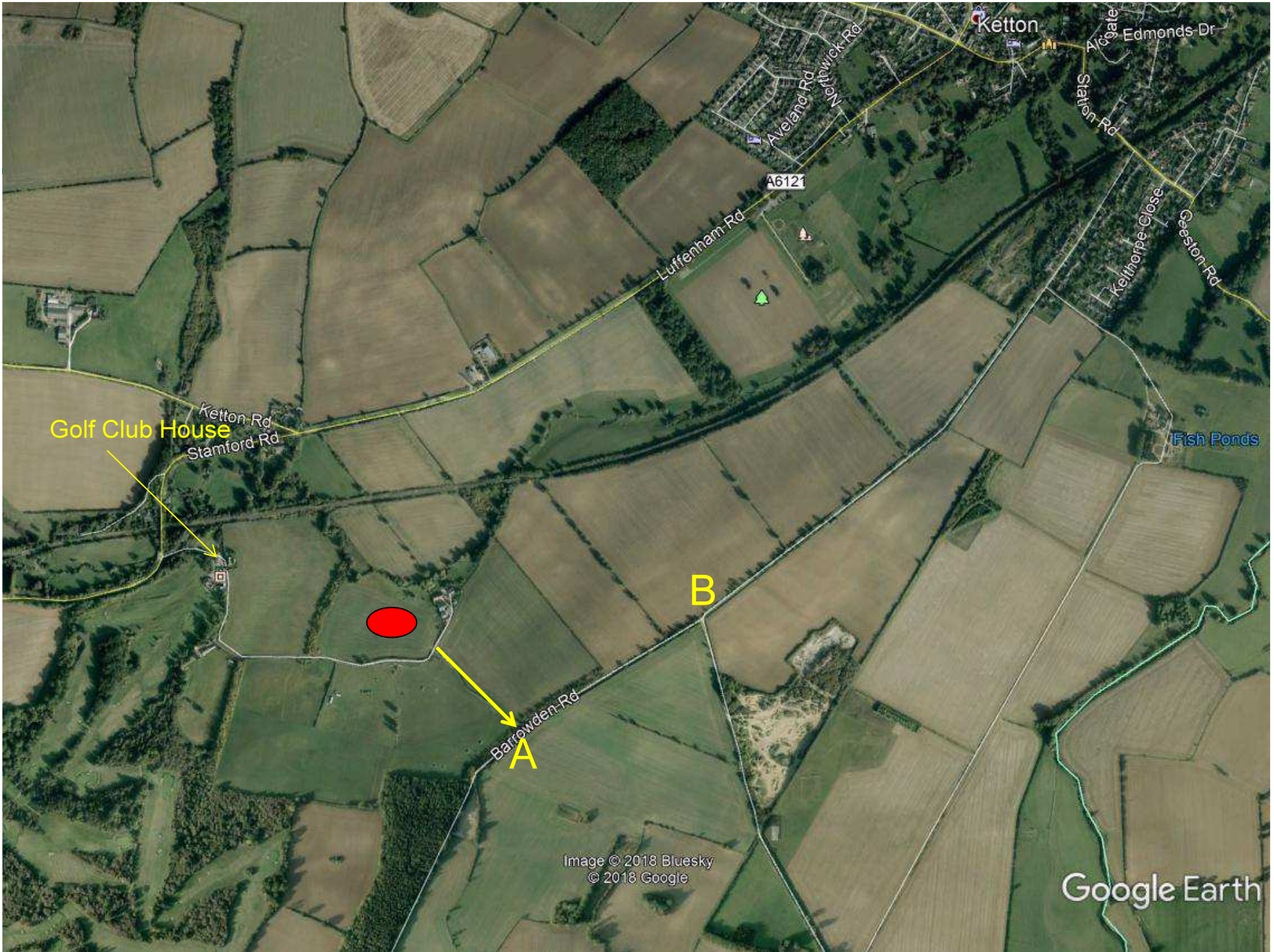


Rutland  
County Council

**2017 / 0993**

Cuckoo Farm, South Luffenham





Golf Club House  
Ketton Rd  
Stamford Rd

A6121

B

A

Barrowden Rd

Ketton

Algate  
Edmonds Dr

