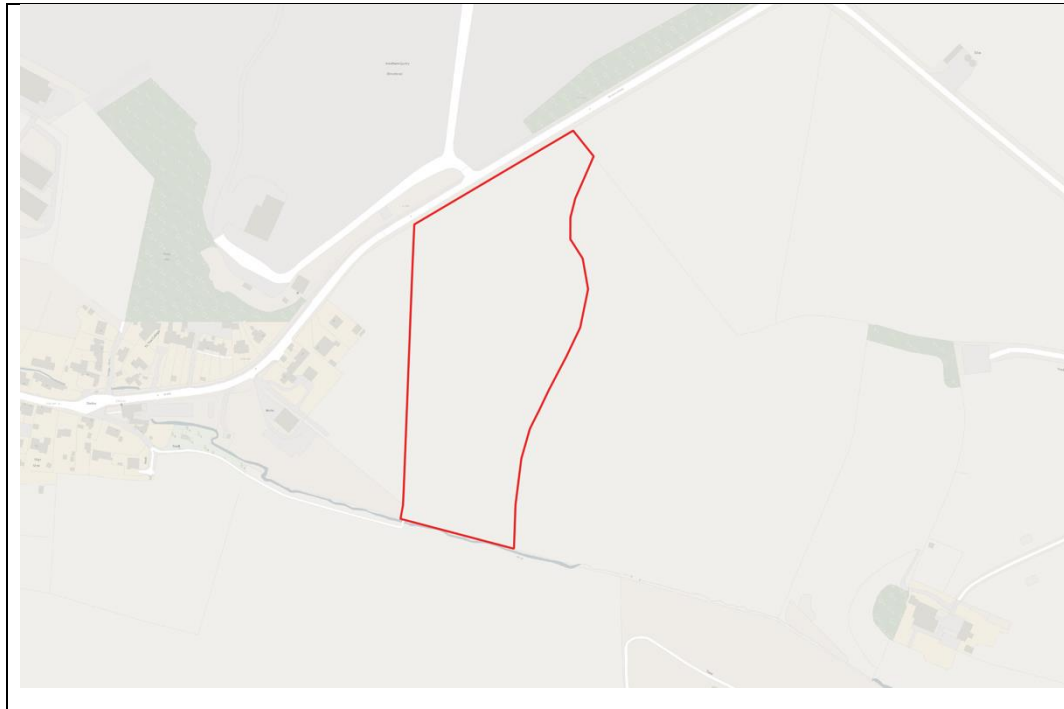
3 agricultural land. The site is not within 50m of designated heritage assets. It is considered therefore that any significant impact is unlikely. There are no known archaeological remains on site but there are within the vicinity of the site.

Given the former use as a waste site contamination may be likely.

The site is not within walking distance (within 800m) of a school, town centre or GP/Health Centre. The school is within 2.5km. The GP/Health Centre and town centre are both within 9km. The site is within 50m of a bus stop and 10km of a train station. There are no identified on site constraints. The site is identified by the promoter as being available immediately.

Conclusion: The site is a brownfield site adjacent the built up area of Greetham. The site is promoted for residential development with an indicative capacity of 5 dwellings. Access to the site needs to be confirmed. The site is to the rear of existing development to the north of Greetham, whilst the access is within the settlement boundary the site is outside and adjacent to built form of the village. The site is not well connected and is out of character the village.

This site is not suitable for allocation.



Parish: Greetham
Gross Site Area (ha): 4.74
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: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjected to a village with PLD, not passed stage 2 screening.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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	Parish: Ketton
	Gross Site Area (ha): 1.56
	Developable Site Area (ha): 1.24
	Brownfield/ Greenfield Status: Greenfield
	Current Use: Vacant
	Use Promoted: Residential
	Further detail where mixed or other use promoted: Not applicable
	Indicative Capacity: 37
	Additional Notes on Capacity:
	Currently Allocated: No
	Earliest point site is available: 0-5 years
	Overall Deliverability Status: Deliverable but not suitable for allocation.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	G	A	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	R	G	G	A

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Site is adjacent to Ketton however extends in linear form to the south of the A6121.	
Topography	Desktop study identifies gentle slope.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Grassland, hedgerows, hard standing. Surveys required include badger and habitat. Mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending surveys.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	All of the site is Grade 3.	A
Heritage	Listed building's are near to the site and there are potential impacts. Further assessment required.	A

Archaeology	Known archaeological remains in the vicinity of the site a Roman villa complex, north of Cuckoo Farm Lodge, site not assessed by the Archaeology Officer.	
Landscape	The site is within parcel KET01 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of medium sensitivity to housing development. The sensitivity of this study parcel lies in its location on rising ground above the settlement that is of some importance to its landscape setting. The location of buildings on the rising plateau to the north of the A6121 is a key characteristic of Ketton, where woodland forms an important backdrop. This pattern would continue with new housing development within the study parcel, but it would be important to ensure that new buildings do not present new features on the skyline, particularly in more distant views from higher ground to the south in which Ketton is perceived as sitting low in the landscape with surrounding higher countryside. The approach / gateway into Ketton from the west on the A6121 has a distinctive appearance and sense of place that any new housing development would need to respect.	A
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Site could be accessed off Luffenham Road, not assessed.	
Highways Authority: Wider Road Network	Impact on wider road network not assessed. .	
Parish Council comments	None.	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	5-6	Distance to School (km)	1 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	0.9-1.0 (Ketton Surgery)
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	100-200	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0-0.05				

Infrastructure and On-Site Constraints RAG Rating

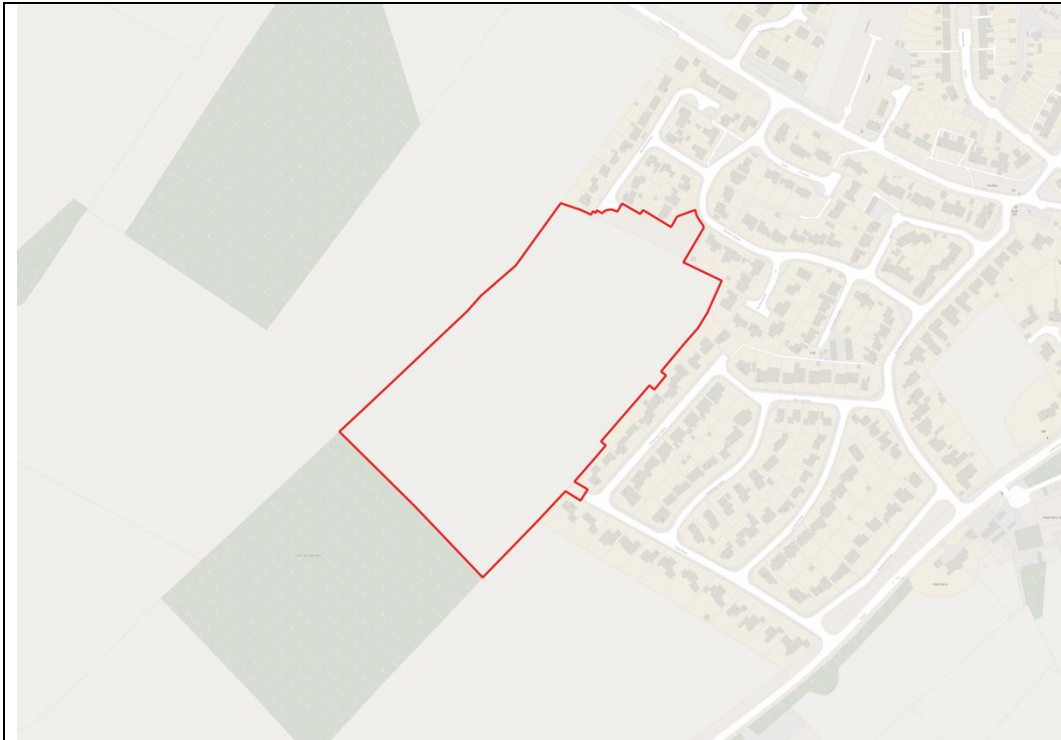
On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

<p>Comments: SHELAA KET 01 has a gross site area of 1.56 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 37 dwellings based on the SHELAA methodology.</p> <p>The site is adjacent but detached to the planned limits of development by the A6121. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having medium 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 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 not within the conservation area there are listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.</p> <p>Site is adjacent to Ketton however extends in linear form to the south of the A6121. The Landscape Sensitivity study identifies this approach into the village from the west as having a distinctive appearance and sense of place. The site is large in rectangular form which is detached and unrelated to the existing character and form of the settlement to the north of Luffenham Road and would form an extension to the gateway into the village. The site is not within walking distance (within 800m) of a town centre or school but is within walking distance of a GP/Health Centre. The town centre is within 6km. The school is within 1.2km. The site is within 50m of a bus stop and 6km of a train station. There are no identified on site constraints. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.</p> <p>The site promoter has identified that the site is available in 0-5 years.</p> <p>Conclusion: The site is located adjacent to the built up area of Ketton and is large in rectangular form. Site is adjacent to Ketton however extends in linear form to the south of the A6121. The site is promoted for residential development with an indicative capacity of 37 dwellings. Given the form and location of the proposed development in terms of the sensitivity of the landscape at this punt the site is considered not suitable for allocation as a residential site.</p> <p>Site not suitable for allocation</p>

SHLAA Reference: SHLAA KET 03 Site ID68

Site Address: Land at Bartles Hollow, Ketton



Parish: Ketton
Gross Site Area (ha): 5.27
Developable Site Area (ha): 3.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted:
Indicative Capacity: 95
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable. Site has planning permission for 75 dwellings allowed on appeal. Site is considered to be deliverable, full assessment not undertaken.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA KET 05 (also submitted as KET24 and KET25) Site ID2525 and 2543 and 15)

Site Address: Ketton Disused Quarry Barrowden Road, Ketton

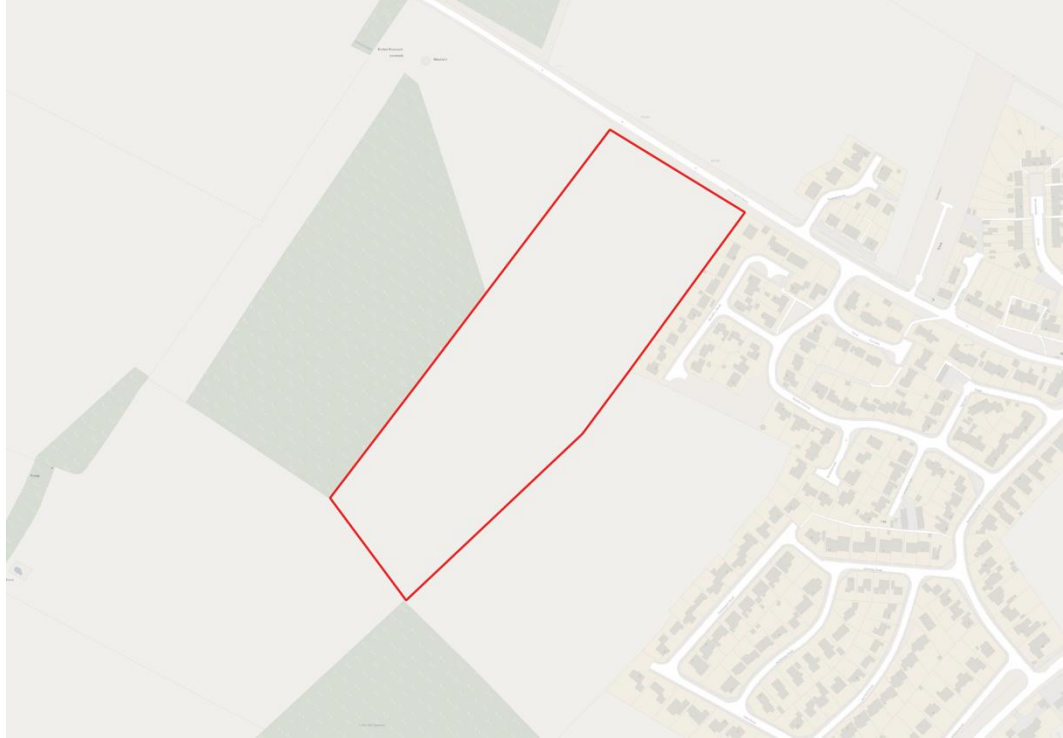


Parish: Ketton
Gross Site Area (ha): 3.34
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: All of the site is a Local Wildlife Site – Geeston Quarry. Site is not considered suitable has not passed stage 2

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA KET 09 Site ID1693

Site Address: Land South of Empingham Road Ketton

	Parish: Ketton
	Gross Site Area (ha): 5.7
	Developable Site Area (ha): 3.5
	Brownfield/ Greenfield Status: Greenfield
	Current Use: Agriculture
	Use Promoted: Residential
	Further detail where mixed or other use promoted: Not applicable
	Indicative Capacity: 111
	Additional Notes on Capacity:
	Currently Allocated: No
	Earliest point site is available: Immediately
	Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability 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	G	A	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	R	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Large rectangular site, not well connected to existing built form, site has frontage on to Empingham Road.
Topography	Desktop study identifies sloping ground. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites. G
Local Ecology Designations	Not assessed.

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	Site is not located within a conservation area. There are listed buildings within close proximity. Further assessment required.	A
Archaeology	Archaeological remains within the vicinity, further assessment would be required.	A
Landscape	The site is within parcel KET01 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of medium sensitivity to housing development. The sensitivity of this study parcel lies in its location on rising ground above the settlement that is of some importance to its landscape setting. The location of buildings on the rising plateau to the north of the A6121 is a key characteristic of Ketton, where woodland forms an important backdrop. This pattern would continue with new housing development within the study parcel, but it would be important to ensure that new buildings do not present new features on the skyline, particularly in more distant views from higher ground to the south in which Ketton is perceived as sitting low in the landscape with surrounding higher countryside. The approach / gateway into Ketton from the west on the A6121 has a distinctive appearance and sense of place that any new housing development would need to respect.	A
Lead Flood Authority Flood Risk	No or minimal flood risk site entirely within flood zone 2.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Site could be accessed from Empingham Road, further assessment from the LHA required.	
Highways Authority: Wider Road Network	Not assessed.	
Parish Council comments	Slopes down steeply to SE. Access would be from steep hill into the village. NW boundary of site is 150m from an historic windmill. It would be very prominent in the landscape. Will extend the village out to the NW. Visible because elevated. NW boundary is 200m from proposed quarry extension (Field 14) – 300m is quoted as minimum distance between a quarry and homes)	

	<p>Steeply downhill and narrow access road to A6121. Significant impact on current residents of Wytchley Road and Bartles Hollow in terms of shadowing and overlooking as the site is on much higher ground. Question the capacity of the Aldgate pumping station to cope with more sewage from the village. Access onto Empingham Road at the steepest point, just below a blind summit on the NW, with traffic at the National Speed limit. No footway on either side or cycle path on the Empingham Road at this point. More houses - therefore more cars and delivery vans will be funnelled into the village along the already busy A6121 High Street with its narrow pavements and parking issues. Existing quarrying produces ground vibrations in extant housing to the SE, and the NW boundary of this site is 200m from proposed quarry extension (Field 14). Recommended min distance between quarrying and residential is 300m Outside the Planned Limits of Development.</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	5-6	Distance to School (km)	1.1-1.2 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	0.2-0.3 (Ketton Surgery)
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	0-50	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0-0.05				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

Comments: SHLAA KET 09 has a gross site area of 3.5 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 111 based on the SHLAA methodology.

The site is adjacent to the planned limits of development along its southern boundary. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having medium 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 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 not within the conservation area there are listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.

The site is located adjacent to the built up area of Ketton, is large in rectangular form which is not in keeping with the existing character and form of the settlement. The site is not within walking distance (within 800m) of a town centre or school but is within walking distance of a GP/Health Centre. The town centre is within 6km. The school is within 1.2km. The site is within 50m of a bus stop and 6km of a train station. There are no identified on site constraints. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

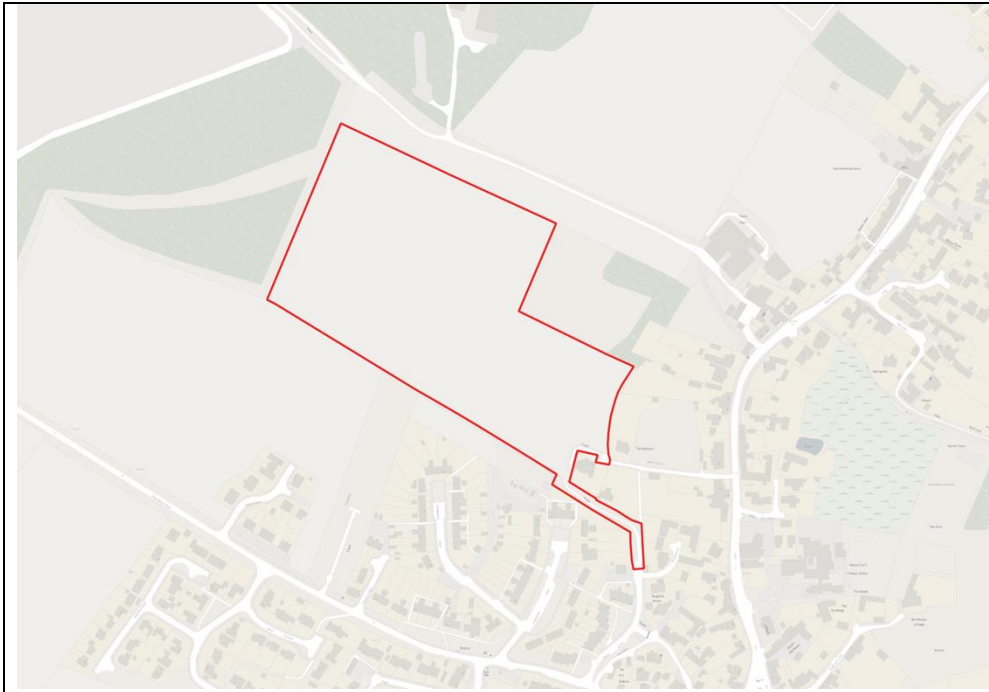
The site promoter has identified that the site is available immediately.

Conclusion: The site is located adjacent to the built up area of Ketton, is large in rectangular form which is not in keeping with the existing character and scale of the village. Given the scale proposed the site is out of character with the existing settlement form the site is not suitable for allocation as a residential site.

Site not suitable for allocation

SHLAA Reference: SHLAA KET 10 Site ID1692

Site Address: Land at Maor Green, top of Hunts Lane, Ketton



Parish: Ketton
Gross Site Area (ha): 5.78
Developable Site Area (ha): 3.47
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Community Facility; Energy & Waste; Open Space; Sports & Leisure
Indicative Capacity: 104
Additional Notes on Capacity: Capacity submitted as 40 refused planning application 2022/0066/MAF.
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable but not suitable for allocation.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability 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	A	A	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	R	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Previous comments sought clarity over how the site will be accessed. No development can access off Hunt's Lane as the road is too narrow with houses on both sides. Access could come via Empingham Road. This would then benefit from wide verges. The access of Empingham Road and A6121 and Church Road will need careful consideration and possible highway improvements. This size of development could have significant impact on this junction.
Relationship to Settlement Comments	Connected to settlement along southern boundary which adjoins playground area and dwellings situated on Hunts Lane. Also connected along eastern boundary with development that fronts onto High Street. The appropriateness of the access is queried along with the overall connectivity of the site to the existing settlement. Further assessment is required to establish suitability status and therefore identified as potentially suitable at this stage.
Topography	Desktop study identifies sloping ground. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	PRoW crosses the site. A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites. G

Local Ecology Designations	Surveys required include badger. Mitigation includes retention of hedges with 5m buffer zone of natural vegetation, other mitigation pending survey.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The majority of the site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Any impact could be mitigated.	A
Archaeology	No known archaeological remains on site. Known archaeological remains within the vicinity include Borders Historic Core to east. Large development area.	A
Landscape	The site is within parcel KET02 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of medium/low sensitivity to housing development. The sensitivity of this study parcel lies in its location on rising ground above the current northern built edge of Ketton that is of some importance to the setting of the settlement in the landscape. The location of buildings on the rising plateau to the north of the A6121 is a key characteristic of Ketton, where woodland forms an important backdrop. This pattern would continue with new housing development within the study parcel, but it would be important to ensure that new buildings do not present new features on the skyline, particularly in more distant views from higher ground to the south in which Ketton is perceived as sitting low in the landscape with surrounding higher countryside.	A
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Within 250m of former landfill (Ketton Quarry). Site Specific Risk Assessment for potential contamination. Other potential issues.	A
Highways Authority: Access	Unsure how the site will be accessed. No development can access off Hunt's Lane as the road is too narrow with houses on both sides. Access could come via Empingham Road which would then benefit from wide verges. The access off Empingham Road and A6121 and Church Road will need careful consideration and possible highway improvements.	A
Highways Authority: Wider Road Network	The size of the development could have significant impact upon the junction.	A
Parish Council comments	Significant impact in terms of increased population and area of the village. Since the site is elevated it will be visible from, and towards the conservation area and the historic core of the village. Residents of the W section (top) of Hunts Lane could be impacted by overlooking and loss of light by a housing development, given the elevation of the site.	

	Access from site into the village via Manor Green and the Empingham Road creates considerable congestion and safety issues due to the narrow nature of the roads and parking by current residents (who have no off road parking), and temporary school pick up/drop off parking. Adverse impact on residents of Hunts Lane, Pinfold Gate and Manor Green with respect to overlooking and road safety issues. Question the capacity of the Aldgate pumping station to cope with more sewage from the village. Good walking access to village amenities, but pedestrian safety will be compromised by vehicle access via Manor Green, and Hunts Lane (private, footpath only) being used by vehicles trying to access the site using 'satnav'. No safe cycle routes through village or along Empingham Road or Luffenham Road. PROW crosses the site and joins to Hunts Lane at its S end (see above re issues of vehicle access via Hunts Lane)	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	0.2-0.3 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	0.2-0.3 (Ketton Surgery)
Distance to Train Station (km)	6-7 (Stamford)	Distance to Bus Stop (m)	200-300	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0-0.05				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

Comments:. SHLAA KET 10 has a gross site area of 5.78 hectares. It is currently a greenfield site in agricultural use.

The site adjoins the planned limits of development partly along one side. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having low to medium landscape 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. A public footpath runs across the site and will need to be taken into consideration. Consultation is not required with Natural England regarding national ecological designations and it has been identified that a badger survey is 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 significant majority of the site is identified as being on Grade 3 agricultural land.

The site is located within 50m of built heritage assets and therefore consultation has been previously carried out with the Conservation Officer. It is considered that any impact can be mitigated. There are no known archaeological remains on site but there are known remains 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 previously been consulted and have raised no concerns. The Highways Authority have raised the access as a potential issue, confirming that no development can access off Hunts Lane as the road is too narrow with houses on both sides. An amber rating is applied however on the basis that this issue could be mitigated. It is considered that there may be a significant impact on the closest junction to the site which may require mitigating works. The Environmental Health Team have confirmed that the site is within 250m of a former landfill (Ketton Quarry) and therefore a site specific assessment will be required.

The site is located adjacent to Ketton. The site is within walking distance (within 800m) of a school and GP/Health Centre. The town centre is within 7km. The site is within 300m of a bus stop and 7km of a train station. There are no likely strategic water resource constraints for the villages. Site submission states that unsure of the availability of electricity, gas, water, drainage, sewerage and broadband.

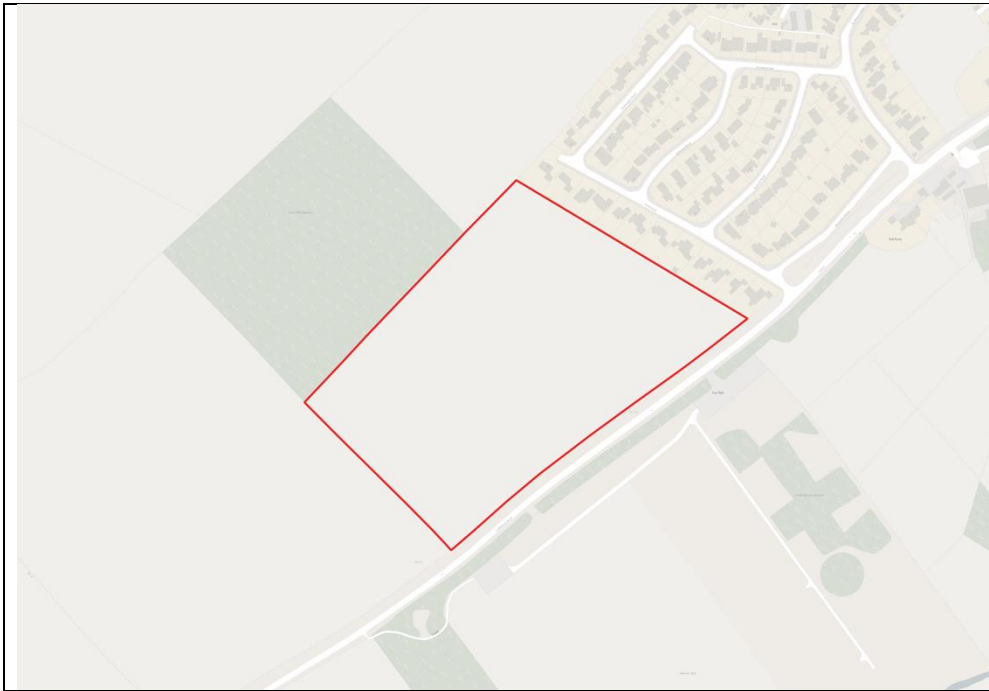
The site promoter has identified that the site is available immediately.

Conclusion: The site is adjacent the built up area of Ketton. Access to the site is unconfirmed to support large scale development. The site is not in keeping with the character and form of the settlement and the site protrudes significantly into the open countryside to the north and west of the village. Given the scale the site is out of character with the existing settlement form the site is not suitable for allocation as a residential site.

