

Summary of Consultation Responses

Local Plan Review Additional Sites 2018 August-September 2018

Summary of consultation responses

Local Plan Review – Additional Sites 2018 August-September 2018

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Introduction

Purpose of this document

The purpose of this document is to summarise the responses to the consultation on potential development sites that have been submitted to the Council following the publication of the Consultation Draft Local Plan in July 2017.

The consultation

Consultation took place over an 8-week period from 13 August-24 September 2018.

The document was subject to extensive consultation and publicity in accordance with the Council's Statement of Community Involvement. This included:

- documents made available on the Council's website with a printed and an on-line response form for submitting comments to the Council.
- a press release sent to local newspapers and media;
- email notifications sent to people who had asked to be updated on progress of the local plan and people on the Council's consultation database;
- a press release was sent to local newspapers and media;
- a public exhibition held at public libraries in Ketton, Oakham, Ryhall and Uppingham and at Rutland County Council Offices in Oakham;
- Meetings were held with groups and stakeholders including the Rutland Parish Councils Forum;
- Documents and response forms were available for inspection at public libraries in Rutland and at the Council offices in Oakham.

Further details can be viewed on the Council's website:

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/>

A total of 315 responses to the consultation were received. A list of the respondents is included at the end of this document.

Format of this document

The headings below follow the order of the consultation document and the questions asked in the response form. It does not list every comment received but highlights the main areas of comment and key issues that have been raised.

Copies of the consultation responses can be viewed on request at the Council Offices in Oakham during normal opening hours.

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Additional Sites

Barleythorpe - BAE03

Landowners, developers, agents and businesses

- Barton Willmore LLP for De Merke Estates has undertaken an assessment of the site and concludes that it scores well overall for its opportunities to provide green links, integration with the existing community and connection to existing services.; the site is considered to be 'Suitable', 'Available', 'Deliverable' and 'Developable' and should form one of the sites allocated for development;
- Bidwells for Taylor Wimpey Strategic Land consider that the site is somewhat distant to the main services and facilities of Oakham and, although well related to the recent development to the east, would not form a logical extension to the town and not be a more suitable option than land available land to the south of the town;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barleythorpe Parish Council considers that the size of the sites is such that an application for 300+ houses may be made and that development of this size is unnecessary given the housing requirement as set out in the revised local plan;
- Langham Parish Council considers that the site is unacceptable as it is outside the Planned Limits of Development and would ensure further 'creep' and contribute to the joining of Langham and Barleythorpe with Oakham;

Public and interest groups

- Concerns include that the site is too large and extends into open countryside with no relevance to existing housing to the west of the Barleythorpe-Langham Road; there needs to be a green belt between Barleythorpe and Langham; access to main roads needs to be a priority and dwellings need to be very sensitive to the village environment in terms of design and spacing; any development needs to complement the style and character of Barleythorpe Hall and village; the northern part of the site should be reserved for a possible Langham bypass.

Barleythorpe - BAE04

Landowners, developers, agents and businesses

- DLP Planning Ltd for Bowbridge Land Ltd. questions the deliverability of the site due to its restricted access and that it is adjacent to a Grade II listed building;
- Grace Machin Planning and Property for a client considers that the Local Plan must consider allocating a number of small sites in smaller service centres and supports the allocation of this site which has previously had a residential consent granted;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barleythorpe Parish Council considers that any development on this site should be low rise, low density and the buildings set well back from the rear of the houses in Clockhouse Court and should be built in stone to fit in with the character of the village;
- Langham Parish Council considers that development may be acceptable provided that access is suitable; it would consolidate Barleythorpe as a village unit;

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Public and interest groups

- Concerns include that access to the main road should be a priority and dwellings need to be very sensitive to the village environment in terms of design and spacing; issues such as increased street parking should be major considerations in any plans; it is a useful infill addition subject to access and storm drainage considerations.

Barrowden - BAR03

Government and agencies

- Historic England comments that the site is within the Conservation Area and recommends that the Council is guided by the advice of conservation specialists;

Public and interest groups

- A useful enhancement for this vibrant village but suggests the area offered could be enlarged into neighbouring land towards Luffenham Road.