Station Rd

Luffenham Rd

Aveland Rd  
Nonwicks Rd

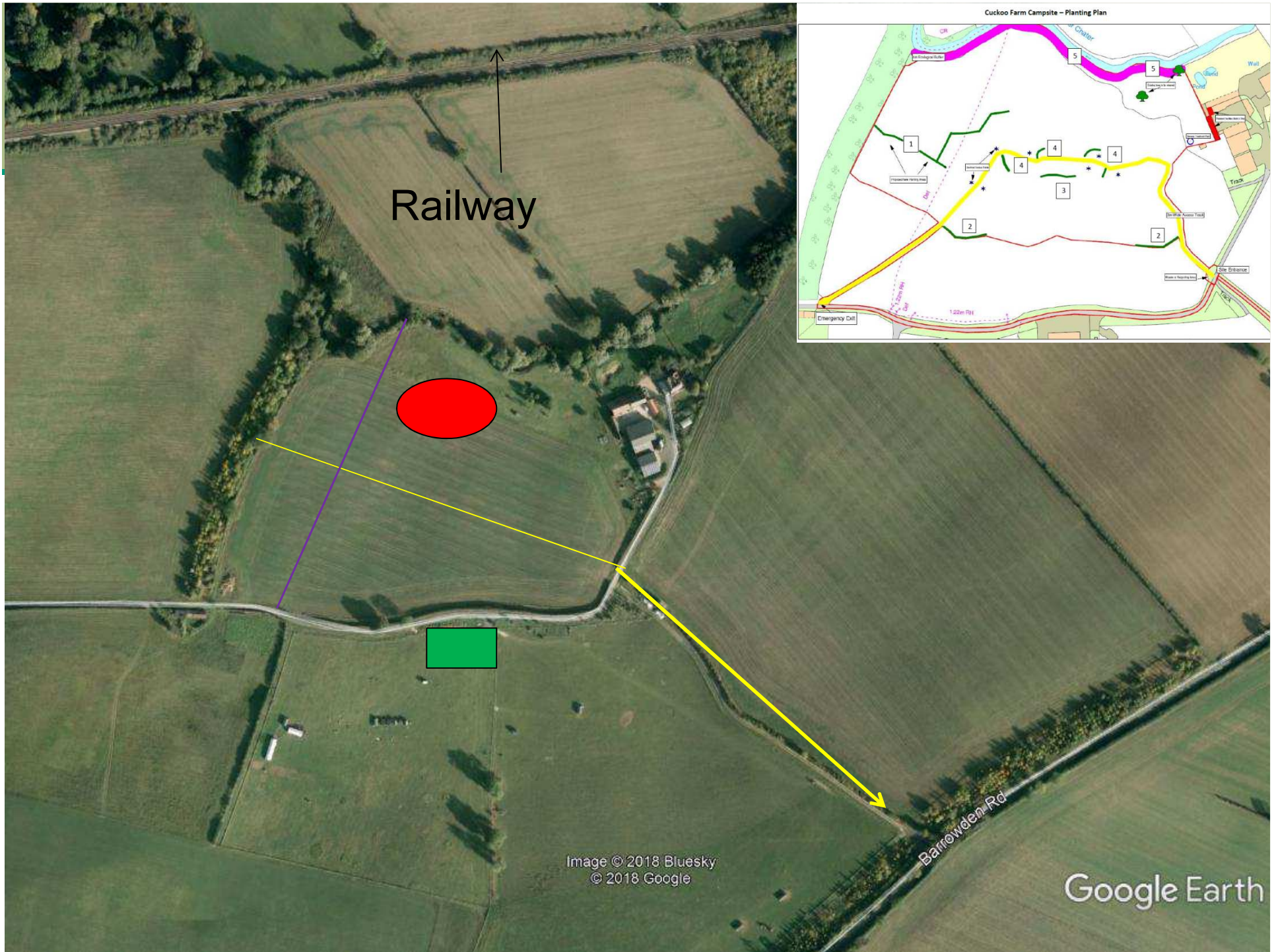
Kelthorpe Close

Geeston Rd

Fish Ponds

Image © 2018 Bluesky  
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Google Earth