Site not suitable for allocation

SHLAA Reference: SHLAA KET 13 Site ID72

Site Address: Luffenham Road, Ketton



Parish: Ketton
Gross Site Area (ha): 7.01
Developable Site Area (ha): 4.2
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 126
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: developer has indicated between 6-10 years.
Overall Deliverability Status: Deliverable but not suitable for allocation.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	R	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Connected to existing settlement with built form on one site with frontage to Luffenham Road.
Topography	Desktop study identifies gentle slope. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites. G

Local Ecology Designations	Grassland, hedgerows, hard standing. Surveys required include badger and habitat. Mitigation includes retention of hedges with 5m buffer zone natural vegetation; other mitigation pending surveys.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	All of the site is Grade 3.	A
Heritage	Listed building's are near to the site and there ate potential impacts. Further assessment required.	A
Archaeology	Known archaeological remains in the vicinity of the site a Roman villa complex, north of Cuckoo Farm Lodge, site not assessed by the Archaeology Officer.	
Landscape	The site is within parcel KET01 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of medium sensitivity to housing development. The sensitivity of this study parcel lies in its location on rising ground above the settlement that is of some importance to its landscape setting. The location of buildings on the rising plateau to the north of the A6121 is a key characteristic of Ketton, where woodland forms an important backdrop. This pattern would continue with new housing development within the study parcel, but it would be important to ensure that new buildings do not present new features on the skyline, particularly in more distant views from higher ground to the south in which Ketton is perceived as sitting low in the landscape with surrounding higher countryside. The approach / gateway into Ketton from the west on the A6121 has a distinctive appearance and sense of place that any new housing development would need to respect.	A
Lead Flood Authority Flood Risk	. No or minimal flood risk.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Site could be accessed off Luffenham Road, not assessed.	
Highways Authority: Wider Road Network	Impact on wider road network not assessed. .	
Parish Council comments	Since the site is elevated it will be visible from other areas of the village especially Barrowden Road, across the valley to the SE, and the Green Burial site on the opposite side of the A6121. Will extend the village out to the SW creating an urban type 'sprawl' Significant impact in terms of increased population and area of the village. Since the site is	

	<p>elevated it will be visible from other areas of the village especially Barrowden Road, across the valley to the SE. NW boundary is 500m from proposed quarry extension (Field 14) – 300m is quoted as minimum distance between a quarry and homes. Homes in Bartles Hollow and Wytchley Road (500m from current quarrying) experience significant vibrations from blasting. Significant impact on current residents of Park Road, and potential residents of the adjacent 'land off Timbergate' site in terms of shadowing and overlooking. Also the Green Burial Ground on the opposite side of the A6121. Question the capacity of the Aldgate pumping station to cope with more sewage from the village. More houses - therefore more cars and delivery vans will be funnelled into the village along the already busy A6121 High Street with its narrow pavements and parking issues.</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	5-6	Distance to School (km)	1 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	0.9-1.0 (Ketton Surgery)
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	100-200	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0-0.05				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

Comments: SHLAA KET 11 has a gross site area of 7.01 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 126 dwellings based on the SHLAA methodology. The site is adjacent to the planned limits of development. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having medium to low 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 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 not within the conservation area there are listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.

The site is located adjacent to the built up area of Ketton, is large in rectangular form which does follow the existing character and form of the settlement to the front of Luffenham but would form an extension to the gateway into the village. The site is not within walking distance (within 800m) of a town centre or school but is within walking distance of a GP/Health Centre. The town centre is within 6km. The school is within 1.2km. The site is within 50m of a bus stop and 6km of a train station. There are no identified on site constraints. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

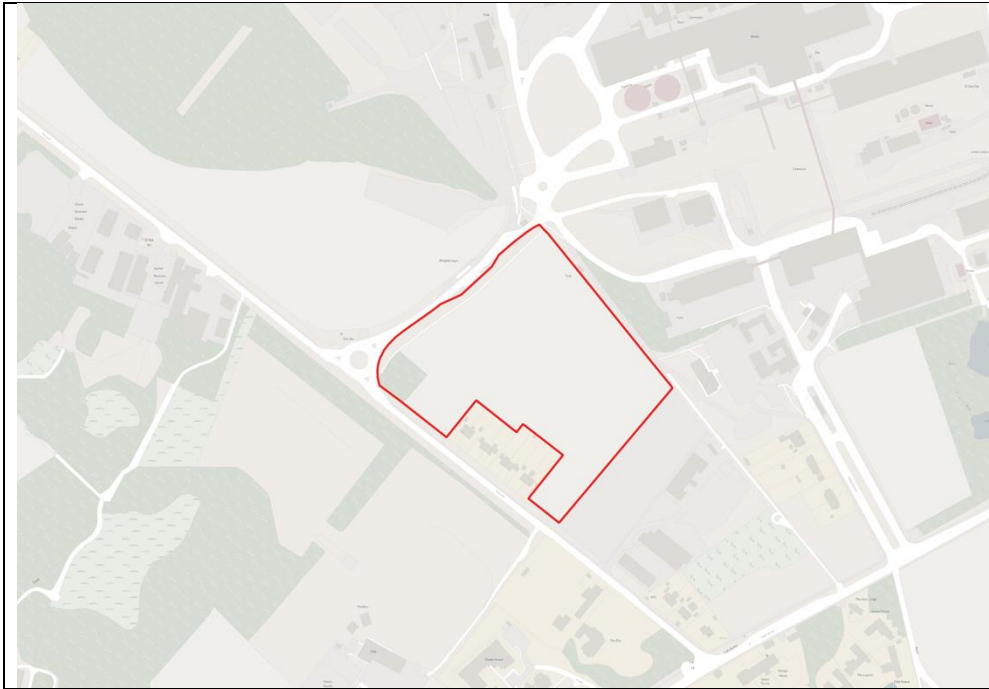
The site promoter has identified that the site is available in 6 -10 years.

Conclusion: The site is located adjacent to the built up area of Ketton and is large in rectangular form. The site is promoted for residential development with an indicative capacity of 126 dwellings. Given the scale of the proposed development the site is not suitable for allocation as a residential site.

Site not suitable for allocation

SHLAA Reference: SHLAA KET 14 Site ID136

Site Address: Land NE of Pit La, N of Forest Park Industrial Estate



Parish: Ketton
Gross Site Area (ha): 3.68
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: 0-5 years.
Overall Deliverability Status: Site promoted for employment uses only. Site not assessed.

Suitability Status:	Not assessed	Availability Status:	Not Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA KET 15 Site ID137

Site Address: Land NE of Pit Lane- E of Chater Business Estate



Parish: Ketton
Gross Site Area (ha): 1.38
Developable Site Area (ha): 1.10
Brownfield/ Greenfield Status: Brownfield
Current Use: Vacant
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 1.38
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: 0-5
Overall Deliverability Status: Site promoted for employment uses only. Site not assessed.

Suitability Status:	Not assessed	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA KET 16 Site ID2646

Site Address: Land W of Steadfold La, Ketton, Stamford

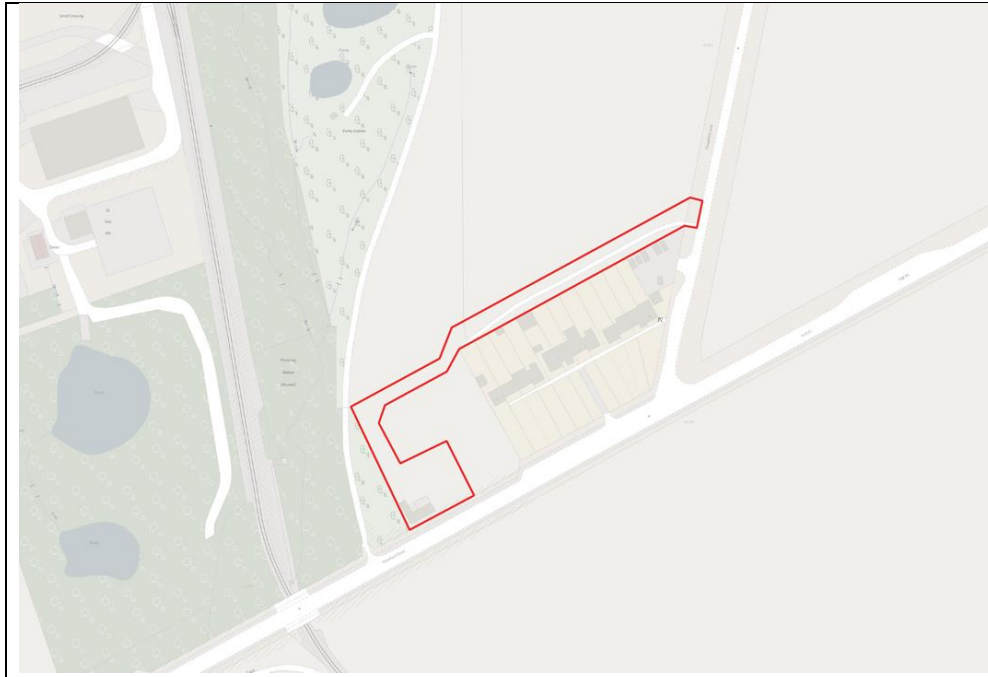


Parish: Ketton
Gross Site Area (ha): 1.38
Developable Site Area (ha): 1.10
Brownfield/ Greenfield Status: Brownfield
Current Use: Vacant
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 1.38
Additional Notes on Capacity:
Currently Allocated: No.
Earliest point site is available: 0 - 5
Overall Deliverability Status: Site promoted for employment uses only. Site not assessed.

Suitability Status:	Not assessed	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA KET 17 Site ID 3419

Site Address: Paddock Adjacent off Steadfold Lane Ketton, adjacent to Stamford Road

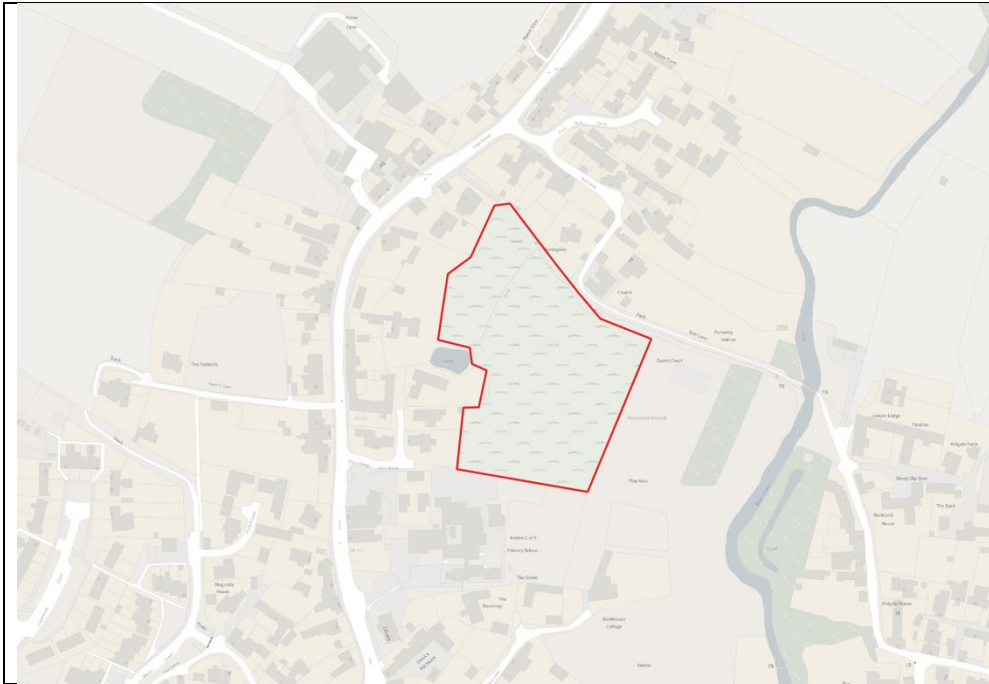


Parish: Ketton
Gross Site Area (ha): 1.38
Developable Site Area (ha): 1.10
Brownfield/ Greenfield Status: Brownfield
Current Use: Vacant
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 1.38
Additional Notes on Capacity:
Currently Allocated: No.
Earliest point site is available: 0-5
Overall Deliverability Status: Site promoted for employment uses only. Site not assessed.

Suitability Status:	Not assessed	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA KET 18 Site ID4481

Site Address: East of rear to 7 The Long Barn Mews, Ketton.



Parish: Ketton
Gross Site Area (ha): 1.44
Developable Site Area (ha): 1.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 34
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Deliverable but not suitable for allocation.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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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	G	R	A	G	A	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	R	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is adjacent to Ketton to the rear of existing properties, off Bull Lane.
Topography	Desktop study identifies a relatively flat site with some gradient falling towards the River Chater. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites. G
Local Ecology Designations	Further assessment required. A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site. G

Agricultural Land Classification	All of the site is Grade 3.	A
Heritage	Listed buildings are near to the site and there are potential impacts, the site is within the conservation area. Likely impacts are high and further assessment required.	A
Archaeology	Known archaeological remains in the vicinity of the site, site not assessed by the Archaeology Officer.	
Landscape	The site is within parcel KET03 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of high sensitivity to housing development. The sensitivity of the study parcel lies in its location within the valley of the River Chater, a simple, intimate, largely unsettled, pastoral, rural landscape with positive character and condition, and a strong sense of place, through the historic settlement core and open river meadowlands. Ketton retains a strong rural, historic settlement character with an extensive Conservation Area, with a strong degree of coherence and harmony of building materials, in particular the local limestone. The study parcel is important to the setting of many listed buildings and other buildings of local interest. Bull Lane provides an attractive pedestrian link across a bridge over the river to Aldgate, a small hamlet with enclosed historic rural character, with views over important open space towards St Mary's Church. New housing within the study parcel would create development within a largely unsettled landscape, would be contrary to established settlement form and pattern, would affect important views and areas of important open space, important heritage assets and views from a number of sensitive visual receptors, that could not be mitigated.	R
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Not assessed, it is unclear as to where an access can be achieved on to the site.	
Highways Authority: Wider Road Network	Not assessed.	
Parish Council comments	The NW corner has springs and is generally very wet and if retained and enhanced would have the potential to increase biodiversity. Within the Hall Close zone of Ketton Conservation area. Surrounded by Bull Lane, High St, St Mary's Church and Aldgate zones of Ketton Conservation Area. Close to 20 plus listed buildings.KT5	

	<p>Any development would need to complement the surrounding conservation area in terms of building design, materials and density.KT5</p> <p>Would impact the views from Hall Close which currently give the perception of being in a very rural and ‘wild’ area. KT2</p> <p>Run off into Hall Close. Disruption to/diversion of springs in the NW corner which could impact surrounding properties.K15</p> <p>Access via Long Barn Mews onto the busy A6121 High Street at very narrow point with little visibility in either direction.</p> <p>No footway on S side of the A6121 and the narrowest point of the footway on the N side of the A6121 High St. Shares boundaries with Ketton School playing field and Hall Close play area with MUGA and play equipment. Ketton could only support the development of this site (appropriate to its surrounding Conservation Area), if it provided a considerable advantage to the community such as a village car park on the site, accessed through Long Barn Mews, and with pedestrian access to Hall Close and Ketton School.</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	5-6	Distance to School (km)	0 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	0 (Ketton Surgery)
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	53	Distance to Cycle Route (km)	0.3
Distance to Public Right of Way (km)	0-0.04				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

Comments: SHELAA KET 18 has a gross site area of 1.44 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 34 dwellings based on the SHELAA methodology.

Site is adjacent to Ketton to the rear of existing properties, off Bull Lane. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having high sensitivity to housing development. The sensitivity of the study parcel lies in its location within the valley of the River Chater, a simple, intimate, largely unsettled, pastoral, rural landscape with positive character and condition, and a strong sense of place, through the historic settlement core and open river meadowlands. 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 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 within the conservation area there are numerous listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.

Site is adjacent to Ketton, to the rear of existing properties via Bull Lane. The site is within walking distance of a school and GP/Health Centre, but not a town centre. The town centre is within 6km. The school is within 0km. The site is within 50m of a bus stop and 6km of a train station. There are no identified on site constraints. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

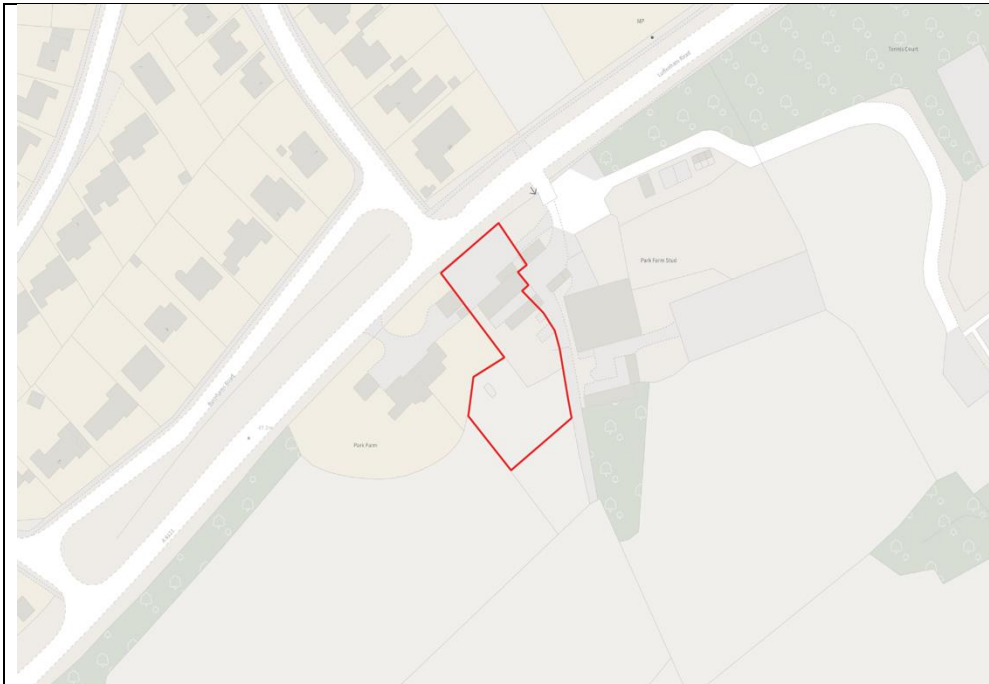
The site promoter has identified that the site is available in 0-5 years.

Conclusion: The site is located adjacent to the built up area of Ketton, however it is unclear if an access to the site can be achieved. The site lies within a high landscape sensitivity area which is related to the open river meadow of the River Chater. The site is also located in close proximity to listed buildings and the conservation area which represent a constraint to development. The site is promoted for residential development with an indicative capacity of 34 dwellings. Given the scale of the proposed development the site is not suitable for allocation as a residential site.

Site not suitable for allocation

SHLAA Reference: SHLAA KET 19 Site ID4493

Site Address: Land to the rear of Park Farm House, 5 Luffenham Road



Parish: Ketton
Gross Site Area (ha): 0.18
Developable Site Area (ha): 0.17
Brownfield/ Greenfield Status: Brownfield
Current Use: Vacant
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 5
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: 0-5 years
Overall Deliverability Status: Deliverable but not suitable for allocation.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	G	A	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	R	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is adjacent to Ketton however extends in linear form to the south of the A6121.
Topography	Desktop study identifies gentle slope. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites. G
Local Ecology Designations	A brownfield/mixed site not assessed.

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	All of the site is Grade 3.	A
Heritage	Listed buildings are near to the site and there are potential impacts. Further assessment required.	A
Archaeology	Known archaeological remains in the vicinity of the site a Roman villa complex, north of Cuckoo Farm Lodge, site not assessed by the Archaeology Officer.	
Landscape	The site is within parcel KET01 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of medium sensitivity to housing development. The sensitivity of this study parcel lies in its location on rising ground above the settlement that is of some importance to its landscape setting. The location of buildings on the rising plateau to the north of the A6121 is a key characteristic of Ketton, where woodland forms an important backdrop. This pattern would continue with new housing development within the study parcel, but it would be important to ensure that new buildings do not present new features on the skyline, particularly in more distant views from higher ground to the south in which Ketton is perceived as sitting low in the landscape with surrounding higher countryside. The approach / gateway into Ketton from the west on the A6121 has a distinctive appearance and sense of place that any new housing development would need to respect.	A
Lead Flood Authority Flood Risk	No or minimal flood risk.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Site could be accessed off Luffenham Road, not assessed.	
Highways Authority: Wider Road Network	Impact on wider road network not assessed. .	
Parish Council comments	Adjacent to High Street zone if the Conservation Area and the listed buildings in the historic centre. Forms the setting for the neighbouring Ketton Hall. NP policies refer KT5 The site will be visible from other areas of the village especially Barrowden Road, across the valley to the SE and will impact the landscape setting of St Mary's Church and Ketton Hall. NP policies refer KT2 K15,16,17,26 Luffenham Road (A6121) is fast and there is no footway on the S side until Ketton Hall grounds	

	In light of recent failures, we question the capacity of the Aldgate pumping station to cope with more sewage from the village	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	5-6	Distance to School (km)	1 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	0.9-1.0 (Ketton Surgery)
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	100-200	Distance to Cycle Route (km)	20-25
Distance to Public Right of Way (km)	0-0.05				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

Comments: SHELAA KET 019 has a gross site area of 0.18 hectares. It is currently a mixed brownfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 5 dwellings based on the SHELAA methodology.

The site is adjacent but detached to the planned limits of development by the A6121. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having medium 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 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 not within the conservation area there are listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.

Site is adjacent to Ketton however the site to the south of the A6121 which is out of character of the existing settlement form. The site would form an extension on the gateway into the village which is noted as being sensitive to change in the Landscape Sensitivity Study. The site is not within walking distance (within 800m) of a town centre or school but is within walking distance of a GP/Health Centre. The town centre is within 6km. The school is within 1.2km. The site is within 50m of a bus stop and 6km of a train station. There are no identified on site constraints. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

The site promoter has identified that the site is available in 0-5 years.

Conclusion: The site is located adjacent to the built up area of Ketton, however it detached from the PLD by the A6121. The site would extend the settlement to the south of the A6121 and would form an extension on the gateway into the village which is noted as being sensitive to change in the Landscape Sensitivity Study. The site is promoted for residential development with an indicative capacity of 5 dwellings. The site is not suitable for allocation as a residential site.

Site not suitable for allocation



Parish: Ketton
Gross Site Area (ha): 1.4
Developable Site Area (ha): 1.1
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 34
Additional Notes on Capacity: None
Currently Allocated: None
Earliest point site is available: 0-5 years
Overall Deliverability Status: Deliverable but unsuitable for allocation.

Suitability Status:	Unsuitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	R	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	A	G	A	G	R	G	G	A

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Connected to existing settlement Geeston which forms part of Ketton with built form to one side.	
Topography	Desktop study identifies slightly sloping ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	On site, mitigation to be assessed.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Proximity to Local Wildlife Site, presence of deciduous woodland and ancient woodland will need further assessment.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	More than half of the site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer not undertaken, further assessment required.	A
Archaeology	Known archaeological remains within the vicinity, further assessment required.	A
Landscape	The site is within parcel KET05 of the Landscape Sensitivity Study (June 2023). Overall, this parcel is of high sensitivity to housing development. The sensitivity of the study parcel lies in its location within the River Welland valley. Northern parts of the parcel have a strong sense of place, are more open and of importance to the setting of the Conservation Area and the setting of the settlement in the river valley landscape. There are sensitive, important views across the northern study parcel to the steep scarp slope rising above the river between Collyweston and Easton-on-the-Hill in Northamptonshire. Southern parts are visually well contained by dense and mature vegetation where new housing development could potentially be accommodated with no significant impact on settlement pattern, historic settlement character or the character of the Welland valley landscape. To the south of Geeston / Ketton Road, although development would breach a well-established dense tree belt marking the	R

	settlement edge between Geeston Road and Kelthorpe Close it would remain enclosed by another dense tree belt lying close to the study parcel's 150m buffer. Mitigation should ensure that recreational opportunity currently provided for by the Hereward Way and Jurassic Way / Rutland Round recreational routes that pass through the study parcel, where experience of the landscape is important, is maintained.	
Lead Flood Authority Flood Risk	Site is in flood zone 2. No or minimal flood risk.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Not assessed.	
Highways Authority: Wider Road Network	Impact on wider road likely network minimal If access can be achieved.	G
Parish Council comments	none	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	5-6	Distance to School (km)	1-2 (Ketton C of E Primary School)	Distance to GP/ Health Centre (km)	1-2 (Ketton Surgery)
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	200-500	Distance to Cycle Route (km)	1-5
Distance to Public Right of Way (km)	0				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	School capacity in Ketton is limited, further assessment is required. There are no likely strategic water resource constraints for the villages. Site submission form from the site promoter confirms utility services available to serve the site.
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Planning Officer Comments & Conclusion

Comments: SHLAA KET 20 has a gross site area of 1.4 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 34 dwellings based on the SHLAA methodology.

The site is adjacent to the planned limits of development of Geeston which is include within Ketton PLD. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having high sensitivity to 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. There are no trees protected by Tree Preservation Orders on the site or adjacent. There is a Public Right of Way on

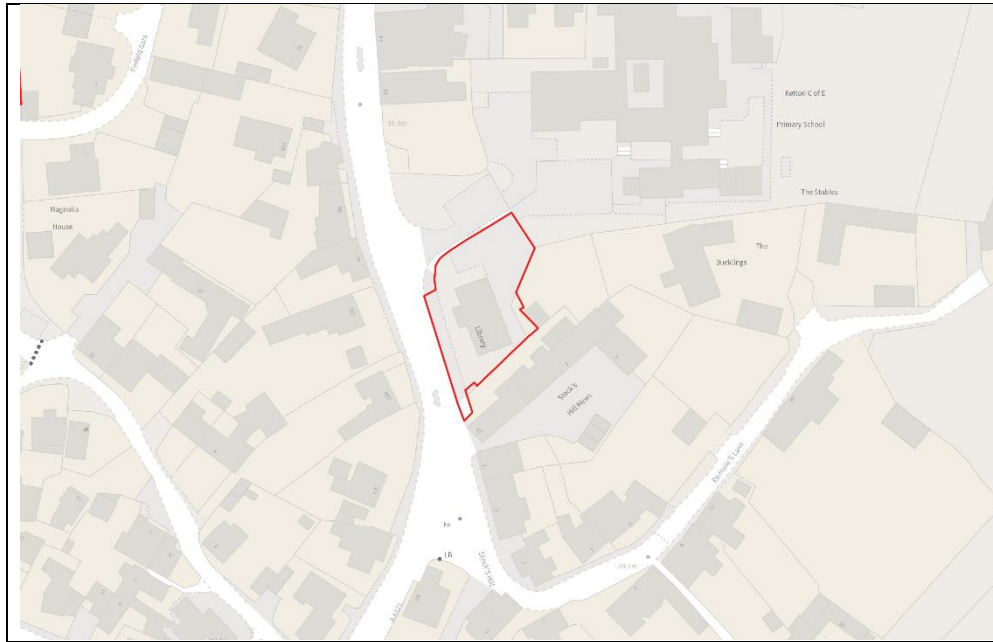
site . The entire site is identified as being on Grade 3 agricultural land. The site is not within the conservation area there are listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.

