

Additional Sites (July 2018)

Rutland Local Plan Review



Rutland
County Council

July 2018

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Rutland Local Plan Review

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Introduction

Purpose of this document

1. The purpose of this document is to identify new potential development sites that have been submitted to the Council since it published the [Consultation Draft Rutland Local Plan in July 2017](#). The sites listed in this report are in addition to those considered in the [Site Appraisals Report](#) which was published alongside the Consultation Draft Local Plan. The Council will assess these additional sites for their suitability and deliverability for development and allocation in the new Local Plan alongside all those submitted previously. The consultation paper does not set out revised site allocations which would arise from this approach as all sites promoted for development are being re-appraised following a review of the site appraisal process used for the 2017 Consultation Draft Local Plan. **This consultation is proposed to seek views from the public and stakeholders regarding the suitability of these additional sites only** to assist in the appraisal of sites and in determining land use allocations in the next version of the Local Plan, the Pre-Submission Local Plan.
2. All the sites that have been submitted since 2015 will be subject to a two stage assessment. Stage 1 is to sift the sites using the [SHELAA methodology](#). Stage 2 is to appraise all remaining sites using a standard approach. Following consultation last year the Council is currently revising the site appraisal methodology to ensure it is robust, clear and consistent. All sites will be appraised using this methodology during the summer 2018.
3. Following the revised appraisal, sites which are assessed as being the most suitable and appropriate for inclusion in the Local Plan and which are considered to be deliverable within the plan period will be included in the next version of the Local Plan which will be published for a statutory 6 week consultation period early in 2019. This will be the Council's final version of the Local Plan – the "Pre-Submission" version, prior to submitting it to the Secretary of State for examination and approval. It will be a formal consultation period during which representations about the "soundness" of the plan and whether it is "legally compliant" can be made. These representations will be forwarded together with the Local Plan to the Planning Inspectorate for consideration.

It is important to note the following:

- **this document should be read in addition to the Site Appraisals Report 2017.**
- **sites included in this document will be considered in addition to those included in the Site Appraisals report.**
- **not all the sites identified in both documents are needed, nor will they be considered suitable or deliverable.**
- **The identification of a site in this document does not imply that it is suitable for development or that it will be included as an allocation in the Local Plan.**
- **No decisions on the suitability of the sites put forward have yet been taken**

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The purpose of this document is merely to identify the sites that have been put forward to the Council and allow for comment to be made about them in advance of the Local Plan being published in 2019

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Appendix 1

Table of additional sites that have been submitted to the Council since consultation began in July 2017

Appendix 2

Maps showing additional sites by settlement

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Appendix 1 Table of additional sites received since July 2017

Parish	Site Reference	Respondent number	Site Location	Proposed Use	Site size	Does the site pass sifts 1 and 2?
Barleythorpe	BAE03	121	Land adjacent to, Barleythorpe Hall, Main Road, Barleythorpe	Residential	8.83ha	Yes – size above minimum threshold and meets locational policies as it is adjacent to Oakham.
Barleythorpe	BAE04	272	North of Barleythorpe	Residential	0.53ha	Yes – size above minimum threshold and meets locational policies as it is adjacent to Oakham
Barrowden	BAR03	102	7 Wakerley Road, Barrowden	Residential	0.65ha	No. Site not in a Local Service Centre
Edith Weston	EDI03		Officer's Mess, Manton Road	Residential	3.95ha	Yes - size above minimum threshold and site is brownfield land.
Greetham	GRE08	83	North Brook Close, Greetham	Residential	0.42ha	Yes – size above minimum threshold and meets locational policies
Greetham	GRE09	186	Stretton Road, Greetham	Residential	1.20ha	Yes – size above minimum threshold and meets locational policies
Langham	LAN08	268	Ranksborough Farm, Langham	Residential	5.70ha	Yes – size above minimum threshold and meets locational policies
Manton	MAN03	250	St Mary' Road, Manton	Residential	0.34ha	No. Site not in a Local Service Centre
Oakham	OAK 18	267	Co-op site, Oakham	Mixed Use (two-storey retail and residential)	2,206sqm	Yes - site is brownfield land.
Oakham	OAK 19		Land off Burley Road Please note that the land to	Mixed Use	16.78ha	Yes, size above minimum threshold and adjoins PLD.

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			the South of Burley Road has now been withdrawn by the landowner and so will not be appraised			
Ryhall	RYH 08	367	River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Residential	0.30ha	Yes - Site meets locational policies.
Ryhall	RYH 09		River Gwash Trout Farm, Belmesthorpe Lane, Ryhall	Residential	0.37ha	Yes - Site meets locational policies.
South Luffenham	SOU04	257	Wireless Hill employment site	Employment	3.16ha	No - site not in a Local Service Centre
Tinwell	TIN04	137	Home Farm, Tinwell	Residential	0.77ha	No. Site not in a Local Service Centre
Uppingham	UPP11	170	Land off Goldcrest and North of Firs Avenue Uppingham	Residential	2.64ha	Yes – size above minimum threshold and meets locational policies
Uppingham	UPP12	362	Land off the Beeches, Uppingham	Residential	4.11ha	Yes – size above minimum threshold and meets locational policies.
Whissendine	WHI11	263	Land off Melton Road	Residential	0.48ha	Yes. Size above minimum threshold and meets Locational policies.
Whissendine	WHI12	263	Land off Pickwell Road	Residential	3.52ha	Yes. Size above minimum threshold and meets Locational policies.