Railway

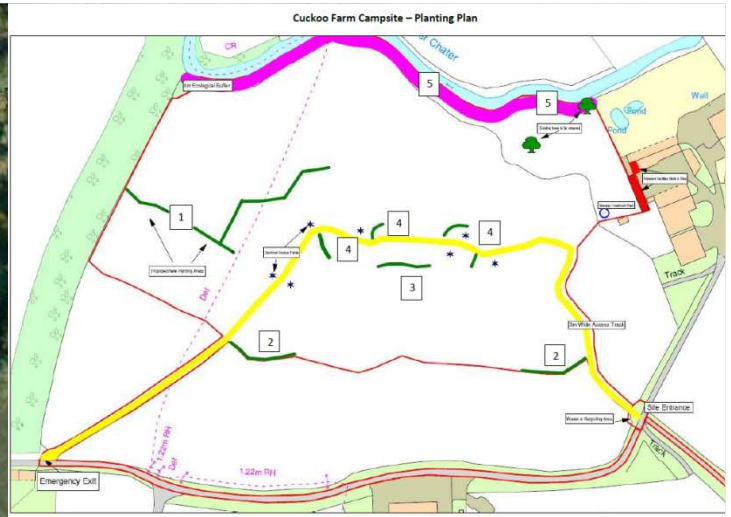
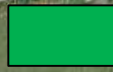
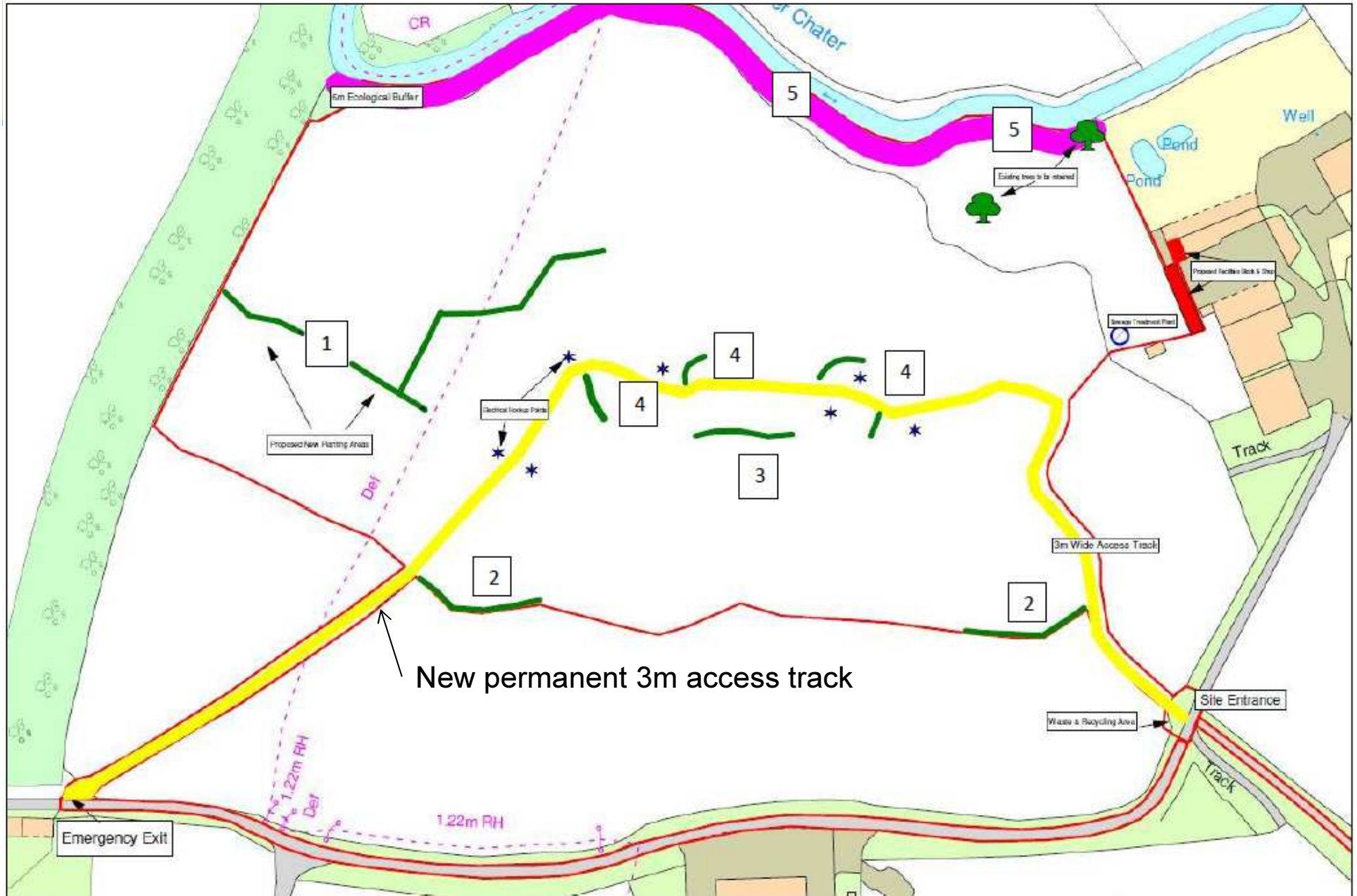