The site is located adjacent to the built up area of Ketton, is large in rectangular form which does follow the existing character and form of the settlement, however is located in an area which is highly sensitivity to development in landscape terms. The site is not within walking distance (within 800m) of a town centre or school but is within walking distance of a GP/Health Centre. The town centre is within 6km. The school is within 2km. The site is within 500m of a bus stop and 6km of a train station. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

The site promoter has identified that the site is available in 0-5 years.

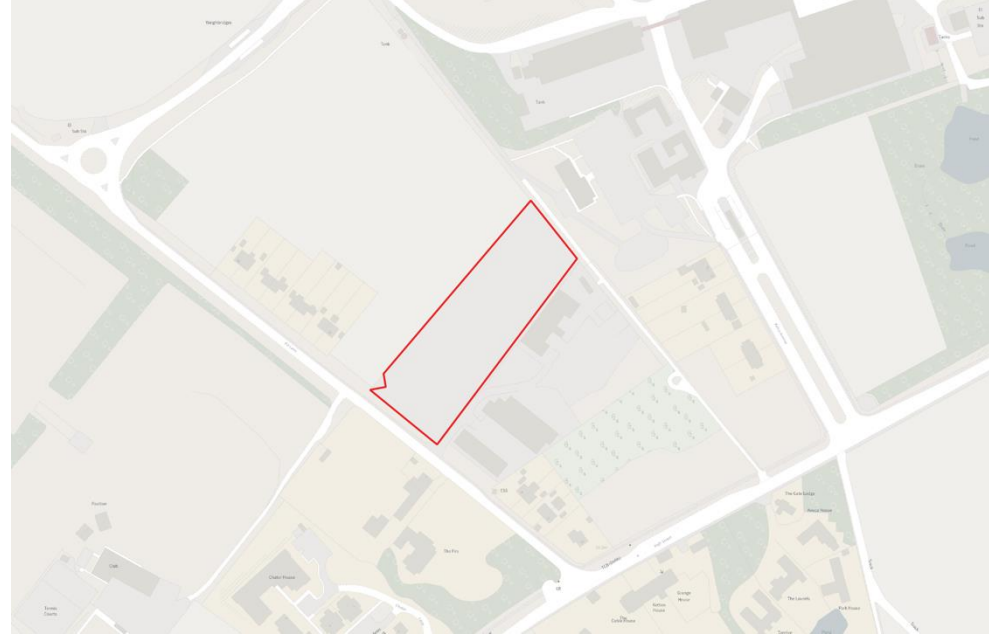
Conclusion: The site is located adjacent to the built up area of Geeston with Ketton, is large in rectangular form, to the rear of existing properties in an area with high landscape sensitivity. The site is not in keeping with the existing character and form of the settlement. The site is promoted for residential development with an indicative capacity of 34 dwellings. Given the high landscape sensitivity in this location the site is out of character with the existing settlement form the site is not suitable for allocation as a residential site.

Site not suitable for allocation



Parish: Ketton
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Brownfield
Current Use: Vacant
Use Promoted: Employment
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 0-5 years.
Overall Deliverability Status: Site is not available, site has not passed stage 2.

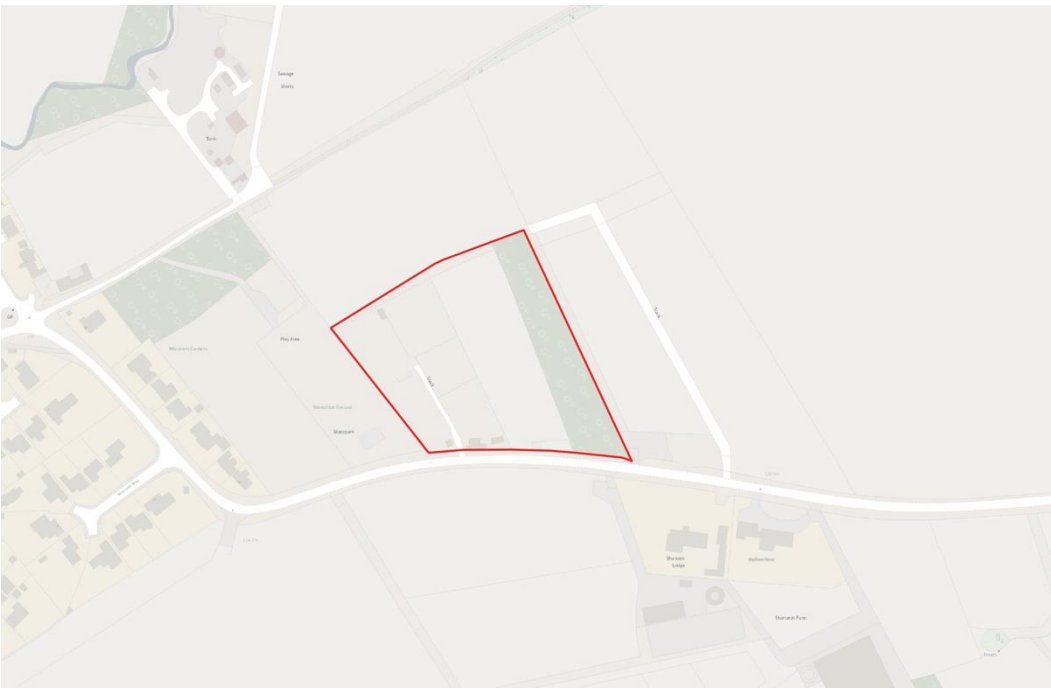
Suitability Status:	Unsuitable	Availability Status:	Not Available	Achievability Status:	Achievable
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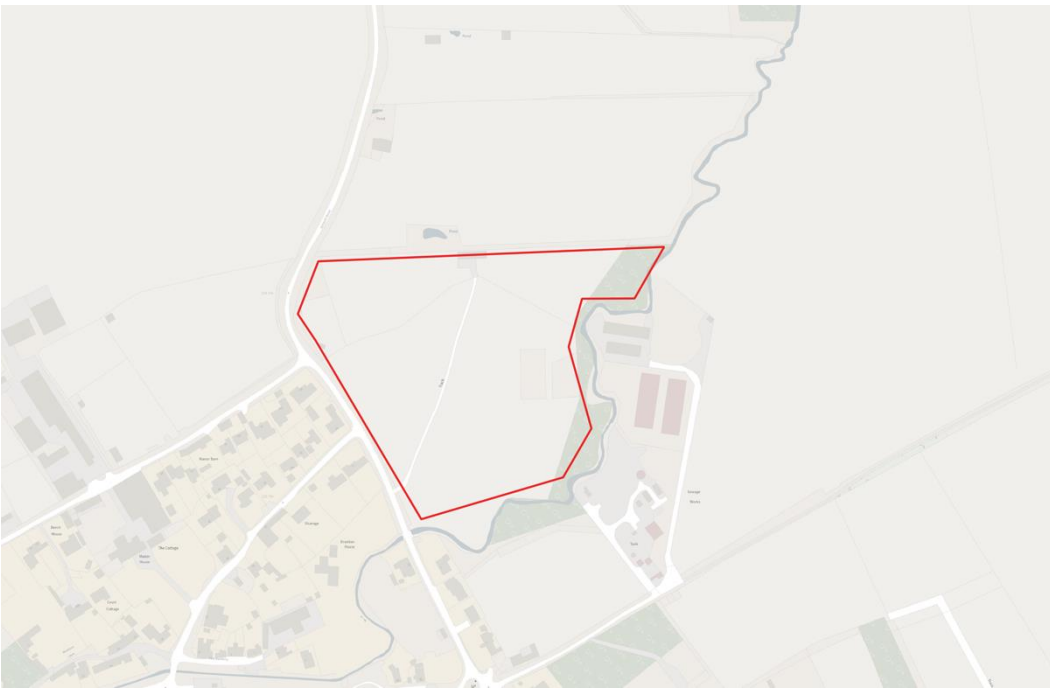
	Parish: Ketton				
	Gross Site Area (ha):				
	Developable Site Area (ha):				
	Brownfield/ Greenfield Status: Brownfield				
	Current Use: Vacant				
	Use Promoted: Employment				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity:				
	Additional Notes on Capacity:				
	Currently Allocated: No				
	Earliest point site is available: Unknown.				
	Overall Deliverability Status: Site promoted for employment uses only.				
Suitability Status:	Not assessed	Availability Status:	Unknown	Achievability Status:	Achievable

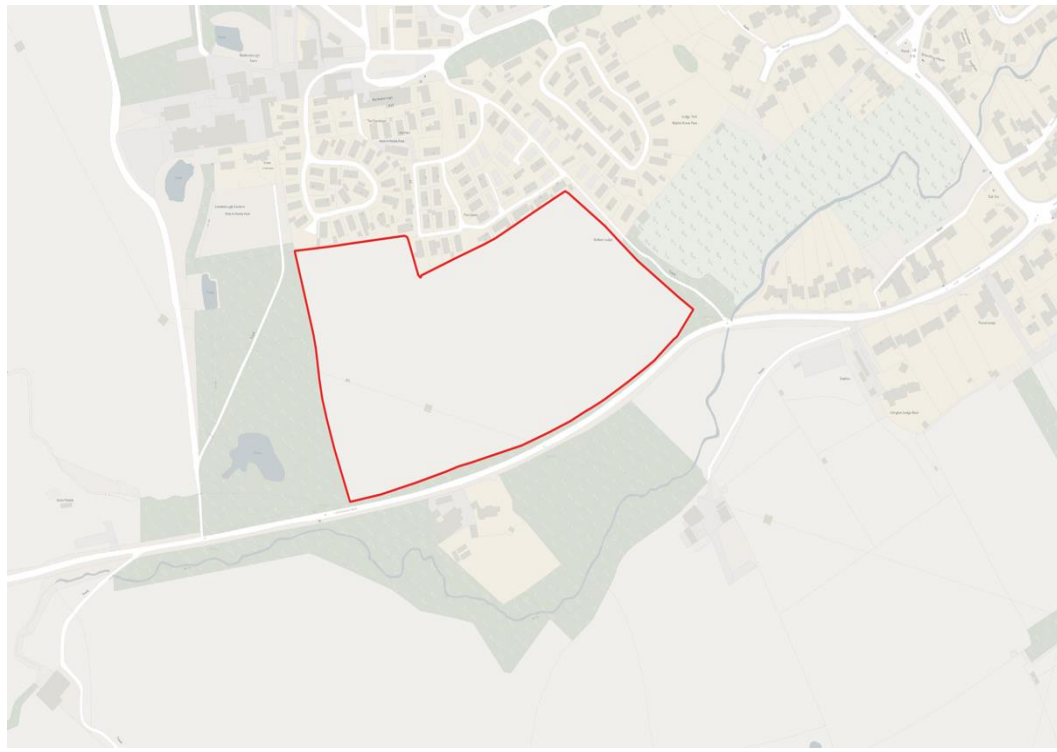
Langham

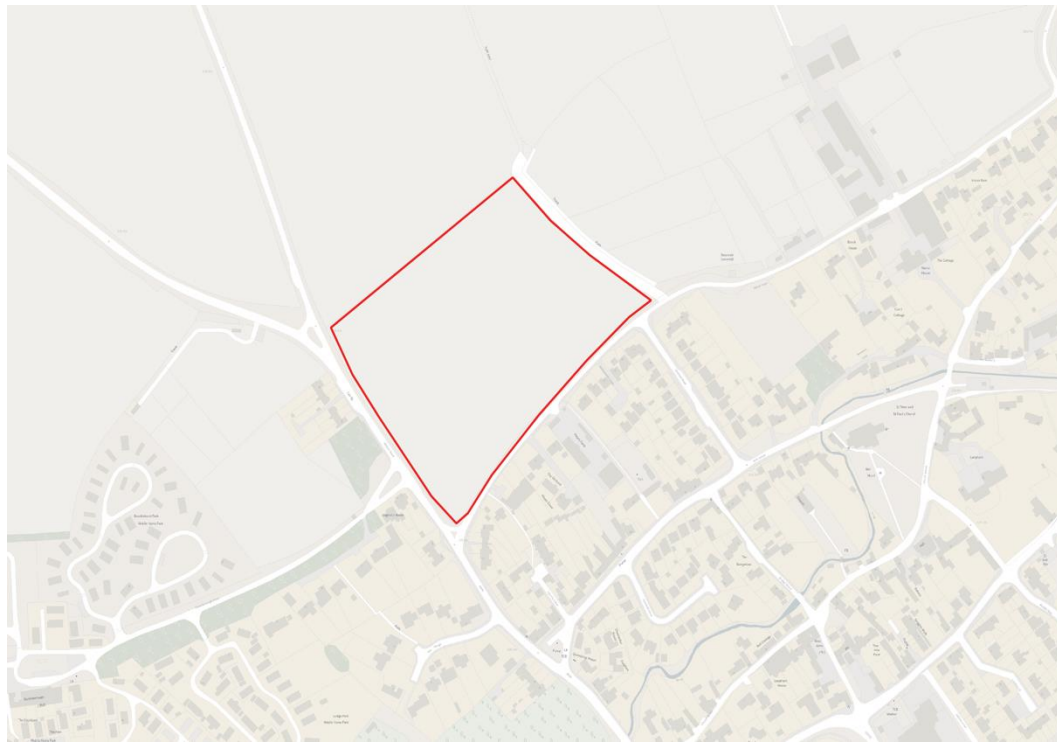
SHLAA Reference: SHLAA LANG07 Site ID14

Site Address: Land at Burley Road, Langham

	Parish: Langham				
	Gross Site Area (ha): 1.6				
	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: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Site is not adjacent to a village with a PLD, site has not passed stage 2.				
	Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:

	Parish: Langham				
	Gross Site Area (ha): 3.7				
	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: The site is detached from the settlement limits of Langham and is constrained due to flood zone 3 on large part of site. site has not passed stage 2 and not been assessed				
	Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:

	Parish: Langham				
	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: 50				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Developable. Site has planning permission 2021/1423/MAO for 50 dwellings. Site is considered as a suitable site. Not assessed				
Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable

	Parish: Langham				
	Gross Site Area (ha): 4.46				
	Developable Site Area (ha): 2.66				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 80				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Developable but not suitable for allocation.				
Suitability Status:	Not suitable	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	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	A	G	G	G	G	G	R

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Large greenfield site. Very gently sloping, large field to the north of Manor Lane between the A606 Melton Road. A level, open area rising gently to the north along the northern boundary to Langham and existing residential development.	
Topography	Desktop study identifies slightly sloping ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	On site, mitigation to be assessed.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	Further assessment required, no immediate impacts identified as part of GIS constraints check.	G
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	All of the site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer not undertaken, the site is within the conservation area and a number of listed building are within the vicinity further assessment required.	A
Archaeology	Known archaeological remains within the vicinity, further assessment required.	A
Landscape	The Landscape Sensitivity Study 2023 identified this site in parcel LANG1 and is medium sensitivity to development. The sensitivity of the area is limited to its very open location beyond a clearly defined boundary to the settlement, beyond which development would breach historic street pattern. In most respects the parcel does not display landscape components, character or condition which offer clear landscape value. Any landscape and visual value may be derived from its general openness and pockets of remaining pasture with more complete hedges. The parcel is not important in maintaining a visual separation between the village and other settlements. The openness and low profile from two roads into the village would afford open views across any future housing development and be seen in short and some medium depth views on approach. Critical views of any new development to the west of the parcel, on approaches on the A606 over	A

	open arable land, would however tend to be seen against the backdrop of existing 20th century housing. Low hedgerows and absence of hedgerow trees around the fields would not afford immediate natural or established screening potential, but new planting could be effective in longer views. Development within the parcel would be therefore likely to be prominent but in relatively near views only, and wider landscape impact less significant. Minimal existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure.	
Lead Flood Authority Flood Risk	Site is in flood zone 2. No or minimal flood risk.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Not assessed.	
Highways Authority: Wider Road Network	Impact on wider road likely network minimal If access can be achieved.	G
Parish Council comments	Site is outside PLD in open countryside with protected view to Langham Grade 1 listed church. See LNP 2022-2041, Policy RS1 Landscape Character & RS2 Development in the Countryside, and 6 Cultural Heritage p. 45, 6b,	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	3	Distance to School (km)	0.5 (Langham C of E Primary School)	Distance to GP/ Health Centre (km)	3 (Oakham Surgery)
Distance to Train Station (km)	2-3 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	0.5
Distance to Public Right of Way (km)	0				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	No electricity pylons, nor pipelines.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA LANG 14 has a gross site area of 4.6 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 80 dwellings based on the SHLAA methodology.

The site is adjacent to the planned limits of development of Langham. The site is identified as being on sloping ground and an amber RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having medium sensitivity to 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. There are no trees protected by Tree Preservation Orders on the site or adjacent. There is a Public Right of Way running across site. The entire site is identified as being on Grade 3 agricultural land. The site is partly within and adjacent to the conservation area there are listed buildings within the vicinity. There are known archaeological remains within the vicinity of the site.

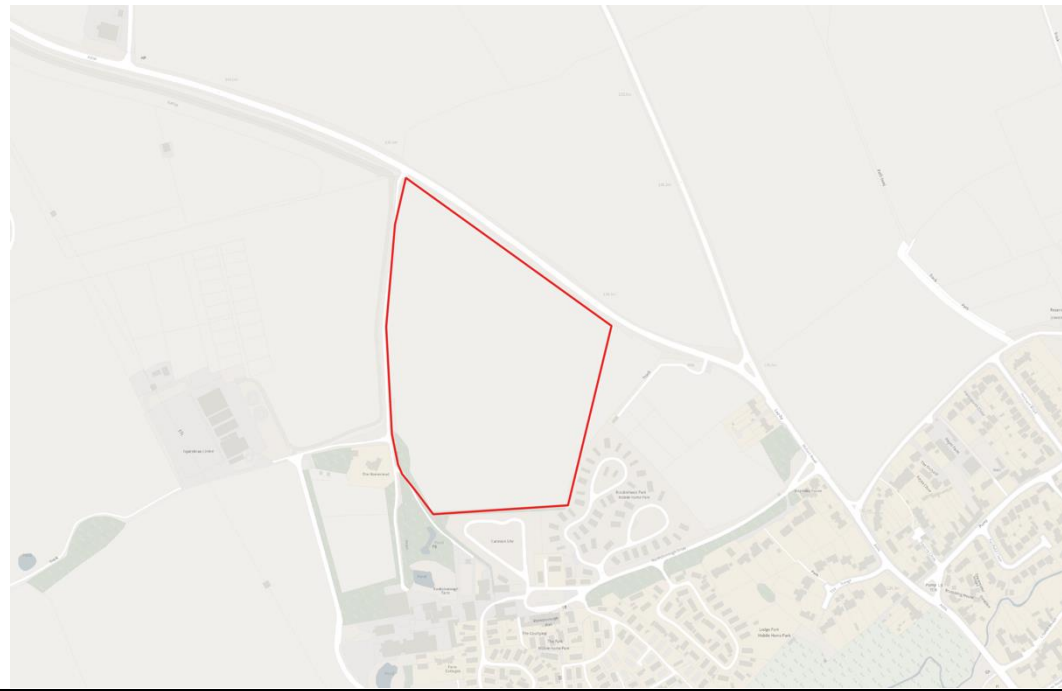
The site is located adjacent to the built up area of Langham, is large in square form which does not follow the existing character and form of the settlement and protrudes into the open countryside, however is located in an area which overall has medium sensitivity to development. The site is not within walking distance (within 800m) of a town centre or GP/Health Centre school but is within walking distance of a school. The town centre is within 6km. The site is within 200m of a bus stop and 3km of a train station. There are no likely strategic water resource constraints for the villages, however surface water is an identified issue. Site submission confirms utilities for the site are available.

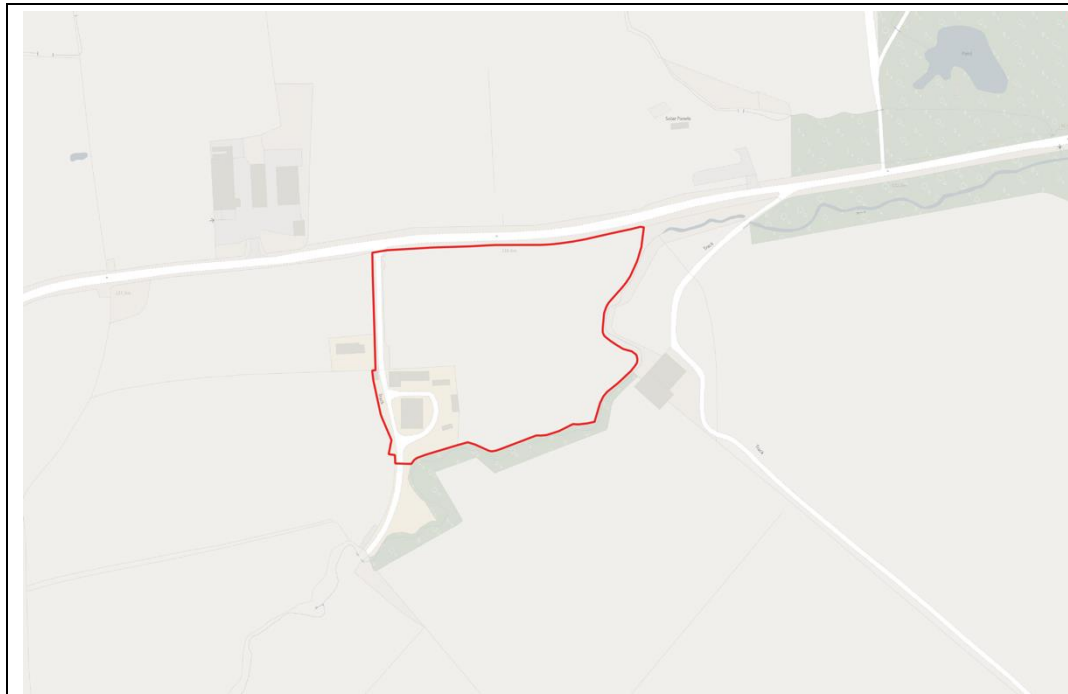
The site promoter has identified that the site is available in 0-5 years.

Conclusion: The site is located adjacent to the built up area of Langham, is large in square form, to the front of existing properties along Manor Lane. The boundary of Manor Lane is prominent on the landscape, and the site would protrude into the open countryside, despite the overall area having medium landscape sensitivity. The site is not in keeping with the existing character and form of the settlement. The site is promoted for residential development with an indicative capacity of 80 dwellings. The site is out of character with the existing settlement form **the site is not suitable for allocation as a residential site.**

SHLAA Reference: SHLAA LANG 15 Site ID3613

Site Address: Land on Melton Road, Langham

	Parish: Langham				
	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 is not adjacent to a village with a PLD, site has not passed stage 2.				
Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable



Parish: Langham
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 is not adjacent to a village with a PLD and lies wholly within Flood zone 3. Site has not passed stage 2 and a full assessment has not been undertaken.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable

	Parish: Langham				
	Gross Site Area (ha): 0.4				
	Developable Site Area (ha): 0.4				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Important Open Space				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 13				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Site is identified as Important Open Space. Site has not passed stage 2 and a full assessment has not been undertaken.				
Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable

MANTON

SHLAA Reference: SHLAA MAN03 Site ID7

Site Address: Land off Cemetery Road, St Mary's Road, Manton

	Parish: Manton					
	Gross Site Area (ha): 0.34					
	Developable Site Area (ha): 0.32					
	Brownfield/ Greenfield Status: Greenfield					
	Current Use: Agriculture					
	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: Immediately					
	Overall Deliverability Status: Developable.					
	Suitability Status:	Suitable	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	G	A	A	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	G

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Site is adjacent to the PLD of Manton.	
Topography	Desktop study identifies slightly sloping ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	On site, mitigation to be assessed.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	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	G
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	All of the site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer not undertaken, the site is within the conservation area and a number of listed building are within the vicinity further assessment required.	A
Archaeology	Small site & no known archaeology but within Historic Core. 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 Landscape Sensitivity Study 2023 considers the area within parcel MAN04. Overall the larger area is considered to have high sensitivity to housing development, However the conclusions state that to the western fringe of the parcel which lies outside the Rutland Water Area has close proximity to the	R

	indented PLD, the enclosing influence of Cemetery Road and the wooded railway cutting does afford a non-typical area of enclosure and reasonable juxtaposition with the built extent of Manton, and modest, well- designed development within that area may have limited harmful impacts on the wider landscape qualities of the parcel or historic settlement form.	
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	Not assessed.	
Highways Authority: Access	A previous application has been submitted on this section of land reference 2019/0511/FUL. which was refused. The road leading to the proposed development is regularly used by pedestrians and cyclists using the Rutland Water loop. Pedestrians and cyclists would not see vehicles accessing/exiting the site due to reduced visibility caused by road geometry and vegetation. If this site came forward as a planning application it is likely to be unsupported by highways.	A
Highways Authority: Wider Road Network	Small scale development, impact minimal.	G
Parish Council comments	No comment on individual sites but an observation that as a “smaller” service centre with few facilities and limited public transport large scale housing development is likely to generate significant additional car usage and would be difficult to accommodate in a manner appropriate to the scale and character of the village	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	4	Distance to School (km)	5 (Brooke Hill Academy)	Distance to GP/ Health Centre (km)	5 (Oakham Surgery)
Distance to Train Station (km)	4 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	0.5
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, nor pipelines.	Infrastructure Constraints	To be assessed.
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Planning Officer Comments & Conclusion

Comments: SHLAA MAN 03 has a gross site area of 0.3 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 9 dwellings based on the SHLAA methodology.