Edith Weston - EDI03

Government and agencies

- Historic England comments that this an area of potential archaeological interest and that the council should seek the advice of the County Archaeological Advisor and the Conservation Officer due to the proximity of the Conservation Area, the Grade II Listed building to the north west and other heritage assets;

Landowners, developers, agents and businesses

- Marrons Planning for Jeakins Weir Ltd consider that there is no evidence to support the creation of a new settlement or Garden Village and there is a range of environmental and infrastructure issues/constraints relating to the site which will impact upon the scope for development;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Empingham Parish Council believes that this site should not be included as there is an absence of consensus over the future of MOD North Luffenham and the site remains an indivisible part of the overall challenge;
- Normanton Parish Meeting and North Luffenham Parish Council believes that the site is part of the St George's Barracks development and should not be treated separately;

Public and interest groups

- Concerns include that the site is at an important position at the entrance to conservation village of Edith Weston and threatens the entrance to the village; too many houses; out of character to the rest of the village; will cause traffic chaos on a busy tourist route and be in conflict with the stated objective to provide large green separation space between any development and the current village; it should be treated separately as part of the consultation on the main St George's Barracks site; other uses should be considered – ideal for new health centre;

Greetham - GRE08

Government and agencies

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-
- Historic England comments that this an area of potential archaeological interest and that the council should seek the advice of the County Archaeological Advisor and Conservation Officer;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Greetham Parish Council considers that a significant part of the land is unusable for housing due to its proximity to North Brook; there are concerns about sloping ground; trees with preservation orders; local residents being overlooked; boundary disputes and rights of way; flooding issues; pollution of the river; effects on wild life; need for further growth of Oakham and Uppingham;

Public and interest groups

- Concerns include the loss of trees and illegal felling of trees on the site; proximity of the stream, tree preservation orders; right of way across the land; additional pressure on the sewage network and roads.

Greetham - GRE09

Government and agencies

- Historic England comments that this an area of potential archaeological interest and adjoins a Conservation Area; that the council should seek the advice of the County Archaeological Advisor and Conservation Officer;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Greetham Parish Council considers that the potential number of houses on the site is far larger than is appropriate for the village; the entrance to the site is on a bend which was the scene of a fatal accident in recent years; it is at the entrance to the village and may detract from the rural character of the village;

Public and interest groups

- Concerns include sloping land, proximity to stream, additional strains on drainage, sewage and surface water flooding; access to the site is on a dangerous bend; increased traffic; harmful to the form of the village and visually damaging; disruption to bats and wildlife; light/overshadowing of properties; would push south the line of the Greetham bypass and increase its costs;

Langham – LAN08

Government and agencies

- Historic England comments that as the site is partly within the Conservation Area, and that the Council should seek the advice of the Conservation Officer;

Landowners, developers, agents and businesses

- Andrew Granger for Mahal Land Investments Ltd objects to the site because it was not put forward for consideration through the neighbourhood planning process and it would require a large number of dwellings to be delivered to be considered efficient and viable for development;
- Marrons Planning for Davidsons Developments Ltd submits a representation in support of the proposal and concludes that the site is suitable and deliverable and that there are no issues or concerns to suggest that it is not suitable for development;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Langham Parish Council comments that it is not acceptable as it outside the Planned Limits of Development; most of the site is part of a caravan park; mobile homes occupy some of this site; access is via a private road and via the A606 which is too dangerous; community is over 50s with no children;;

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Public and interest groups

- Concerns include that the size of the allocation is very large and will change the look of the village; it is a development into open countryside, with much increased access to a dangerous place on to a busy 'A' road; it needs to be very sensitive to the village environment in terms of design and spacing; it will affect the amenity value and quality of life of other properties in the location; consideration must be given to any route for a future Langham Bypass; one comments that it would be a useful transition from mobile homes to full development for a lasting future, perhaps adjoining land taking development to the Melton Road allowing an additional entry/exit;