Image © 2018 Bluesky  
© 2018 Google

Barrowden Rd

Google Earth

# Cuckoo Farm Campsite – Planting Plan

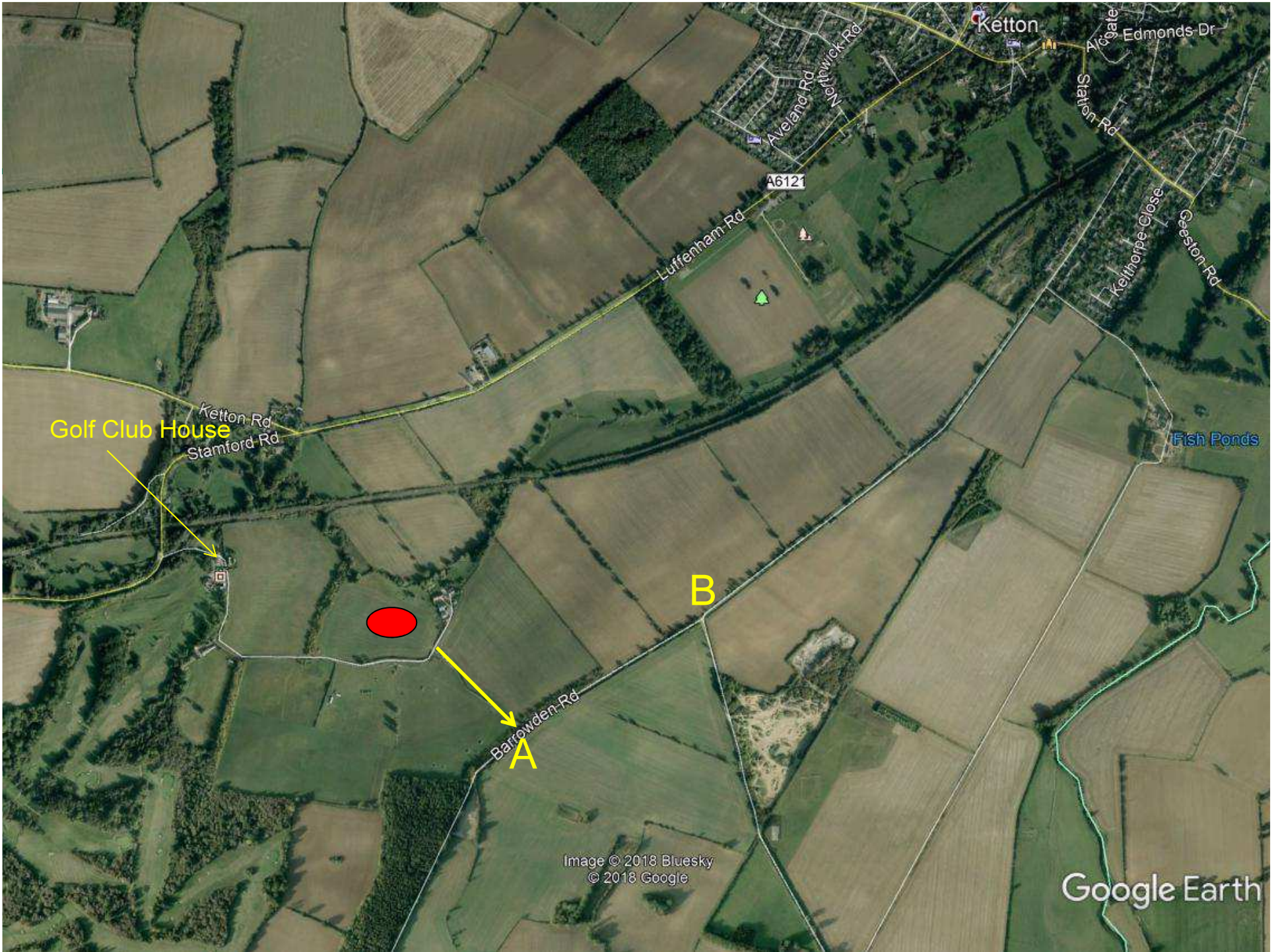




**Rutland**  
County Council

## **Main Issues**

- **Policy – Sustainable Location**
- **Visual Impact**
- **Highway Safety**
- **Other Issues**