The site is adjacent to the planned limits of development of Manton. The site is identified as being on slightly sloping grounds. With regards to landscape, there is scope for rounding off the village within this parcel of land and that a well designed scheme could potentially be brought forward for 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. 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. There are known archaeological remains within the vicinity of the site, however mitigation could be secured by condition.

The LHA has also raised concerns on the impact of vehicle access and pedestrians/cyclists in and around Rutland Water, further assessment will need to be undertaken.

The site is not within walking distance (within 800m) of a town centre, school or GP/Health Centre school.. The town centre is within 5km. The site is within 200m of a bus stop and 3km of a train station. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

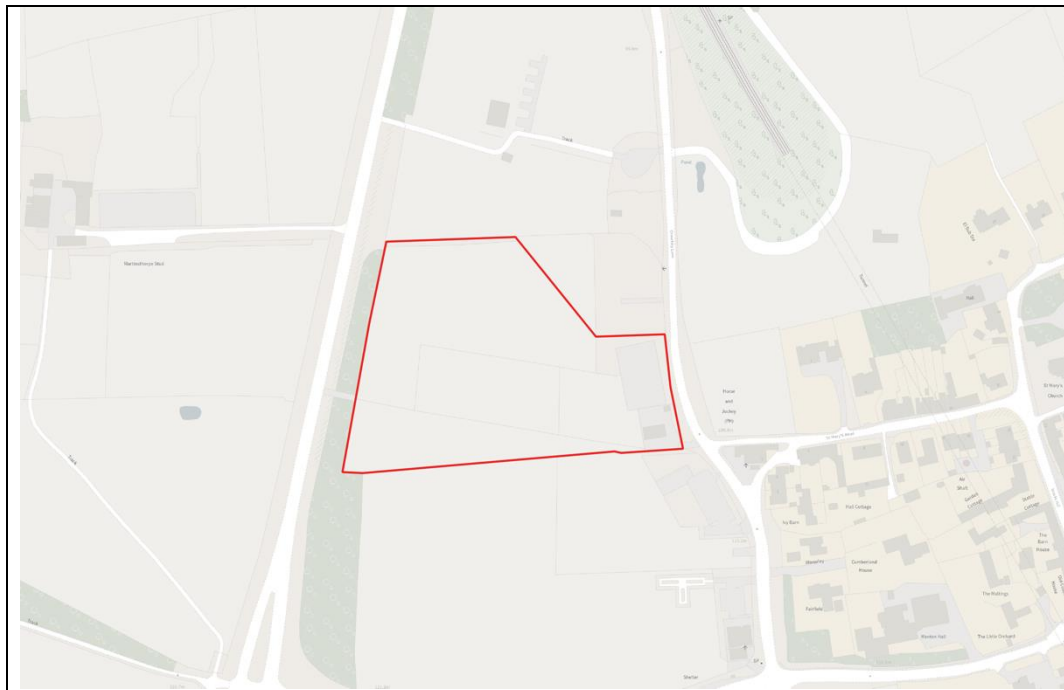
The site promoter has identified that the site is available in 0-5 years.

Conclusion: The site is located adjacent to the built up area of Manton and offers the opportunity to round off the settlement with a small scale well designed scheme. The LHA has raised concerns about vehicle access and further assessment in terms of mitigation will need to be assessed. The site is promoted for a small scale residential development with an indicative capacity of 9 dwellings. The site is in keeping with character with the existing settlement form

The site is suitable for allocation as a residential site.


SHLAA Reference: SHLAA MAN04 Site ID16

Site Address: Land Adjacent To Cemetery, Cemetery Lane, Manton Rutland



Parish: Manton
Gross Site Area (ha): 2.29
Developable Site Area (ha): 1.83
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 55
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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	Parish: Manton				
	Gross Site Area (ha): 3.8				
	Developable Site Area (ha): 3.11				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 93				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status:				
	Site is not adjacent to a village with a PLD, site has not passed stage 2.				
Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable



Parish: Manton
Gross Site Area (ha): 0.32
Developable Site Area (ha): 0.31
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
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: Immediately
Overall Deliverability Status: Not Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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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	A	A	R	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	G

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments		
Relationship to Settlement Comments	Site is adjacent to the PLD of Manton.	
Topography	Desktop study identifies slightly sloping ground.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	On site, mitigation to be assessed.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have an adverse impact on any designated sites.	G
Local Ecology Designations	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	G
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	All of the site is on land identified as Grade 3.	A
Heritage	Consultation with Conservation Officer not undertaken, the site is within the conservation area and a number of listed building are within the vicinity further assessment required.	A
Archaeology	A known or anticipated significant archaeological potential of local or regional importance could be within the vicinity of the site.	A
Landscape	A high landscape sensitivity of the area to residential development is attributed mainly consequent to its relationship with the setting of Rutland Water, and the stringent policy restrictions associated with its protection of both landscape and ecology, both of which would be sensitive to larger scale development within the parcel. The parcel is consequently valued for recreational use by footpath users, and a strong historic function of Priory Road delineating the northern extent of Manton. The southern boundary to the built extent of Manton is widely visible from the north and east of the parcel beyond its boundaries, with the village rising up the dip slope to the south, The parcel comprises the part setting of a number of listed dwellings. The	R

	inherent character and historic land use of the inner parcel has however been diluted or eroded by non-agricultural land uses north of Priory Road, although these remain of a low prominence in the wider landscape.	
Lead Flood Authority Flood Risk	Site is not within flood zone	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Not assessed – No obvious means of access, independently to the Stable block	A
Highways Authority: Wider Road Network	Small scale development, impact minimal.	G
Parish Council comments	No comment on individual sites but an observation that as a “smaller” service centre with few facilities and limited public transport large scale housing development is likely to generate significant additional car usage and would be difficult to accommodate in a manner appropriate to the scale and character of the village	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	4	Distance to School (km)	5 (Brooke Hill Academy)	Distance to GP/ Health Centre (km)	5 (Oakham Surgery)
Distance to Train Station (km)	4 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	0.5
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, nor pipelines.	Infrastructure Constraints	To be assessed.
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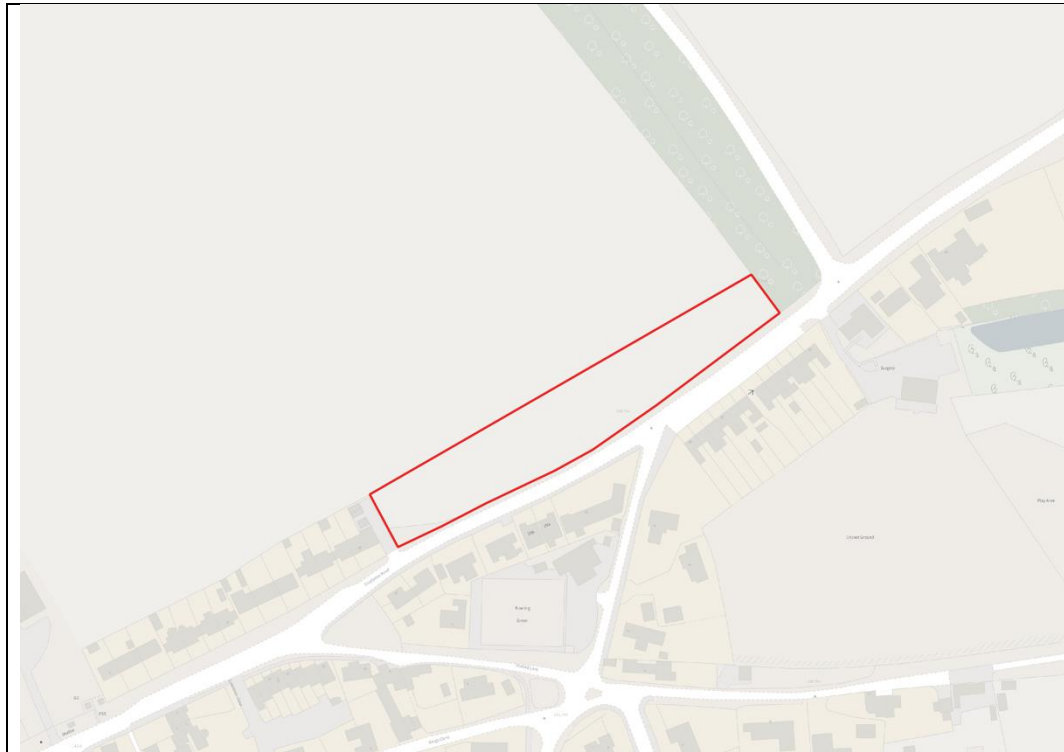
Planning Officer Comments & Conclusion

Comments: SHLAA MAN 06 has a gross site area of 0.3 hectares. It is currently a greenfield site in agricultural use. The site is being promoted for residential. The site has an indicative capacity of 9 dwellings based on the SHLAA methodology.

The site is adjacent to the planned limits of development of Manton. The site is identified as being on slightly sloping grounds. With regards to landscape, it is located within a high landscape sensitivity area. 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 trees protected by Tree Preservation Orders on the site or adjacent. The entire site is identified as being on Grade 3 agricultural land. There are known archaeological remains within the vicinity. The town centre is within 5km. The site is within 200m of a bus stop and 3km of a train station. There are no likely strategic water resource constraints for the villages. Site submission confirms utilities for the site are available.

The site promoter has identified that the site is available in 0-5 years.

Conclusion: The site is located adjacent to the built up area of Manton and falls within an area of high landscape sensitivity of the area attributed with the setting of Rutland Water. The site is promoted for a small scale residential development with an indicative capacity of 9 dwellings. There is no obvious means of accessing the site, independently to the Stable block. Development of site would not be in not keeping with character with the existing settlement form and would have an negative impact on the landscape **the site is not suitable for allocation as a residential site.**



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

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability 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	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Built up area directly to the south west and opposite along the entire frontage of the site. Depth limited to that of the development adjacent.
Topography	Gentle falling – to level topography with wide open arable fields. G
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	Hedgerows. Surveys required include Great Crested Newts within 100m and badgers. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Other mitigation pending surveys. A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site. G

Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	No designated heritage assets on site. Conservation area 40m to west. Consultation with Conservation Officer carried out due to site being within 50m of Built Heritage Asset. Sufficient separation to limit any significant impact.	G
Archaeology	Known archaeological remains on site include the site slightly overlaps the Historic Settlement Core. Known archaeological remains within vicinity include Anglo-Saxon cemetery and medieval earthworks 50m to the southwest, another A/S cemetery 125m to northwest and Roman kiln site 150m to north. Much in the near vicinity which may extend into this area.	A
Landscape	The site is within zone MO1 of the Landscape Sensitivity Study 2023. Conclusions on Landscape Capacity, overall high/medium landscape sensitivity. The sensitivity of the area is primarily due to its very open location beyond a clearly defined boundary to the settlement, as well as community recreation and recognised views of local importance. In most respects the parcel does not display landscape components, character or condition which offer strong landscape value, however. Any character and visual value may be derived from its uninterrupted openness and treed edges to the east and west flanks. The parcel is not important in maintaining a visual separation between the village and other settlements. Its openness and low profile from the main road across the northern fringe of the village would afford views to the outer edges of any future housing development and be seen mainly in short views on passage. Low hedgerows to the south and few of hedgerow trees would not afford natural screening to the south, but strong boundary treelines east and west would serve to partly contain any development, although across a wide area within. New planting could be effective in longer views beyond the parcel from the north. Development within the parcel would be therefore likely to be prominent but in relatively near and medium distance views only, and wider landscape impact would be less significant. Minimal existing ecological value of the parcel could be enhanced significantly by landscaping and integrated Green Infrastructure.	R
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	No constraints known.	G
Highways Authority: Access	Previous assessment has indicated that the site is within 30mph area, good road condition and good access and visibility splays.	G
Highways Authority: Wider Road Network	No or little impact.	G
Parish Council comments	none	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-9	Distance to School (km)	4-5 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	0-0.1 (Market Overton Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	100-200	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	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 to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available
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Planning Officer Comments & Conclusion

Comments: SHLAA MAR01 has a gross site area of 0.61 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 17 dwellings based on the standard calculation set out in the SHLAA methodology.

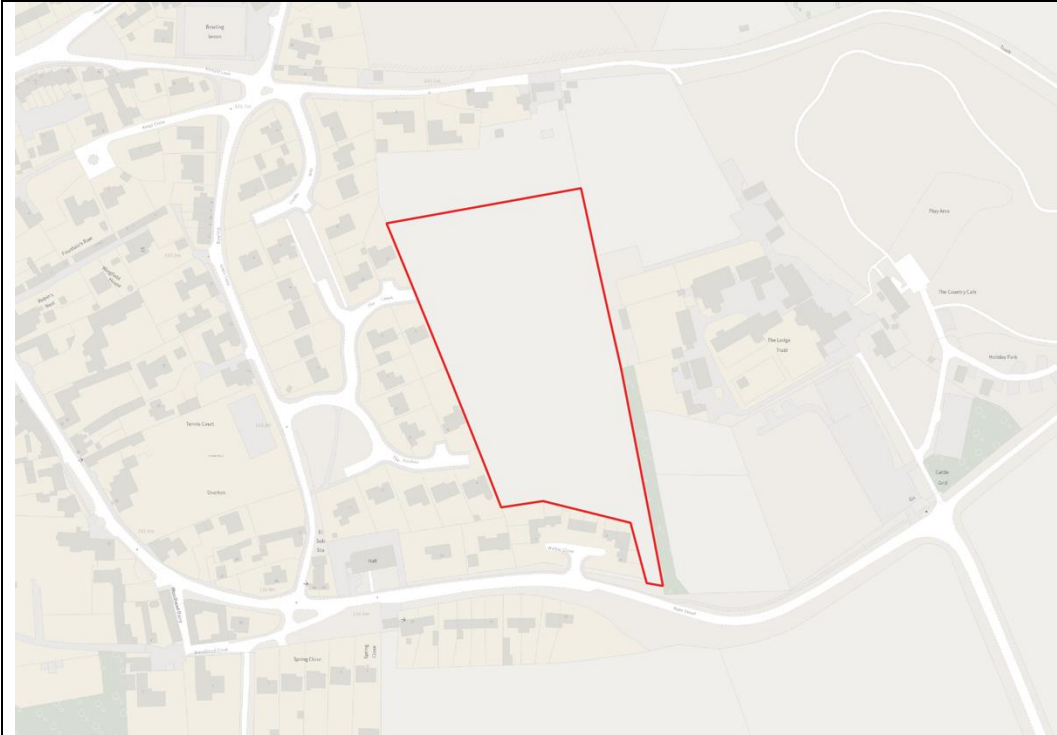
The site is adjacent the planned limits of development along one side. The site is identified as being on land that is flat to gently falling and a green RAG rating is applied to topographical constraints. With regards to landscape, it is identified as having high/medium landscape sensitivity. The sensitivity of the area is primarily due to its very open location beyond a clearly defined boundary to the settlement, as well as community recreation and recognised views of local importance. The unusual rectangular shape of development could continue linear along Thistleton Road, however development of the site would impact on the openness of the area, extending the village into the countryside.

The development of the site would not result in the loss of an employment site, a public open space, a recreation facility or a designated important open space. Consultation is not required with Natural England regarding national ecological designations and it has been identified that badger 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 a previous assessment has been carried out with the Conservation Officer. It is considered that any impact can be mitigated. There are known archaeological remains on site and within the vicinity of the site.

The site is located adjacent the built up area of Market Overton. The site is not within walking distance (within 800m) of a school or town centre but is within walking distance of a GP/Health Centre. The school is 5km from the site. The town centre is within 9km. The site is within 200m of a bus stop and 10km of a train station. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage, gas supply and broadband available.

The site promoter has identified that the site is available immediately.

Conclusion: The site is adjacent the built up area of Market Overton. The site is being promoted for residential development with an indicative capacity of 17 dwellings. The site is within an area identified as having high/medium landscape sensitivity. The sensitivity of the area is due to its open location beyond the defined boundary to the settlement. The unusual rectangular shape of development would impact on the openness of the area, extending the village into the countryside. **This site is not suitable for allocation.**



Parish: Market Overton
Gross Site Area (ha): 1.91
Developable Site Area (ha): 1.52
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 45
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

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

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Access from Main Street.
Relationship to Settlement Comments	Site is adjacent built up area along the southern and western boundaries and there is also built form set back from Main Street adjacent to the eastern boundary of the site. Well connected to the settlement.
Topography	Site comprises large flat paddock. G
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	Potential species-rich grassland, hedge. Surveys required include Phase 1 Habitat Survey, Great Crested Newts and badgers. Mitigation includes retention of hedges with 5m buffer zone natural vegetation. Mitigation required for known GCN population within 500m. Other mitigation pending surveys. A

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified 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. Known archaeological remains within vicinity include the immediate south to the area was stripped & recorded - Meso flint scatter + IA/Roman/AS evidence including a quarried-away villa. Potential for all periods. The excavation report suggests particular potential in northern half of area.	A
Landscape	The Landscape Sensitivity Study 2023 considers the site within parcel MO4. The parcel is not important in maintaining a visual separation between the village and other settlements, but does separate the settlement from The Lodge, although intervisibility is strong between the two. Although enclosure is generally not strong, the more significant established trees belts are found across the southern fringe of the parcel north of Main Street. Its more screened nature from Main Street would help limit prominence of new development therein with only the outer edges of any future housing development and be seen mainly in short views from existing dwellings and users of Pinfold Lane. Users of The Lodge would be affected by development within the parcel by reducing its existing green buffer to all sides. Tree belt screening to the south and east fringe of the built edge of Market Overton could be enhanced to soften the impact of new development across the west of the parcel on existing receptors. Development within the parcel would be therefore likely to contained in the landscape and have few wider landscape impacts. Low existing ecological value across the study parcel should be enhanced through development by modest additional landscaping and integrated Green Infrastructure. Overall the Landscape Sensitivity Study considers this area to have medium to low sensitivity in this location. Overall the area is considered to have medium to low sensitivity landscape impact.	G
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	No constraints known.	G
Highways Authority: Access	A previous application has been submitted for this site reference 2022/1193/MAO. The LHA have always maintained the position that access can not be taken from The Finches/Bowling Green Lane and this is due to the road layout on Bowling Green Lane. This remains the case on this allocation. Access can only be taken from Main Street. In Summary the LHA would have no objections to proposed development at this site, however the required vis splays will result in the loss of mature trees and the access road will lead to significant overlooking from anyone using the new road and footpath leading into the site.	G

Highways Authority: Wider Road Network	No or little impact.	G
Parish Council comments	none	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	3-4 (St Nicholas C of E Primary School)	Distance to GP/ Health Centre (km)	0.7-0.8 (Market Overton Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	400-500	Distance to Cycle Route (km)	>25
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 to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available
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Planning Officer Comments & Conclusion

Comments: SHLAA MAR 04 has a gross site area of 1.91 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 45 dwellings based on the standard calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development along one side. The site is identified as being on land that is flat and a green RAG rating is applied to topographical constraints. With regards to landscape, the site is semi-enclosed and has a strong association with the existing built form of the village and therefore a green RAG rating for landscape is applied. The development of the site would not result in the loss of an employment site, a public open space, a recreation facility or a designated important open space. Consultation is not required with Natural England regarding national ecological designations and it has been identified that badger, Phase 1 Habitat 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 not located within 50m of built heritage assets and therefore any significant impact on a designated heritage asset is considered to be unlikely. There are no known archaeological remains on site but there are known remains 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. The Highways Authority have identified that they would have no objections to the proposed development if the access was via Main Street and not via The Limes/The Finches/Bowling Green Lane. The access will need to be a suitable width for the whole development and have good visibility in both directions. The Environmental Health Team have confirmed that they are not aware of any constraints.

The site is located adjacent the built up area of Market Overton. The site is not within walking distance (within 800m) of a school or town centre but is within walking distance of a GP/Health Centre. The school is 4km from the site. The town centre is within 10km. The site is within 500m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available.

The site promoter has identified that the site is available immediately.

Conclusion: The site is adjacent the built up area of Market Overton. The site is being promoted for residential development with an indicative capacity of 45 dwellings. There are no significant constraints identified that could not be mitigated subject to a suitable access point being identified.

This site is suitable for residential allocation.

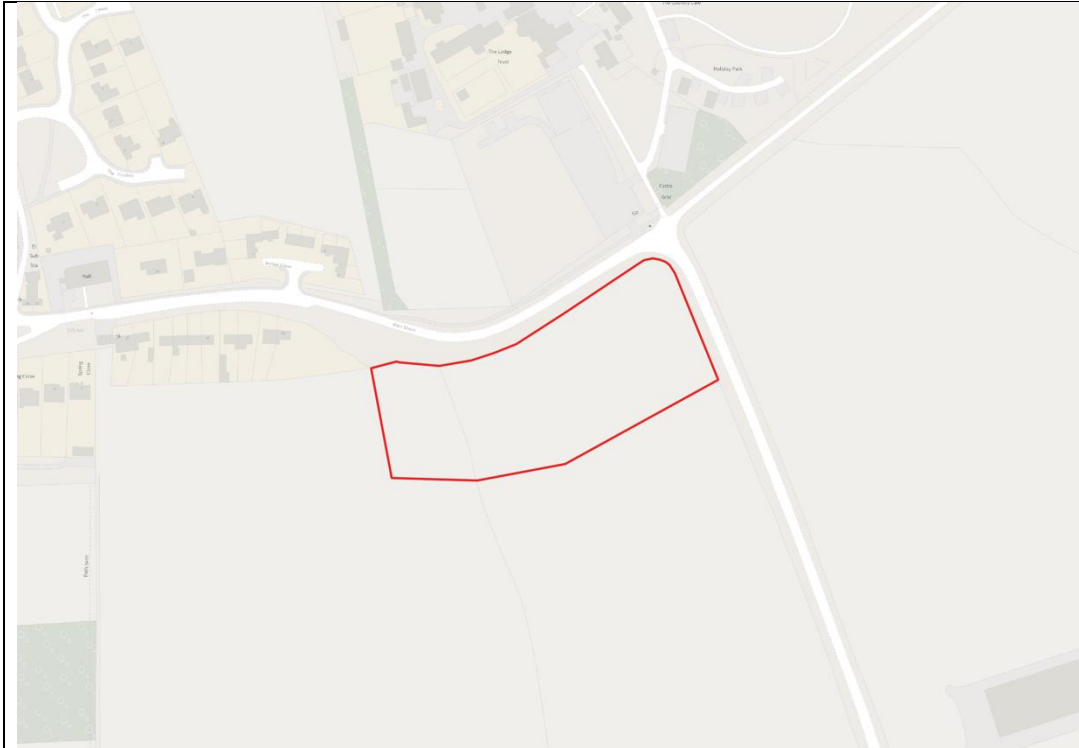


Parish: Market Overton
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA MAR 06 Site ID88

Site Address: Land South of Main Street, Market Overton



Parish: Market Overton
Gross Site Area (ha): 1.4
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: 27
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA MAR 07 Site ID207

Site Address: Land to the North of Pinfold Lane, Market Overton



Parish: Market Overton
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: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is within open countryside and is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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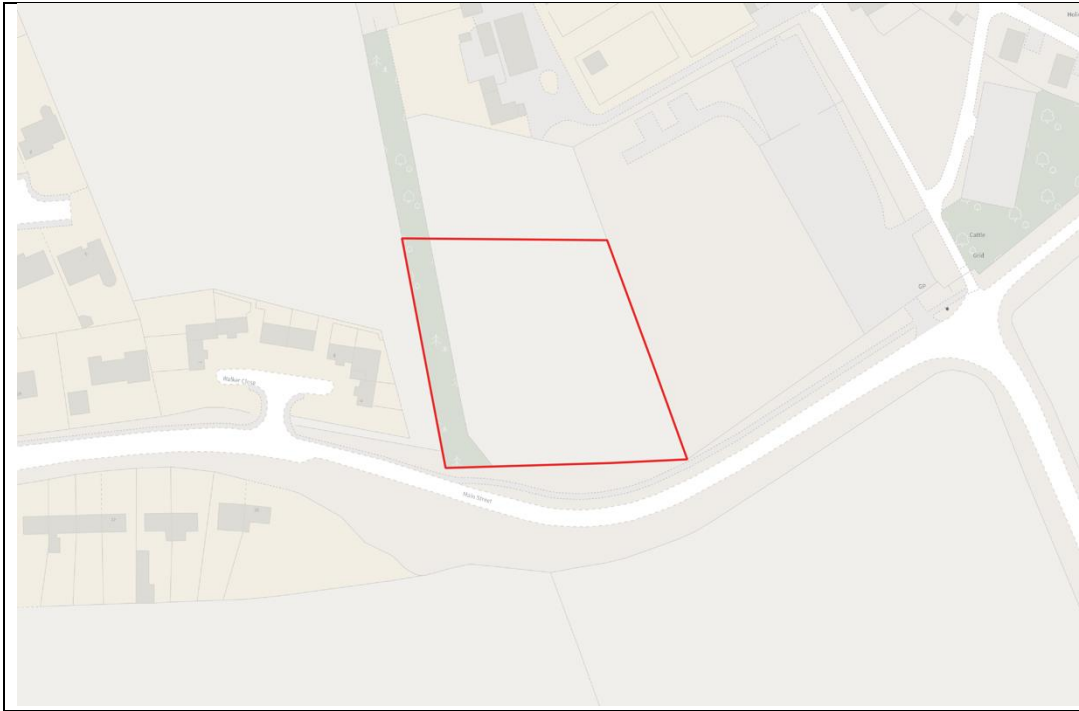
SHLAA Reference: SHLAA MAR 08 Site ID208

