

Appendix 3

Site Assessment

Name of site

Land at Main Road, Barleythorpe

Gross Site Area

5.8

Net Site Area

2.78

Type of site

Greenfield

Current land use/character of site (Please mark all that apply)

Agriculture

Indicative Number of dwellings

87

Indicative Floor Space

Please indicate the approximate timescale for availability:

Within 5 years

Stage 1

Is the site located adjacent to or within the built-up area of Oakham, Uppingham, Stamford or a Larger Village or capable of delivering a new stand -alone settlement?

Adjacent to Oakham PLD.

Planning permission in place for housing which is not yet implemented in full and is included in the Five-Year Land Supply Monitoring Report

No

Comments: 2022/0325/MAO- Outline application for up to 150 residential dwellings with all matters reserved except for access for the development of land off Main Road, Barleythorpe – was refused and dismissed at appeal APP/A2470/W/22/3312763.

Is the site wholly or predominantly within a SSSI or European Nature Conservation Site (SPA/RAMSAR)?

No

Does the site wholly or predominantly contain a Scheduled Monument?

No

Comments: Oakham motte and bailey castle and medieval gardens Scheduled Monument – 1,025m

Is residential site lying wholly or mostly (more than 50%) within Flood Zone 3?

No – site is entirely within flood zone 1

Is the site excluded from further analysis?

No

Stage 2a

SSSI Impact Risk Zones

AMBER = Site is within a Natural England Impact Zone – Impact Zone indicates that Natural England required to be consulted on likely risks.

Comments: The ecology report supporting the application and appeal for proposals on the site identified that the survey area sits within a number of IRZs, however these do not apply to residential development. In addition, no issues were raised by statutory consultees during the determination of the application in respect of being within the Impact Zones.

Proximity to a Local Wildlife Site

GREEN = not within Local Wildlife Site

Proximity to a BAP priority habitat

GREEN = >50m

Biodiversity

GREEN = 100m watercourse

Landscape Sensitivity

RED = High Sensitivity

Landscape sensitivity Comments

The Landscape Sensitivity Study 2023 identified this site in parcel OAK17 and is considered high impact/sensitivity to development. Site was further considered during appeal decision APP/A2470/W/22/3312763 which found that the site is not in an area formally recognised for its landscape value, and development could be accommodated so a perceived gap between Oakham and Barleythorpe would remain.

Proximity to a Registered Park or Garden

GREEN = >50m

Proximity to a Scheduled Monument

GREEN = (1200m)

Proximity to a listed building

GREEN = >50m

Tree Preservation Orders

GREEN = site does not intersect with TPO

Agricultural Land Quality

GREEN = not located on the best and most versatile agricultural land

Fluvial flood risk

GREEN = Flood risk zone 1

Surface water flood risk

AMBER = Limited areas of medium surface water flood risk are present in the site

Groundwater Source Protection Zones

GREEN = not within a SPZ

Open Space

GREEN = No loss of public open space

Minerals

GREEN = does not intersect with a Minerals safeguarding Area

Employment Site

GREEN = no loss of employment land

Primary Schools

GREEN = Catmose Church of England Primary School – 1000m

Secondary Schools

GREEN = Catmose College adjacent to the site

Topography

GREEN = flat with no topographical constraints

Biodiversity- International and National Designations (SSI, SAC, SPA and Ramsar)

AMBER = Site is within a Natural England Impact Zone – Impact Zone indicates that Natural England required to be consulted on likely risks.

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Biodiversity – Local Designations

GREEN = No significant on local wildlife sites, protected sites and BAP priority habitats

Settlement Planned Limits of Development

GREEN = Site is bound on 3 sides by settlement boundary/limit to development

Heritage Assets

GREEN = No impact on heritage asset

Archaeology

No impact on scheduled monument

Green Infrastructure

GREEN = not a public open space/recreation facility- no loss/impact

Important open space

GREEN = not designated

Water Conservation and Management- Flood Risk

GREEN = no flood risk

Access

GREEN = Satisfactory access can be achieved

Impact on wider road network

GREEN = No significant impact on the wider road network

Rights of Way

None

Suitable?

Yes

Does the Site pass the stage 2a screening process

Yes

Proximity to a Conservation Area

RED = Intersects or is adjacent

Previously Developed Land

RED = Greenfield