Golf Club House  
Ketton Rd  
Stamford Rd

B

Barrowden Rd  
A

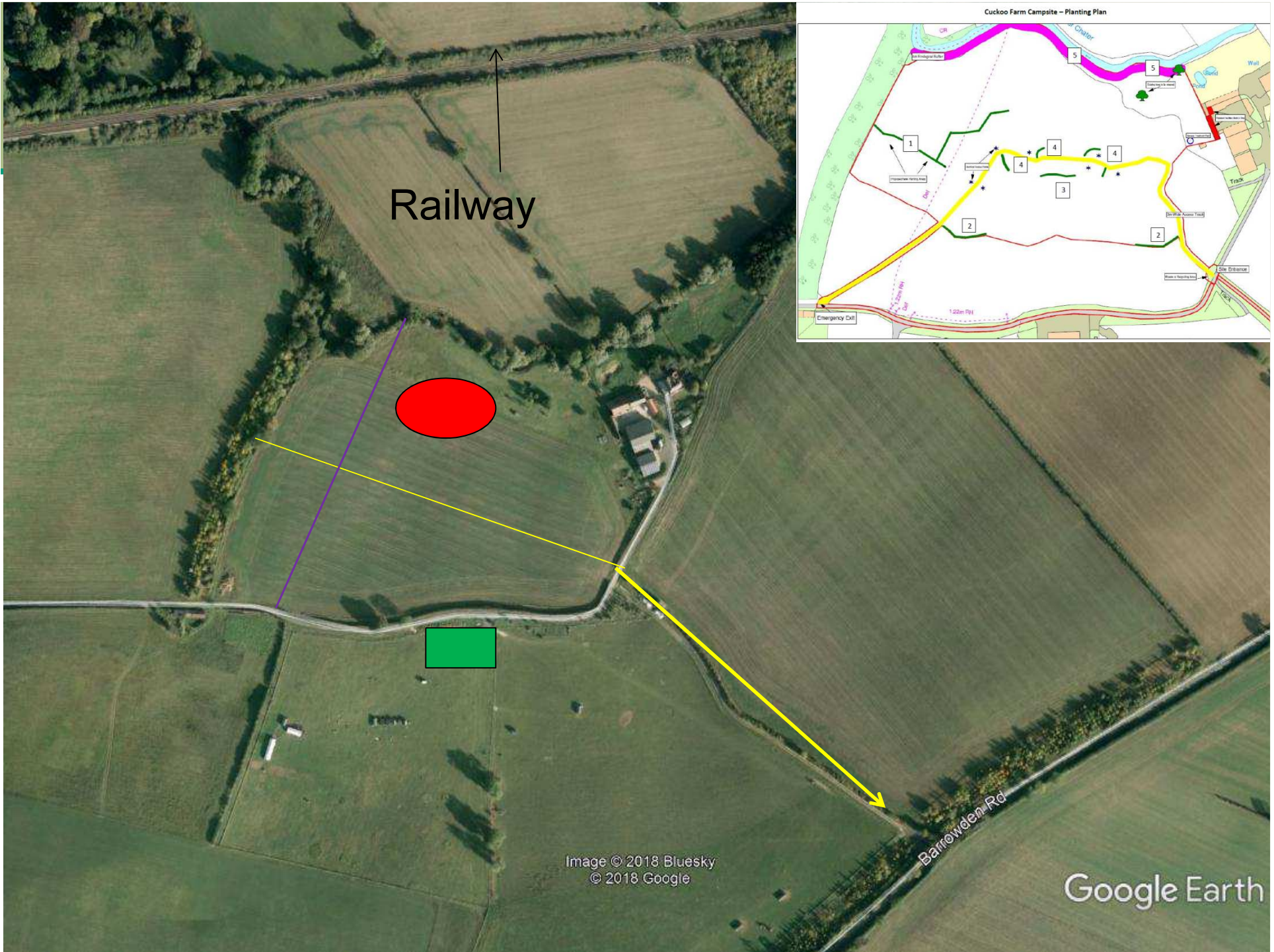
Fish Ponds

Ketton

A6121

Image © 2018 Bluesky  
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Google Earth



Railway

Barrowden Rd

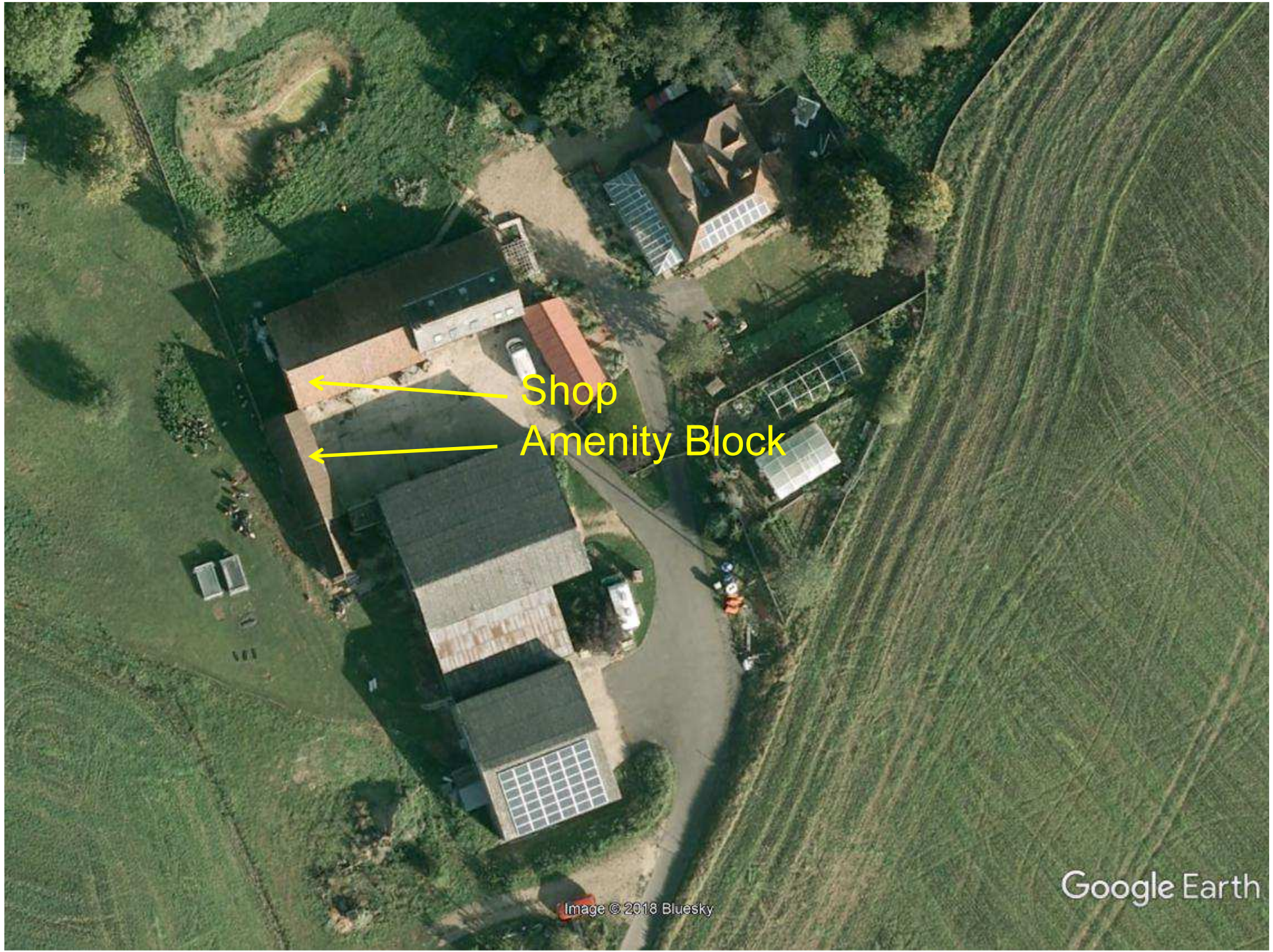
Image © 2018 Bluesky  
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Google Earth