Site Address: Main Land to the South of Pinfold Lane, Market Overton



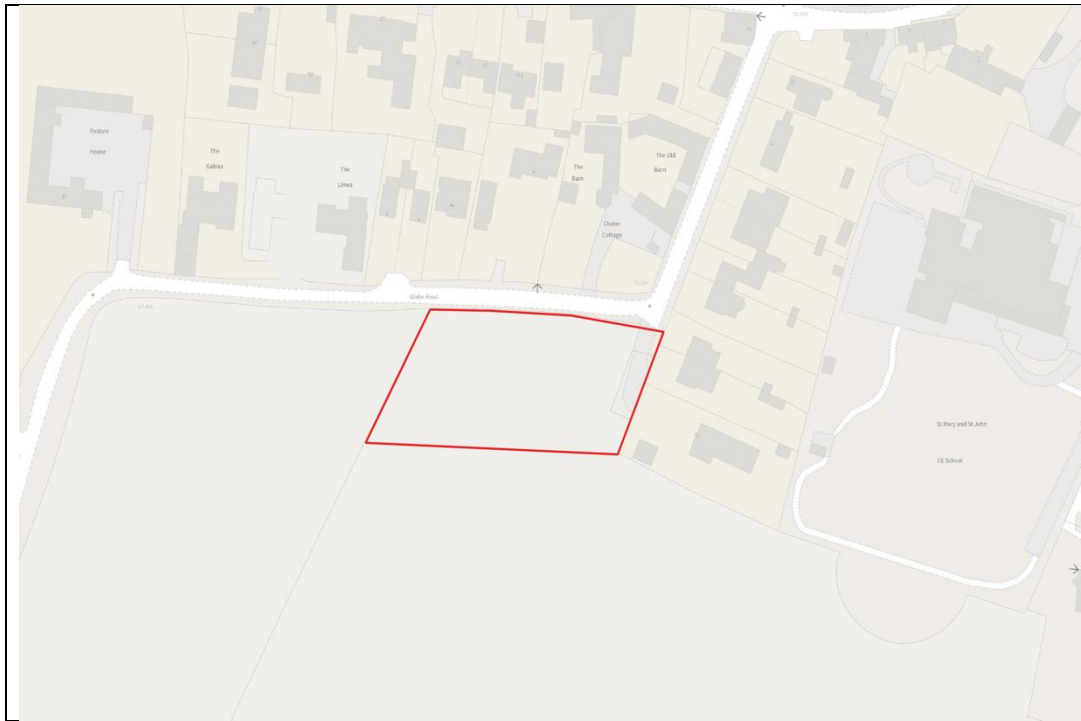
Parish: Market Overton
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is within open countryside and is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Parish: Market Overton
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: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is within open countryside and is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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Parish: North Luffenham
Gross Site Area (ha): 0.31
Developable Site Area (ha): 0.3
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 10
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status:

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability 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	A	A	R	A	G	G	A
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	G	G	G	A

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Access from Main Street.
Relationship to Settlement Comments	Site is adjacent built up area along two sites to existing residential development and Glebe Road to the North.
Topography	A sloping site. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G

Local Ecology Designations	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: Badger surveys will be required. If present mitigation will be required upfront with the planning application. The site is potentially species-rich grassland, but is a small part of a much larger grassland. A habitat survey of the site will be required to establish the presence (or otherwise) of any important habitats on site. 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 mitigation following the results of surveys. BNG required.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3.	A
Heritage	A number of listed buildings are within close proximity to the site	A
Archaeology	"Known Archaeological Remains within vicinity MLE number" "Just NE of Possible Anglo-Saxon site (23357)" "Small site but within Historic Core & close to possible A/S site. 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 Landscape Sensitivity Study 2023 considers the site within parcel NLU4 parcel covers an extended area to the southern fringe of North Luffenham. The large parcel assessed as NLU4 has higher landscape sensitivity of the area is attributed to its upper valley-side topography along with its important relationship to the historic core of the settlement, settings of significant listed buildings and important recreational value. Views into and out of the parcel are appreciable and occasionally long over the parallel running Chater and Welland Valleys to the south. Strong character and some ecological value may be derived from its mature treescape and generally low intensity grazing use within the river valley corridor. Owing to the scale of the parcel and public access across it, development within the parcel would be likely to have harmful effects on the setting of the historic integrity of North Luffenham and be prominent in public views over the hillside. Whilst existing treescapes may mitigate some visual impacts of development within the parcel, this would	R

	generally be in more sensitive areas in relation to the setting of historic buildings. Tree cover and potential screening features of the landscape become less available to the western fringe of the parcel which wraps around to cross Glebe Road with open, steep slopes which are topped by historic buildings at the western edge of the village and would be particularly sensitive to visually development in the wider landscape.	
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	Not assessed.	
Highways Authority: Access	The proposed site is situated off Glebe Road. This is a small lane in North Luffenham with no pedestrian connectivity. Pedestrians are required to walk in the carriageway to access local services/the village centre. The LHA would have no objections in principle to the development in this area, however consideration needs to be given to how pedestrians will access the local services.	G
Highways Authority: Wider Road Network	Unlikely impact due to the scale of development.	G
Parish Council comments	Site is on the edge of the Conservation Area, There is a potential visual impact on a Listed Building: Pasture House in Glebe Rd. The development would compromise and harm the open and green landscape setting of North Luffenham Village (Please see the submitted North Luffenham Neighbourhood Plan Policy NL10. The submitted North Luffenham Neighbourhood Plan has planning policies and design codes on any development within the parish.	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	0.1 (St Mary & St John C of E Primary School)	Distance to GP/ Health Centre (km)	9-10 (Oakham Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	0.5
Distance to Public Right of Way (km)	2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available
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Planning Officer Comments & Conclusion

Comments: SHLAA NOR 04 has a gross site area of 0.3 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 10 dwellings based on the standard calculation set out in the SHLAA methodology.

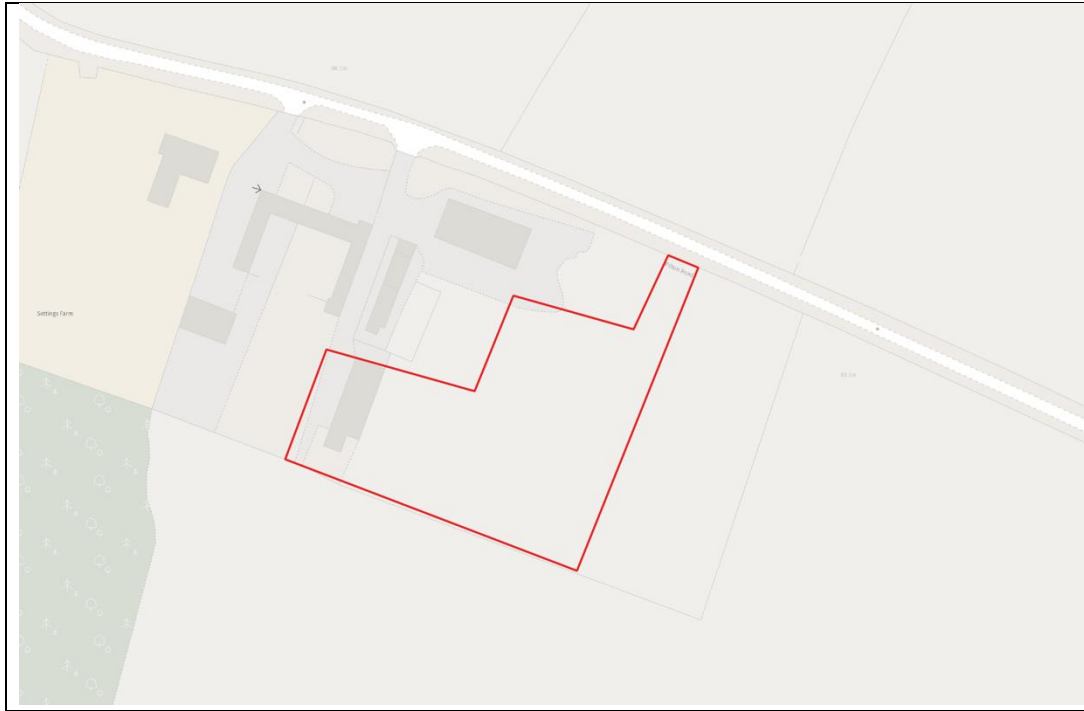
The site is adjacent the planned limits of development along two sides, Glebe Road to the north of the site and residential development to the east the site is well related to the existing character and form of the settlement. The site is identified as being on land that is sloping and an amber RAG rating is applied to topographical constraints. With regards to landscape, overall the site lies within parcel NOT04 is a highly sensitive to development, Tree cover provides potential screening features of the landscape however the area around Glebe Road is exposed. The site proposed is small scale and further assessment in terms of mitigation needs to be undertaken, the proposed development is in keeping with the existing form and through a sensitive design does offer the opportunity to round off the settlement with the existing built form of the village and therefore an amber RAG rating for landscape is applied. The development of the site would not result in the loss of an employment site, a public open space, a recreation facility or a designated important open space. 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. There are known archaeological remains 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. The Highways Authority have identified that they would have no objections to the proposed development.

The site is located adjacent the built up area of North Luffenham. The site is not within walking distance (within 800m) GP/Health Centre or town centre but is within walking distance of a school. The town centre is within 10km. The site is within 200m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available.

The site promoter has identified that the site is available immediately.

Conclusion: The site is adjacent the built up area of North Luffenham. The site is being promoted for residential development with an indicative capacity of 10 dwellings. Whilst landscape sensitivity is high in this part of the village it is considered that there may be scope for some small scale development and there are no other significant constraints that could not be mitigated .

This site may be suitable for potential residential allocation subject to mitigation.

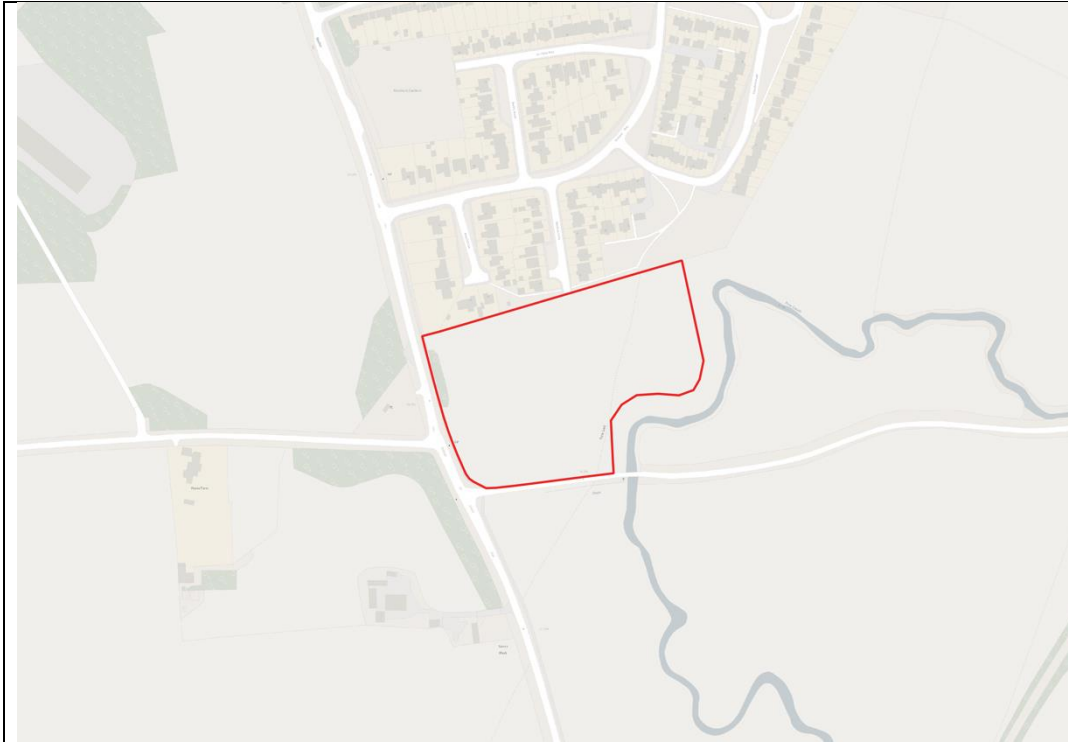


Parish: North Luffenham
Gross Site Area (ha):
Developable Site Area (ha):
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity:
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Site is within open countryside and is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA RYH06 Site ID449

Site Address: Meadow Lane & Belmesthorpe Road, Ryhall



Parish: Ryhall
Gross Site Area (ha): 3.1
Developable Site Area (ha): 2.4
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Mixed
Further detail where mixed or other use promoted: Residential; Employment; Open Space
Indicative Capacity: 74
Additional Notes on Capacity:
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

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

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Highways improvements may be required as part of this application to ensure there is safe egress from the site onto the A6121. The A6121 is a suitable road to access with good visibility splays. Access onto the Belmesthorpe Road will not be suitable for the developments main access.
Relationship to Settlement Comments	Connected to existing settlement with development to the north and with access off Meadow Lane. Frontage onto A6121.
Topography	A desktop study identifies the site as level ground. G
Green Infrastructure	No loss or impact. G

Important Open Space	Not designated.	G
Rights of Way	Public footpath crosses the site.	A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	<p>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:</p> <p>Badger surveys will be required. If present mitigation will be required upfront with the planning application. The existing mature trees and hedgerows should be retained and buffered from the development. The River Gwash along the site boundary and a number of trees along this corridor are Candidate Local Wildlife Sites. These must be retained and buffered in the development. All hedgerow and watercourse buffers should be semi-natural vegetation 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 .</p> <p>Summary: Likely ok with mitigation following the results of surveys. BNG required. Comments on planning application 2022/1413/MAO will also be relevant.</p>	A
Tree Preservation Orders	An area of TPOs runs along part of the western side of the site.	A
Agricultural Land Classification	The majority of the site (75.06%) is identified as being on Grade 3 Agricultural Land. Part of the 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	"Known Archaeological Remains within vicinity MLE number" "Adjacent to Historic Settlement Core (10188) Cropmark complex & pit alignment c250m to the NE (5686)"	A

	A <1 ha site but adjacent to the HSC. 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.	
Landscape	The site is within RY04 in the Landscape Sensitivity Study 2023. With and medium/low sensitivity. The sensitivity of this study parcel lies in its location within the flat, meandering river Gwash Valley. However, this part of the valley is flat, open and indistinct. The medium to large scale, open agricultural landscape with simple landcover pattern has some ability to accommodate new development since landscape character is affected by the presence of the relatively open southern and eastern edges of the village which has a suburbanising influence. Ryhall has seen considerable growth southwards and eastwards towards the river; further development in these directions would be in keeping with village form and pattern and could potentially create a softer, more sensitive settlement edge, better assimilated into the landscape. It would, however, encroach further into the river corridor and would close the important gap between the village and Belmesthorpe. Any new development could provide the opportunity to enhance existing visual amenity by providing a more informal, integrated edge to the village with mitigation planting, whilst maintaining an open corridor between the village and river, in keeping with the character of the wider river valley. The study parcel forms a part of views out of the village, and into the settlement from the south and from PRoW that cross the parcel, where distinctive features and buildings form the focus in the view, in particular St John's Church. Any new development should take these sensitivities into account.	A
Lead Flood Authority Flood Risk	There is an EA main river running adjacent to the site. A suitable boundary would need to be put in place and any surface water flows from the site restricted to greenfield rate (5 l/s for the entire site). This may be below the QBAR rate for the site, however all developments should provide a betterment than the existing situation. Therefore the LLFA would have no objections subject to a suitable sustainable drainage system.	A
Environmental Health & Contamination	Contamination unlikely. Traffic on A6121 estimated at just under 9000 vehicles per day. Further work/possible mitigation: An air quality assessment on the western boundary of the site adjacent to A6121 & possible mitigation required.	A
Highways Authority: Access	A planning application has been submitted for this site (2022/1413/MAO) whereby the LHA offered no objections to the proposed development. The proposal consisted of 1 primary access from Meadow Lane and 1 small private drive from Belmesthorpe Road. If the access was from the same position as proposed in 2022/1413/MAO the LHA would have no objections.	G

Highways Authority: Wider Road Network	Impact on wider road network minimal.	G
Parish Council comments	<p><u>OPPOSED</u></p> <p>The PC position is informed by a parish survey undertaken in 2018 which showed that 75% of responses opposed more than 40 new properties being built. It specifically showed a majority opposition of 58% of responses to Site ID 449 LAND BETWEEN MEADOW LANE AND BELMESTHORPE ROAD RYHALL. This site has been refused planning permission on numbers of occasions in the past. Most recently it was rejected because of its importance to the landscape of the Gwash valley, which the proposed development would drastically alter,</p> <p>The field itself poses a range of problems for development, which are well known and documented and include:</p> <ul style="list-style-type: none"> • the presence of a range of ancient remains which make the site one of significant archaeological value. • It is also good agricultural land. • traffic arising from a new development and where this would leave it. Neither the Belmesthorpe Road nor Meadow Lane itself should be subjected to this scale of increase in vehicle traffic. • Strategically, a development on this site would suggest a devaluation by the community of the space between Stamford and Ryhall, and might encourage further development between the two locations. 	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	10 - 15	Distance to School (km)	0.7-0.8 (Ryhall C of E Primary School)	Distance to GP/ Health Centre (km)	2.5-3
Distance to Train Station (km)	3-4 (Stamford)	Distance to Bus Stop (m)	100-200	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0-0.05				

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 assessing. No strategic water resource constraints in the villages. Site submission confirms availability of electricity, gas, water, drainage, sewerage and broadband.
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Planning Officer Comments & Conclusion

Comments: SHLAA RYH 06 has a gross site area of 3.1 hectares. It is currently a greenfield site and is currently in agricultural use. Residential use has been promoted. The site has an indicative capacity of 87 dwellings following the calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development along one boundary. There are no topographical constraints. The Landscape Sensitivity Study 2023 identifies that the area can accommodate development and offers the opportunity to soften the entry into the village. 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 is an area of trees protected by Tree Preservation Orders along the western part of the site. These would need to be taken into consideration.

The majority of the site (75.06%) is identified as being on Grade 3 Agricultural Land. The remainder of the site is identified as being on Grade 1 or 2. 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 known archaeological remains on site and within the vicinity of the site. 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 the site is partially within flood zone 2 and that it runs adjacent to the river which is in flood zone 3. These areas should be avoided and taken out of the developable area. The LLFA would have no objections subject to a suitable sustainable drainage system an amber RAG rating assuming that mitigation can be provided. The Highways Authority have raised no objection to the development They have identified no significant impact on the wider road network.

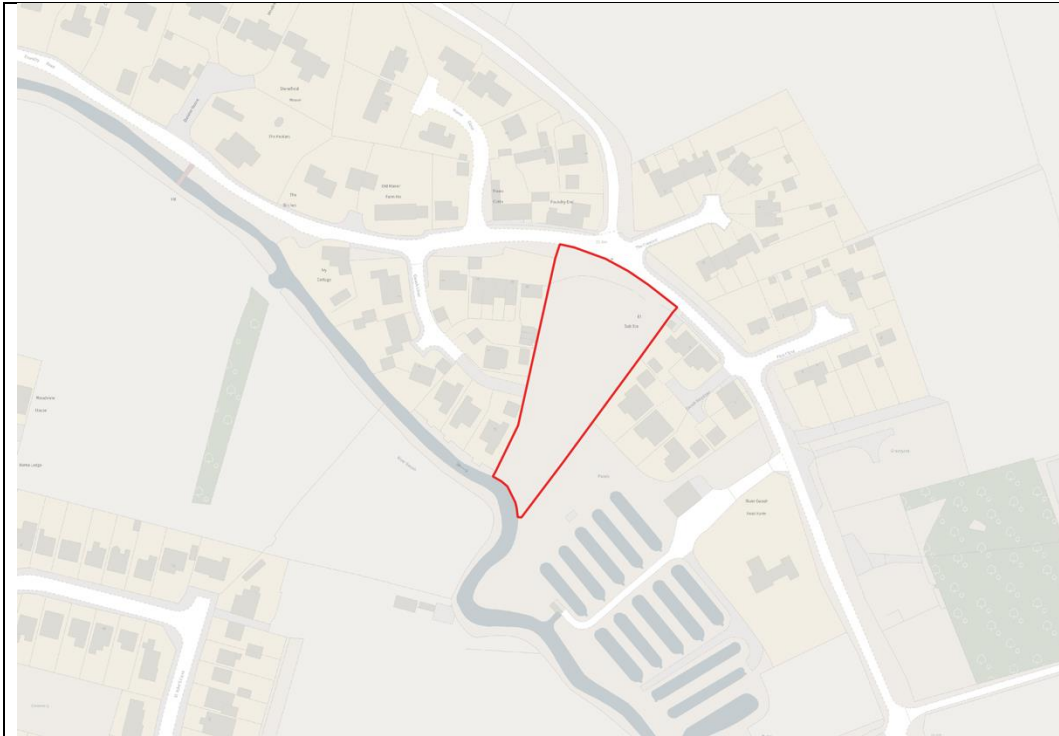
The site is located adjacent to the village of Ryhall. The site is considered to be within walking distance of the school (within 800m) but not a town centre or GP/Health Centre. The GP/Health Centre is within 3km. The site is within 200m of a bus stop and 4km of a train station. There are no identified onsite constraints. A public footpath crosses the site and would need to be taken into consideration. No strategic water resource constraints in the villages. Site submission states availability of electricity, gas, water, drainage, sewerage and broadband.

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

Conclusion: The site is adjacent the built up area of Ryhall. The site is promoted for residential development with an indicative capacity of 74 dwellings. Whilst part of the site is on Grade 1 or 2 agricultural land, the majority of the site is on land identified as grade 3. Part of the site is within Flood zones 2 and 3 and should be not be developed.

There are no significant constraints that could not be mitigated and therefore the site is considered to be suitable for allocation.

This site is suitable for allocation for a residential site.



Parish: Ryhall
Gross Site Area (ha): 0.41
Developable Site Area (ha): 0.39
Brownfield/ Greenfield Status: Mixed
Current Use: Ancillary unused open land
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 12
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

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

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Access along Belmesthorpe Lane may be restricted in places due to its narrow nature, types of construction traffic will need to be considered through planning. Impact on wider network minimal.
Relationship to Settlement Comments	Well connected to the existing settlement with built form along the full extent of the western boundary, half of the eastern frontage onto Belmesthorpe Lane.
Topography	Relatively flat, low lying land.
Green Infrastructure	No loss or impact.
Important Open Space	Not designated.
Rights of Way	None.
National Ecology Designations	The site is outside of a Natural England Impact Zone.

Local Ecology Designations	Scrub, grassland, mature trees, adjacent to River Gwash. Phase 1, badger, GCN may be needed of neighbouring ponds. Mitigation would include providing a buffer with the River Gwash by a minimum of 10m semi-natural vegetation. Other mitigation pending surveys. Buffer of Gwash has enhancement opportunities. Possibility of species-rich grassland in open space.	A
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	The site - Land South West of Belmesthorpe Lane, Ryhall, appears to be outside of the historic environment by some distance greater than 50 metres and as such there would appear to be little adverse impact upon significance of 'settings' to designated Heritage Assets, comprising the Conservation Area and Listed Buildings and as such there would be no objection to development on this parcel of land from a built conservation and perspective.	G
Archaeology	"Known Archaeological Remains within vicinity MLE number" "Adjacent to Historic Settlement Core (10188) Cropmark complex & pit alignment c250m to the NE (5686)" A <1 ha site but adjacent to the HSC. 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 Landscape Sensitivity Study states that the parcel RYH03 is overall high in sensitivity to new development, around the Gwash valley, however new housing in the arable field on the higher ground adjacent to the current built-up edge of the village would have some association with settlement form and pattern. At the eastern end of the study parcel, recent housing development at Gwash Close and a small development opposite Flint Close has left a small piece of remaining open land in-between that could be developed for housing without significant effect on landscape character. Overall, thresholds for significant change are very low and the area should remain open to preserve the form and character of the settlement, and to maintain the function of providing important separation between the separate built-up parts of Ryhall.	R

Lead Flood Authority Flood Risk	There is an EA main river to south west of the site. There is a small flood zone 3 around the site. The site must use sustainable drainage methods, however take into account the location of the water table, how water can be treated, and ensure the water outfall is limited to green field rate only.	A
Environmental Health & Contamination	Potential contaminated land. Contaminated Land Assessment will be required for this site. This is likely to extend to intrusive investigations, monitoring and mitigation schemes given the past use of the site a metal foundry.	A
Highways Authority: Access	Access onto Belmesthorpe Lane is within a 30mph limit. The developer will be able to achieve the required visibility splays through maintaining the boundary hedges etc. The development would be a private drive.	A
Highways Authority: Wider Road Network	No or little impact.	G
Parish Council comments	Council is not opposed to this site This site has already received a planning application which the Parish Council has not opposed. However, development here will represent a further loss of a natural wildlife area and represent a creeping urbanisation of our rural setting resulting in an erosion of its village culture. It should be recognised this is a Brownfield site previously used for heavy machinery manufacture and smelting and so will require significant land clearance as a large portion of the earth will need to be cleared from the site to make it workable and risk contamination of the River Gwash. By not opposing this development, the Local Plan should recognise the importance of restricting further creeping piecemeal development in a rural setting.	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	10 - 15	Distance to School (km)	1.0-1.1 (Ryhall C of E Primary School)	Distance to GP/ Health Centre (km)	4-5
Distance to Train Station (km)	5-6 (Stamford)	Distance to Bus Stop (m)	500	Distance to Cycle Route (km)	>5
Distance to Public Right of Way (km)	0-0.05				

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. There are no strategic water resource constraints in the villages. Site submission states electricity, water, drainage and broadband, mains sewerage and gas supply are available.
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Planning Officer Comments & Conclusion

Comments: SHLAA RYH 09 is a small site with a gross site area of 0.41 hectares. It is currently a mixed use site which is ancillary unused open land. Residential use is being promoted. The site has an indicative capacity of 12 dwellings following the calculation set out in the SHLAA methodology.

The site is connected to the planned limits of development along three boundaries. There are no topographical constraints. The Landscape Sensitivity Study states that the parcel RYH03 is overall high in sensitivity to new development, around the Gwash valley, however the eastern end of the study parcel, recent housing development at Gwash Close and a small development opposite Flint Close has left a small piece of remaining open land in-between that could be developed for housing without significant effect on landscape character. The proposed site lies within this area.

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 Phase 1 habitat, 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 3 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 known archaeological remains on site but these have been subject to trial trenches and the result is that the archaeological constraint risk is low. The Lead Flood Authority have been consulted and have identified that there is a main river to the south west of the site which needs to be considered. An appropriate sustainable drainage scheme will be required. They have applied an amber RAG rating assuming that mitigation can be provided.

The Highways Authority have identified that the access will have appropriate visibility subject to maintenance of boundary hedges and that the development would be served by a private drive. They have applied an amber RAG rating which identifies that mitigation could be identified. The Highways Authority have confirmed that any impact on the wider road network would be minimal. The Environmental Health Team have confirmed that there is potential for contamination and that the relevant assessments would be required due to the sites previous use as a metal foundry. They have identified no other known environmental constraints.

