

LANGHAM NEIGHBOURHOOD PLAN 2022-2041



Support Document SDL 4b Site Assessment for 2017 LNP

January 2022

Final January 2017

SITE ASSESSMENT METHODOLOGY for LANGHAM NEIGHBOURHOOD PLAN

JULY/AUGUST 2015

CONTENT

Background	2
Call for Sites	3
Public Consultation	3
Land Registration	4
Site Assessment Summary Table	4
Site Assessment	5
Check with RCC	6
Conclusions	6

Appendices

Appendix 1 Population and House Numbers	8
Appendix 2 Support of Green Separation Zone (GSZ)	9
Appendix 3a & b Call for Sites - Letter & Maps to Landowner	11
Appendix 4 Call for Sites – Landowner Replies	13
Appendix 5 Call for Sites – Delivery Areas for Community Consultation	15
Appendix 6a & b Call for Sites – Public Consultation Survey	16
Appendix 7 Summary of Results Public Response to Survey	18
Appendix 8 RCCs Site Assessment Methodology	19
Appendix 9 Letters to RCC for Ratification of Assessments	22
Appendix 10 Issues and Options - Site Assessment	24
Appendix 11 Sites for Potential Development to 2036	27
Individual Site Appraisals	29

Background

In the analysis of responses to the October 2014 Community Questionnaire (see [SD2a](#)) two important factors emerged

1. Growth is a necessary part of a sustainable community.
2. Almost half (43%) of those responding were happy to accept up to two new houses per year, but another 23% wanted no housing at all.

This would mean that 30 new houses are likely to be built over the next 20 years from windfall alone. Such windfall houses cannot be planned for as they emerge in an ad hoc way over the years. However, it is important to consider this source of housing in any plan and so an estimate, based on the extrapolation of past data, is used. In this instance, from past RCC data, the estimate is 30 houses over 20 years and so this is the number used in this Plan for windfall houses to 2036.

So it seems that RCC and the community are in agreement so far.

However, the demographic data (from the 2011 Census) and population projections (from Rutland Pharmaceutical Needs Assessment 2015), tell us that:

1. 43% of Langham's population in 2011 was over the age of 55
2. The population has risen from 1371 in 2011 to approximately 1400 today
3. A 10.3% increase in population in Rutland is anticipated by 2037
4. There is expected to be an increase in those aged 65 - 84 in that period, of 49.3%

This tells us that not only will the population of Langham need to increase – perhaps as much as 10.3% in line with the county, but that a significant proportion of that increase in numbers will be from the elderly who, typically, live alone or with one other.

This suggests that there may be a need for as many as 58 new houses between now and 2036 (see [Appendix 1 for calculation](#)).

The shortfall between this number and the estimate of houses emerging via windfall is 28. It is important therefore to identify those sites, acceptable to landowners and residents, that are consistent with national and local policy, that may offer locations for these 28 new houses.

To this end, the Langham Neighbourhood Plan (LNP) Group has sought sites that are suitable for potential future housing (and business) development.

However, in doing this we had to be mindful of the results of the October 2014 Questionnaire where people voiced a deep concern that Oakham and Langham would become one, with houses being built on the land between the Oakham North bypass and the southern PLD of Langham Village. The proposal that this belt of land should therefore be afforded special protection was put to the community in a July 2015 consultation and 90% voted in favour (see [Appendix 2](#)). This belt of land was given the title of the Green Separation Zone (GSZ) for Langham and no development would be acceptable there.

Call for Sites

To determine what sites landowners would want to develop a 'Call for Sites' was carried out. A letter was sent to every landowner in Langham Parish (see [Appendix 3a](#)) along with a map of the parish and another, close-up, of the village (see [Appendix 3b](#)). Landowners were asked to respond either

1. No I do not want my land to be used for development
2. Yes I would like to develop my land

If the latter, they were asked to draw on the map the location of their land and, if possible, how many houses they would consider being built there.

At no stage was any suggestion made to landowners or residents that any of the sites would ultimately be developed, nor that the whole of any site could potentially be built on.

This resulted in responses from 25 of the 39 landowners (64%), with 15 offering, between them, 17 sites (see [Appendix 4](#)).

It is recognised that not all landowners will have decided yet whether they wish to develop their land over the next 20 years and so it is likely that more sites will be offered over the coming years.

Public Consultation

The next step was to consult with the public. It was decided that a flyer - survey through every door (and to every non-resident landowner/business owner) was the most effective method.

A small team developed the flyer, designed to get answers to four questions:

1. Which of the proffered 17 sites do you support for potential future development?
2. What density of housing would you accept on each of those sites? *
3. Of five options, which layout of houses would you most welcome?
4. Do you want the Green Separation Zone to be kept free from all development?

* *Housing of 30 homes/hectare is called low density – as Sharrads Way; a density of 35 homes/hectare is called medium density as Fairfield Close; a density of 40 homes/hectare is called high density, as Ruddle Way. All these examples also include open frontages and communal green spaces.*

Of 651 flyer-surveys delivered (see [Appendix 5](#)), 148 were returned in time (4 arrived too late for inclusion). This translates to a response rate of almost 23%.

The data from all the flyers was entered into a spreadsheet and the totals calculated (*the summary figures are in [Appendix 6](#)*)

Site Assessment Summary Table

148 Responses	LNP 01	LNP 02	LNP 03	LNP 04	LNP 05	LNP 06	LNP 07	LNP 08	LNP 09	LNP 10	LNP 11	LNP 12	LNP 13	LNP 14	LNP 15	LNP 16	LNP 17
%Yes	84%	78%	82%	70%	35%	46%	5%	3%	5%	27%	59%	35%	12%	39%	73%	31%	68%

Table 1: Results of the 'Potential Housing Sites; Public Consultation' Survey

For the purposes of RCC's RAG (Red, Amber, Green) Assessment:

50% or more in favour = Green **30-50% = Amber** **<30% = Red**

Land Registration

Meanwhile, as a routine 'due diligence' exercise, a Land Registry search was carried out for all of the proffered sites. This was to enable one of RCC's assessment criteria to be correctly answered – namely 'Is ownership known/Does the owner wish to develop'.

The results of this search are detailed in [Appendix 7](#).

In summary, 13 of the 17 sites proved to be registered to the person who put them forward for consideration. Two sites had no land registration as they had been in the ownership of the same families for generations and had never been sold outside the family. For two sites, the name on the land registration document was not the same as that of the person putting the site forward.

For one these two sites, the owner was known, consulted and agreed the land should go forward. For the second, the owner proved to be Trustees of a Pension Fund and extensive research failed to track them down. A letter was immediately written to the person putting forward the land, explaining that, without the present owner's endorsement, the land could not legally be proposed for development in the Langham Neighbourhood Plan. No such endorsement was received, so site LNP05 was withdrawn.

Site Assessment using RCC's Issues and Options Site Assessment Methodology.

This methodology and analysis is to be found in RCC's Site Allocations and Development Plan Document (SAPDPD) and is shown in [Appendix 8](#)

Each site was examined against each of the assessment criteria and, where necessary, a rationale was written.

Three important considerations were taken into account when carrying out the site assessments:

1. Key Policy Considerations. Both Core Strategy CS4 and 9 (for residential builds) and CS14 (for business builds) were considered. As the National Planning Policy Framework (NPPF) supersedes the Rutland Core Strategy, this document was used to guide the decision where there was any uncertainty.
2. Potential for New Green Infrastructure. This mainly referenced CS23 and the Department of Environment, Food and Rural Affairs' Environmental Quality paper 2011. Assessment has been made on whether the sites are on or close to any sub-regional or regional connections, whether the land is marsh land, forested land or able to grow and convert energy crops. Also whether it is close to, or incorporates, a public footpath, bridle way or cycle path.
3. Potential for Decentralised and Renewable Energy Generation. It has been assumed that the additional carbon footprint of new houses will be only partly compensated for by solar panels and energy-efficient construction. For this reason, every site has been allocated a 'Moderate, Amber' assessment

In drawing conclusions from this RAG exercise, certain criteria were seen as 'essential' where a Red assessment against any one of them would eliminate the site immediately. These criteria are:

1. **In line with RCC policy**
 - a. If the land has been offered before and turned down by RCC and/or
 - b. If the site does not fit the criteria in the relevant Core Strategy policies (**CS4, CS9, CS14, CS17 and/or CS17**)
2. **Biodiversity/Geodiversity**
 - a. If the site is a locally or nationally designated site or
 - b. The loss of the site would have a significant impact on biodiversity, geodiversity, trees or hedgerows
3. **Landscape** – if development of the site would have a significant impact on:
 - a. Landscape character, or
 - b. Through the scale and character of the development, on the local community
 - c. On historic landscape character
4. **Water Conservation Management and Flood Risk** where:
 - a. There is a significant flood risk
 - b. Development of the site would exacerbate a flood risk elsewhere (usually downstream)
 - c. There is a known flooding issue
5. **Availability, Viability and Deliverability**
 - a. Is ownership known and does the owner wish to develop

- b. Will existing operational land use cease if the site is developed
 - c. Is a more appropriate site likely to become available
6. **Green Separation Zone.** This is not a RCC criterion but one that over 90% of the community demand for Langham. There must be no development in this protected area in order to ensure the geographic separation of Langham from Oakham and to retain the way Langham sits in the local landscape.

Of those sites not eliminated due to one or more of the above 'essential criteria', a further set of criteria were examined which are seen to be 'important'. These are the key criteria when this land is considered for planning permission – it is important that these criteria are met, but not essential.

1. **Consultation** – is development of the site acceptable to less than 30% of the community
2. **Cultural Heritage** – having a significant impact on local heritage such as monuments, parks and gardens, Conservation Areas, listed buildings or archaeological sites.
3. **Impact on the Wider Road Network** – is there likely to be a significant impact on:
 - a. The capacity of the transport infrastructure to accommodate the type and level of traffic increase expected from the development
 - b. The existing road network
4. **Within the Planned Limits of Development** – is it outside the PLD with no boundary touching the limit of the PLD

Checking with RCC

Recognising that the volunteers are not expert in this Site Assessment, a letter was sent to the Planning Department of RCC asking that they endorse/correct the assessment methodology and the outcomes reached by the team ([see Appendix 10](#)).

A member of the Planning Department went through our assessment paperwork, and agreed our method and our thinking was sound. The Planning Officer also went through the assessment of one of the sites to ensure that there was agreement on all points and all conclusions drawn. There was.

It was felt, at this stage, everything possible had been done to ensure objectivity, openness and be even-handed with the assessment and conclusions for all 17 sites.

Conclusions

From the analysis there emerged four preferred sites – three for housing and one for business units, - one secondary/acceptable site and two others we have called expansion sites. These latter, being green fields, will only be considered if the requirement for 58 new houses to 2036 has not otherwise been met.

It is recognised that RCC's recent Call for Sites may have resulted in additional sites being put forward which fit the criteria of this Plan and better fit the National Planning Policy Framework and RCC's Core Strategy and SAPDPD (for example, brown field sites, or replacement of disused farm buildings). In this case such sites might take priority over the two secondary/expansion sites identified here.

At no point will it be acceptable to exceed the planned development of 28 new houses over the next 20 years. Additionally, regular monitoring will assess how many houses actually are being built as a result of windfall, as compared to the estimate, and decisions will be taken to ensure that the PLD does not become over-developed, and that the maximum of 58 new homes to 2036 is met.

It is important to note that due consideration has been given to the sites identified, and conditions set against them, where appropriate, to ensure adherence to local and national policies.

Sites LNP02, LNP06 and LNP14 include Flood Zones. It is essential that a Sequential Flood Test is carried out for these sites as part of their planning application. This will identify which parts of those sites do not risk flooding and may be developed for housing.

Site LNP06 includes a public Right of Way which would need to be preserved should a Planning Application be submitted

Site LNP02 includes a protected area (referred to in this Plan as an Important Green Space, and referred to by RCCas an Important Open Space). This Plan supports development of this site to replace the existing house and outbuildings, but does NOT support the development of the Important Green Space.

[Back>>>](#)

Appendix 1 – Calculations for Population & House Numbers to 2036

Present population of Langham = 1400

Expected population increase across Rutland to 2036 = 10.3%
Assuming similar growth for Langham, 10.3% of 1400 = 144

In 2011 43% of Langham's population were over 55, and this proportion is increasing

This suggests that future housing would accommodate around 2.5 people per home.
 $144/2.5 = 58$

This suggests a need for 58 new houses to 2036 or an average of no more than 3 new houses per year

Appendix 2 – Support of Green Separation Zone (GSZ)

Appendix 2: Results of community response to the question - 'Do you support the proposed boundaries and sizing of the GSZ?' not 'Do you want a GSZ where there can be no development?'

VOTES:

1	Yes	26	Yes	51	Yes	76	Yes	101	Yes	126	Yes	
2	Yes	27	Yes	52	Yes	77	Yes	102	Yes	127	No	
3	Yes	28	Yes	53	Yes	78	Yes	103	Yes	128	Yes	
4	Yes	29	Yes	54	Yes	79	Yes	104	Yes	129	Yes	
5	Yes	30	Yes	55	Yes	80	Yes	105	Yes	130	Yes	
6	Yes	30	Yes	56	Yes	81	Yes	106	Yes	131	Yes	
7	Yes	32	Yes	57	Yes	82	No	107	Yes	132	Yes	
8	Yes	33	Yes	58	Yes	83	Yes	108	Yes	133	Yes	
9	Yes	34	Yes	59	Yes	84	Yes	109	Yes	134	Yes	
10	Yes	35	Yes	60	Yes	85	Yes	110	Yes	135	Yes	
11	Yes	36	Yes	61	Yes	86	Yes	111	Yes	136		
12	Yes	37	Yes	62	Yes	87	No	112	Yes	137	Yes	
13	Yes	38	Yes	63	Yes	88	Yes	113	No	138	No	
14	Yes	39	Yes	64	Yes	89	Yes	114	Yes	139	Yes	
15	Yes	40	Yes	65	Yes	90	Yes	115	Yes	140	Yes	
16	Yes	41	Yes	66	Yes	91	Yes	116	Yes	141	No	
17	Yes	42	Yes	67	Yes	92	Yes	117	Yes	142	Yes	
18	Yes	43	Yes	68	Yes	93	Yes	118	Yes	143	Yes	
19	Yes	44	Yes	69	Yes	94	Yes	119	Yes	144	No	
20	Yes	45	No	70	Yes	95	Yes	120	Yes	145	Yes	
21	Yes	46	Yes	71	Yes	96	Yes	121	Yes	146	Yes	
22	Yes	47	Yes	72	Yes	97	Yes	122	Yes	147	Yes	
23	Yes	48	Yes	73	Yes	98	Yes	123	Yes			
24	Yes	49	Yes	74	Yes	99	Yes	124	No	138	Yes	93.8%
25	Yes	50	Yes	75	Yes	100	Yes	125	Yes	8	No	5.4%

COMMENTS

3	Important we keep this
7	The principle of separation is essential to maintain the character of Langham as a village
31	If developments within it are sympathetic and don't include LNP07 and LNP08
45	The green separation zone needs to be bigger. Langham is a village, not a suburb of Oakham, or an attachment to Barleythorpe. Langham as it is even now is getting too big. Absolutely NO development on the white/purple areas!
82	No more development in Langham full stop. No development
84	Would support housing here
86	We need to retain our identity (separate) as a village, not part of Oakham and we need to retain our countryside [unreadable] generation - we do not need any more homes in this area. We don't support any.
93	Should not be any housing as housing would continue to blur the boundaries between Langham and Oakham
98	Would be even better if it included LNP05
113	Too small.
124	Too small - should include BOTH sides of Cold Overton Rd to west of village. This area much more wooded & valuable wildlife corridor, home to bats, owls, buzzards, woodpeckers. Also area too far out of village, would make Langham too big, infrastructure overloaded.
127	I don't think the boundaries + sizing of the proposed Green Separation Zone are big enough. I believe they should reach up to the roundabout on the A6006 and there should be no building Langham side of the bypass. The expansion of Rutland is happening at a ridiculous rate.
141	We need to be mindful of the longer term impact of having all land to the south of village being a separation zone - re school and business development
144	Too large in some areas e.g. Cold Overton Rd. Some development on part of polo field would be acceptable
147	Any development within the village or surrounds should be in the best interest of the village and not just for an individual's personal monetary gain

[Back>>>>](#)

Appendix 3a – Landowner ‘Call for Sites’ Letter



Dear

18 July 2015

I understand that you are a landowner in Langham Parish.

As you know, a number of volunteers are, through consultation with residents, landowners and business owners, writing a Neighbourhood Plan for Langham to inform Rutland County Council's planning decisions over the next 20 years.

A key part of the Neighbourhood Plan is to suggest where future housing would be welcomed in Langham between now and 2036 and to show those sites on a map of the Parish. This is very similar to the 'Call for Sites' that RCC carried out in 2012.

Once we have ascertained what you, the landowners, would want, we will apply RCC assessment criteria to ascertain which sites we would include in the final plan.

Could I ask you please to assist us by letting me know whether you **are** interested in any piece of land that you own being considered for development– and if this is the case please name the land for us and highlight it in colour on one of the enclosed maps.

I have supplied my address, phone numbers and e-mail address as well as a stamped/addressed envelope, so please feel free to respond in whichever way is most convenient.

It would be most helpful if you could do this by August 1st – my apologies for the tight deadline, but our aim is to have a plan in place by the end of the year and there is much still to do.

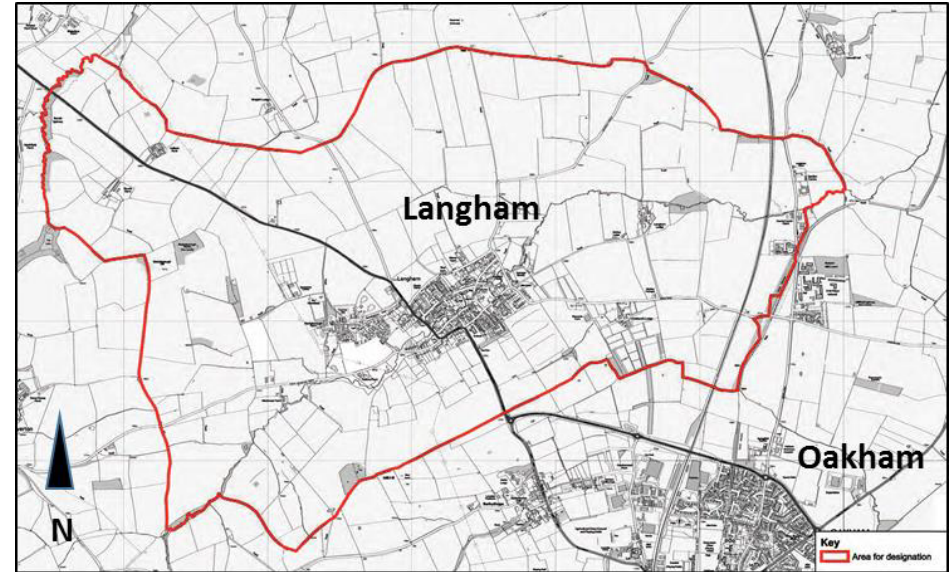
Thank you so much for your help and support – we will include all responses in the draft plan that will be going for public consultation in late September

Kind regards,

Langham Neighbourhood Plan Group and Parish Councillor

Enclosures: Map of Langham Parish; Larger map of Langham Village; Stamped Addressed Envelope

Appendix 3b – Landowner ‘Call for Sites’ Letter (attachments)



Appendix 4 – Landowners ‘Call for Sites’ Replies

Name of Landowner	Responded	Via	‘No’ to land	‘Yes’ to land	LNP Map ref No	Number of houses
Non-resident	✓	Map/note		✓	LNP 08/09/10	
	✓	e-mail	✓			
	✓	Verbal	✓			
	✓	Map/note		✓	LNP 12	
	✓	Verbal		✓	LNP 03	single only
	✓	Map/Letter		✓	LNP 13	
	✓	Map/Note		✓	LNP 16	
	✓	Verbal		✓	LNP 02	3 ideally
	✓	Verbal	✓			
	✓	Map/note		✓	LNP 17	business units
	✓	Verbal	✓			
	✓	Verbal	✓			
Non-resident	✓	Map at WG		✓	LNP 05	40
	✓	Phone		✓	LNP 01	
	✓	Map/verbal		✓	LNP 11	single only

Name of Landowner	Responded	Via	'No' to land	'Yes' to land	LNP Map ref No	Number of houses
	✓	Verbal	✓			
	✓	Note	✓			
	✓	Letter	✓			
	✓	Verbal	✓			
	✓	Note	✓			
	✓	Map/note		✓	LNP 07	
	✓	Map at WG		✓	LNP06	30
	✓	Map/note		✓	LNP 14	
Non-resident	✓	Phone		✓	LNP 15	single only
	✓	Verbal		✓	LNP 04	3-7

Appendix 5 – Delivery of Flyer ‘Potential Housing Sites; Public Consultation’ Survey

Area	Housing Area	Number of Houses
A	East of village from Polo field to level crossing + Langham Engineering + Traveller Site (The Paddocks)	25
B	Sharrads Way, Harewood Close, Grange Close, some of Burley Rd	53
C	Ruddle Way	53
D	Pub, Lowther Close, Jubilee Drive, Briggins Walk, some of Burley Rd	53
E	Oakham Rd, some of Melton Rd, Cold Overton Rd	60
F	Well Street	42
G	Orchard Rd, Hayes Close, Hainsworth Close, some of Manor Lane	35
H	Some of Burley Rd, The Rookery, Westons Lane, some of Manor Lane	31
J	The whole of Ranksborough	125
K	Kimball Close and all houses near Ashwell	44
L	The Range and some of Melton Rd	21
M	All of Church Street	65
N	Squires Close, Fairfield Close, Bridge Street	42
	Non-resident land/business owners	3
		652

Appendix 6a – Page 1 of Flyer

STEP 3:

Please tick the type(s) of development layouts you would support for MULTIPLE dwellings in Langham.

You may tick more than one option.

Step 3 is NOT site specific. Please note, your selection will form analysis of a general layout preference for Langham.

Linear, street facing



Angled, some street facing



Cul-de-sac



Through road



Closures (through road with communal open space)



STEP 4:

In accordance with the emerging preference for a protected Green Separation Zone to the south of the village to prevent our absorption into Oakham, do you support the boundaries and siting of the Proposed Green Separation Zone? (see green shaded area on map overleaf)

Yes

No

If NO, please comment why (too big, too small, don't support principle, would support housing here etc.)



Potential Housing Sites: Public Consultation

This survey is the next chance for you who know and love Langham to inform Langham's Neighbourhood Plan (NP). Already three very clear themes have emerged from the consultation process which, taken together, would ensure that our village gets the right type of development in the right place.

1. A strategy of managed growth for the village.
2. A protected Green Separation Zone to the south of the village to prevent our absorption into Oakham.
3. Any development must reflect the housing density, style & materials of neighbouring houses.

Rutland County Council's (RCC) housing target for Langham until 2026 gives an average of one new dwelling per year. This could be met through the emergence of small sites within Langham's existing Planned Limits of Development (see map).

If RCC imposes higher targets we would need to identify development sites BEYOND this boundary. A call for sites resulted in landowners putting forward sites LNP 01 to 17 (marked on map) for multiple dwellings or business units. We now invite you to comment on these sites, indicating which you think would be most sympathetic to the objective of preserving Langham's fundamental character.

Please complete the survey and return it by:

August 22nd

- to a Collection Box in either the Wheatsheaf or the Church Perch,
- or through the door of 7 Sherrods Way

Your views will be reflected in the draft of the Langham NP, which will be available for you all to read and comment on in late September.

If you need help in completing or returning the form, please call Pat on 771 104. Thank you for your help!

Appendix 6b – Page 2 of Flyer ‘Potential Housing Sites – Public Consultation’

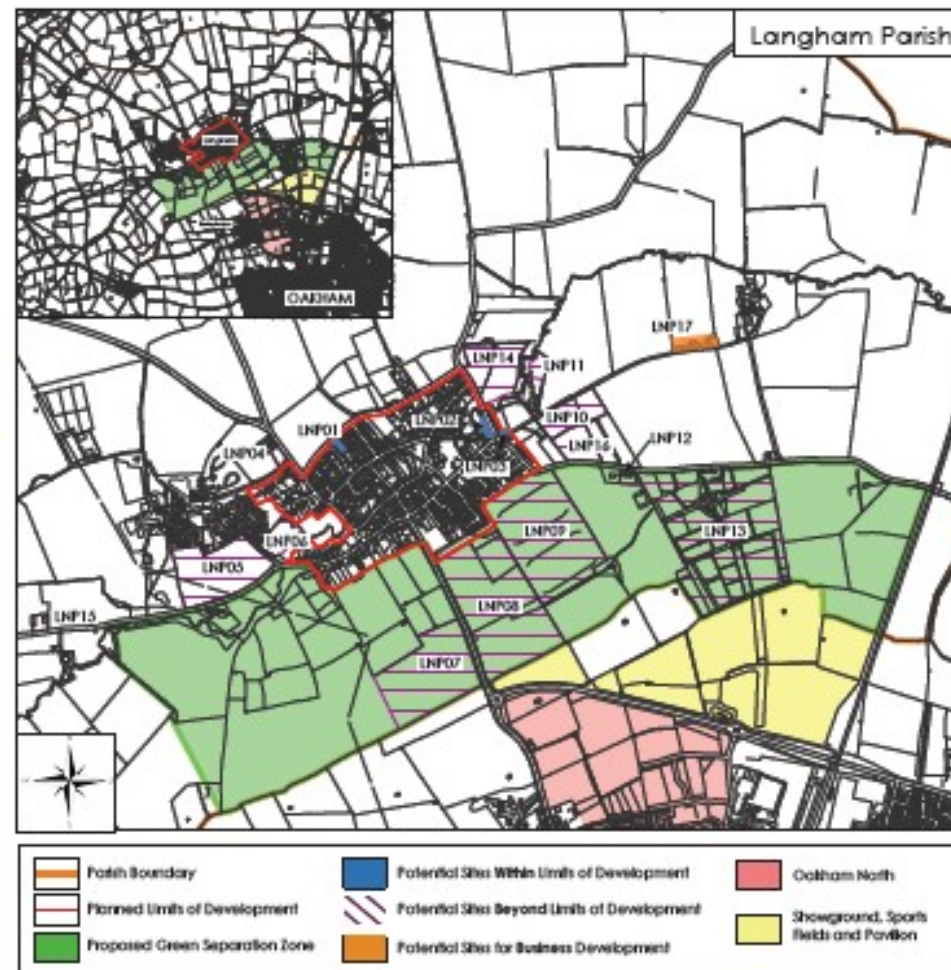
STEP 1:
For each potential site, please answer: Do you support this site for future residential development? Tick YES or NO.

STEP 2:
If YES, please tick ONE preferred density of development for each site in the boxes to the right. If NO, move on.

Note: Some sites have been identified for single houses only by the landowner. Step 2 is therefore not required.

For comparison, please consider:
Sharads Way as LOW
Fairfield Close as MEDIUM
Ruddle Way as HIGH

Within Limit of Development	Yes	No	Low	Medium	High
LNP01	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP02	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP03 (single)	<input type="checkbox"/>	<input type="checkbox"/>			
Beyond Limit of Development					
LNP04	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP05	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP06	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP07	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP08	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP09	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP11 (single)	<input type="checkbox"/>	<input type="checkbox"/>			
LNP12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP13	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LNP15 (single)	<input type="checkbox"/>	<input type="checkbox"/>			
LNP16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential for Business Development					
LNP17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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Appendix 7 – Summary Results ‘Potential Housing Sites – Public Consultation’

148 Responses	LNP 01	LNP 02	LNP 03	LNP 04	LNP 05	LNP 06	LNP 07	LNP 08	LNP 09	LNP 10	LNP 11	LNP 12	LNP 13	LNP 14	LNP 15	LNP 16	LNP 17
Yes	123	115	121	103	51	67	7	5	8	39	87	51	18	58	93	45	100
No	17	26	16	38	91	77	134	137	134	99	50	88	123	83	46	95	38
Low	69	70	Single	55	14	36	3	3	2	27	Single	31	6	27	Single	27	34
Medium	18	13		22	25	23	2	1	5	8		1	5	13		6	19
High	2	0		2	6	1	0	0	0	0		1	1	3		0	4
%Yes	84%	78%	82%	70%	35%	46%	5%	3%	5%	27%	59%	35%	12%	39%	73%	31%	68%
%No	12%	18%	11%	26%	62%	53%	91%	93%	91%	67%	34%	60%	84%	56%	31%	65%	26%
%Low	47%	48%		37%	10%	24%	2%	2%	1%	18%		21%	4%	18%		18%	23%
%Medium	12%	9%		15%	17%	16%	1%	1%	3%	5%		1%	3%	9%		4%	13%
%High	1%	0%		1%	4%	1%	0%	0%	0%	0%		1%	1%	2%		0%	3%

For the purposes of RCC's RAG Assessment:
 50% or more in favour = Green
 30-50% = Amber
 <30% = Red

‘Do you support the proposed boundaries and size of the Green Separation Zone?’

137 said ‘Yes’; 8 said ‘No’; 3 did not comment

93% vote in favour.

For Detail of the Results See SP3 Supplementary pages.

Appendix 8: RCC Issues & Options – Site Assessment Criteria				
Category	Factors to be assessed			
Stage 1: Initial Assessment against Key Policy Considerations				
Key Policy Considerations	Fit with CS4*, CS9*, CS14*, CS17*, CS25* and other	Meets all	Meets some	Does not meet
Stage 2: Detailed Assessment against Environmental, Social & Economic factors				
<i>Environmental</i>				
Topography	Whether land is flat or sloping	No constraints	Moderate constraints	Significant constraints
Agricultural land	Green or brownfield; Agricultural land quality; impact on agricultural activities	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	Impact on both, sp. on locally/nationally/internationally designated sites; Impact on trees/hedgerows	No impact	Moderate impact	Significant impact
Cultural heritage	Impact on locally important heritage – monuments, Parks/Gardens, Conservation areas, listed buildings, archaeological sites	No impact	Moderate impact	Significant impact
Landscape	Impact on landscape character; impact ref scale & character of existing community; impact on historic landscape character	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	Impact on recreational opportunities & open spaces	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	Potential for site to provide new green infrastructure – wider open green network; linking existing green infrastructures	Potential to enhance existing green corridors/access to green infrastructure	No potential identified	
Water conservation/management; Flood risk	Susceptibility to and impact on flood risk	No flood risk/Min.	Mod. Flood risk/potential	Significant flood risk/ pot' to exacerbate flood

		downstream flood risk	downstream flood risk	risk downstream – known issue
Contamination	Whether site is contaminated	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	Level of support from consultation	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Factors affecting this may be noisy industry, busy roads, electricity pylons	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	How near are shops, primary school, 2ndary school, doctors & health facilities, employment	3 or more facilities < 800m from furthest point	2 - 3 facilities < 800m from furthest point	No facilities within 800m of furthest point
Accessibility to public transport	Proximity to bus routes and railway stations	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Impact of neighbouring communities & adjacent land use	No impact	Moderate impact	Significant impact
<i>Economic</i>				
Available, viable & deliverable	Is ownership known; does owner wish to develop; whether existing operational land use will cease; Whether there is a more attractive site likely to come forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Availability of electricity, gas, water, drainage, sewerage	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Safe & effective access to and from site; opportunities for walking & cycling; conflicts with non-industrial traffic on access roads used by heavy commercial vehicles	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...

Impact on the wider road network	Capacity of transport infrastructure to accommodate type and level of traffic increases; potential impact on existing road network	None/little impact	Moderate impact	Significant impact
Rights of Way	Impact on public footpaths and bridleways	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Potential to reduce greenhouse gas emissions; opportunities for renewable energy generation	Significant potential	Moderate potential	None/limited potential
Need for the development	Need for employment opportunities, affordable housing, waste management facilities, rural diversification, retail development	Significant need	Moderate need	No need
Other constraints	E.g. Areas of Special Interest and Particularly Attractive countryside as outlined in Core Strategy	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	The Planned Limits of Development are agreed limits beyond which RCC will NOT look favourably on any development plans	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Exception to the PLD rule is land that has previously been built on	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	No development will be permitted within the zone south of PLD	Not in GSZ	At far edge of GSZ	Within GSZ

*CS4 Location of development – *focus of development on Oakham, Uppingham & Local Service Centres* (Langham is Small Service centre) CS9b Provision and distribution of new housing -10% allocated housing (3,000 between 2011 & 2026) shared by Small Service Centres CS14 Provision for new industrial and office development relative to use – *reuse of underused employment sites*
CS17 Town centre and retailing NOT APPLICABLE TO LANGHAM
CS25 Waste Management and Disposal (sp.new sites for waste management)

**BMV = Below Market Value

- φ Grade 1 – excellent quality, high grade crops, high yield
Grade 2 - v. good quality, moderate range, good yield
Grade 3a – good quality, moderate yield, narrow range, often arable
Grade 3b – moderate quality. Moderate yield, narrow range – often pasture

Appendix 9: Letters to RCC – Endorsement of Site Assessment

Langham Neighbourhood Plan - Site Appraisal

17/08/2015 Documents

To: dtroy@rutland.gcsx.gov.uk Cc: Roger Begy

20 attachments (total 4.2MB)

Good afternoon Mr. Troy,

I have today dropped off at RCC offices in Catmose a pack for your attention.

This pack contains a letter to you requesting your ratification/endorsement for work that a group of LNP volunteers has undertaken to assess sites for development.

I attach an e-copy of what is in that package - the letter, a flyer showing the 17 sites, the individual RAG assessments using RCC's Issues and options Site Appraisal methodology, a summary of those appraisals and explanations for how we turned those RAGs into a final decision on which site would and would not go into the Langham Neighbourhood Plan.

I would be grateful if you could review them and come back with an endorsement by 28th August as we are hoping to issue our draft plan in September

I am copying in Roger Begy as I met him briefly at Catmose today when delivering the package for you and he supports this approach to ensure security for the LNP volunteers.

My thanks for your support.

Kind regards

(Langham Neighbourhood Plan Steering Group Member and Member of Housing and Renewal sub group)

RE: Langham NP - Issues & Options Site Appraisal Assessments

20/08/2015

To: (Planning Officer) Cc: Roger Begy, dtroy@rutland.gcsx.gov.uk

Thank you so much for seeing me on your last day before holidays.

I am pleased to have gone through in detail site LAN05 to ensure that our collective assessment of each of the criteria for each of the 17 sites is balanced and objective. I was also pleased that the fact that we had written a rationale for our individual assessments whenever they were amber or red was correct and you felt were valid.

I will take your advice and go one step further and write a more comparative narrative wherever there is a difference in RAG assessments for similar pieces of land.

My team and I feel much re-assured by your validation of our method and of our final assessments, as based on the one example we worked through.

And thanks for the re-iteration that, at Draft consultation stage, additional experts will be able to guide us to improve where necessary any elements of the Plan before it goes to referendum

And my thanks again for your invaluable support and advice - we would not, I suspect, be anywhere near as advanced in this project without you

Kind regards

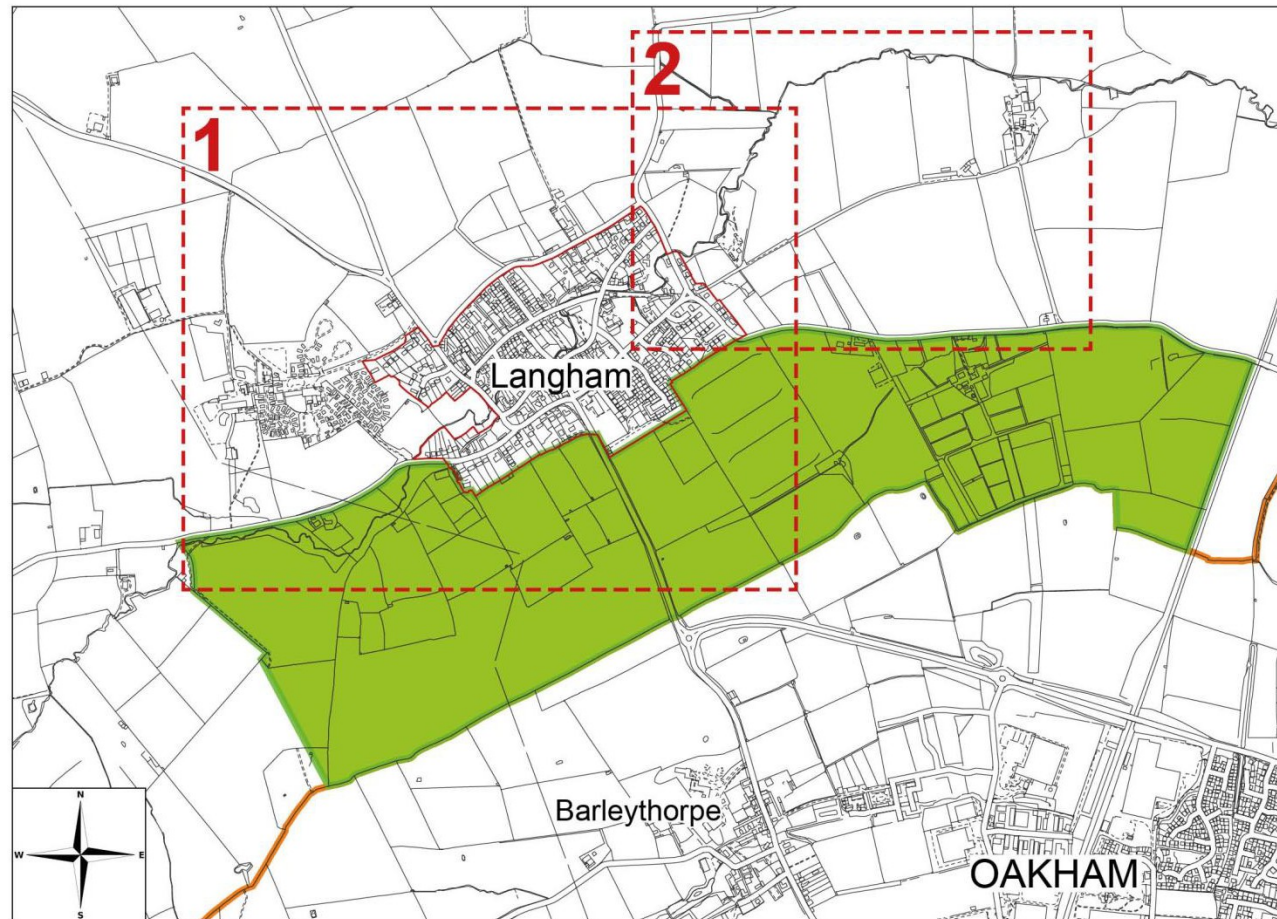
Appendix 10: Issues & Options – Site Assessment

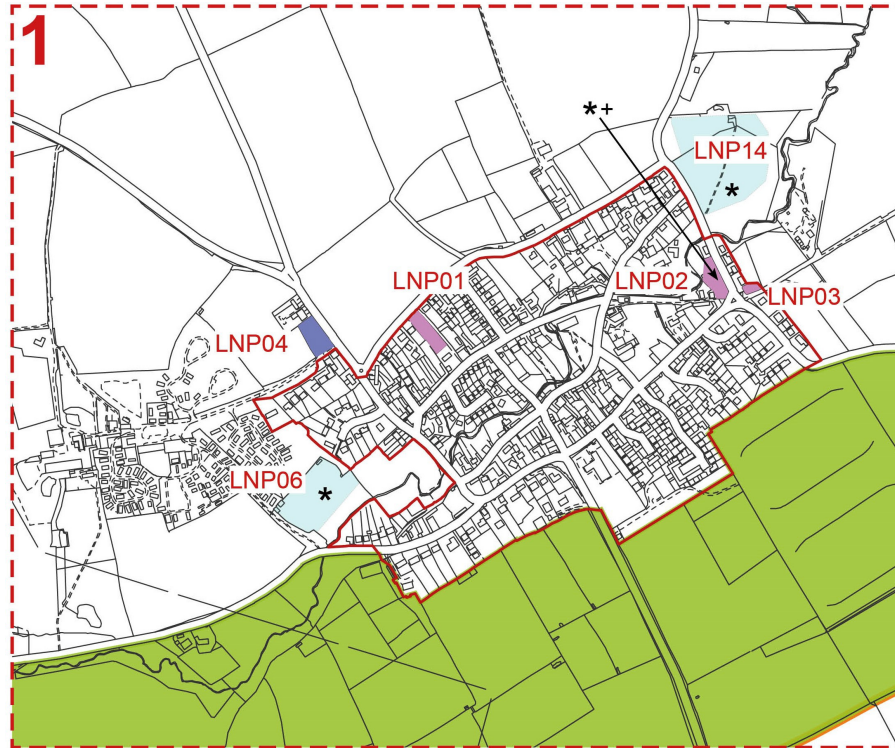
Site number	LNP01	LNP02	LNP03	LNP04	LNP05	LNP06	LNP07	LNP08	LNP09	LNP10	LNP11	LNP12	LNP13	LNP14	LNP15	LNP16	LNP17
No of houses - suggested to LNPG	5RCC	3	1	3 - 7	40	25 - 30		100+	100+		1	1 - 3			1	1 - 2	N/A
- estimated by LNPG							100			40			40	30			
Title Number		LT287 241		LT346 388	LT270 982	LT332 023	LT381 383	LT431 918	LT431 918	LT431 918	LT365 219	LT305 597	LT265 288	LT312 356	LT471 539	LT404 549	LT347 138
Proposer = owner	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Endorsed by Owner = available					No										Yes		
Key RCC policy considerations	SADPDP							SADPDP	SADPDP				SADPDP				
Topography																	
Agricultural land																	
Biodiversity and Geodiversity																	
Cultural heritage (Conservation Area)																	
Landscape and townscape																	
Loss of recreational/public land																	
New green infrastructure																	
Flood risk																	
Contamination																	

Site number	LNP01	LNP02	LNP03	LNP04	LNP05	LNP06	LNP07	LNP08	LNP09	LNP10	LNP11	LNP12	LNP13	LNP14	LNP15	LNP16	LNP17
Consultation																	
Liveability																	N/A
Proximity to services																	N/A
Public transport																	
Amenity of residents																	
Availability/Deliverability																	
Infrastructure available (electricity etc.)																	
Accessibility																	
Impact on road network																	
Rights of way																	
Potential for renewables																	
Need for development (RCC)																	
Other policy constraints																	
Within PLD																	
Brownfield Site																	
Within Green Separation Zone																	

Site number	LNP01	LNP02	LNP03	LNP04	LNP05	LNP06	LNP07	LNP08	LNP09	LNP10	LNP11	LNP12	LNP13	LNP14	LNP15	LNP16	LNP17
Automatic Exclusion if red																	
<i>Endorsed by owner</i>					Red						Withdrawn						
<i>Against RCC policy</i>							Red	Red	Red	Red			Red		Red	Red	
<i>Biodiversity</i>																	
<i>Landscape</i>								Red	Red				Red				
<i>Flood Risk</i>																	
<i>GSZ</i>							Red	Red	Red			Red	Red				
Possible exclusion if red																	
<i>Consultation</i>							Red	Red	Red	Red			Red				
<i>Cultural Heritage</i>										Red				Red		Red	
<i>Road Networks Impact</i>																	
<i>Within PLD/Brownfield</i>					Red	Amber	Red			Red		Red	Red	Amber	Red	Red	
Preferred Site	✓	✓	✓														✓
Secondary/Acceptable Site				✓													
Expansion Site						✓								✓			
Density suggested by public																	
LOW (30homes/hectare)	47%	48%	Single	37%		24%					Single			18%	Single		23%
MED (40 homes/hectare)	12%	9%		15%		16%						9%	13%				
HIGH (50 homes/hectare)	1%	0%		1%		1%						2%	3%				

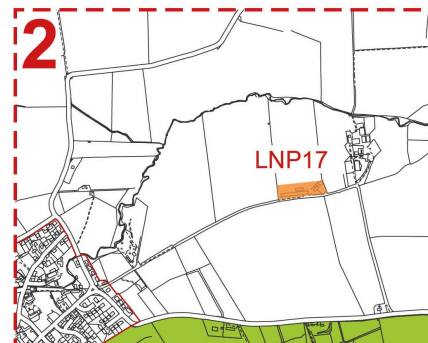
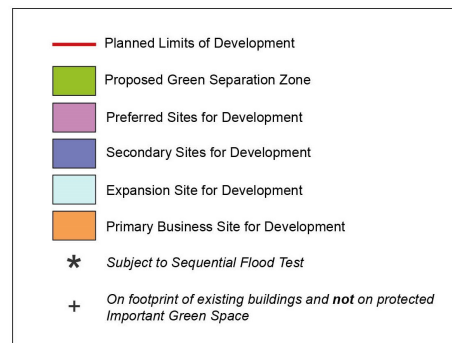
Appendix 11: Priority and Secondary Development Sites for Langham to 2036





LNP02

Does not include protected important Green Space, but relates to the land already developed.



LNP02, 06, 014

Require a Sequential Flood test to ensure development only of those parts of the sites not in a Flood Zone.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP01 Hayes Farm

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Re-use of farm buildings (CS4) on brown field site (CS9) and in line with NPPF	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Old part of farm. No impact on agriculture	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	Brownfield and no trees, shrubs or fauna.	No impact	Moderate impact	Significant impact
Cultural heritage	Within a Conservation Area and Article 4 Direction – but buildings run down already.	No impact	Moderate impact 1.	Significant impact
Landscape	Houses all around	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	Houses all around	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Ref CS23 & DEFRA Environment Quality 2011. Not close to RoWs, green infrastructure network or Green Corridor	G= Potential... to enhance existing green corridors/access to green infrastructure Y= No potential identified...2.		
Water conservation/management; Flood risk	Not in flood plain or near brook	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	Never used for industry.	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	84% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Already within residential area	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	On Manor Lane by A606	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	On Manor Lane by A606	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Neighbours have been used to open space nearby – care with the number and density of housing is essential	No impact	Moderate impact 3.	Significant impact
Economic				
Available, viable & deliverable	Owner put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	All being used on site already	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Access to Manor Lane and thence to A606 and other village roads	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	The manor Lane junction with the busy A606 is a difficult one – additional traffic will make it worse	None/little impact	Moderate impact 4.	Significant impact
Rights of way	None nearby	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	The only renewable energy possibilities are solar panels on the roof, and these will be offset by additional carbon footprint of dwellings..	Significant potential	Moderate potential	None/limited potential 5.
Need for the development	This was RCCs assessment in 2011 SAPDPD	Significant need 6.	Moderate need	No need
Other constraints	E.g. Areas of Special Interest and Particularly Attractive countryside as outlined in Core Strategy	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Within the PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Yes, a brown field site with agricultural building on it	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This would be a preferred site as long as appropriate tests are carried out, and new housing replaces farm buildings.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP02 House & Land Ashwell Rd/Burley Rd Junction

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A house already on the site – but was badly built and needs demolition	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	A house on part of the land. Not agricultural.	BMV** land not affected	BMV grade 3a/3bφ land affected	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	The garden is large and green and there could be an impact on wildlife	No impact	Moderate impact 1	Significant impact
Cultural heritage	It is within the conservation area and Article 4 direction	No impact	Moderate impact 2	Significant impact
Landscape	The site is hidden by 25' hedge	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	The garden is a designated Green Space – however, it has been surrounded by 15' hedge for 20 years so is of no community recreational value	No impact	Moderate impact 3 + limited or informal public access	Significant impact
Potential for new green infrastructure	On sub-regional and local connections	G= Potential... 4 Y= No potential identified... to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	Mild flood risk at far end of land	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No contamination known	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	78% support this land for development for 1-3 houses	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None – it has been lived in for decades.	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE

Proximity to services & facilities	Near school , church and village Hall	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point
Accessibility to public transport	Bus passes end of drive	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	The land has one house on – in one corner of the land. It is a Green Site and so housing will be different for neighbours	No impact	Moderate impact 5.	Significant impact
Economic				
Available, viable & deliverable	Owners put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Availability of electricity, gas, water, drainage, sewerage	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Good road access for walking and cycling	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	Within the village – and 3 houses would not impact negatively	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar roof panels	Significant potential	Moderate potential 6	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 7
Other constraints	Cannot see the land from public space.	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Yes	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	There is a house on part of it, the other part being Green Space.	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE 8	Not a brown field site
Green Separation Zone	Not in the GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This is a preferred site for up to 3 houses. However, it is noted that the site includes an Important Green Space (referred to by RCC as Important Open Space). Development would only be acceptable to replace the existing house and outbuildings, and would not allow for any development on the Important Green Spaces. It is further noted that a Sequential Flood Test would need to be carried out to ensure any development is safe from flooding from the nearby brook.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP03 Barn at end of Mickley Lane/Burley Rd

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	CS4 (re-use of farm building) and CS9 (land already built on)	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	The land for development is occupied by a barn – it backs on to pasture	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	A house on the site of the barn would not affect the wildlife in the field behind.	No impact	Moderate impact	Significant impact
Cultural heritage	Within PLD but outside conservation area	No impact	Moderate impact	Significant impact
Landscape	None as replace barn with house	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	None as replace barn with house	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	This site would not add anything to the field and surrounds.	G= Potential... Y= No potential identified... 1. to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None known	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	82% in support	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None - overhead electricity cable does not run over site but along Mickley lane	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	Near school , church and village Hall	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	Bus route passes drive	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	None if the building is replaced by a house of similar height	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Owner put forward site.	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Next door to houses on both sides.	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Mickley Lane runs beside the site.	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None – one house	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	The only renewable energy possibilities are solar panels on the roof, and these will be offset by additional carbon footprint of dwellings..	Significant potential	Moderate potential	None/limited potential 2.
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 3.
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Inside PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	A barn on it already	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This site is a preferred site for development where ONE house would be acceptable to replace the existing brick barn.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP04 Land at foot of Ranksborough Drive/ A606

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	It is a small undeveloped area, but adjacent to A606 and other dwellings.	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	It is not used for anything right now	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	There are no known protected species	No impact	Moderate impact	Significant impact
Cultural heritage	It is within the Conservation area but not the Article 4 direction	No impact	Moderate impact	Significant impact
Landscape	The open field to the left of the A606 already carries 6 terraced houses to the north, and Ranksborough Drive homes are to the south	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	The field backs onto the caravan park and then open countryside– but only a small part is for development	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	No byways, wet lands, forestry etc. and not on any regional or local corridors	G= Potential... to enhance existing green corridors/access to green infrastructure Y= No potential identified... 1		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None known	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	70% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	A606 is adjacent	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	On main A606 and is a few hundred metres from the village centre.	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	On main road	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	No neighbouring communities.	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Owner put land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	All services to dwellings on three sides	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Access to A606, and to footpaths to fields	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	A606 is dangerous and access from the Ranksborough Drive is already difficult.	None/little impact	Moderate impact 2	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar panels on houses only	Significant potential	Moderate potential 3	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 4
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Just on the edge	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This site is acceptable to the Plan. It is outside the PLD but it is on the edge of this boundary, surrounded on one side by the A606, on one side by terraced housing and on one side by Ranksborough drive which is lined with houses. It is thought that this site was once a quarry, so a geological survey and Sequential Flood Risk assessment should be undertaken before planning is considered.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP05 Field off Cold Overton Road behind Ranksborough

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A green field site which backs on to Ranksborough Park Homes	Meets all	Meets some 1	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Slight slope	No constraints	Moderate constraints	Significant constraints
Agricultural land	Green field used in the past for grazing sheep	BMV** land not affected	BMV grade 3a/3b ϕ land affected 2	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	No known impact	No impact	Moderate impact	Significant impact
Cultural heritage	No known impact	No impact	Moderate impact	Significant impact
Landscape	While it is an open field, development here would 'fill in' between Ranksborough homes and Cold Overton Rd	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	It is open, but not public	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Cannot ascertain or judge	G= Potential...2a Y= No potential identified... to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None known	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	35% were in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	There is a large electricity pylon in the centre of the field	No adverse factors identified	One or more adverse factors 2b	NO RED MEASURE POSSIBLE
Proximity to services & facilities	The site is a long way along Cold Overton Road and so a very long way from the village	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point 3

Accessibility to public transport	Same as above.	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 4	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Ranksborough residents, at a number of public meetings, have expressed concern about the development of this site	No impact	Moderate impact 5	Significant impact
Economic				
Available, viable & deliverable	No. Proposer is not the owner. Land Registry gives owner as a Pensions Trust fund and all attempts to find it have failed. Letter to proposer asking for owner endorsement – no response by time of publication of Plan	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable NB
Infrastructure available	No water or sewerage infrastructure.	No constraints	Possible/potential constraints 6	Severe restraints
Accessibility & transport	Cold Overton Road has no pavements and is quite narrow	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ... 7	Poor ...
Impact on the wider road network	Access to Cold Overton Road would not cause undue problems	None/little impact	Moderate impact	Significant impact
Rights of way	RoW nearby but not across this site	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar roof panels	Significant potential	Moderate potential 8	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 9
Other constraints	Cannot see the land from public space.	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Yes	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in the GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP06 Field backing on to The Range and The Paddocks (Penman's Field).

Category	Explanation				Ref
Stage 1: Initial assessment against key policy considerations					
Key Policy Considerations	A green field site adjacent to existing settlements to north and south	Meets all	Meets some 1	Does not meet	1.
Stage 2: Detailed assessment against environmental, social & economic factors					
<i>Environmental</i>					
Topography	Heavy slope	No constraints	Moderate constraints 2	Significant constraints	2.
Agricultural land	Green field used in the past for grazing sheep	BMV** land not affected	BMV grade 3a/3bϕ land affected	BMV Grade 1,2ϕ land affected	
Biodiversity/geodiversity	Next to an area left to go wild and home to many species of animal and bird	No impact	Moderate impact 4	Significant impact	
Cultural heritage	Next to a site of an ancient dye works	No impact	Moderate impact 3	Significant impact	3.
Landscape	The view from A606 through to Cold Overton Rd at this point is completely open. Building would block it	Low impact	Moderate impact 4	Significant impact	4.
Loss of recreational/ public open space	It is open, but not public	No impact	Moderate impact	Significant impact	
Potential for new green infrastructure	Cannot ascertain or judge	G= Potential... to enhance existing green corridors/access to green infrastructure		Y= No potential identified...	
Water conservation/ management; Flood risk	The brook runs through the bottom of the field and is a flood risk. Building could only be at top of field.	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk 5	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue	5.
Contamination	None known	Unlikely	Possible	Likely – known issue	
<i>Social</i>					
Response to issues & options consultation	46% were in favour	Significant support/low opposition	Moderate support and of opposition	High opposition	
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE	
Proximity to services & facilities	The site access would be on Cold Overton Road and so across the A606 from village amenities	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 6	No facilities within 800m of furthest point	6.

Accessibility to public transport	Same as above.	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 7	No bus route/rail station within 800m of furthest point	7.
Amenity of existing residents & adjacent land uses	Ranksborough and The Range residents are not in favour and adjacent wild life area impacted	No impact	Moderate impact 8	Significant impact	8.
Economic					
Available, viable & deliverable	Owners put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable	
Infrastructure available	No infrastructure in place, especially sewage, but it is available all round in adjacent homes.	No constraints	Possible/potential constraints 9	Severe restraints	9.
Accessibility & transport	Onto Cold Overton Road where the pavement is. Cut through walk to A606	Good ...	Moderate ...	Poor ...	
		accessibility/opportunities to walk & cycle and incorporate sustainable transport options			
Impact on the wider road network	Exit to Cold Overton Rd unlikely to be an issue	None/little impact	Moderate impact	Significant impact	10
Rights of way	Adjacent RoW not affected	No RoW affected	Permissive footpaths affected	Public RoWs affected	
Potential for decentralised & renewable energy generation	Solar roof panels	Significant potential	Moderate potential 10	None/limited potential	11.
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 11	12.
Other constraints	Cannot see the land from public space.	No impact	Moderate impact	Significant impact	
Within Planned limits of development (PLD)	Yes	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared	
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site	
Green Separation Zone	Not in the GSZ	Not in GSZ	At far edge of GSZ	Within GSZ	

This site is an expansion site as it is outside the Planned Limits of Development, though with Ranksborough Park (Park Homes) to the north and north-west, and Cold Overton Road to the south. It is adjacent to Penman's Field which was thought to have been an ancient Dye Works, so any development here may require an archaeological search. It also has the Brook running through its southern end so will require a Sequential Flood Test to determine which parts of the site are safe from flooding and could, potentially, accommodate housing. It is also noted that a Public Right of Way passes across the site and this would need to be protected if Planning Permission were sought for development.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP07 Field by Barleythorpe Roundabout

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	This is a green field surrounded by green field, and is key to the open landscape leading from Oakham to Langham	Meets all	Meets some	Does not meet 1
Stage 2: Detailed assessment against environmental, social & economic factors				
Environmental				
Topography	It slopes up to the west	No constraints	Moderate constraints 2	Significant constraints
Agricultural land	It is used for the growing of crops along with fields around it.	BMV** land not affected	BMV grade 3a/3bφ land affected 3	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None	No impact	Moderate impact	Significant impact
Cultural heritage	None	No impact	Moderate impact	Significant impact
Landscape	The open aspect at Barleythorpe roundabout is severely under threat already from Oakham North development	Low impact	Moderate impact 4	Significant impact
Loss of recreational/public open space	This is not public space	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	Not wetland or forest; no foot or cycle paths; not part of sub-regional or local connections	G= Potential... to enhance existing green corridors/access to green infrastructure		Y= No potential identified... 5
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No	Unlikely	Possible	Likely – known issue
Social				
Response to issues & options consultation	5% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	The Barleythorpe roundabout is busy, and getting busier as a main turn on the A606 bypass	No adverse factors identified	One or more adverse factors 6	NO RED MEASURE POSSIBLE

Proximity to services & facilities	College, hotel and petrol station/shop nearby	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point
Accessibility to public transport	Bus route along A606	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	All adjacent land use is agricultural – the addition of houses would impact that	No impact	Moderate impact 7	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	None in place, but Oakham North is across the roundabout	No constraints	Possible/potential constraints 8	Severe restraints
Accessibility & transport	Access to road network with cycle paths. Though heavy goods vehicles use the road.	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	Barleythorpe roundabout on A606 is busy and dangerous already. A feed-in road at that point would be excessively hazardous.	None/little impact	Moderate impact 9	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	If left as it is there is potential for the crops to feed a small AD which could be intrinsically linked to LNP08/09	Significant potential 10	Moderate potential	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 11
Other constraints	Will close off open aspect at Barleythorpe roundabout	No impact	Moderate impact 12	Significant impact
Within Planned limits of development (PLD)	No	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP08 Field at end of Ruddle Way/ adjacent to Oakham Rd

Category	Factors to be assessed			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	This assessment was given by RCC in SAPDPD	Meets all	Meets some	Does not meet 1
Stage 2: Detailed assessment against environmental, social & economic factors				
Environmental				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Used for grazing	BMV** land not affected	BMV grade 3a/3bφ land affected 2	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	None known	No impact	Moderate impact	Significant impact
Landscape	Land borders the A606 leading into Langham Village – a vista which needs to be kept open in order to maintain the setting of Langham within the countryside	Low impact	Moderate impact	Significant impact 3
Loss of recreational/ public open space	Not public space	No impact	Moderate impact + limited or informal public access	Significant impact
Potential for new green infrastructure	Biomass crops	G= Potential... to enhance existing green corridors/access to green infrastructure	Y= No potential identified...	
Water conservation/ management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No	Unlikely	Possible	Likely – known
Social				
Response to issues & options consultation	3% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE

Proximity to services & facilities	It backs on to Langham Engineering and then the school.	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point
Accessibility to public transport	On the A606	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Closes off open countryside access, creating a housing corridor between open countryside	No impact	Moderate impact	Significant impact 4
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	None in place.	No constraints	Possible/potential constraints 5	Severe restraints
Accessibility & transport	Access to road network with cycle paths. Though heavy goods vehicles use the road.	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	The A606 is busy and dangerous already. A feed-in road would add to the danger	None/little impact	Moderate impact 6	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	If left as it is there is potential for the crops to feed a small AD which could be intrinsically linked to LNP07/9	Significant potential	Moderate potential 7	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 8
Other constraints	This land has been, and ensures, a green corridor leading into Langham	No impact	Moderate impact 9	Significant impact
Within Planned limits of development (PLD)	No	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP09 Langham Polo Field

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	This assessment was given by RCC in SAPDPD	Meets all	Meets some	Does not meet 1
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Used for grazing	BMV** land not affected	BMV grade 3a/3bφ land affected 2	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	None known	No impact	Moderate impact	Significant impact
Landscape	Development here would start a housing bridge between Oakham and Langham	Low impact	Moderate impact	Significant impact 3
Loss of recreational/ public open space	Not public space	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Biomass crops	G= Potential... to enhance existing green corridors/access to green infrastructure	Y= No potential identified...	
Water conservation/ management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	5% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE
Proximity to services & facilities	Exit onto Burley Road	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	On Burley Rd	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Residents look out onto countryside. Land used at present for grazing and recreation (Rutland Polo Club)	No impact	Moderate impact 4	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	None in place.	No constraints	Possible/potential constraints 5	Severe restraints
Accessibility & transport	Access to village roads via Burley Rd	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	Burley Road corner is very dangerous with 2 drives and this exit opening onto a virtually blind corner	None/little impact	Moderate impact 6	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	If left as it is there is potential for the crops to feed a small AD which could be intrinsically linked to LNP07/8	Significant potential	Moderate potential 7	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 8
Other constraints	This land has been, and ensures, a green corridor leading into Langham. It is also site of Rutland Polo Club	No impact	Moderate impact 9	Significant impact
Within Planned limits of development (PLD)	No	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP10 Land behind Burial Ground

Category	Factors to be assessed			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Agricultural land (CS4) adjacent to a civic site (CS9)	Meets all	Meets some	Does not meet 1
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Used as paddocks	BMV** land not affected	BMV grade 3a/3b ϕ land affected 2	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	Bronze age settlement	No impact	Moderate impact	Significant impact 3
Landscape	Surrounded on four sides by countryside or woods	Low impact	Moderate impact 4	Significant impact
Loss of recreational/public open space	Not open or recreational	No impact	Moderate impact + limited or informal public access	Significant impact
Potential for new green infrastructure	Local corridor adjacent to civic site	G= Potential... 5 to enhance existing green corridors/access to green infrastructure Y= No potential identified...		
Water conservation/management; Flood risk	None known	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	27% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Next to Langham Sewage Works	No adverse factors identified	One or more adverse factors 6	NO RED MEASURE POSSIBLE
Proximity to services & facilities	Along Mickley Lane and Burley Rd to village	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 7	No facilities within 800m of furthest point

Accessibility to public transport	As above	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 8	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Adjacent to Burial Ground	No impact	Moderate impact 9	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	None in place.	No constraints	Possible/potential constraints 10	Severe restraints
Accessibility & transport	No vehicular access at present. Access via public footpath only	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ... 11
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Potential use for Biomass production	Significant potential	Moderate potential 12	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 13
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	No	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Outside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP11 behind Sewage Works

Category	Explanation			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A brown field site (CS4) Brownfield site previously an extension of sewage works used by Ruddle Brewery, so still concrete pads beneath surface	Meets all	Meets some 1	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Brownfield	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	None	No impact	Moderate impact	Significant impact
Landscape	Site already holds 2 large barns and is fenced off	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	Not open, not public	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Part of sub-regional and local connections	G= Potential... 2		Y= No potential identified...
Water conservation/management; Flood risk	Close to Brook was Flood risk – but land improvements have removed the threat	No flood risk/Min. downstream flood risk 3	Mod. Flood risk/potential downstream flood risk	Significant flood risk/pot' to exacerbate risk down-stream – known issue
Contamination	No	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	59% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Behind sewage works	No adverse factors identified	One or more adverse factors 4	NO RED MEASURE
Proximity to services & facilities	Along Mickley Lane and Burley Rd	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 5	No facilities within 800m of furthest point
Accessibility to public transport	As above	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 6	No bus route/rail station within 800m of furthest point

Amenity of existing residents & adjacent land uses	None	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	In place.	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Private road to burley Road – site is for one house and owner has access via private road.	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar panels already on barns	Significant potential	Moderate potential 7	None/limited potential
Need for the development	No need - single dwelling	Significant need	Moderate need	No need 8
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	No	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Yes	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Outside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This site is a brown field site with concrete pads still in place where once the Ruddles Brewery had storage tanks for effluent. It is seen easily to accommodate one house, but is outside the PLD, has a single road access to the village and would need a Sequential Flood Test. Furthermore, the site is connected to a member of the Neighbourhood Plan Steering Group and for these reasons it has not been put forward in this Plan.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP12 Bungalow Plot south of Burley Road East

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Already a house there, but gardens are backed by green field all round	Meets all	Meets some 1	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
Environmental				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Residential	BMV** land not affected	BMV grade 3a/3bφ land affected	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	None known	No impact	Moderate impact	Significant impact
Landscape	An enclose garden and house now	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	Private land	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Surrounded by field	G= Potential... to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None known	Unlikely	Possible	Likely – known issue
Social				
Response to issues & options consultation	35% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None –it is lived in now	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE

Proximity to services & facilities	A long walk down Burley Road to village, with no pavements	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point 2
Accessibility to public transport	Burley Road bus route at bottom of drive	Bus route/rail station <400m from furthest point 3	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Adjacent stables each side	No impact 4	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Already in place	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Access to burley Rd	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	The only renewable energy possibilities are solar panels on the roof, and these will be offset by additional carbon footprint of dwellings..	Significant potential	Moderate potential 5	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 6
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Outside PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	A house on it already	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP13 Hubbards Lodge Stud

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Assessment given by RCC in SAPDPD 2009	Meets all	Meets some	Does not meet 1
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Some agricultural , but mostly grazing as this is a stud farm	BMV** land not affected	BMV grade 3a/3bφ land affected 2	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	None known	No impact	Moderate impact	Significant impact
Landscape	Though already a stud farm, a housing development would sit across a strip of agricultural/rural land.	Low impact	Moderate impact	Significant impact 3
Loss of recreational/ public open space	None	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Not in compliance with CS23 but pending	G= Potential... 4 Y= No potential identified... to enhance existing green corridors/access to green infrastructure		
Water conservation/ management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	12% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition

Liveability	None – it is a working stud farm with two homes already	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	A long walk down Burley Road to village, with no pavements	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point 5
Accessibility to public transport	Burley Road bus route at bottom of drive	Bus route/rail station <400m from furthest point 6	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Surrounded by fields	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Already in place	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Access to burley Rd	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	The size of potential development would cause problems on Burley Rd	None/little impact	Moderate impact 7	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Geothermal energy serves existing home	Significant potential 8	Moderate potential	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 9
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Outside PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	A Stud farm plus 2 houses already	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP14 Field on Ashwell Rd opposite Church St. entrance

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A green field backing onto open countryside, but adjacent to existing development on edge of PLD	Meets all	Meets some 1	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Used for grazing sheep	BMV** land not affected	BMV grade 3a/3b ϕ land affected 2	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	None known	No impact	Moderate impact	Significant impact
Cultural heritage	Only remaining Ridge and Furrow field	No impact	Moderate impact	Significant impact 3
Landscape	The start of open countryside	Low impact	Moderate impact 4	Significant impact
Loss of recreational/public open space	Private land	No impact	Moderate impact + limited or informal public access	Significant impact
Potential for new green infrastructure	No byways, wet lands, forestry etc. and not on any regional or local corridors	G= Potential... to enhance existing green corridors/access to green infrastructure	Y= No potential identified...	
Water conservation/management; Flood risk	Flood risk at bottom of land near brook.	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk 5	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	No	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	39% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	Some distance down Ashwell Road	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 6	No facilities within 800m of furthest point

Accessibility to public transport	Some distance down Ashwell Road	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point 7	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Land use would be unaffected. No immediate neighbours	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Owner put land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	No services, but they are close by	No constraints	Possible/potential constraints 8	Severe restraints
Accessibility & transport	Onto Ashwell Road	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar panels on houses only	Significant potential	Moderate potential 9	None/limited potential
Need for the development	No need other than growth requirement for Langham	Significant need	Moderate need	No need 10
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Just on the edge	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

This is a very large site with a great part of it subject to flooding. It is essential that a Sequential Test for Flooding is carried out to determine exactly how much of the site is safe to develop.

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP15 Single-site Cold Overton Road West

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Agricultural land with barn – wanting one house to replace barn	Meets all	Meets some 1.	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
Environmental				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Used for grazing cattle	BMV** land not affected	BMV grade 3a/3bϕ land affected 2.	BMV Grade 1,2ϕ land affected
Biodiversity/geodiversity	None	No impact	Moderate impact	Significant impact
Cultural heritage	None	No impact	Moderate impact	Significant impact
Landscape	None if house is low and replaces or is behind barn	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	None	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	Unable to assess	G= Potential... Y= No potential identified... 3 to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None	Unlikely	Possible	Likely – known issue
Social				
Response to issues & options consultation	73% support	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	None	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	The site is a long way along Cold Overton Road and so a very long way from the village	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point 4

Accessibility to public transport	Same as above.	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point 5
Amenity of existing residents & adjacent land uses	Impact of neighbouring communities & adjacent land use	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Owners put the land forward	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	No infrastructure in place, especially sewage, but it is available over the road	No constraints	Possible/potential constraints 6	Severe restraints
Accessibility & transport	Access to Cold Overton Road where the pavement is. Cut through walk to A606	Good ...	Moderate ...	Poor ...
		accessibility/opportunities to walk & cycle and incorporate sustainable transport options		
Impact on the wider road network	Exit to Cold Overton Rd unlikely to be an issue	None/little impact	Moderate impact	Significant impact
Rights of way	Adjacent RoW not affected	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar roof panels	Significant potential	Moderate potential 7	None/limited potential
Need for the development	No need other than individual owners request	Significant need	Moderate need	No need 8
Other constraints	Cannot see the land from public space.	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Yes	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	No	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in the GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP16 Land rented by Zetland Plants on Burley Road East

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	A field now rented for use as a horticultural business	Meets all	Meets some	Does not meet 1
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Has been used for grazing – rented now for horticulture	BMV** land not affected	BMV grade 3a/3bφ land affected 2	BMV Grade 1,2φ land affected
Biodiversity/geodiversity	None	No impact	Moderate impact	Significant impact
Cultural heritage	Bronze Age settlement	No impact	Moderate impact	Significant impact 3
Landscape	Next to civic centre, backs on to play area and burial ground	Low impact	Moderate impact 4	Significant impact
Loss of recreational/public open space	None	No impact	Moderate impact	Significant impact
			+ limited or informal public access	
Potential for new green infrastructure	Unable to assess	G= Potential... to enhance existing green corridors/access to green infrastructure		Y= No potential identified...
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	31% support	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Factors affecting this may be noisy industry, busy roads, electricity pylons	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	How near are shops, primary school, 2ndary school, doctors & health facilities, employment	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point 5	No facilities within 800m of furthest point

Accessibility to public transport	Proximity to bus routes and railway stations	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point
Amenity of existing residents & adjacent land uses	Impact of neighbouring communities & adjacent land use	No impact	Moderate impact 6	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	All available – check sewage	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Access to Burley Rd	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	Exit to Burley Road close to dangerous corner	None/little impact	Moderate impact 7	Significant impact
Rights of way	None	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	Solar panels on house	Significant potential	Moderate potential 8	None/limited potential
Need for the development	Need is to contribute to Langham's housing, but mainly for owner's own use	Significant need	Moderate need	No need 9
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Outside PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Not a brown field	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not in GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

ISSUES & OPTIONS – SITE APPRAISALS CRITERIA LNP17 Mickley Units

Category	Explanations			
Stage 1: Initial assessment against key policy considerations				
Key Policy Considerations	Brown field site with business units there already (CS19)	Meets all	Meets some	Does not meet
Stage 2: Detailed assessment against environmental, social & economic factors				
<i>Environmental</i>				
Topography	Flat	No constraints	Moderate constraints	Significant constraints
Agricultural land	Not cultivated as business unit site	BMV** land not affected	BMV grade 3a/3b ϕ land affected	BMV Grade 1,2 ϕ land affected
Biodiversity/geodiversity	None	No impact	Moderate impact	Significant impact
Cultural heritage	None	No impact	Moderate impact	Significant impact
Landscape	None	Low impact	Moderate impact	Significant impact
Loss of recreational/public open space	None	No impact	Moderate impact	Significant impact
Potential for new green infrastructure	No trees, wetlands or corridors	G= Potential... to enhance existing green corridors/access to green infrastructure		
Water conservation/management; Flood risk	None	No flood risk/Min. downstream flood risk	Mod. Flood risk/potential downstream flood risk	Significant flood risk/ pot' to exacerbate flood risk downstream – known issue
Contamination	None – though an ex-chicken farm	Unlikely	Possible	Likely – known issue
<i>Social</i>				
Response to issues & options consultation	68% in favour	Significant support/low opposition	Moderate support and of opposition	High opposition
Liveability	Factors affecting this may be noisy industry, busy roads, electric pylons	No adverse factors identified	One or more adverse factors	NO RED MEASURE POSSIBLE
Proximity to services & facilities	How near are shops, primary school, 2ndary school, doctors & health facilities, employment	3 or more facilities < 800m from furthest point	2-3 facilities < 800m from furthest point	No facilities within 800m of furthest point

Accessibility to public transport	A very long way from Burley Rd	Bus route/rail station <400m from furthest point	Bus route/rail station <800m from furthest point	No bus route/rail station within 800m of furthest point 1
Amenity of existing residents & adjacent land uses	Neighbour = owner,	No impact	Moderate impact	Significant impact
Economic				
Available, viable & deliverable	Put forward by owner	Available, viable & deliverable	Partially available, viable & deliverable	Not viable, available and deliverable
Infrastructure available	Yes all available	No constraints	Possible/potential constraints	Severe restraints
Accessibility & transport	Walking and cycling very easy	Good ... accessibility/opportunities to walk & cycle and incorporate sustainable transport options	Moderate ...	Poor ...
Impact on the wider road network	None	None/little impact	Moderate impact	Significant impact
Rights of way	RoW passes in front of site already and is protected	No RoW affected	Permissive footpaths affected	Public RoWs affected
Potential for decentralised & renewable energy generation	An already developed site with business units – potential for a small anaerobic digester to provide energy to units	Significant potential	Moderate potential 2	None/limited potential
Need for the development	Employment possibilities and potential for use as Business Hub	Significant need	Moderate need 3	No need
Other constraints	None	No impact	Moderate impact	Significant impact
Within Planned limits of development (PLD)	Not in PLD	Within PLD	Shares external boundary with PLD	Outside PLD – no boundary shared
Brown field	Already built on	Is/has been a brown field site	NO ORANGE MEASURE POSSIBLE	Not a brown field site
Green Separation Zone	Not inside GSZ	Not in GSZ	At far edge of GSZ	Within GSZ

There are several business units in this location already where a chicken farm has been converted. An extension to these units would be acceptable as long as the size and design are in keeping.

[Back>>>>](#)