# Cuckoo Farm Campsite – Planting Plan

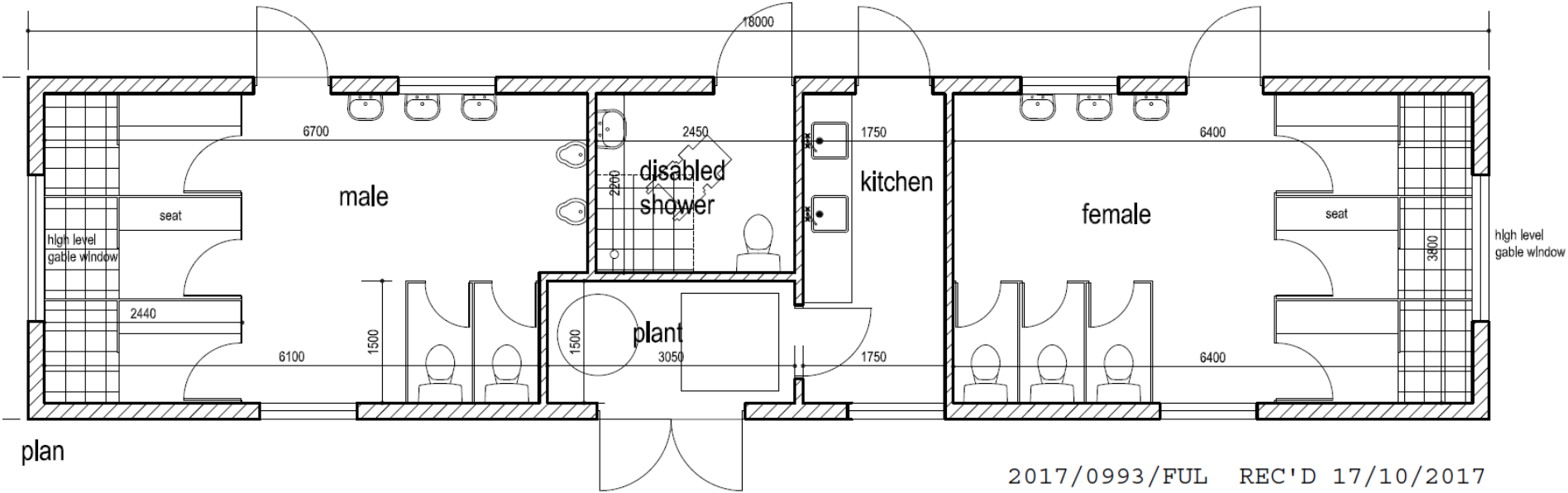
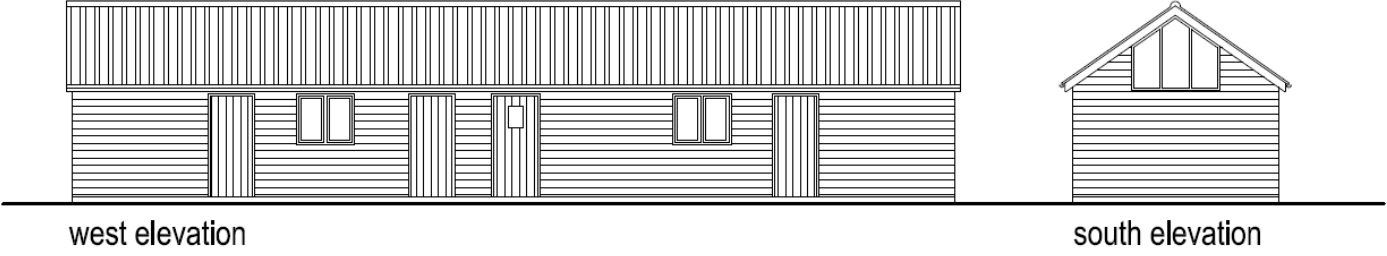
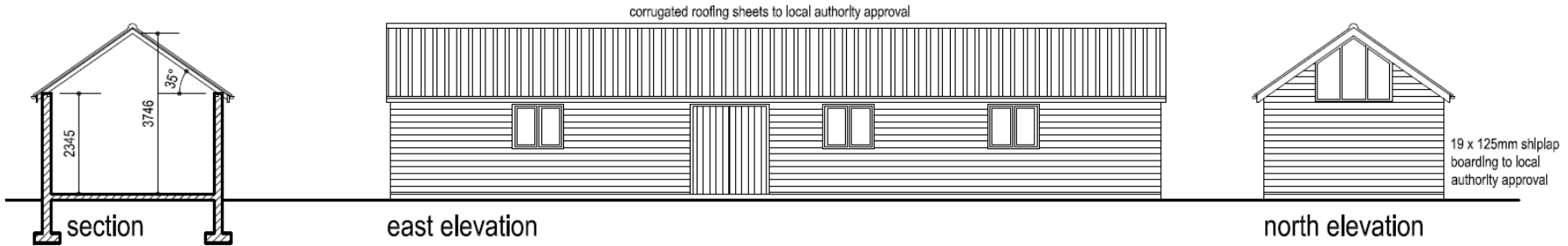