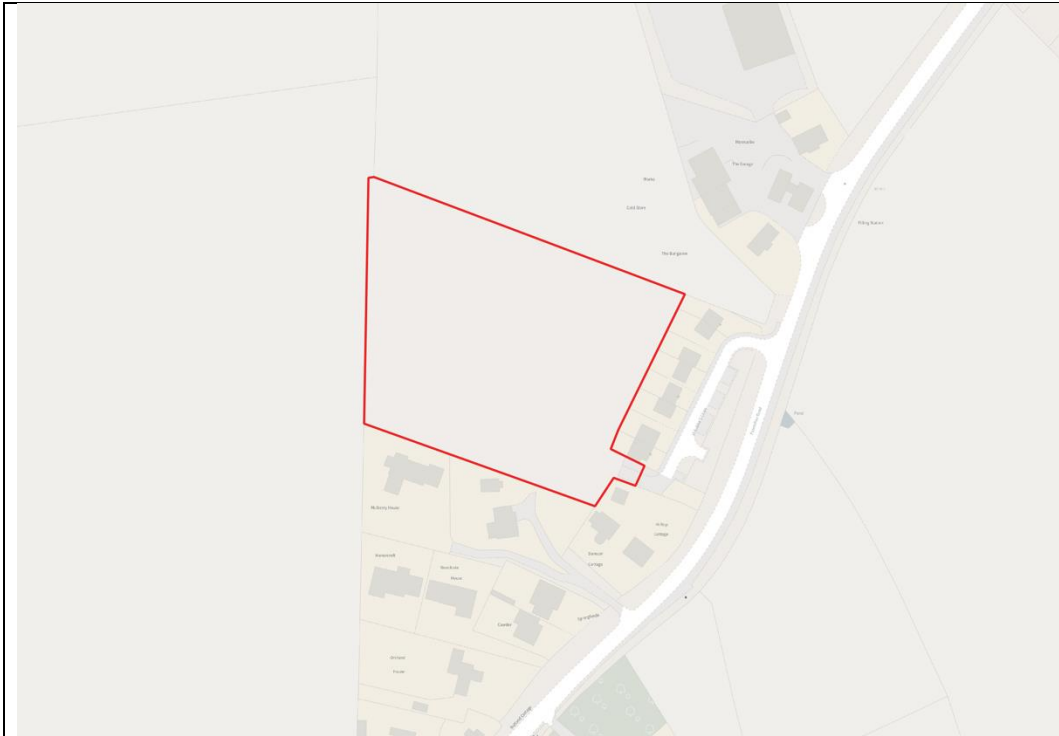
The site is located adjacent to the village of Ryhall. The site is not considered to be within walking distance of the school, town centre or GP/Health Centre. The school is within 1.1km and the GP/Health Centre is within 5km. The site is within 600m of a bus stop and 6km of a train station. No strategic water resource constraints in the villages. Site submission form states electricity, water, drainage and broadband available. Unsure of mains sewerage or gas supply. The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Ryhall. The site is promoted for residential development with an indicative capacity of 12 dwellings. There are no significant constraints that cannot be mitigated and therefore this site is considered suitable for allocation.

This site is suitable for allocation for a residential site.

SHLAA Reference: SHLAA RYH10 Site ID76

Site Address: Land to the rear of Hilltop Cottage, Essendine Road, Ryhall



Parish: Ryhall
Gross Site Area (ha): 1.3
Developable Site Area (ha): 1.04
Brownfield/ Greenfield Status: Mixed
Current Use: Ancillary unused open land
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 32
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Marginal achievability
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Suitability 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
A	G	G	G	G	G	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Not well connected to the existing settlement on Essendine Road, behind existing residential development. Adjacent to permitted limits to development
Topography	Sloping site
Green Infrastructure	No loss or impact.
Important Open Space	Not designated.
Rights of Way	None.
National Ecology Designations	The site is outside of a Natural England Impact Zone.

Local Ecology Designations	To be assessed.	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	The site appears to be outside of the historic environment.	G
Archaeology	Known archaeological remains within the vicinity, further assessment required.	A
Landscape	The Landscape Sensitivity Study states that the parcel RYH01 is overall medium in sensitivity to new development. The sensitivity of this study parcel lies in its location along the northern edge of Ryhall where the edge of the Clay Woodlands LCA falls southwards from the Rutland Plateau to the valley of the River Gwash. The majority of the village of Ryhall lies within the lower lying valley landscape. The plateau slopes from an elevated rim to the village and thus the study parcel is sensitive to development that would affect the setting of the village in the landscape. Currently the well vegetated gardens of adjacent properties screen the study parcel, which is not prominent in the landscape, thus there may be some capacity to accommodate housing development on the lower ground adjacent to the current built-up northern edge of the village as defined by the PLD. Together with corner blocks of woodland, there is a degree of enclosure to the study parcel that could probably accommodate some housing development without affecting landscape character, for example on low lying open ground adjacent to Quarry House, Quarry Barn and Old Quarry. The rather scattered, random, low density settlement pattern along Essendine Road is well screened and could potentially accommodate similar new housing close to the settlement edge without affecting settlement pattern and character.	A
Lead Flood Authority Flood Risk	Not assessed the site is within Flood zone 2.	A
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	Access appears to be narrow, further assessment by the LHA is required.	A
Highways Authority: Wider Road Network	No or little impact.	G

Parish Council comments	<p><u>OPPOSED</u></p> <p>This plot lies behind the small development that is St Eabba's Close and might incur comment from those residents. The 6121 is an increasingly busy road and any further increase in joining traffic would exacerbate any highway problems. If the Mallard Pass Solar Farm is built, this will add further to traffic problems during the construction phase. A large development would also need closer scrutiny of Education and Medical requirements.</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	10 - 15	Distance to School (km)	1.0-1.1 (Ryhall C of E Primary School)	Distance to GP/ Health Centre (km)	4-5
Distance to Train Station (km)	7-8 (Stamford)	Distance to Bus Stop (m)	134m	Distance to Cycle Route (km)	0.3
Distance to Public Right of Way (km)	0-0.05				

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. There are no strategic water resource constraints in the villages. Site submission states electricity, water, drainage and broadband, mains sewerage and gas supply are available.
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Planning Officer Comments & Conclusion

<p>Comments: SHLAA RYH 10 is a site with a gross site area of 1.3 hectares. It is currently a greenfield site. Residential use is being promoted. The site has an indicative capacity of 32 dwellings following the calculation set out in the SHLAA methodology.</p>

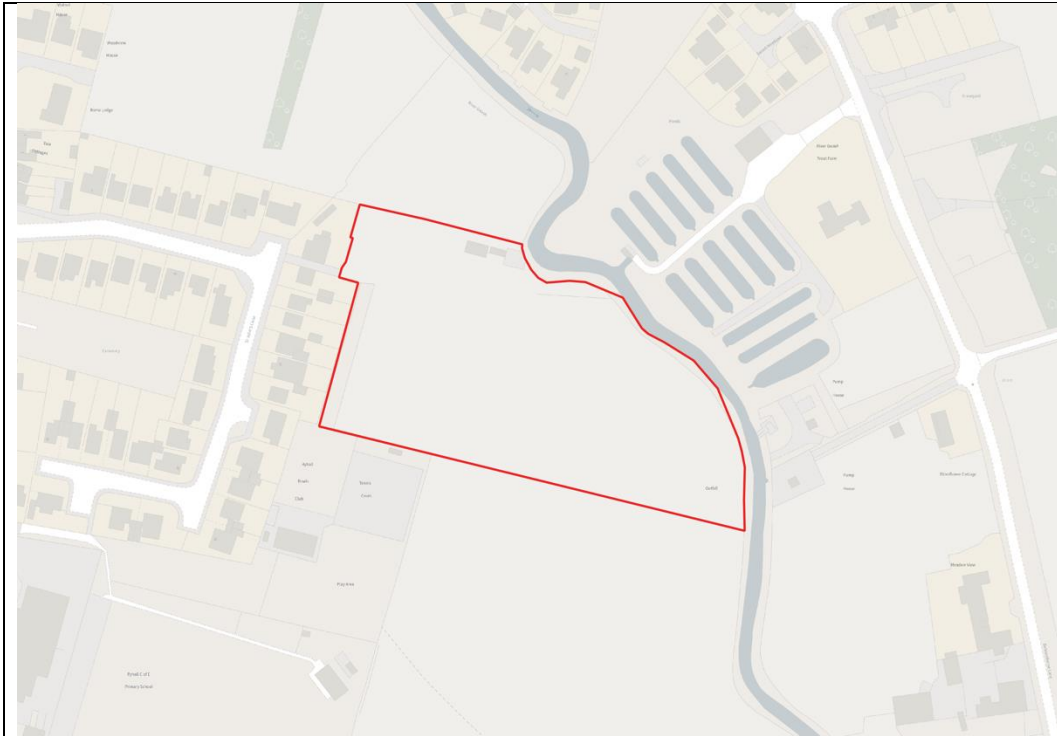
The site is connected to the planned limits of development along one boundary. The site is sloping and may have some topographical constraints. The Landscape Sensitivity Study states that the parcel RYH01 is overall medium in sensitivity to new development, and some development could be accommodated within the parcel, however the site is behind existing properties and is not in keeping with the settlement form.

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. 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 significant impacts on built heritage assets. There are known archaeological remains within the vicinity and further assessment may be required.

The access to the site appears to be narrow and further assessment is required in terms of highways.

The site is located adjacent to the village of Ryhall. The site is not considered to be within walking distance of the school, town centre or GP/Health Centre. The school is within 1.1km and the GP/Health Centre is within 5km. The site is within 134m of a bus stop and 8km of a train station. No strategic water resource constraints in the villages. Site submission form states electricity, water, drainage and broadband available. The site is identified by the promoter as being available immediately.

Conclusion: The site is promoted for residential development with an indicative capacity of 32 dwellings. Given the site's location to the rear of existing properties and the site is not in keeping with the existing character and form of the settlement the site is **not suitable for allocation as a residential site.**

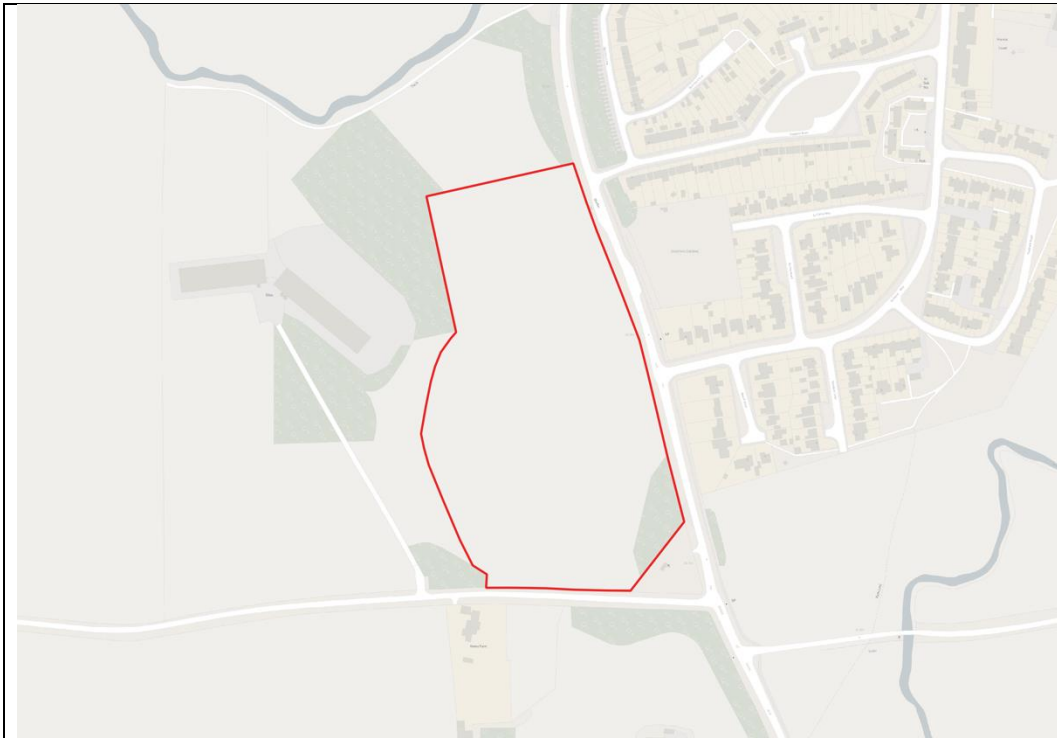


Parish: Ryhall
Gross Site Area (ha): 1.5
Developable Site Area (ha): 1.25
Brownfield/ Greenfield Status: Mixed
Current Use: Agriculture.
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 37
Additional Notes on Capacity: None
Currently Allocated: no
Earliest point site is available: Immediately
Overall Deliverability Status: Site can not be accessed and is within Flood Zone 2 and 3. Site has not passed stage 2, full assessment has not been undertaken.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Not Achievable
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SHLAA Reference: SHLAA RYH12 Site ID4501

Site Address: Land to the west of A6121 Ryall Road, Ryhall.



Parish: Ryhall
Gross Site Area (ha): 6.3
Developable Site Area (ha): 5.01
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 152
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Unrelated to the settlement over the A6121 which forms a clear boundary to the settlement. The site is a large scale site not in keeping with the existing character and form of the settlement.
Topography	A desktop study identifies the site as level ground. G
Green Infrastructure	No loss or impact. G

Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	To be assessed.	A
Tree Preservation Orders	No Tree Preservation Orders are on or adjacent to the site.	G
Agricultural Land Classification	The majority of the site is identified as Grade 3 agricultural land.	R
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	Known Archaeological Remains within vicinity further assessment required.	A
Landscape	The site is within RY05 in the Landscape Sensitivity Study 2023. Which has high landscape sensitivity. The sensitivity of this study parcel lies in its location within the distinctive, natural, meandering, tree-lined river Gwash Valley. The Gwash Valley is largely unsettled to the west of the A6121 which, together with roadside tree belts on the eastern side provides a well contained, soft edge to the village reinforcing the character and strong sense of place of the Gwash Valley landscape to the west. The study parcel lies beyond the A6121 and B1176 that provide a strong western boundary to current built development within the village as defined by the PLD where development would be inconsistent with established settlement pattern and character. The unsettled river valley provides an undeveloped skyline along the western side of the village, important to the setting of the village in the landscape. Development would significantly affect this important characteristic and would breach the skyline and create a built backdrop in views from the A6121 and the village.	R
Lead Flood Authority Flood Risk	Site is within flood zone 2.	G
Environmental Health & Contamination	Not assessed.	

Highways Authority: Access	Not assessed, given the scale of the proposed development, further assessment would be required by the LHA.	A
Highways Authority: Wider Road Network	Not assessed, given the scale of the proposed development, further assessment would be required by the LHA.	A
Parish Council comments	<p><u>OPPOSED</u></p> <p>This substantial site and represents an overwhelming urbanising transformation of the village into a township. Together with site ID449 on East and West side of the A6121 would impose a significant negative appearance to the existing rural agricultural landscape which is an important green space buffer separating the village from Stamford.</p> <p>Maintenance of clear difference between vehicular and pedestrian access to any development on this land to and from the village would present significant complications in terms of traffic management and require considerable remodelling of the busy A6121 highway, including crossing points for pedestrians.</p> <p>The additional demand these developments would place upon the already full village school and the pressurised primary care providers in Stamford and Empingham is a further negative that reinforces the Parish Council's objections.</p> <p>This would mean another large area of agricultural land to be taken when it is required the most and already threatened by the proposed Mallard Pass Solar project which would very nearby.</p> <p>This and site ID449 would further add to the congestion in this part of the village and would significantly add to the volume of vehicle traffic down Belmesthorpe Lane, which already suffers from overuse by vehicles and poses problems for walkers, cyclists and horse-riders.</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	10-15	Distance to School (km)	1-2 (Ryhall C of E Primary School)	Distance to GP/ Health Centre (km)	5-10
Distance to Train Station (km)	3-4 (Stamford)	Distance to Bus Stop (m)	3	Distance to Cycle Route (km)	0.7
Distance to Public Right of Way (km)	0-0.09				

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 assessing. No strategic water resource constraints in the villages. Site submission states availability of electricity, gas, water, drainage, sewerage and broadband.
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Planning Officer Comments & Conclusion

Comments: SHLAA RYH 12 has a gross site area of 6.3 hectares. It is currently a greenfield site and is currently in agricultural use. Residential use has been promoted. The site has an indicative capacity of 152 dwellings following the calculation set out in the SHLAA methodology.

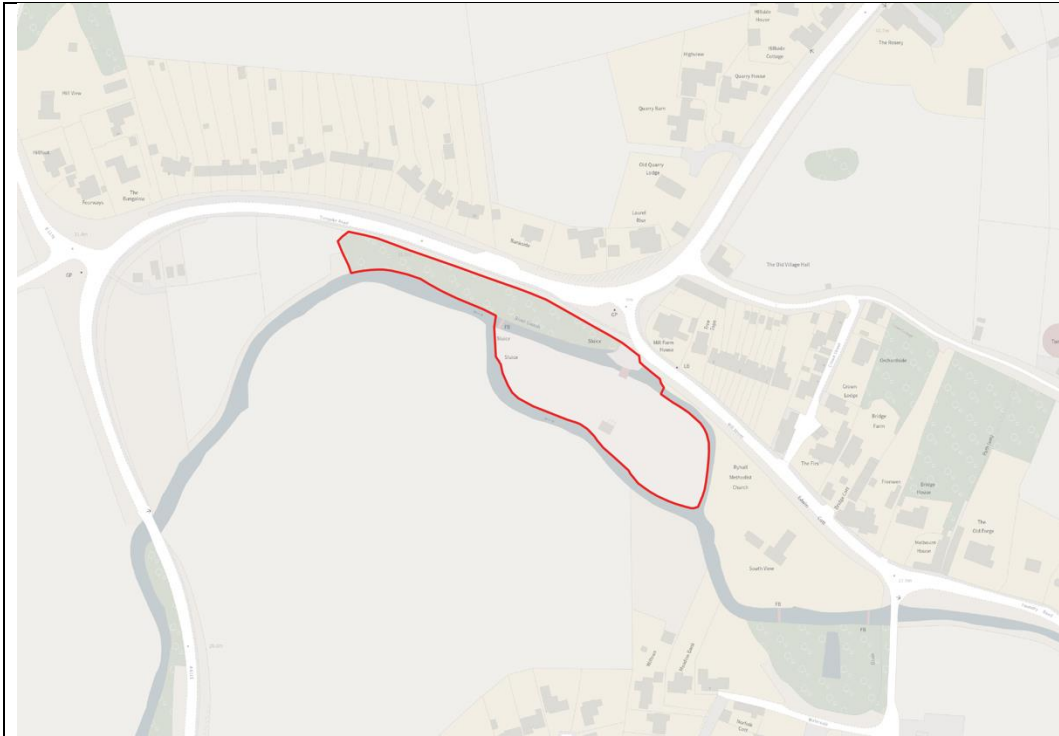
The site is adjacent the planned limits of development along one boundary. There are no topographical constraints. The Landscape Sensitivity Study 2023 identifies that the area is of high sensitivity and development would significantly affect the village setting. The site is unrelated to the settlement over the A6121 which forms a clear boundary to the settlement. The site is a large scale site not in keeping with the existing character and form of the settlement.

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 further assessment is required. There are no Tree Preservation Orders on site. The site is identified as being on Grade 3 Agricultural Land. The site is not located within 50m of designated heritage asset. There are known archaeological remains within the vicinity of the site. It is identified that further assessment would be required relating to archaeological impact.

The site is located adjacent to the village of Ryhall, beyond the A6121. The site is considered to be within walking distance of the school (within 800m) but not a town centre or GP/Health Centre. The GP/Health Centre is within 5- 10km. The site is within 100m of a bus stop and 4km of a train station. No strategic water resource constraints in the villages. Site submission states availability of electricity, gas, water, drainage, sewerage and broadband.

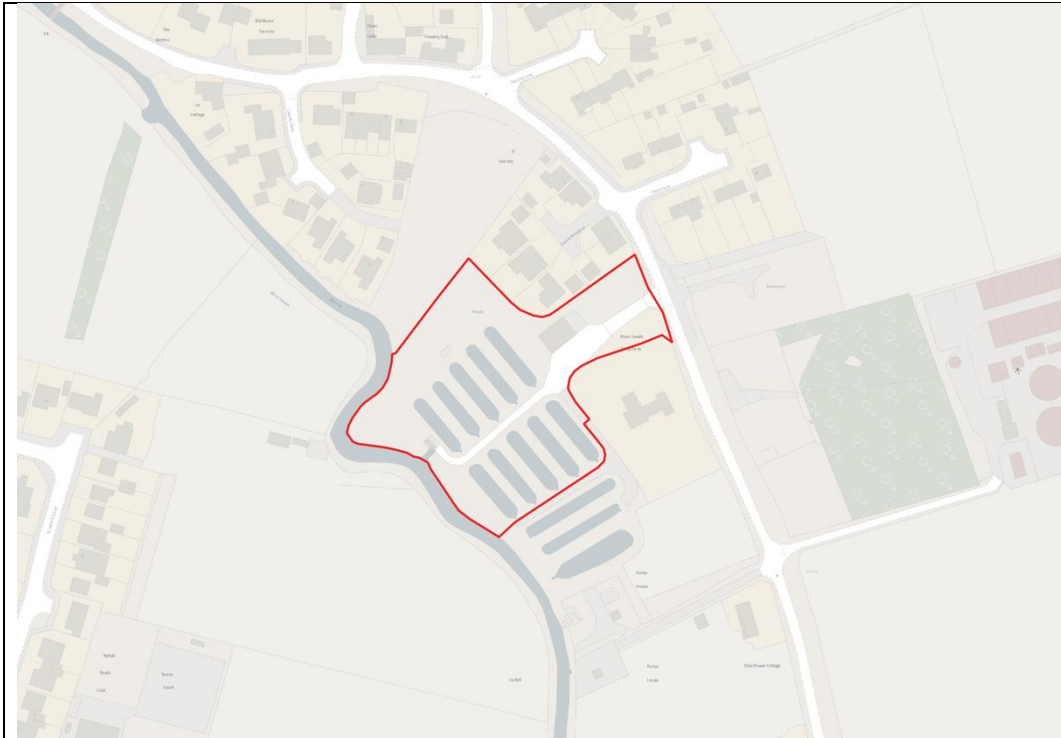
The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Ryhall. The site is promoted for residential development with an indicative capacity of 152 dwellings. The site is on land identified as grade 3 and is in an area identified as having high sensitivity to development. The site is unrelated to the settlement over the A6121 which forms a clear boundary to the settlement. The site is a large scale site not in keeping with the existing character and form of the settlement. **This site is not suitable for allocation for a residential site.**



Parish: Ryhall
Gross Site Area (ha): 0.94
Developable Site Area (ha): 0.89
Brownfield/ Greenfield Status: Greenfield
Current Use:
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 27
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Large parts of the site are within Flood Zone 2 and 3. Site has not passed 2 and has not been assessed

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Not achievable
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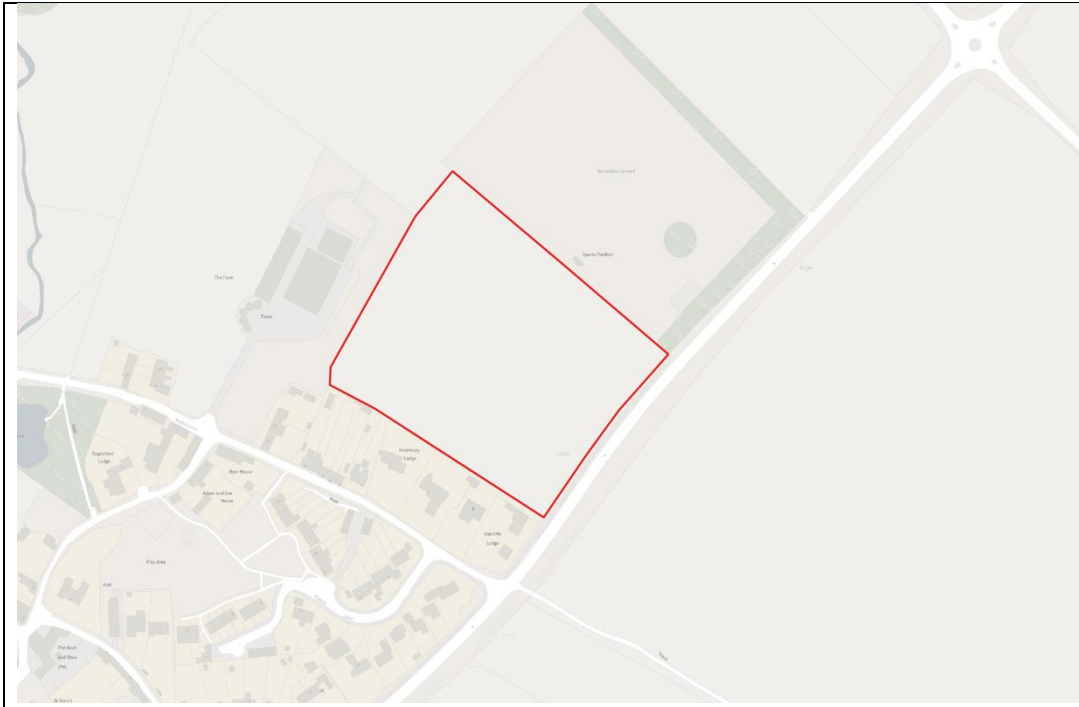
Parish: Ryhall
Gross Site Area (ha): 0.85
Developable Site Area (ha): 0.82
Brownfield/ Greenfield Status: Greenfield
Current Use: Trout Farm
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 24
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 5-10 years
Overall Deliverability Status: Developable. Site has planning permission for 11 dwellings- 2021/1268/FUL – has not been assessed

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SOUTH LUFFENHAM

SHLAA Reference: SHLAA SOU 02 Site ID50

Site Address: Land off A6121, South Luffenham.