Manton - MAN03

Government and agencies

- Historic England comments that the site is an area of potential archaeological interest with Martinthorpe deserted medieval village scheduled monument to the west; that the Council should seek the advice of the County Archaeological Advisor;

Landowners, developers, agents and businesses

- Grace Machin Planning & Property for a client refers to previous representations submitted that the site is suitable, available and deliverable for residential development and that it has 'self-build' potential; that 'small' sites should be allocated in smaller service centre locations such as Manton;

Public and interest groups

- Concerns include that it detracts from the pub's position and will impact tourism on cycle route; the village is not large enough to cope with the extra numbers of cars; some comment that not being in a local service centre should not be a reason to prevent a residential development and that it is a useful addition to the village;

Oakham - OAK18

Government and agencies

- Historic England comments that to the east of the site is Burley on the Hill Registered Park and Garden, within which there are several highly graded heritage assets and as such, the height of any proposed buildings should be limited to prevent harm to these heritage assets; the site is an area of potential archaeological interest and that the Council should seek advice of the County Archaeological Advisor and Conservation Officer;

Landowners, developers, agents and businesses

- DLP Planning for Larkfleet Homes Ltd. comments that this is a small-scale site that would appear to be complementary to the existing store and potentially an extension to it; on that basis it would not be appropriate as a site allocation and should be considered as a planning application;

Village Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Langham Parish Council comment that it not acceptable as it is surrounded by car parking and garage industrial units; potentially polluting and not suitable for housing for children and families;

Public and interest groups

- Concerns include that it is not suitable for development as it is outside the bypass and will create problems with traffic congestion and pollution; the adjacent car park of Coop may become a problem area if open all night; it is not viable given its

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location and size; some comment that is a suitable brownfield site for development with good road infrastructure and will relieve pressure on other sites around the town;

Oakham – OAK19

Government and agencies

- Historic England comments that to the east of the site is Burley on the Hill Registered Park and Garden, within which there are several highly graded heritage assets and as such, the height of any proposed buildings should be limited to prevent harm to these heritage assets; the site is an area of potential archaeological interest and the advice of the County Archaeological Advisor should be sought, together with the advice of the Conservation Officer.

Landowners, developers, agents and businesses

- DLP Planning for Larkfleet Homes Ltd. note that it is a greenfield site in contrast to the brownfield land promoted for residential use on behalf of Larkfleet at Hawksmead Business Park, Oakham;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Langham Parish Council Langham comment that it is outside the Planned limits of Development and not acceptable;

Public and interest groups

- Oakham South and West Action Group welcomes this as a more suitable site to develop than site OAK04 to the south of the town in terms of traffic congestion, parking and level crossing issues, views, landscape and settlement character, it is a brown field site and is not considered as an important break between town and country;
- Concerns include that it is good quality agricultural land that should not be used for residential development; there should be no building of houses outside the bypass and it would encroach on greenbelt to Burley, Ashwell and other villages, that it would have visual impact on Burley Estate and woods; some consider it is a suitable brownfield site with good road infrastructure and easy access to the bypass, which would minimise impact on existing residents;

Ryhall – RYH08

Government and agencies

- Historic England comments that the site is an area of potential archaeological interest with Ryhall Conservation Area and highly graded assets to the west and that the Council should seek the advice of the County Archaeological Advisor and the Conservation Officer;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ryhall Parish Council favours small infill projects rather than large developments but is keen to ensure that there is a clear gap between Ryhall and Belmesthorpe and has reservations about any sites, which because of their size, compromise the green space and produce an excess of traffic on a country lane;

Public and interest groups

- Comments include that it appears to be brownfield site and therefore suitable for development with no detrimental impact on existing residents; it is a useful site which could easily have a through road, and therefore good addition to the village.

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Ryhall – RYH09

Government and agencies

- Historic England comments that the site is an area of potential archaeological interest within Ryhall Conservation Area and highly graded assets to the west and that the Council should seek the advice of the County Archaeological Advisor and the Conservation Officer;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ryhall Parish Council favours small infill projects rather than large developments but is keen to ensure that there is a clear gap between Ryhall and Belmesthorpe and has reservations about any sites, which because of their size, compromise the green space and produce an excess of traffic on a country lane;

Public and interest groups

- Concerns include that it appears to be brownfield site and therefore suitable for development; that it would be better if this site was larger, at present looks isolated without access perhaps better to add /extend across to site RHY/09.