Shop

Amenity Block



2017/0993/FUL REC'D 17/10/2017

|              |  |            |             |               |
|--------------|--|------------|-------------|---------------|
| 1: 50 & 100  | Rebecca Bear                                     |            |             | sketch plan D |
| A3           | Proposed Amenities Building Cuckoo Farm Campsite | Rev, date  | description |               |
| October 2017 | Stamford Road Ketton                             | amendments |             | 1246 / 4      |



New track exit









# Building for shop





Amenities  
building



Barrowden  
Rd





From Luffenham Rd west of Ketton -  
summer



March



Summer



March



# Cuckoo Farm Campsite – Planting Plan



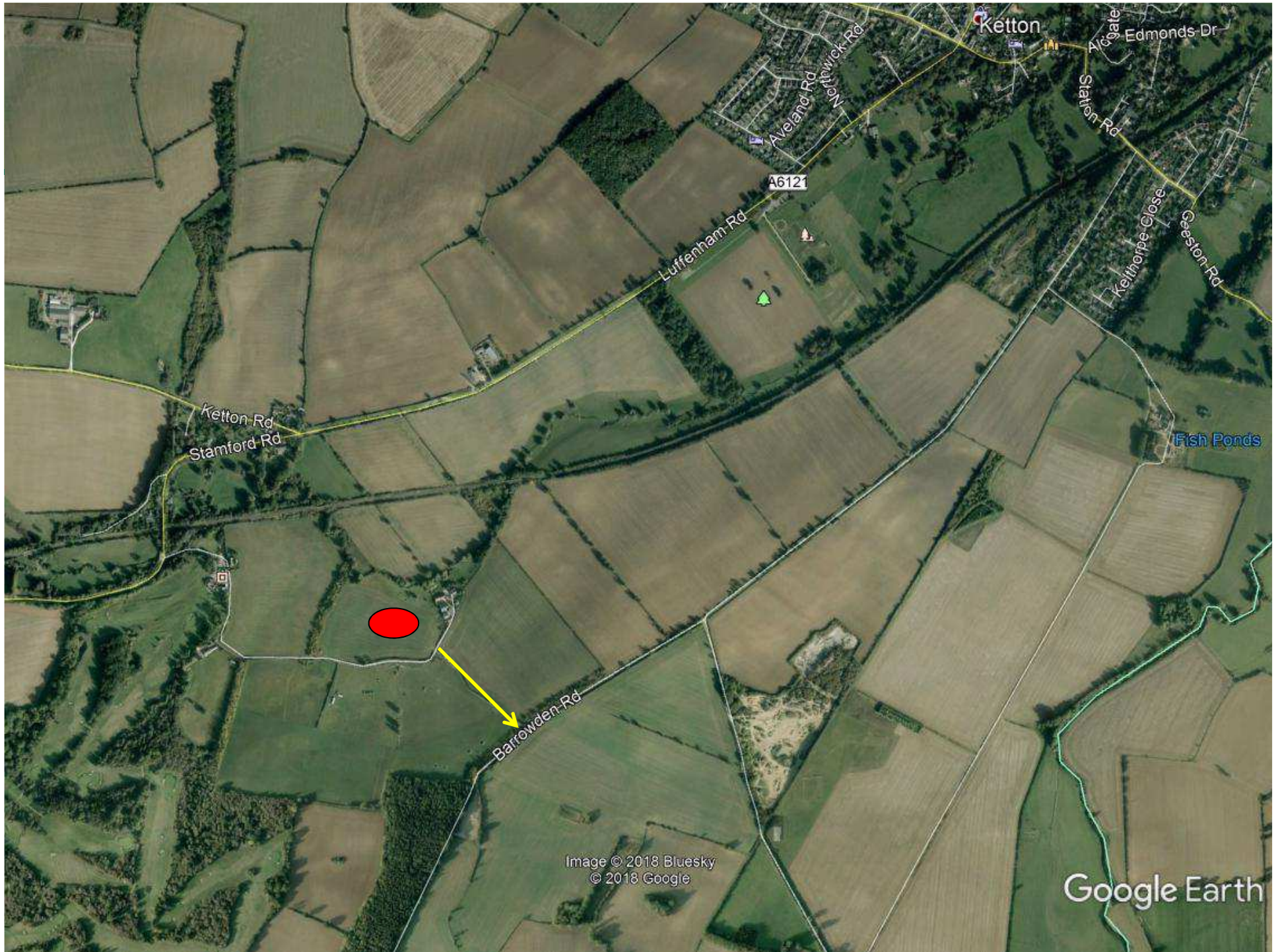


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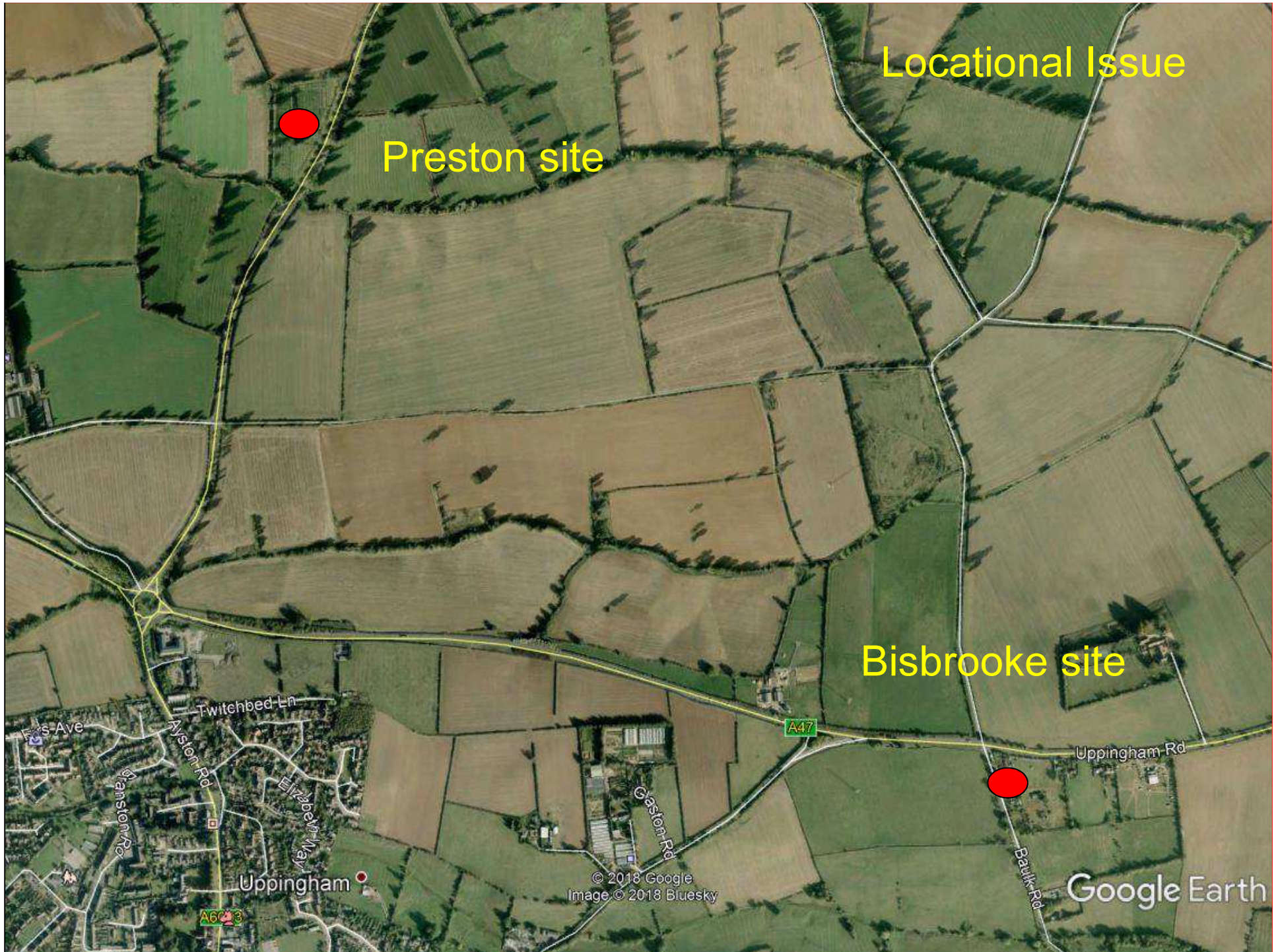
## Main Issues

- **Policy – Sustainable Location**
- Development Plan requires sites to be close to services and amenities and not to detract from the landscape
- 8.5km from Rutland Water
- 2.9km-3.5km to Ketton village facilities
- **Visual Impact**
- Site on a slope facing the A6121 – landscaping inadequate to screen tents and track. Visible from several locations along A121
- **Highway Safety**
- Access is acceptable
- **Other Issues**
- Consistency:
- Preston Glamping refused on sustainable location - appeal awaited
- Bisbrooke appeal site found to be unsustainable by Inspector
- 1.9km and 1.8km respectively to Uppingham, Market Place

Locational Issue

Preston site

Bisbrooke site



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