Parish: South Luffenham
Gross Site Area (ha): 2.41
Developable Site Area (ha): 1.4
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 44
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Deliverable but not suitable for allocation

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability 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	A	R	A	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	A	G	A	G	G	R

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is adjacent built up area to the rear of existing properties which is significant in scale to the existing settlement.
Topography	A sloping site. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G

National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Further assessment required.	A
Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3	A
Heritage	There are no conservation areas or listed buildings within close proximity to the site.	G
Archaeology	Known Archaeological Remains within vicinity further assessment required.	A
Landscape	The Landscape Sensitivity Study 2023 considers the site within parcel SLU02. The high to medium sensitivity of the area is mainly attributed to its poor relationship to the historic form and distribution of the village which falls mainly to the north of the Stamford Road. Development south of the main road would also fall across rising topography with the potential for wider landscape visibility although the component elements of the parcel are mainly of modest landscape importance or value. Its strong hedgerow character and with good ecological value would be sensitive to loss, fragmentation or encroachment, but equally potentially present an established framework for screening and enclosing of modest development proposals on the lower slopes of the valley side east of Pinfold Lane, within the discrete arable field north of Stamford Road. Impact on the built heritage of the settlement would potentially be low as a consequence of its general separation from it by the main road, despite this including a section of Conservation Area.	R
Lead Flood Authority Flood Risk	The Site sits in Flood zone 1.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	The proposed site is situated off the A6121, access potentially could be achieved, further assessment required by the LHA.	G
Highways Authority: Wider Road Network	Not assessed.	
Parish Council comments	none	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	1.5-2 (St Mary & St John C of E Primary School)	Distance to GP/ Health Centre (km)	9-10 (Oakham Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	2
Distance to Public Right of Way (km)	2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available
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Planning Officer Comments & Conclusion

Comments: SHLAA SOU02 has a gross site area of 2.41 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 44 dwellings based on the standard calculation set out in the SHLAA methodology.

The site is adjacent the planned limits of development along one side and fronts onto the A6121 it is significant in scale to the existing settlement. The site is identified as being on land that is sloping and an amber RAG rating is applied to topographical constraints. With regards to landscape, overall the site lies within parcel SOU02 and is highly sensitive to development. The site is poorly related to existing development pattern.

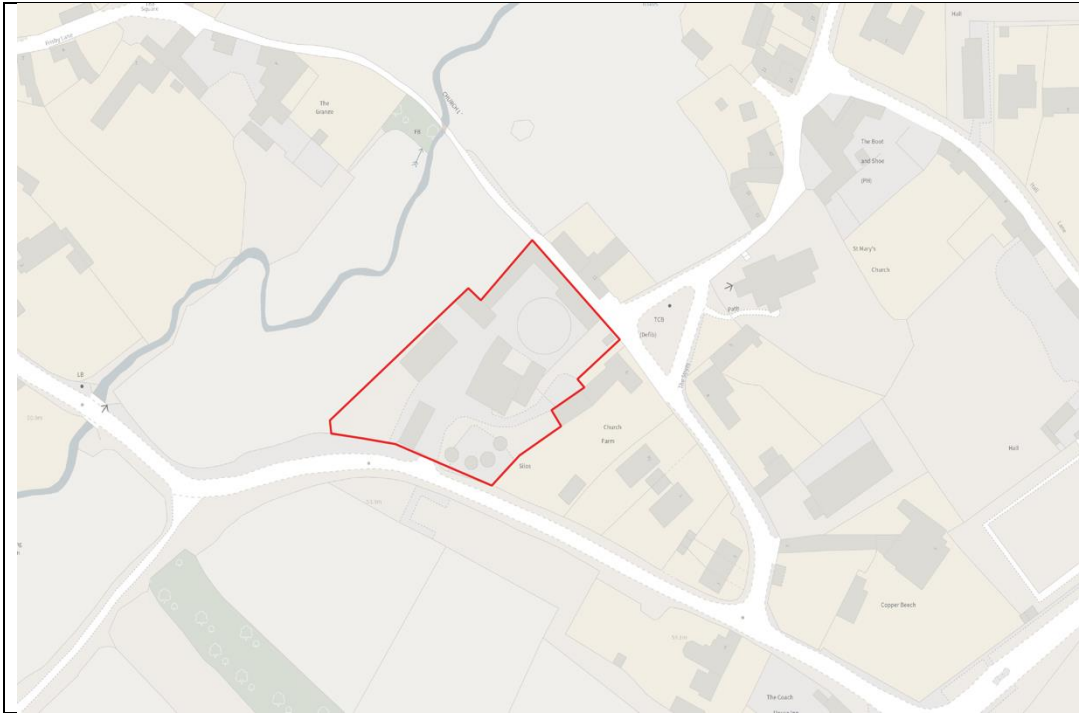
The development of the site would not result in the loss of an employment site, a public open space, a recreation facility or a designated important open space. There are no trees protected by Tree Preservation Orders on the site or adjacent. The entire site is identified as being on Grade 3 Best and Most versatile agricultural land. There are known archaeological remains within the vicinity of the site.

The site is located adjacent the built up area of South Luffenham. The site is not within walking distance (within 800m) GP/Health Centre, school or town centre. The town centre is within 10km. The site is within 200m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available.

The site promoter has identified that the site is available immediately.

Conclusion: The site is adjacent the built up area of South Luffenham, is on grade 3 agricultural land and within a highly sensitive location to development. The site is large in scale to the existing settlement and is poorly related to development. The site is being promoted for residential development with an indicative capacity of 152 dwellings.

This site is not suitable for potential residential allocation.



Parish: South Luffenham
Gross Site Area (ha): 0.34
Developable Site Area (ha): 0.32
Brownfield/ Greenfield Status: Brownfield
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

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

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Site is adjacent built up area to the rear of existing properties.
Topography	A sloping site. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	None. G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required. G
Local Ecology Designations	Further assessment required. A

Tree Preservation Orders	No Tree Preservation Orders on or adjacent the site.	G
Agricultural Land Classification	The entire site is on land identified as Grade 3	A
Heritage	The site is within the conservation area and. A number of listed buildings within close proximity to the site.	A
Archaeology	Known Archaeological Remains within vicinity further assessment required.	A
Landscape	Site not assessed, within the existing PLD of the settlement.	N/A
Lead Flood Authority Flood Risk	The Site sits in Flood zone 1.	G
Environmental Health & Contamination	Not assessed.	
Highways Authority: Access	The proposed site is situated off Back Lane, further assessment required by the LHA if the existing road with would enable an access to be achieved.	G
Highways Authority: Wider Road Network	Not assessed.	
Parish Council comments	none	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	9-10	Distance to School (km)	1.5-2 (St Mary & St John C of E Primary School)	Distance to GP/ Health Centre (km)	9-10 (Oakham Surgery)
Distance to Train Station (km)	9-10 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	2
Distance to Public Right of Way (km)	2				

Infrastructure and On-Site Constraints RAG Rating

On site constraints (e.g. electricity pylons and pipelines)	None identified.	Infrastructure Constraints	School capacity to be assessed. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available
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Planning Officer Comments & Conclusion

Comments: SHLAA SOU03 has a gross site area of 0.34 hectares. It is currently a brownfield site. The site is being promoted for residential use. The site has an indicative capacity of 10 dwellings based on the standard calculation set out in the SHLAA methodology.

The site is within the planned limits of development on a brownfield site. . The site is identified as being on land that is sloping and an amber RAG rating is applied to topographical constraints. Development of the site would not result in the loss of and employment site, a public open space, a recreation facility or a designated important open space. 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. There are known archaeological remains within the vicinity of the site.

The site is located adjacent the built up area of South Luffenham. The site is not within walking distance (within 800m) GP/Health Centre, school or town centre. The town centre is within 10km. The site is within 200m of a bus stop and 10km of a train station. There are no identified on site constraints. No strategic water resource constraints at the villages. Site submission states electricity, water, drainage, sewerage gas supply and broadband available.

The site promoter has identified that the site is available immediately.

Conclusion: The site is within the PLD of South Luffenham and is a brownfield site. The site is being promoted for residential development with an indicative capacity of 10 dwellings.

This site is suitable for potential residential allocation.



Parish: Whissendine
Gross Site Area (ha): 0.76
Developable Site Area (ha): 0.72
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 21
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: Immediately
Overall Deliverability Status: Developable.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Good Access onto Ashwell Road. Impact on wider network minimal.
Relationship to Settlement Comments	The site is not connected with built form the frontage is onto Ashwell Road which forms a boundary to the village.
Topography	Slopes gently from east to west. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	Public footpath runs along eastern boundary of the site. A

National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species rich grassland (some signs of ridge and farrow to the west); good hedges and wooded corridor to the north. Surveys required include badger and Phase 1 habitat survey.	A
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	The Leicestershire County Council Archaeologist identifies the site to contain a known archaeological record.	A
Landscape	The Landscape Sensitivity Assessment assesses the site within parcel WH6 identified as high/medium sensitivity. The sensitivity of the area arises from its peripheral relationship to the main built framework of Whissendine and its slightly elevated crest topography where changes to the skyline may arise and affect the setting of the church from longer views from the east and south-east. Strong treescapes define a smaller scale and sometimes intimate parcel. The relationship to the setting of Manor House is important although outside the parcel. In most other respects the parcel displays a combination of attractive landscape features although individually unremarkable. Those landscape components, its character and condition in combination result in a sensitive location in terms of development potential. The parcel is not important in maintaining a visual separation between the village and other settlements, but it is important in defining a historic outer limit to Whissendine. Development would also potentially breach the visual screening of the village from higher land to the south where development is historically screened by treescape and relief. Trees around the parcel would however some afford immediate natural or established screening potential, but new planting could be effective in reinforcing that. The study parcel is important in its contribution to setting of the Manor House which would be a constraint on new development. Development within the parcel would be therefore likely to be off some prominence (particularly to its east) with wider landscape impacts. Moderate existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure management.	R
Lead Flood Authority Flood Risk	No flood risk. See parish council comments regarding surface water flooding in Whissendine	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G

Highways Authority: Access	Straight road with good visibility. 30mph limit.	G
Highways Authority: Wider Road Network	Straight Road, good visibility.	G
Parish Council comments	<p>This land slopes down from south to north, the site is domed so that the rear of the site slopes to the east and the front of the site slopes to the west.</p> <p>The land to the east of Ashwell Road is at higher altitude than the land on the west side of the road. The road is cut in and the land is on an embankment retained by a stonewall along the eastern side of the road. The difference in levels would mean any development on this site would overlook and dominate the existing dwellings to the west.</p> <p>This field has surface springs arising.</p> <p>Development on this site may worsen flooding in the centre of the village. Currently run off from the front of the site comes down the embankment and through the wall and runs down Ashwell Road on the surface following the natural contours of the land and is eventually conducted into Whissendine Brook by the bridge over Main Street (by the pub).</p> <p>Run off from the back of the site goes to ditches/an unnamed stream running down the eastern edge of the site. This stream runs north and discharges into the flood plain north of the village – over topping in this area causes Whissendine Brook to back up in the village centre.</p> <p>It is unlikely that SUDS schemes will be practicable/appropriate on this site so any development would increase the rate of runoff.</p> <p>This land is immediately adjacent to the farm yard and site with permission for poultry shed (16,000 bird capacity). When this shed (and the one behind Foxhill) have been populated in the summer months there have been complaints of very large populations of houseflies affecting this area of Ashwell Road</p> <p>Powerlines are overhead and run up the westside of the road.</p> <p>In 2021 Whissendine PC commissioned an independent ‘housing needs assessment’ (AECOM Infrastructure and Environment UK Ltd). They concluded a housing need figure “of up to 72 dwelling between 2022 and 2036.....This is likely to be the upper limit of any housing requirement for Whissendine.” This predates grant of permission for 66</p>	

	<p>dwelling and pending applications for 2 additional sites. If the first two developments progress this could yield up to 84 dwellings, in which case development in the village will have exceeded need beyond 2036.</p>	
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Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	1.3-1.4 (Whissendine C of E Primary School)	Distance to GP/ Health Centre (km)	6-7 (Oakham Medical Practice)
Distance to Train Station (km)	6-7 (Oakham)	Distance to Bus Stop (m)	300-400	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	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 to be assessed. No strategic water resource constraints at the villages. Site submission states that all services are available.
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Planning Officer Comments & Conclusion

<p>Comments: SHLAA WHI 03 has a gross site area of 0.76 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 21 dwellings based on the calculation set out in the SHLAA methodology.</p> <p>The site adjoins the planned limits of development along one side. The site is identified as being within areas of the landscape study that are either gently sloping or undulating therefore an amber RAG rating is applied to topographical constraints. The Landscape Sensitivity Study 2023 which has overall high/medium landscape sensitivity to accommodate development. The development of the site would not result in the loss of employment land, a</p>

public open space, a recreation facility or a designated important open space. There are no likely adverse impacts on national ecological designations but badge and phase 1 habitat 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 3 agricultural land. The site is not located within 50m of designated heritage assets. No significant impact on built heritage assets is likely. There are known archaeological remains on 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 unlikely.

The site is located adjacent to the village of Whissendine. The site is not considered to be in walking distance of a town centre, school or GP/Health Centre. The town centre and GP/Health Centre are located within 7km and the school is located within 1.4km. The site is within 400m of a bus stop and 7km of a train station.. No strategic water resource constraints at the villages.

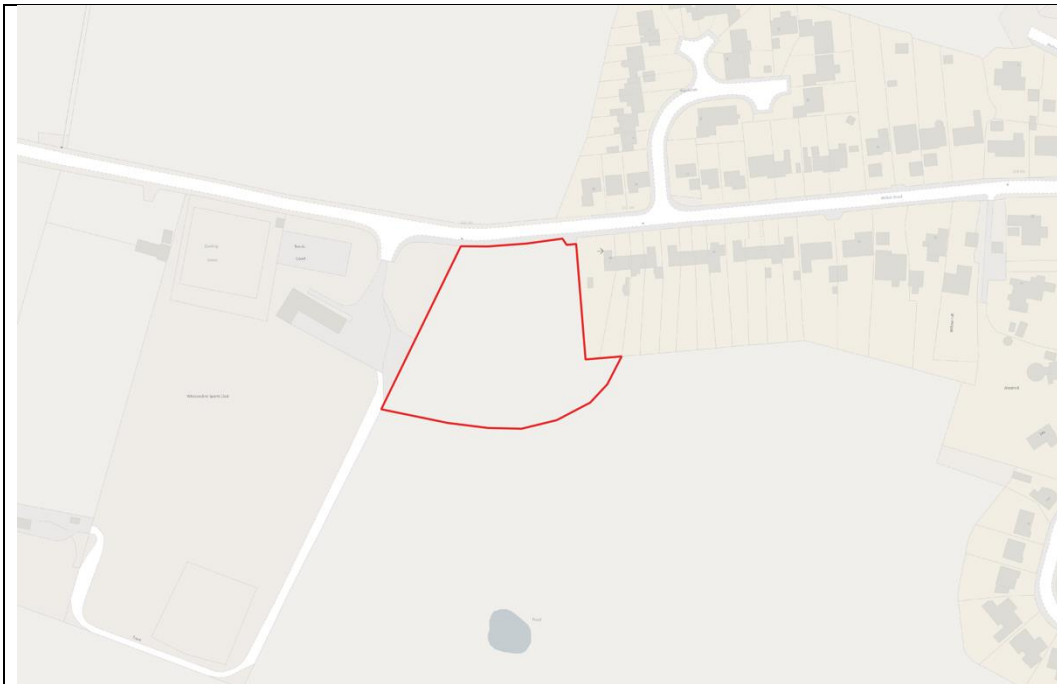
The site is identified by the promoter as being available immediately.

Conclusion: The site is adjacent the built up area of Whissendine. The site is not connected with built form the frontage is onto Ashwell Road which forms a boundary to the village. The site is in an area with high/medium landscape sensitivity. The site is promoted for residential development with an indicative capacity of 21 dwellings.

This site is not suitable for allocation.

SHLAA Reference: SHLAA WHI 07 Site ID4510

Site Address: Land off Melton Road, Whissendine



Parish: Whissendine
Gross Site Area (ha): 0.67
Developable Site Area (ha): 0.56
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 16
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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RAG Rating – Based on initial GIS constraint check completed only

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Good Access onto Ashwell Road. Impact on wider network minimal.
Relationship to Settlement Comments	The site is not connected with built form the frontage is onto Ashwell Road which forms a boundary to the village.
Topography	Slopes gently from east to west. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	Public footpath runs along eastern boundary of the site. A

National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any designated site meaning that Natural England consultation is not required. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species rich grassland (some signs of ridge and farrow to the west); good hedges and wooded corridor to the north. Surveys required include badger and Phase 1 habitat survey.	A
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	Known Archaeological Remains within vicinity further assessment required.	A
Landscape	The Landscape Sensitivity Assessment assesses the site within parcel WH1, overall the parcel has medium sensitivity to development. The sensitivity of the area is limited to its open location beyond an abruptly defined boundary to the settlement. In most respects the parcel does not display landscape components, character or condition which offer clear landscape value, with the exception of its extensive ridge and furrow, important in very immediate views. Any landscape and visual value may be derived from its general openness and pockets of remaining pasture with more complete hedges to the south-east fringe. The parcel is not important in maintaining a visual separation between the village and other settlements. The openness and low profile from two roads into the village would afford open views across any future housing development and be seen in short and some medium views on approach. Low hedgerows and absence of hedgerow trees around the fields would not afford immediate natural or established screening potential, but new planting could be effective in longer views. Development within the parcel would be therefore likely to be prominent but in relatively near views only, and wider landscape impact less significant. Minimal existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure. Views to the landmark Windmill would be an important consideration, but this already has a built up visual context unlikely to be significantly harmed by new development.	A
Lead Flood Authority Flood Risk	No flood risk. See parish council comments regarding surface water flooding	G
Environmental Health & Contamination	Contamination unlikely. No other detrimental environmental effects known.	G
Highways Authority: Access	Straight road with good visibility. 30mph limit, further assessment required.	G

Highways Authority: Wider Road Network	Straight Road, good visibility, further assessment required.	G
Parish Council comments	<p>There is a windmill immediately due east of this site. This is a listed building, Grade 2*, also a working windmill. As a working windmill it needs a turbulence free, air corridor. Any development on site with new buildings or dense stands of trees may create turbulence or block wind accessing the sails.</p> <p>This site is very wet and probably not suitable for SUDS; due to the geology. Should any development rely on discharge to the adjacent watercourse this is likely to increase the risk of flooding in the centre of the village.</p> <p>The stream adjacent to this site flows west and north through Stapleford Road area. There is outline permission for up to 66 houses on land that drains into this stream, and an application pending for a further development of up to 73 that would also rely on the same stream. The cumulative effect of increased discharge is likely to cause the stream, in the flood plain north of the village, to overtop more rapidly and more frequently at times of heavy flow. Overtopping is regular as the flow is slowed by the Melton Mowbray flood defence scheme downstream, Overtopping causes a 'water dam' by slowing the flow further still, thus Whissendine Brook cannot discharge and the water backs up causing flooding to the centre of the village.</p> <p>The Sports Club adjacent to this site can hold events on the playing fields, including use of marquees, and can rent out the club building for parties...these events are likely to be audible on this site.</p> <p>In 2021 Whissendine PC commissioned an independent 'housing needs assessment' (AECOM Infrastructure and Environment UK Ltd). They concluded a housing need figure "of up to 72 dwelling between 2022 and 2036.....This is likely to be the upper limit of any housing requirement for Whissendine." This predates grant of permission for 66 dwellings and pending applications for 2 additional sites. If the first two developments progress this could yield up to 84 dwellings, in which case development in the village will have exceeded need beyond 2036.</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	7-8	Distance to School (km)	1.5-2 (Whissendine C of E Primary School)	Distance to GP/ Health Centre (km)	7-8 (Oakham Medical Practice)
Distance to Train Station (km)	6-7 (Oakham)	Distance to Bus Stop (m)	300-400	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	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 to be assessed. No strategic water resource constraints at the villages. Site submission states that all services are available.
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Planning Officer Comments & Conclusion

Comments: SHLAA WHI 07 has a gross site area of 0.67 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 16 dwellings based on the calculation set out in the SHLAA methodology.

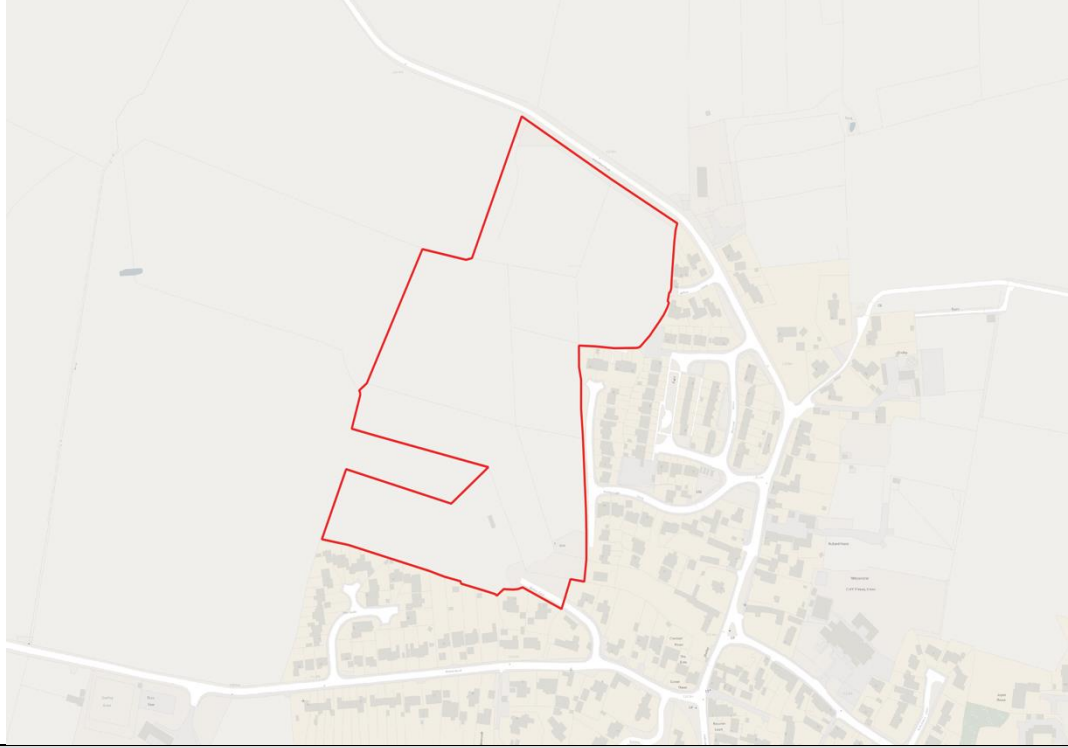
The site adjoins the planned limits of development along one side. The site is gently sloping therefore an amber RAG rating is applied to topographical constraints. The Landscape Sensitivity Study 2023 identifies that the parcel has overall medium landscape sensitivity to accommodate development. It is noted that is locally important in terms of immediate views within the area and it located in an important gateway into the village. 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. 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. No significant impact on built heritage assets is likely. There are known archaeological remains on the site therefore further assessment will be required.

The site is located adjacent to the village of Whissendine. The site is not considered to be in walking distance of a town centre, school or GP/Health Centre. The town centre and GP/Health Centre are located within 10km and the school is located within 2km. The site is within 400m of a bus stop and 7km of a train station. There are no strategic water resource constraints at the villages.

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

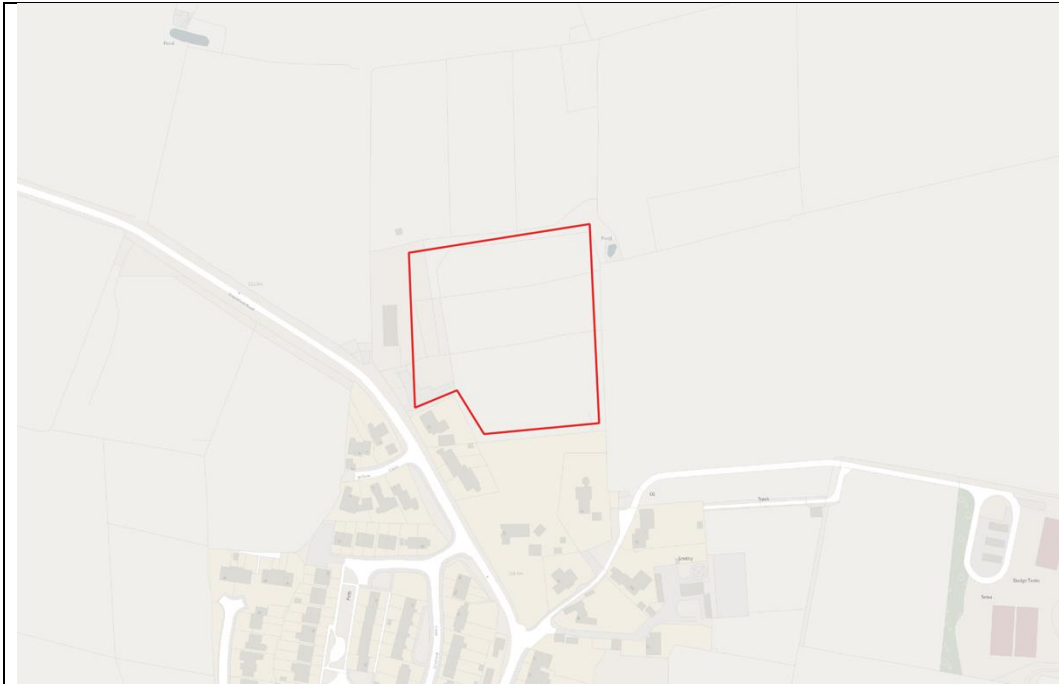
Conclusion: The site is adjacent the built up area of Whissendine. The Landscape Sensitivity Study 2023 which has overall medium landscape sensitivity to accommodate development It is noted that is locally important in terms of immediate views within the area and it located in an important gateway into the village. The site is promoted for residential development with an indicative capacity of 21 dwellings.

This site is not suitable for allocation.

	Parish: Whissendine				
	Gross Site Area (ha): 1.02				
	Developable Site Area (ha): 0.82				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 25				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: Immediately				
	Overall Deliverability Status: Developable. Site has planning permission 2021/1263/OUT - Outline Planning Application for the development of up to 66 dwellings				
	Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:

SHLAA Reference: SHLAA WHI 10 Site ID8

Site Address: 55 Stapleford Road, Whissendine.