South Luffenham – SOU04

Landowners, developers, agents and businesses

- Astill Planning for C S Ellis Group Ltd. considers that the site is suitable and deliverable for employment development being located within the existing boundary of the Wireless Hill industrial estate and representing a logical location to accommodate the future growth of the businesses there; it has potential to deliver substantial benefits for local economic growth and productivity and would facilitate the effective use of brownfield land;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barrowden Parish Council considers that employment land should include the expansion of Wireless Hill, bearing in mind its brownfield status; it is one of the few employment sites in the southern area of Rutland and is within walking distance of Barrowden;
- North Luffenham Parish Council supports further development on the site to maintain and enhance the efficiency of those organisations that have invested in the site over many years and that it provides much needed employment opportunities close to both North and South Luffenham;

Public and interest groups

- Comments include that it is an excellent and useful extension to existing employment site; an ideal location for development to provide further employment for local people; any further expansion of Wireless Hill should be linked to providing direct access to the A47 for heavy goods vehicles.

Tinwell – TIN04

Government and agencies

- Historic England comments that the site is within the Conservation Area with heritage assets to the south, including highly graded assets such as the Grade II* Church of All Saints; it is an area of potential archaeological interest; that the Council should seek the advice of the County Archaeological Advisor and the Conservation Officer.

Public and interest groups

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- Concerns include that it is on a greenfield site outside the existing conservation area and village envelope; there is no need or basis to extend the village conservation area to include it; that Tinwell's classification as a Small Service Centre with very few services or amenities would not support such a large development; some comment that it is a useful extension to the village with easy access possible from Holme Close and Casterton Road.

Uppingham – UPP11

Landowners, developers, agents and businesses

- DLP Planning for Larkfleet Homes Ltd. comment that it is not obvious how access to the site would be achieved and it could be reliant on land at Ayston Road (Site UPP/05A promoted by Larkfleet) for access, which, is sequentially preferable as an unconstrained site with direct access to the higher order road network;
- Matrix Planning for Richardsons Surveyors and a client supports inclusion of the site which is available now and, subject to its inclusion in the local plan, will work to seek planning permission and market the site will begin shortly;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Uppingham Town Council is happy to consider the site alongside the existing sites but the correct mechanism for site allocations is via the Uppingham Neighbourhood Plan which can consider strategic objectives for these sites;

Public and interest groups

- Concerns include that it is an extension into open countryside and outside of the planned limit of development set by the Uppingham Neighbourhood Plan; that access is not acceptable via Goldcrest and Firs Avenue is and would create traffic on estate roads and additional traffic on Ayston Road which is already dangerous and busy at peak times.

Uppingham – UPP12

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Uppingham Town Council is happy to consider the site alongside the existing sites but considers that the correct mechanism for site allocations is via the Uppingham Neighbourhood Plan which can consider strategic objectives for these sites;

Public and interest groups

- Concerns include that it is an extension into open countryside and outside the planned limit of development set by the Uppingham Neighbourhood Plan; topography is inappropriate for larger scale development; there is no need for such a large development; access would be via existing and would place significant pressure on the highway infrastructure, increase noise and traffic; it will fit in well using existing access routes.

Whissendine – WHI11

Government and agencies

- Historic England comments that the site would not be an area of concern if it could be levelled to the south to match the existing rear gardens to properties on Melton Road;

Public and interest groups

- The concerns include the designation of the village as a Local Service Centre and that it cannot accommodate any more development, with congestion on the roads and road safety, parking, shortage of school places; flooding, surface water and

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drainage issues; lack of a doctors surgery, public transport and employment opportunities; some consider that this a suitable site for the expansion of the village with minimal impact on its infrastructure and village nature, and that it offers the best site if Whissendine must have more development.

Whissendine – WH12

Government and agencies

- Historic England's objects to the site because of impacts upon the Grade II* 'The Windmill', particularly in views from the south from Pickwell Lane, and asks whether this site could be removed or reduced further;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Whissendine Parish Council Site submits a detailed assessment of the site in terms of topography, agricultural land, heritage assets, water conservation, management and flood risk, proximity to services, accessibility to public transport. Infrastructure, accessibility and transport;

Public and interest groups

- Concerns include the size and location of the site and its impact on landscape and character of the village, flooding, surface water drainage and sewerage problems; impacts on traffic, congestion and car parking particularly around the village school; traffic accidents and pollution; heritage issues including loss of "rig and furrow fields" and impact on Whissendine Windmill; that access via Pickwell Lane is unsuitable; village school is at capacity; lack of public transport, employment, local amenities and medical facilities in the village; loss of biodiversity and wildlife habitat; loss of a green field site and public open space; loss of privacy and quality of life for existing residents; safety and, effects on the campsite and businesses on Pickwell Lane; disagreement that Whissendine is classed as a local service centre.

Comments on existing or new sites proposed

Respondent name or organisation	Site location/reference
Public	LIT01/01 (Quarry land off Belvoir Close Stamford)
Public	OAK08 (Stamford Road, Oakham)
Save Oakham South action group - includes petition of 22 signatures.	OAK/05 (Land off Uppingham Road, Oakham)
Savills for Society of Merchant Venturers	OAK/08A (land at Stamford Road) and OAK08A (land at Stamford Road and Uppingham Road)
Marrons for Jeakins Weir	Land east of Uppingham Road, Oakham
Marrons for Davidsons Developments Ltd	Ranksborough Farm/Hall
Marrons for Burley Estate Farm Partnership	Former allotment Land south of Brooke Road, Oakham
Savills for Manor Oak Homes	RYH06A Land between Meadow Lane and Belmesthorpe Road, Ryhall
DLP for Larkfleet Homes	Hawksmead Park (employment land and land north of the bypass)

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Respondent name or organisation	Site location/reference
Bidwells for Taylor Wimpey Strategic Land	OAK04 (land south of Brooke Road, Oakham) OAK13 and OAK19
Rosconn Strategic Land for landowner	Land south of Braunston Road, Oakham (Site OAK16 in site appraisals)
Andrew Granger For Trustees of Caister Castle and client	New Site - Woolfox (new garden town community)
Armstrong Rigg Planning for Manor Oak Homes	New site - North west of Hunts Lane Ketton (previously KET10 under 2017 site appraisals)

List of respondents

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1) Government and agencies

Historic England

2) Landowners, developers, agents, businesses

Andrew Granger for Trustees of Caister Castle and client
Andrew Granger for Mahal Land Investments Ltd
Armstrong Rigg Planning for Manor Oak Homes
Astill Planning for C S Ellis Group Ltd
Barton Willmore LLP for De Merke Estates
Bidwells for Taylor Wimpey Strategic Land
DLP Planning for Larkfleet Homes Ltd.
DLP Planning Ltd for Bowbridge Land Ltd
Geoff Armstrong for Manor Oak Homes
Grace Machin Planning & Property for clients
Marrons for Burley Estate Farm Partnership
Marrons for Jeakins Weir
Marrons Planning for Davidsons Developments Ltd
Marrons Planning for Jeakins Weir Ltd
Matrix Planning for Richardsons Surveyors
Matrix Planning Ltd for client
Mr Nick Grace for client
Rosconn Strategic Land for landowner
Savills for Manor Oak Homes
Savills for Society of Merchant Venturers
Uppingham Surgery

3) Parish councils and meetings and neighbourhood planning groups

Barleythorpe Parish Council
Barrowden Parish Council
Empingham Parish Council
Great Casterton Parish Council
Greetham Parish Council
Langham Parish Council
Normanton Parish Meeting
North Luffenham Parish Council
Oakham Town Council
Ryhall Parish Council
Uppingham Town Council
Whissendine Parish Council

4) Public and interest groups

279 responses from individuals

Oakham South & West Action Group