Parish: Whissendine
Gross Site Area (ha): 1.3
Developable Site Area (ha): 1.07
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 32
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	Access is outside the 30mph limit and therefore increased visibility splays are required. These can almost be achieved at this location. The road is suitable to take additional traffic.
Relationship to Settlement Comments	Site is not well connected to the existing settlement with built form along the southern corner of the site. Frontage onto Stapleford Road.
Topography	The site is within zone W2 of the landscape study. The zone consists of a number of small scale, relatively flat paddocks separated by mostly tall dense hedgerows with hedgerow trees. A desktop study identifies the site as predominantly level ground.
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. NB. It is assumed that discharges will be to mains sewer and any discharge to ground or to surface will be less than 20m ³ /day.	G
Local Ecology Designations	Potential species-rich ridge and furrow grassland, hedgerows. Phase 1, badger, Great Crested Newt surveys required. Retain hedges with 5m buffer zone natural vegetation; other mitigation pending survey.	A
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	Known archaeological remains on site include well-defined ridge and furrow. Known archaeological remains within the vicinity include the site being within a ridge and furrow landscape. Partly within historic core. Large development area. Medium risk.	A
Landscape	The Landscape Sensitivity Assessment assesses the site within parcel WH3, overall the parcel has high/medium sensitivity to development. The sensitivity of the area is limited to its weaker relationship with settlement form and its open location with longer views out with limited incongruous elements within the majority of those views. In most respects the parcel does not display landscape components, character or condition which offer clear landscape value, with the exception of its extensive ridge and furrow, important in immediate views. Any landscape and visual value may be derived from its general openness and remaining pasture although hedges have been lost and field pattern diluted. Hedgerow trees are also largely absent. The parcel is not important in maintaining a visual separation between the village and other settlements but provides a soft edge to the peripheral area of the settlement. Any future housing development would be seen primarily in short private views from the loose knit housing to the inner boundary, and from passage across its two footpaths. Longer views from the north outside the parcel are unlikely to alter the balance of features in the wider landscape, subject to effective boundary planting. Low hedgerows and absence of hedgerow trees around the fields would not afford immediate natural or established screening potential, but new planting could be effective in those longer views. Limited existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure. Ridge and furrow across the study parcel is an irreplaceable heritage asset.	R
Lead Flood Authority Flood Risk	Not an area of flood risk but close to Flood Zone 3.	G
Environmental Health & Contamination	No constraints known.	G

Highways Authority: Access	Further assessment required, access appears to be narrow.	A
Highways Authority: Wider Road Network	Pedestrian access into the village is poor – a new footpath will need to be created along the road into the village centre. Impact on wider road minimal.	A
Parish Council comments	none	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	8-10	Distance to School (km)	0.8-0.9 (Whissendine C of E Primary School)	Distance to GP/ Health Centre (km)	7-8 (Market Overton Surgery; Oakham Medical Practice)
Distance to Train Station (km)	6-7 (Oakham)	Distance to Bus Stop (m)	350	Distance to Cycle Route (km)	>6
Distance to Public Right of Way (km)	0-0.05				

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. No strategic water resource constraints at the villages. Site submission states that all services are available.
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Planning Officer Comments & Conclusion

Comments: SHLAA WHI 10 has a gross site area of 1.3 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 32 dwellings based on the calculation set out in the SHLAA methodology.

The site adjoins the planned limits of development along one side and is detached from the PLD. The site is gently sloping therefore an amber RAG rating is applied to topographical constraints. The Landscape Sensitivity Study 2023 identifies that the parcel has overall high/ medium landscape sensitivity to accommodate development and notes that the ridge and furrow across the study parcel is an irreplaceable heritage asset. It is noted that is locally important in terms of views. 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. 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. No significant impact on built heritage assets is likely. There are known archaeological remains on the site therefore further assessment will be required.

The site is located adjacent to the village of Whissendine. The site is not considered to be in walking distance of a town centre, school or GP/Health Centre. The town centre and GP/Health Centre are located within 10km and the school is located within 2km. The site is within 350m of a bus stop and 7km of a train station. There are no strategic water resource constraints at the villages.

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

Conclusion: The site is adjacent the built up area of Whissendine but poorly related. The Landscape Sensitivity Study 2023 which has overall high/medium landscape sensitivity to accommodate development It is noted that is locally important in terms of immediate views and that within the area the ridge and furrow across is an irreplaceable heritage asset.

The site is promoted for residential development with an indicative capacity of 21 dwellings. **This site is not suitable for allocation.**

SHLAA Reference: SHLAA WHI 11 Site ID1225

Site Address: Land bordering the caravan park, Pickwell Lane, Whissendine

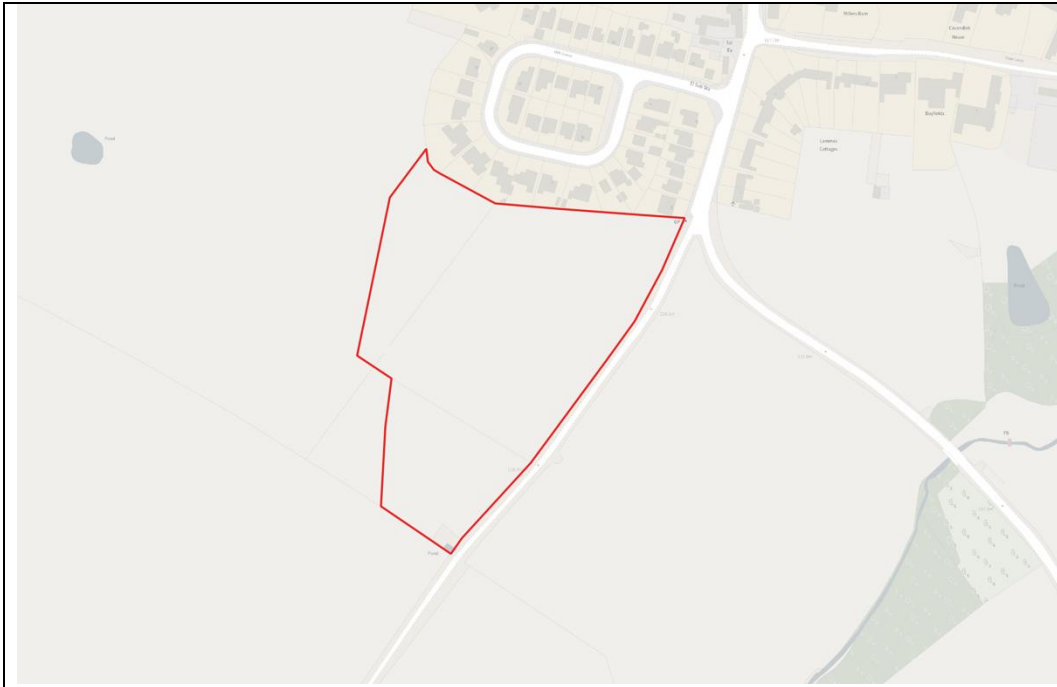


Parish: Whissendine
Gross Site Area (ha): 2.7
Developable Site Area (ha): 2.16
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 65
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable. Site is within open countryside and is not adjacent to a village with a PLD, site has not passed stage 2.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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SHLAA Reference: SHLAA WHI 12 Site ID85

Site Address: Land off Pickwell Road, Whissendine



Parish: Whissendine
Gross Site Area (ha): 3.40
Developable Site Area (ha): 2.72
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 82
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:	Achievable
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Suitability RAG Rating – Based on initial GIS constraint check completed only

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

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic. Impact on wider network minimal - local highway improvements may be required.	
Relationship to Settlement Comments	Adjacent to built form along the northern boundary and has frontage onto narrow lane. Due to no development to the east and the detachment of the land to the east from the settlement and would extend the village into the countryside.	
Topography	Site rises gently from the road, however it is relatively flat with no topographical constraints to development.	G
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public footpaths do not affect the site.	G
National Ecology Designations	The site is outside of a Natural England Impact Zone.	G

Local Ecology Designations	Potential spp-rich grassland, pond, hedgerows. GCN, badger, hedgerows, Phase 1 surveys required. Retain hedges with 5m buffer zone natural vegetation; other mitigation pending survey. Opportunities for species-rich grassland, hedgerows and wetland.	A
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	Listed windmill within the vicinity of the site. Previous consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. Impact on views to the windmill cannot be mitigated.	A
Archaeology	Listed windmill (5883) 100m north of area. No known archaeological remains on site. Historic settlement core of Whissendine (MLE8623) 60m north of the area. Probably not within the sight-line of the listed windmill. Medium risk.	A
Landscape	The Landscape Sensitivity Assessment assesses the site within parcel WH1, overall the parcel has medium sensitivity to development. The sensitivity of the area is limited to its open location beyond an abruptly defined boundary to the settlement. In most respects the parcel does not display landscape components, character or condition which offer clear landscape value, with the exception of its extensive ridge and furrow, important in very immediate views. Any landscape and visual value may be derived from its general openness and pockets of remaining pasture with more complete hedges to the south-east fringe. The parcel is not important in maintaining a visual separation between the village and other settlements. The openness and low profile from two roads into the village would afford open views across any future housing development and be seen in short and some medium Criteria Susceptibility and Value Sensitivity to Housing Sensitivity to Employment views on approach. Low hedgerows and absence of hedgerow trees around the fields would not afford immediate natural or established screening potential, but new planting could be effective in longer views. Development within the parcel would be therefore likely to be prominent but in relatively near views only, and wider landscape impact less significant. Minimal existing ecological value of the study parcel could be enhanced significantly by landscaping and integrated Green Infrastructure. Views to the landmark Windmill would be an important consideration, but this already has a built up visual context unlikely to be significantly harmed by new development.	A
Lead Flood Authority Flood Risk	The site is within flood zone 1. The site must use sustainable drainage such as localised soakaways, swales, pond, permeable paving. The watercourse running through Whissendine breaks in backs during heavy rain fall, causing water to pool on the highway. The development will need to ensure it does not increase flows into the watercourse and must be limited to greenfield run off or better.	A

Environmental Health & Contamination	No constraints identified.	G
Highways Authority: Access	Significant highways improvements will be required at Pickwell Lane junction with Oakham Road. Pickwell Lane is not suitable to take additional traffic without extensive upgrading works.	A
Highways Authority: Wider Road Network	Impact on wider network minimal – local highway improvements may be required.	G
Parish Council comments	<p>The site slopes significantly down to the south (towards Pickwell Lane). Adjacent landowners report issues with high volumes of surface water run off at times due to geology and slope.</p> <p>There is a windmill immediately southeast of this site. This is a listed building, Grade 2*, also a working windmill. As a working windmill it needs a turbulence free, air corridor. Any development on site with new buildings or dense stands of trees may create turbulence or block wind accessing the sails. The Whissendine Neighbourhood Plan includes a free-zone for the windmill that covers this site, because of the vulnerability of the mill to turbulence/wind blocking from the south.</p> <p>This site is very wet and probably not suitable for SUDS; due to the geology. Any development that is likely to increase run-off and this is likely to cause issues due to the steep fall towards Pickwell Lane.</p> <p>The stream due south of this site is Whissendine Brooke. The brook already overtops across Oakham Road after significant rainfall. Surface runoff from this site flows towards the brook at this point. The brook then continues to the centre of the village.</p> <p>Pickwell Lane is a meandering single track road without passing places or foot-way. It is primarily used by dog walkers, horse-riders and farm vehicles. There is an equestrian business at the western end so that equestrian traffic is common. There is a small caravan park to the south/west of this site that also uses Pickwell Lane for both vehicular and pedestrian movements.</p> <p>In 2021 Whissendine PC commissioned an independent ‘housing needs assessment’ (AECOM Infrastructure and Environment UK Ltd). They concluded a housing need figure “of up to 72 dwelling between 2022 and 2036.....This is likely to be the upper limit of any housing requirement for Whissendine.” This predates grant of permission for 66 dwellings and pending applications for 2 additional sites. If the first two developments progress this could yield up to 84 dwellings, in which case development in the village will have exceeded need beyond 2036.</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	1.0-1.1 (Whissendine C of E Primary School)	Distance to GP/ Health Centre (km)	7-8 (Market Overton Surgery)
Distance to Train Station (km)	7-8 (Oakham)	Distance to Bus Stop (m)	400-500	Distance to Cycle Route (km)	>25
Distance to Public Right of Way (km)	0.6-0.7				

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. No strategic water resource constraints at the villages. Site submission states that all services are available.
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Planning Officer Comments & Conclusion

Comments: SHLAA WHI 12 has a gross site area of 3.40 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 82 dwellings based on the calculation set out in the SHLAA methodology.

The site adjoins the planned limits of development along one boundary. The site is identified as being relatively flat and therefore there are no topographical constraints. With regards to landscape, development in this location would be perceptible but is unlikely to significantly alter the balance of features or elements in the existing view. The Landscape Sensitivity Study 2023 identifies that the parcel has overall medium to landscape sensitivity to accommodate development and notes that the ridge and furrow across the study parcel is an irreplaceable heritage asset. It is noted that is locally important in terms of views. Development within the parcel would be therefore likely to be prominent but in relatively near views only, and wider landscape impact less significant and views to the landmark Windmill would be an important consideration. However, site WHI 12 extends out into open countryside where development would be more isolated from the village.

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 badger, Great Crested Newt, hedgerows and phase 1 habitat 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 3 agricultural land. There is a Listed windmill within 93m of the site. Previous consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. It is considered that any impact on the setting of a listed building would need to be assessed. 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 identified that the site is not at risk of flooding but that an appropriate drainage scheme needs to be provided in order to achieve greenfield run off or better.

The Highways Authority have identified that significant improvement works will be required at the Pickwell Lane junction with Oakham Road as Pickwell Lane is not suitable to take additional traffic without these works. An amber RAG rating has been applied assuming that this mitigation is possible. It is considered (other than the works identified) that there will not be a significant impact on the wider road network, however there is poor pedestrian access into the village centre and a new footpath would resolve this issue. The Environmental Health Team have confirmed that contamination is unlikely.

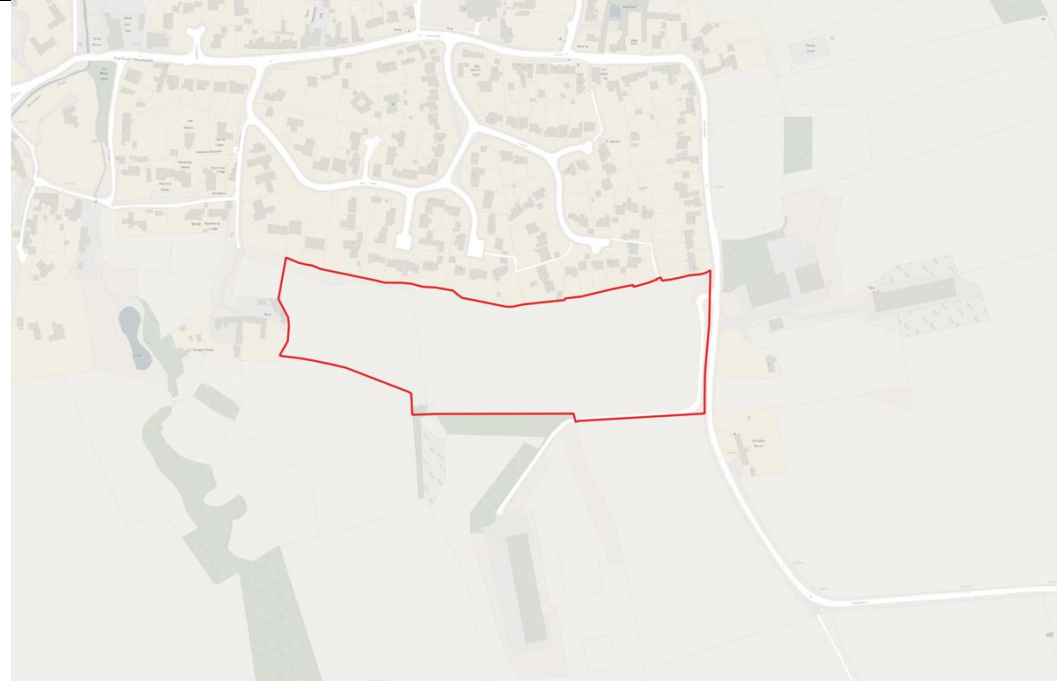
The site is located adjacent to the village of Whissendine. The site is not considered to be in walking distance of a town centre, school or GP/Health Centre. The town centre and GP/Health Centre are located within 8km and the school is located within 1.1km. The site is within 500m of a bus stop and 8km of a train station. There are no identified onsite constraints.. Site submission states mains water supply and electricity is available on the site.

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 Whissendine. This site is promoted for residential development with an indicative capacity of 82 dwellings. This site is within an area of medium landscape sensitivity the site protrudes into open countryside to the west of existing built form significantly. Potential impact on the setting of the listed windmill needs to be assessed. Therefore on this basis, this site is not considered suitable for allocation.

This site is not suitable for allocation.

SHLAA Reference: SHLAA WHI 13 Site ID134 (and submitted with 135) Site Address: Land west of Ashwell Road, Whissendine

	Parish: Whissendine				
	Gross Site Area (ha): 4.49				
	Developable Site Area (ha): 2.54				
	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: 1-5 years				
	Overall Deliverability Status: Developable but not suitable.				
	Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status:

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

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

Consideration of Suitability following technical consultation	
Initial Highway Officer Comments	
Relationship to Settlement Comments	Adjacent to built form along the northern boundary and has frontage onto Ashwell Road which is narrow lane. Due to no development to the east and the detachment of the land to the east from the settlement and would extend the village into the countryside.
Topography	Site rises gently. A
Green Infrastructure	No loss or impact. G
Important Open Space	Not designated. G
Rights of Way	Public footpath runs along the boundary of the site along Ashwell Road. A

National Ecology Designations	The site is outside of a Natural England Impact Zone.	G
Local Ecology Designations	Further assessment required.	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	No known impact	A
Archaeology	Known remains within the vicinity, further assessment required.	A
Landscape	The Landscape Sensitivity Assessment assesses the site within parcel WH7, overall the parcel has medium sensitivity to development. The medium sensitivity of the area arises principally from its lower prominence in the wider landscape and limited impact on heritage assets or community assets. It has a peripheral relationship to the historic built framework but would be adjacent to other relatively compact components of the village. Its shallow valley side topography suggest changes to the skyline may arise and affect the private views from residential property to the southern edge of the village. Scattered strong treescapes define a medium scale grain to the landscape parcel. In most other respects the parcel displays a combination of modest landscape features. It is not important in maintaining a visual separation between the village and other settlements and is not closely related to the historic core of Whissendine. Development would also be likely to further dilute historic settlement form by extending modern housing or employment development further up the slope and away from the east-west village axis along main street. Trees around the parcel would however some afford immediate natural or established screening potential, but new planting could be effective in reinforcing that. Development within the parcel would be therefore likely to be off some prominence (particularly to its eastern parts) with wider landscape prominence than its western reaches. Modest existing ecological value of the site could be enhanced significantly by landscaping and integrated Green Infrastructure management.	A
Lead Flood Authority Flood Risk	The site is within flood zone 1. Further assessment would be required in terms of surface water.	A
Environmental Health & Contamination	Not assessed.	

Highways Authority: Access	Due to the scale of development proposed, further assessment would be required.	A
Highways Authority: Wider Road Network	Due to the scale of development proposed, further assessment would be required.	A
Parish Council comments	<p>The land is high land to the east of the village (the village is at the bottom of a bowl). This land slopes down from south to north, the site is domed so that the rear of the site slopes to the east and the front of the site slopes to the west.</p> <p>The land to the east of Ashwell Road is at higher altitude than the land on the west side of the road. The road is cut in and the land is on an embankment retained by a stonewall along the eastern side of the road. The difference in levels would mean any development on this site would overlook and dominate the existing dwellings to the west.</p> <p>Whissendine Parish Council encourages the retention of traditional permanent pasture at higher levels above the village as grassland acts as a 'soak' retarding the rate of runoff down into the village streams.</p> <p>This field has surface springs arising.</p> <p>Development on this site may worsen flooding in the centre of the village.</p> <p>This land is immediately adjacent to the farm yard and site with permission for poultry shed (16,000 bird capacity). When this shed (and the one behind Foxhill) have been populated in the summer months there have been complaints of very large populations of houseflies affecting this area of Ashwell Road</p> <p>Powerlines are overhead and run up the westside of the road.</p> <p>In 2021 Whissendine PC commissioned an independent 'housing needs assessment' (AECOM Infrastructure and Environment UK Ltd). They concluded a housing need figure "of up to 72 dwelling between 2022 and 2036.....This is likely to be the upper limit of any housing requirement for Whissendine." This predates grant of permission for 66 dwellings and pending applications for 2 additional sites. If the first two developments progress this could yield up to 84 dwellings, in which case development in the village will have exceeded need beyond 2036.</p>	

Accessibility RAG Rating

Distance to Town or Local Centre (km)	6-7	Distance to School (km)	1.0-1.1 (Whissendine C of E Primary School)	Distance to GP/ Health Centre (km)	7-8 (Market Overton Surgery)
Distance to Train Station (km)	6-5 (Oakham)	Distance to Bus Stop (m)	200	Distance to Cycle Route (km)	>3
Distance to Public Right of Way (km)	0				

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. No strategic water resource constraints at the villages. Site submission states that all services are available.
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Planning Officer Comments & Conclusion

Comments: SHLAA WHI 13 has a gross site area of 4.09 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 73 dwellings based on the calculation set out in the SHLAA methodology.

The site adjoins the planned limits of development along one boundary. The site is identified as being relatively sloping site and therefore a amber RAG has been applied. With regards to landscape, the Landscape Sensitivity Study 2023 identifies that the parcel has overall medium to landscape sensitivity to accommodate development the study notes development would also be likely to further dilute historic settlement form by extending modern housing or employment development further up the slope and away from the east-west village axis along main street. The site extends out into open countryside to the south of the village, extending the form of the settlement.

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. 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. It is therefore not considered that there will be a significant impact on built heritage assets. There are known archaeological remains within the vicinity of the site therefore further assessment will be required. The Lead Flood Authority have been consulted and have identified that the site is not at risk of flooding but that an appropriate drainage scheme needs to be provided in order to achieve greenfield run off or better. Further highways assessment is required due to the scale of development proposed,

The site is located adjacent to the village of Whissendine. The site is not considered to be in walking distance of a town centre, school or GP/Health Centre. The town centre and GP/Health Centre are located within 8km and the school is located within 1.1km. The site is within 200m of a bus stop and 8km of a train station. Site submission states mains water supply and electricity is available on the site.

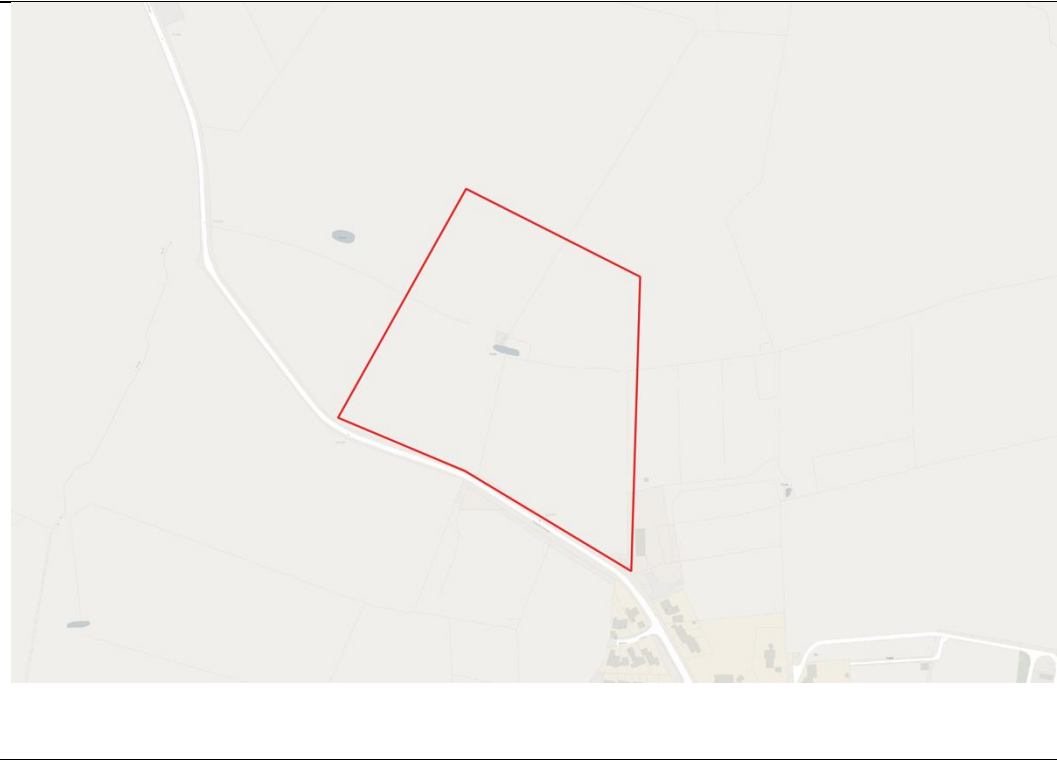
The site is identified by the promoter as being available in 1 to 5 years.

Conclusion: The site is adjacent to but poorly related to the existing pattern of development of Whissendine. This site is promoted for residential development with an indicative capacity of 73 dwellings. This site is within an area of medium landscape sensitivity and would protrude into open countryside to the south of existing built form significantly this would dilute the historic settlement form by extending modern housing from the form of the main axis of the village. Therefore on this basis, this site is not considered suitable for allocation.

This site is not suitable for allocation.

SHLAA Reference: SHLAA WHI 15 Site ID3631

Site Address: Land north of Stapleford Road, Whissendine

	Parish: Whissendine				
	Gross Site Area (ha): 6.12				
	Developable Site Area (ha): 3.67				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 110				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
	Earliest point site is available: 1-5 years				
	Overall Deliverability Status: Site is within open countryside and is not adjacent to a village with a PLD, site has not passed stage 2.				
	Suitability Status:	Not Suitable	Availability Status:	Available	Achievability Status: