

RUTLAND LOCAL PLAN PLANNED LIMITS TO DEVELOPMENT REVIEW - 2023

FINAL REPORT
October 2023



Acknowledgements

This Planned Limits to Development Review has been prepared by Graham Bradford of The Planning & Environment Studio Ltd. and Anthony Brown of Bayou Bluenvironment Ltd. The consultants are grateful to Rutland County Council for steering the study and in particular to Rachel Armstrong, Principal Planning Policy Officer, for managing the project and Kerry Andrews, Planning Policy Officer, for her support.



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RUTLAND PLANNED LIMITS TO DEVELOPMENT REVIEW - 2023
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1. STUDY CONTEXT

Planned Limits to Development - Evidence for the Rutland Local Plan Review

- 1.1 Rutland County Council (RCC) began work on a new Local Plan for Rutland in 2022. The new Local Plan will replace the adopted Local Plan which comprises of the Minerals Core Strategy & Development Control Policies (adopted 2010), Core Strategy (adopted 2011) and the Site Allocations & Policies Development Plan Document (SAPDPD, adopted 2014).
- 1.2 RCC has commissioned various evidence base reviews to support the preparation of a replacement Local Plan. As part of that evidence base, a review of the 2014 **Planned Limits to Development (PLD)** has been commissioned and undertaken by The Planning and Environment Studio Ltd and Bayou Bluenvironment Limited.
- 1.3 This report is the final output of a review process of the 2014 Planned Limits to Development, in the expectation that policies within the emerging Local Plan Review will rely in part on the delineation / differentiation of/between built settlement frameworks and the open countryside beyond. This report sets out the review methodology devised for a systematic assessments and review of the functionality of the former local plan's adopted PLD, as set out within the Sites and Allocations Development Plan Document. That methodology has been utilised in identifying where maintenance of the existing boundary is proposed, as well as recommending changes to the PLD, and setting out the evidence for such changes to Rutland County Council as it seeks to draft the replacement Local Plan.
- 1.4 This report is structured to identify the methodology developed for the review, and then its outputs in relation to the settlements assessed. Assessment tables set out the justification for each amendment proposed.

2. METHODOLOGY

2023 PLD Review Principles for Assessment and Assessment Criteria

- 2.1 The baseline context for the 2023 PLD review is the PLD adopted as a component of the Site Allocations & Policies Development Plan Document in 2014.
- 2.2 This report's principal function is to assess whether those lines which comprise the 2014 PLD remain the most appropriate and up-to-date delineation between settlement framework and open countryside for application within the emerging local plan. Justification for a review and (likely) amendments to the adopted PLD arises in the context the passage of time since 2014, the grant of multiple planning permissions inside and outside the PLD, adopted and proposed Development Plan Allocations (including those of *made* Neighbourhood Plans) and a need to present overt and updated assessment criteria.
- 2.3 In the interests of consistency, continuity, and in order to build upon past Local Plan Examination support, this study takes the starting position that unless otherwise identified, the 2014 adopted PLD remains largely robust and justified. This study does not therefore seek to redefine the whole PLD boundaries from scratch, but to identify where systematic and objective assessment criteria for the alignment of the PLD indicate amendment is appropriate.
- 2.4 In doing so, the study identifies three broad potential alteration types:
- Adjustment of the 2014 PLD to include additional land within the settlement built framework;
 - Adjustment of the PLD to reflect removal of land from within the 2014 PLD; and

- Correction of 2014 PLD alignment where this appears to be of cartographic drafting inaccuracies. Such corrections include small areas of land being added or removed from the 2014 PLD, but the justification/intent of the original line remains valid and robust.

2.5 A set of assessment criteria has been devised in consultation with Rutland County Council planning officers, building on but expanding the 2014 PLD review methodology, to transparently and systematically identify where land may fall into the above categories. **Table 1** sets out the 2023 PLD Assessment Criteria. These criteria are grouped into ‘inclusion’ and ‘removal’ categories as set out in Table 1 to afford a greater degree of transparency in identified change (or retention), and to help provide a consistent and systematic approach to the review.

Table 1: Rutland PLD Review Assessment Criteria - 2023

Criteria Reference	Criteria	Notes
CRITERIA FOR INCLUSION OF LAND WITHIN THE PLD		
In.A:	Allocated site (development plan) outside and adjoining the 2014 PLD.	<i>Local Plan or Made Neighbourhood Plan. Retained or landscaped ‘undeveloped’ spaces within such sites could be considered by RCC as potential Areas of Important Open Space. For the purposes of this review the whole allocation site is included within PLD additions.</i>
In.B:	Developed site (such as Implemented planning permissions) including curtilage(s) outside and adjoining the 2014 PLD.	
In.C:	Site with extant planning permission for housing outside and adjoining the 2014 PLD to 31.03.23 (to the application site boundary).	<i>Retained open or landscaped undeveloped spaces within such sites to be considered by RCC as potential Areas of Important Open Space. Unless developed (built out), for the purposes of this review the whole application site as approved is included within PLD additions.</i>

In.D:	Implemented rural exceptions site for affordable housing and curtilage(s) outside but contiguous to the 2014 PLD (inclusive of market housing components)(previously excluded).	<i>Recognising that in terms of the built framework of the settlement and its relationship to surrounding open countryside, justification for, or the type or tenure of built-out development is not pertinent.</i>
In.E:	Small parcels substantially enclosed by built development (including roads which are contiguous /coterminous with built development) – either implemented or allocated/approved).	<i>'Small' being defined as sites potentially able to accommodate a single modest dwelling and modest curtilage.</i>
In.F:	Land considered on balance to be within a curtilage of residential / commercial / employment / educational / community facility buildings.	<p><i>Excluding MoD estate buildings and land.</i></p> <p><i>This criteria differentiates between a 'churchyard' which forms the historic curtilage or functional grounds of a church or chapel (or other place of worship) and free-standing cemeteries (or remembrance spaces) where these are not immediately adjacent to or enclose a place of worship.</i></p> <p><i>This criteria differentiates between school playing fields which are located at or around the main educational buildings which may be treated as within the PLD, and those sports pitches and associated infrastructure which are remote from or non-coterminous with the principal school campus.</i></p>
In.G	Distinct clusters of residential buildings and curtilages separate from, but closely related to the main settlement framework, and consequently identified as a separate component of the settlement PLD.	<i>Does not relate to agricultural or commercial/employment sites</i>

REMOVAL FROM 2014 PLD		
Re.A:	Established (natural, semi-natural) woodland or other natural/naturalised space (such as ponds, lakes, riparian corridors) within <i>and</i> contiguous with the 2014 PLD.	
Re.B:	Structural planting and landscaped open spaces associated with urban development sites within <i>and</i> contiguous with the 2014 PLD	
Re.C:	Land considered on balance to be outside residential / commercial / employment/ educational / community facility building curtilage(s), within <i>and</i> contiguous with the 2014 PLD.	
Re.D:	Non-traditional agricultural buildings (sheds, silos, silage clamps and yards etc) within <i>and</i> contiguous with the 2014 PLD.	
Re.E:	Caravan/mobile home/chalet sites and parks and associated infrastructure and landscaping.	
Re.F	Playgrounds, playing fields (separated from educational site curtilages), cemeteries and allotments.	<p><i>As per In.F (above) Churchyards are considered separately to freestanding cemeteries.</i></p> <p><i>As per In.F (above) playing fields within educational campuses are considered separately to remote/freestanding playing fields and sports facilities.</i></p>

Re.G	Individual or small, loose groups of dwellings and curtilages within the 2014 PLD weakly related to the settlement framework.	
2014 PLD 'CORRECTIONS'		
Cor.A	Rectify PLD line considered on balance to be 2014 drafting errors.	

Caveats and Policy Implications of the PLD Review 2023

- 2.6 It is important to acknowledge that the PLD review is not a landscape-led process. Landscape sensitivity of land falling outside the 2014 PLD has been assessed in detail under the separate Landscape Sensitivity Study 2023, immediately preceding this work.
- 2.7 Under direction of Rutland County Council project officers, the assessment of land against the review criteria was undertaken through desk-based assessment of the adopted Local Plan’s higher and mid-tier settlements (Policy CS3 of the Core Strategy 2011), set out within **Table 2**^{1 2}. Assessment was carried out in the spring and summer of 2023 utilising Ordnance Survey landline digital base-mapping, GIS dataset layers alongside historic and current aerial images, as well as building on the familiarity of the settlements of the consultants. Ground-truthing was undertaken in a limited number of cases where criteria compliance was not clear from desk-based assessment. This primarily desk-based approach was justified as a consequence that for a significant majority of the settlements assessed, public access to the built periphery of towns and villages across Rutland is limited to Public Rights of Way which offer incomplete, and in many cases highly limited access to appropriate survey locations.

¹ Braunston-in-Rutland, which under the adopted Core Strategy 2011 is classified as a lower tier ‘Restraint Village’ has been included within the assessment review at the direction of Rutland County Council.

² Caldecott and Glaston, which under the adopted Core Strategy 2011 are classified as ‘Smaller Service Centres’, have been excluded from this assessment at the direction of Rutland County Council.

- 2.8 Where assessment of mapping and aerial imagery was found to be inconclusive, such as through poor imagery definition or extensive vegetation cover obscuring ground features, the assessment has taken a position that ‘no change’ to the 2014 PLD should be proposed.
- 2.9 The review has been undertaken as an objective, stand-alone review of the PLD alignment against the assessment criteria set out at **Table 1**. The review does not have regard to the nuances and merits of planning policy which utilises a PLD as a means of differentiating the application of spatial policy. Notwithstanding that caveat, in undertaking the review, and acknowledging its most likely core application would be to differentiate between spatial policy for the open countryside to that within settlements, implications for other policy mechanisms are anticipated.
- 2.10 In undertaking the review of the 2014 PLD, application of the assessment criteria has led to the proposed removal of some undeveloped space from within the adopted PLD, such that those spaces removed would be considered as open countryside in spatial policy terms. In a limited number of settlements this would result in spaces formerly allocated as *Important Open Space* (IOS) under policy SP21 (Important open space and frontages) of the Site Allocations and Policies DPD (2014), being located wholly or partly outside the PLD. Policy SP21 applies only to those spaces identified as being important to remain undeveloped for heritage, character, visual, landscape and public amenity reasons *within* settlements – as defined by the adopted PLD. Important Open Space is not designated, nor considered spatially necessary outside the PLD. Land outside the PLD under the adopted local plan would be considered as open countryside where adopted policy and longstanding and widespread planning practice established general constraint on the development of land.
- 2.11 This review sets out recommendations for consideration in the review of the Rutland local plan in relation to PLD only. It does not afford value or functionality to specific adopted Important Open Spaces or to the policy mechanism in general. The County Council may however choose to review and alter any component or policy of the adopted Local Plan as part of the local plan review. In doing so, and on the assumption that the proposals in this report are adopted fully or in part, and that a form of IOS policy will be maintained, it would be appropriate for those Important Open Spaces which would consequently fall outside an amended PLD to be removed as part of the drafting of the emerging plan.
- 2.12 For clarity, a list of those Important Open Spaces which would fall outside the PLD consequent to this review are identified within those assessment table entries and again listed at **Appendix 1**. Specific IOS proposed for de-designation are referenced by their identification code of the Review of Important Open Space and Frontages June 2012 Addendum July 2017. For clarity, Important Open Space proposed by Neighbourhood Plans which were not made by 31.03.23 (for example at Uppingham) have not been considered as fully designated sites.

- 2.13 In undertaking this review, and having regard to assessment criteria developed at Table 1, it is of relevance to recognise established policy for the protection of sustainable community facilities – such as amenity and education sites under adopted policy CS2. In the expectation that the local plan review would take forward such core principles, protection of open spaces such as school playing fields which are brought within amended PLD are not considered to be compromised by the reports recommended changes.
- 2.14 The scope of this review of PLD is limited to the settlements set out in **Table 2**. These settlements broadly relate to the higher and mid-tiers of the adopted Settlement Hierarchy of CS3. Consequent to this is that all other settlements not set out in Table 2 where PLDs are established under the adopted local plan, have not been reviewed. Notwithstanding the scope and opportunity for Rutland County Council to evolve its approach to the settlement hierarchy and spatial strategy under the local plan review, this study has been prepared in the expectation that PLDs for those settlement not listed in Table 2 will be removed. In such circumstances, new or evolved spatial strategy policy for those smaller settlements across the county with a removed PLD will need to be developed by the County Council.

Table 2: Settlements assessed and expected to retain PLD in the Rutland Local Plan Review 2023

Barrowden	Essendine	Lyddington	Ryhall
Belton-in-Rutland	Exton	Manton	South Luffenham
Braunston-in-Rutland	Great Casterton	Market Overton	Tinwell
Cottesmore	Greetham	Morcott	Uppingham
Edith Weston	Ketton	North Luffenham	Whissendine
Empingham	Langham	Oakham	Wing

3. ASSESSMENT FINDINGS: PROPOSED PLANNED LIMITS TO DEVELOPMENT ADJUSTMENTS



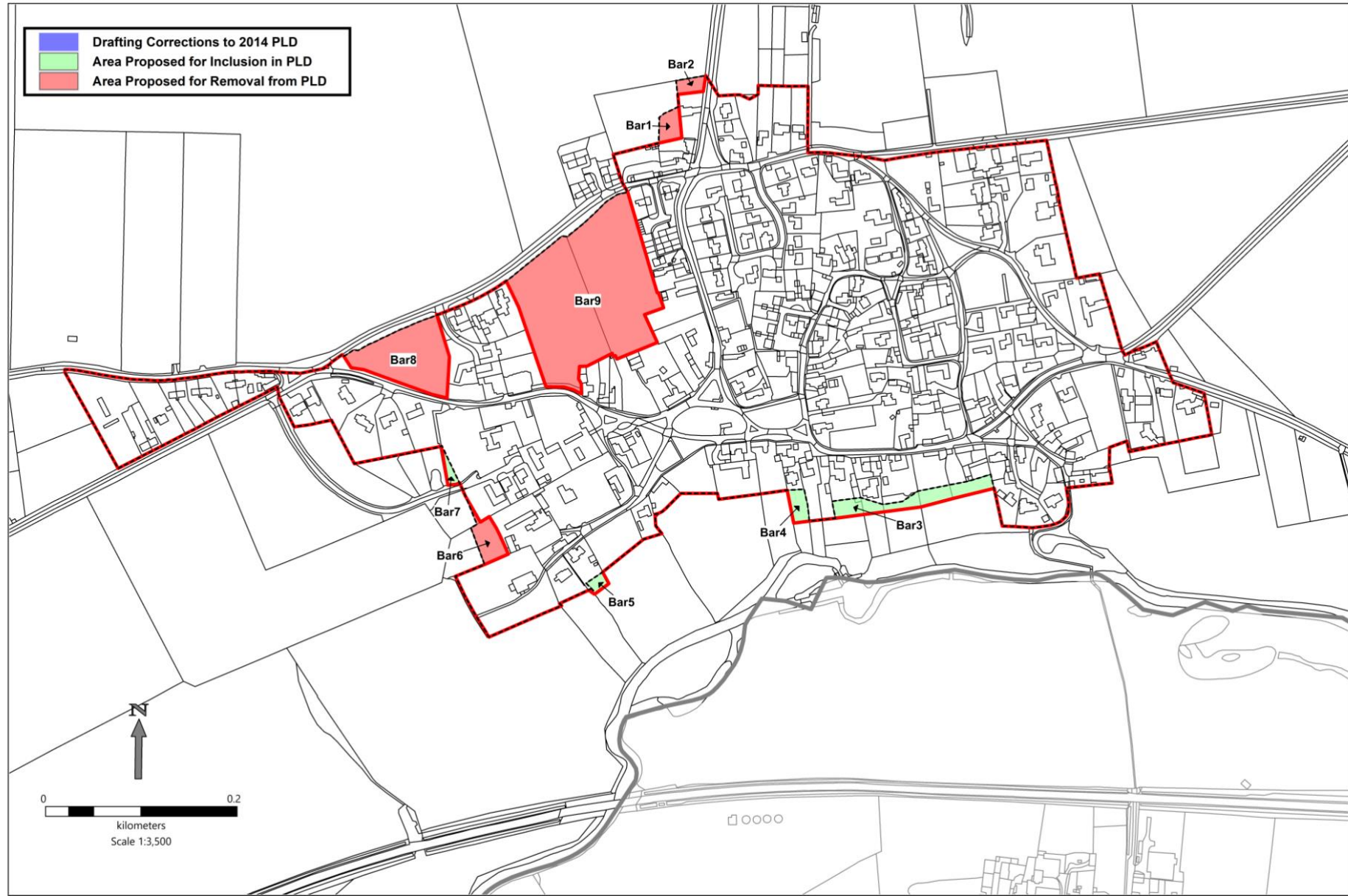
- 3.1 The 2023 PLD review assessment tables and accompanying map to each settlement assessed are set out in this section. Each map sets out proposed adjustments to the 2014 PLD. Accompanying Assessment Tables set out the location and reasoning for the change. As noted at paragraph 2.8, the baseline 2014 PLD remains robust apart from where the assessment criteria for change apply.
- 3.2 Tables indicate additional notes where expansion or clarification to the criteria is helpful. Assessment Criteria codes afford the principal reasoning with reference to **Table 1**, although it is possible for alterations to be justified by more than one criterion.
- 3.3 For the purposes of interpretation of the maps, a green wash indicates that the adjusted PLD will run to the outer edge of that parcel. The adjusted PLD would run to the inner perimeter of red washed areas. A blue line indicates a proposed PLD adjustment which may include small areas being both included and removed along its length, indicating inaccuracy in both respects.

Note: Maps scaled at A4 paper size.

Settlement: Barrowden

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Bar1	North of Back Road		Re.C		
Bar2	West of Luffenham Road		Re.C		
Bar3	South of Main Street	In.F			Provides for consistent curtilage alignment in area of weak definition
Bar4	South of Main Street	In.F			
Bar5	South of Main Street	In.F			
Bar6	North of church		Re.C		
Bar7	South of Main Street	In.F		Cor.1	
Bar8	Between Back Road and Main Street		Re.C		Proposed de-designation of Important Open Space ref. BARD/11
Bar9	Between Back Road and Main Street		Re.C		Proposed de-designation of Important Open Space ref. BARD/09

Barrowden



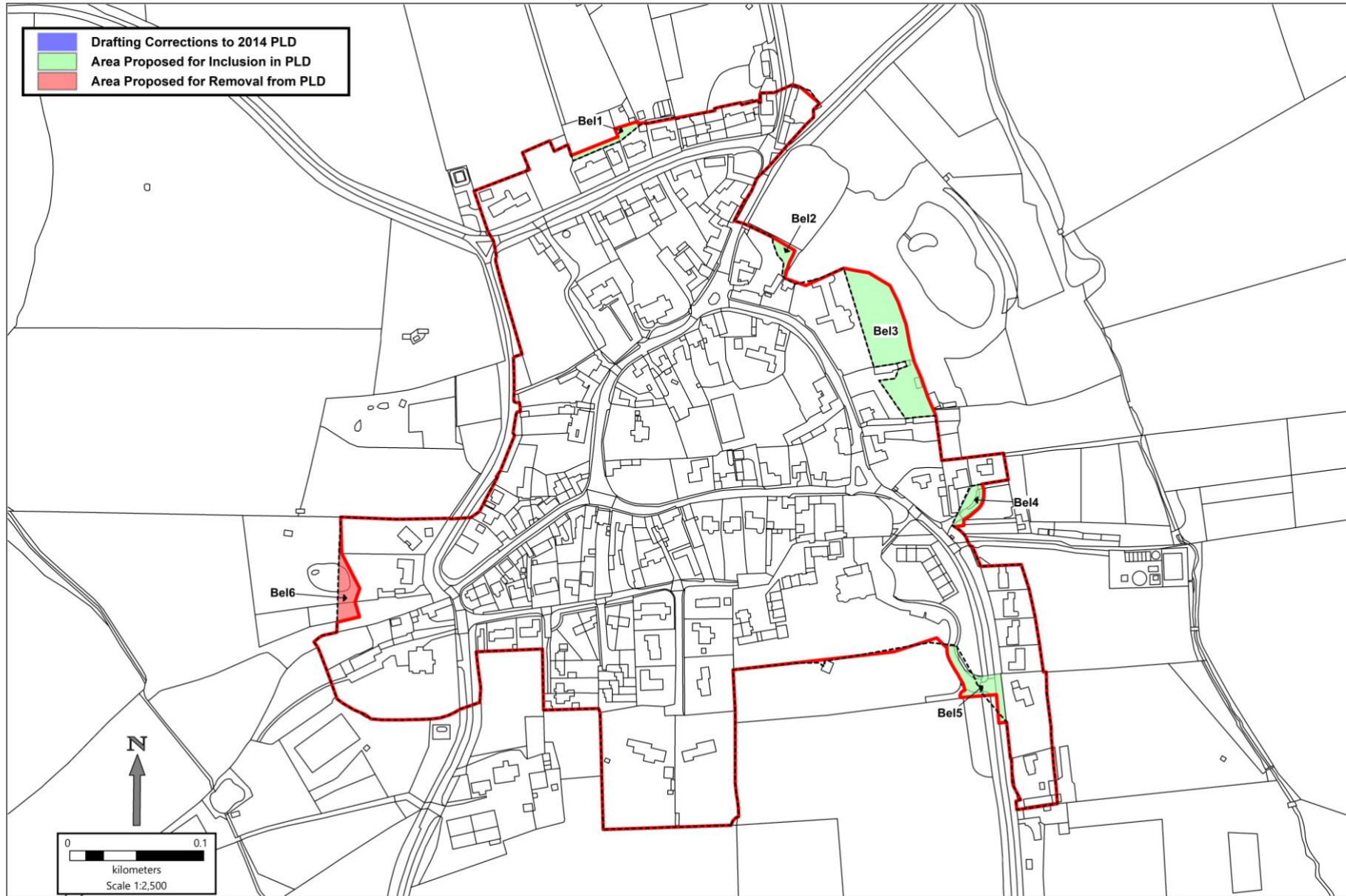
 Proposed Planned Limits to Development 2023  2014 PLD  Rutland County Boundary


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Settlement: Belton-in-Rutland

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Bel1	Northern boundaries of No's 12-16 Loddington Lane	In.F			
Bel2	North-eastern boundary of Old School House, Chapel Street / No. 1 Nether Street	In.F			
Bel3	Eastern boundary of Rutland Manor and No. 7 Nether Street	In.F			
Bel4	Front curtilage of new house set back off Littleworth Lane, on the eastern edge of Belton-in-Rutland	In.F			
Bel5	Access to Belton House on Littleworth Lane	In.F			
Bel6	Lane west of Freedom Farm, Back Lane, on the western side of Belton-in-Rutland		Re.C		Proposed partial de-designation of Important Open Space ref. BELT/03

Belton-in-Rutland



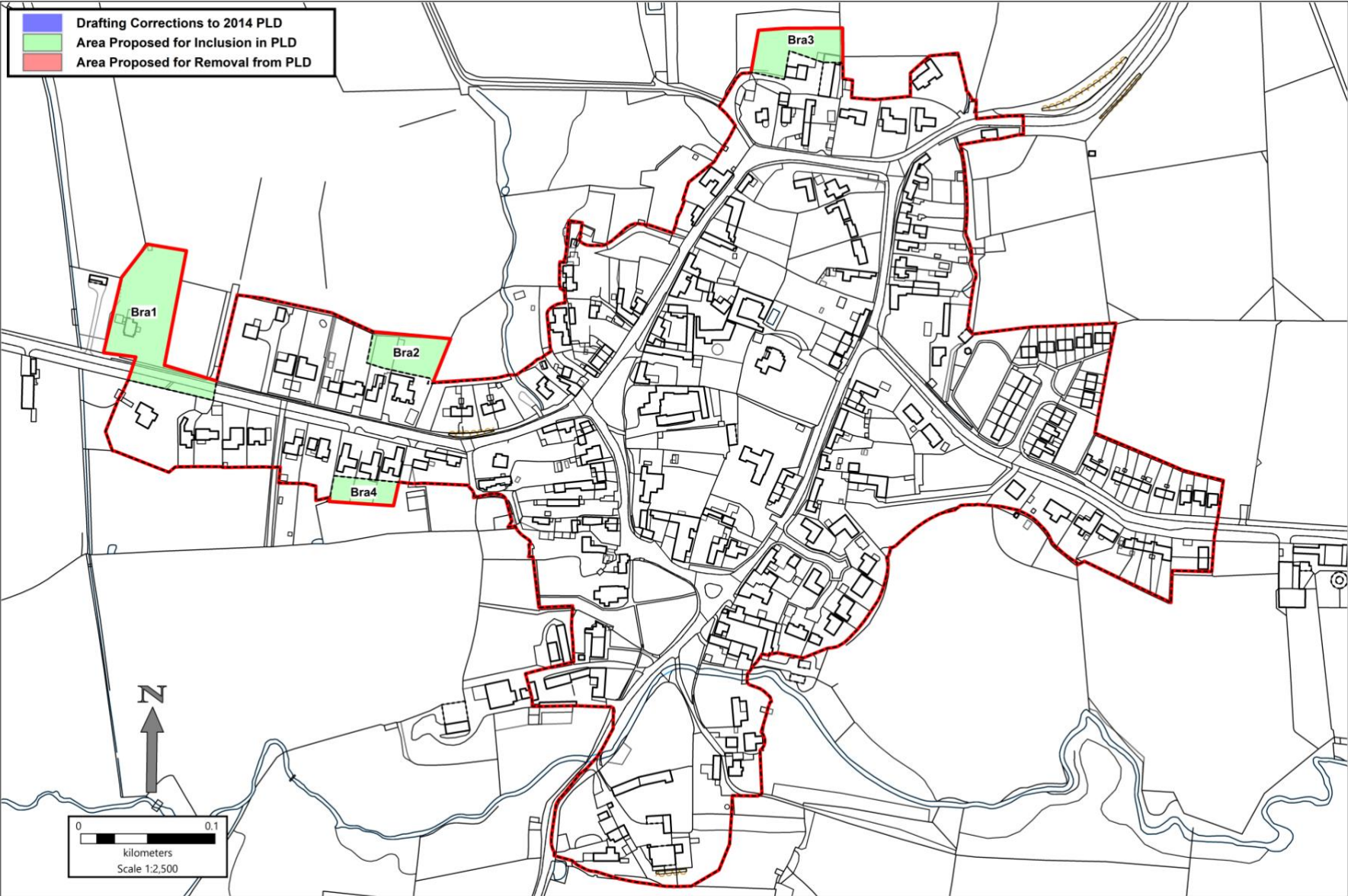
 Proposed Planned Limits to Development 2023  2014 PLD  Rutland County Boundary

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Settlement: Braunston-in-Rutland

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Bra1	The Elms, large grounds north of Knossington Road	In.F			
Bra2	Established garden areas north of Knossington Road	In.F			
Bra3	North of High Street	In.C			Former commercial yard with planning permission for residential development.
Bra4	South of Knossington Road	In.F			

Braunston-in-Rutland



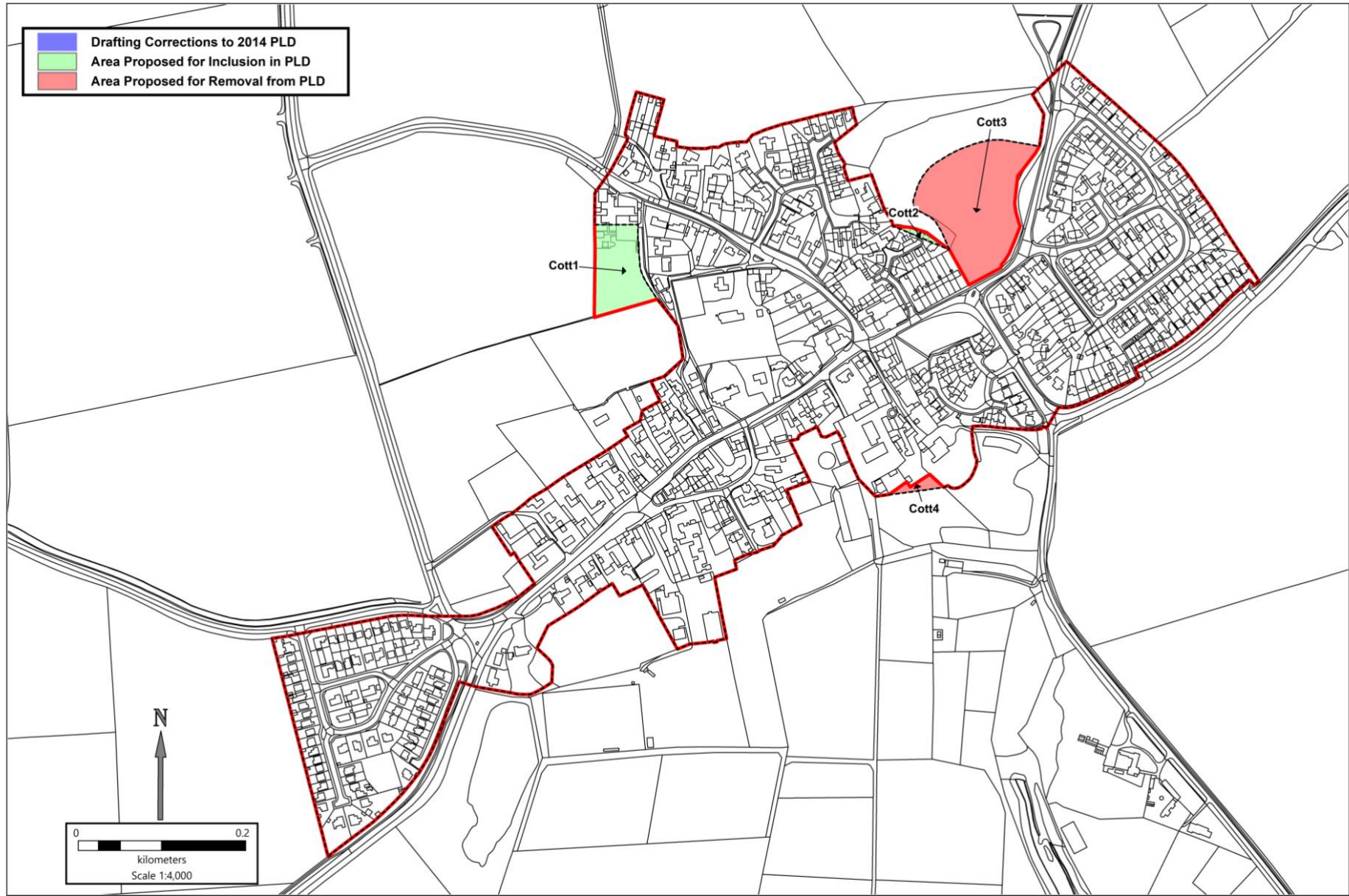
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Settlement: Cottesmore

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Cott1	St Nicholas C.o.E. Primary School	In.F			Educational curtilage
Cott2	North of Jubilee Gardens			Cor.1	Drafting inaccuracy
Cott3			Re.C		2014 Area of Important Open Space and allotments. Proposed de-designation of Important Open Space ref. COT/01
Cott4	Land south of Manor Farm	Re.C		Cor.1	

Cottesmore



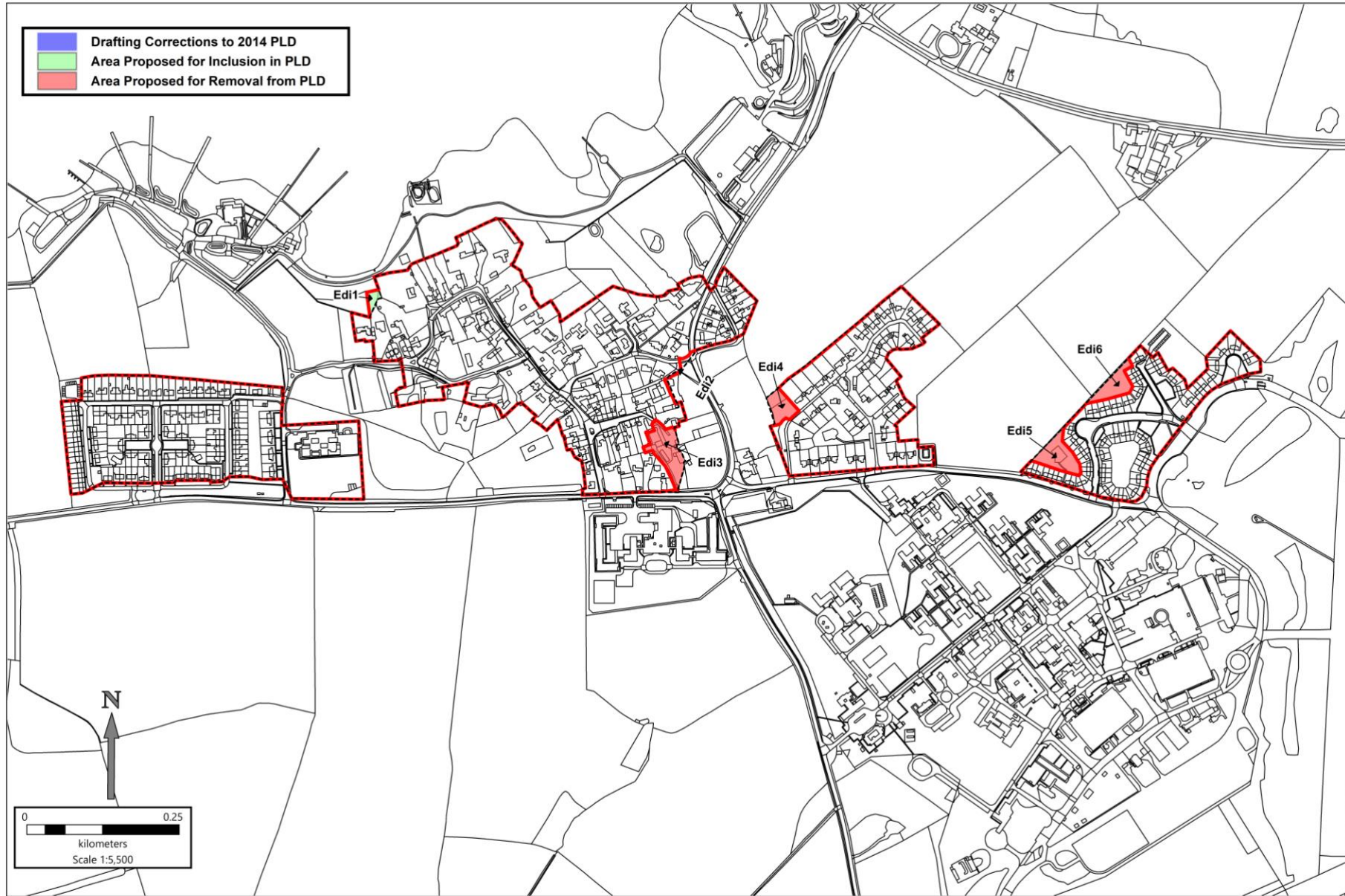
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

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Settlement: Edith Weston

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Edi1	Curtilage to No. 65 Weston Road	In.F			Within residential curtilage
Edi2	Boundaries to Church Lane and Jubilee Close near Edith Weston village store			Cor.A	Rectify drafting errors
Edi3	Between Well Cross and Manton Road		Re.D		Remove non-traditional agricultural buildings
Edi4	Chiltern Drive		Re.A		
Edi5	Rear of Pennine Drive and Severn Crescent (Pennine Play Park)		Re.C & Re.F		Outside residential curtilages & playground
Edi6	Rear of Severn Crescent		Re.C		Outside residential curtilages

Edith Weston



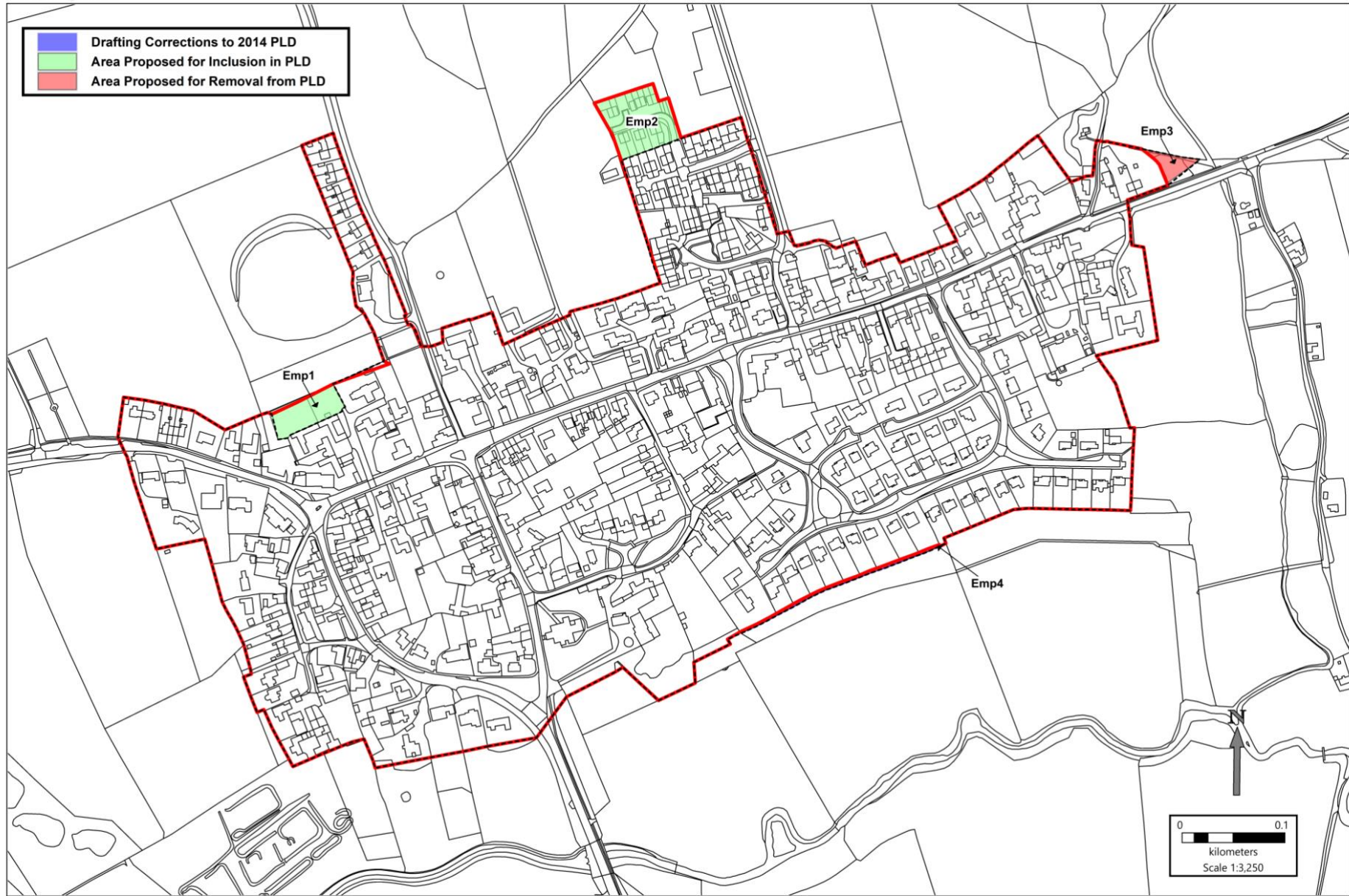
 Proposed Planned Limits to Development 2023  2014 PLD  Rutland County Boundary




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Settlement: Empingham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Emp1	Northern boundaries to properties on Home Court, off Main Street, on the north western edge of Empingham	In.F			
Emp2	Beckworth Grove, on the northern side of Empingham	In.D			Implemented rural exception site
Emp3	North eastern edge of Empingham, north of Main Street		Re.A		Established woodland
Emp4	Rear (southern) boundaries of properties on Willoughby Drive, on the southern side of Empingham			Cor.A	Rectify drafting error to follow garden boundaries. Scale of inaccuracy is difficult to interpret at A4 cartographic output. For clarity, proposed PLD to run along the existing curtilage boundaries.

Empingham



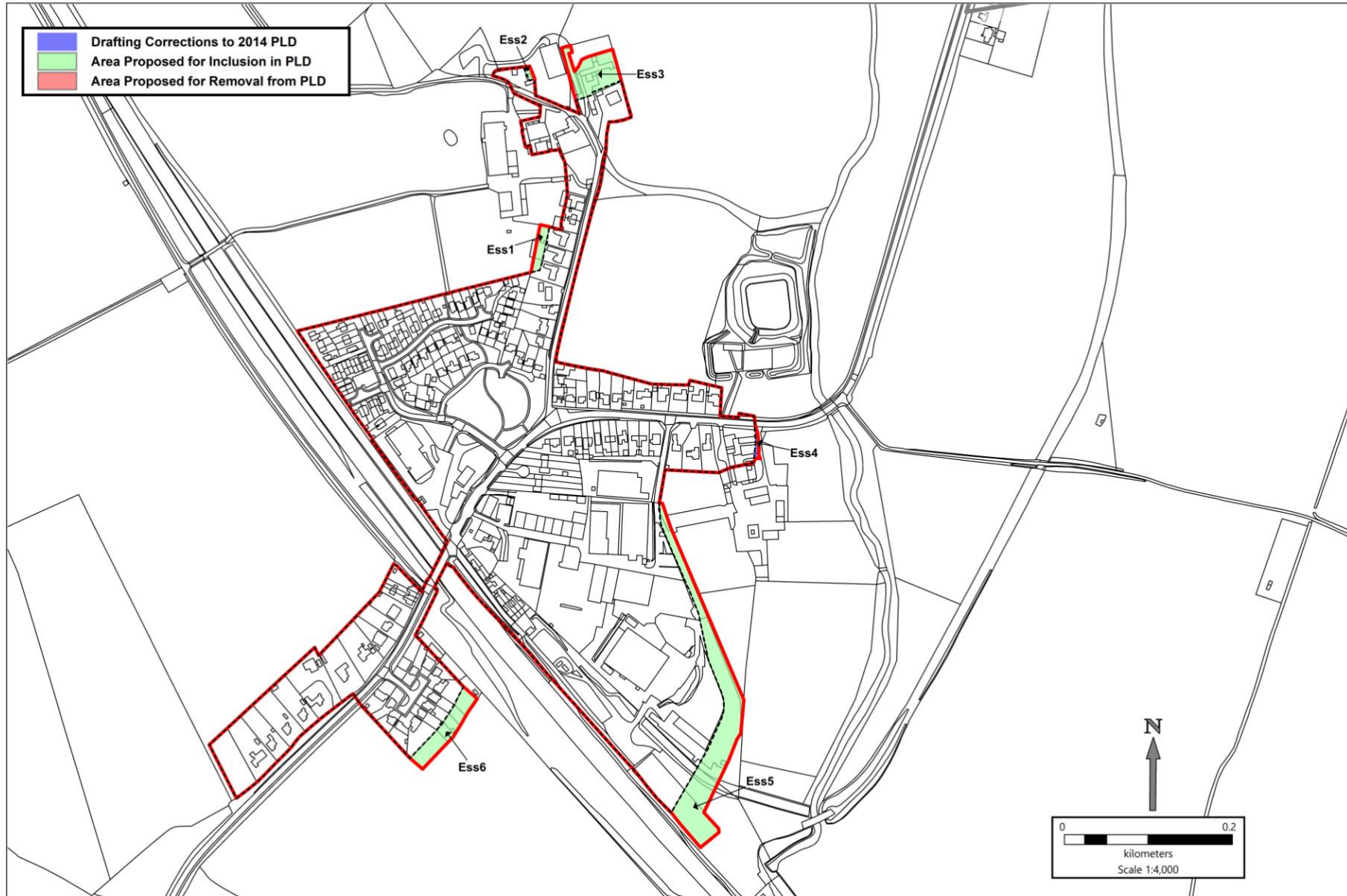
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Settlement: Essendine

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Ess1	Boundaries of rear gardens to properties on Manor Farm Lane	In.F			Residential curtilages
Ess2	Eastern boundary to Broadholme Cottage on Manor Farm Lane, on the northern side of Essendine	In.F			Residential curtilage
Ess3	Broadholme Farm, Manor Farm Lane, on the northern side of Essendine	In.F			Residential curtilage of what appears to be barn conversions of Broadholme farm buildings
Ess4	Church Farm, Bourne Road, on the eastern side of Essendine			Cor.A	Rectify drafting errors to follow road edges
Ess5	Eastern boundary of employment site on the south eastern side of Essendine	In.F			Employment site curtilage
Ess6	Rear (southern) boundaries of properties on Glen Crescent, south of the A6121 Stamford Road	In.F			Residential curtilages

Essendine



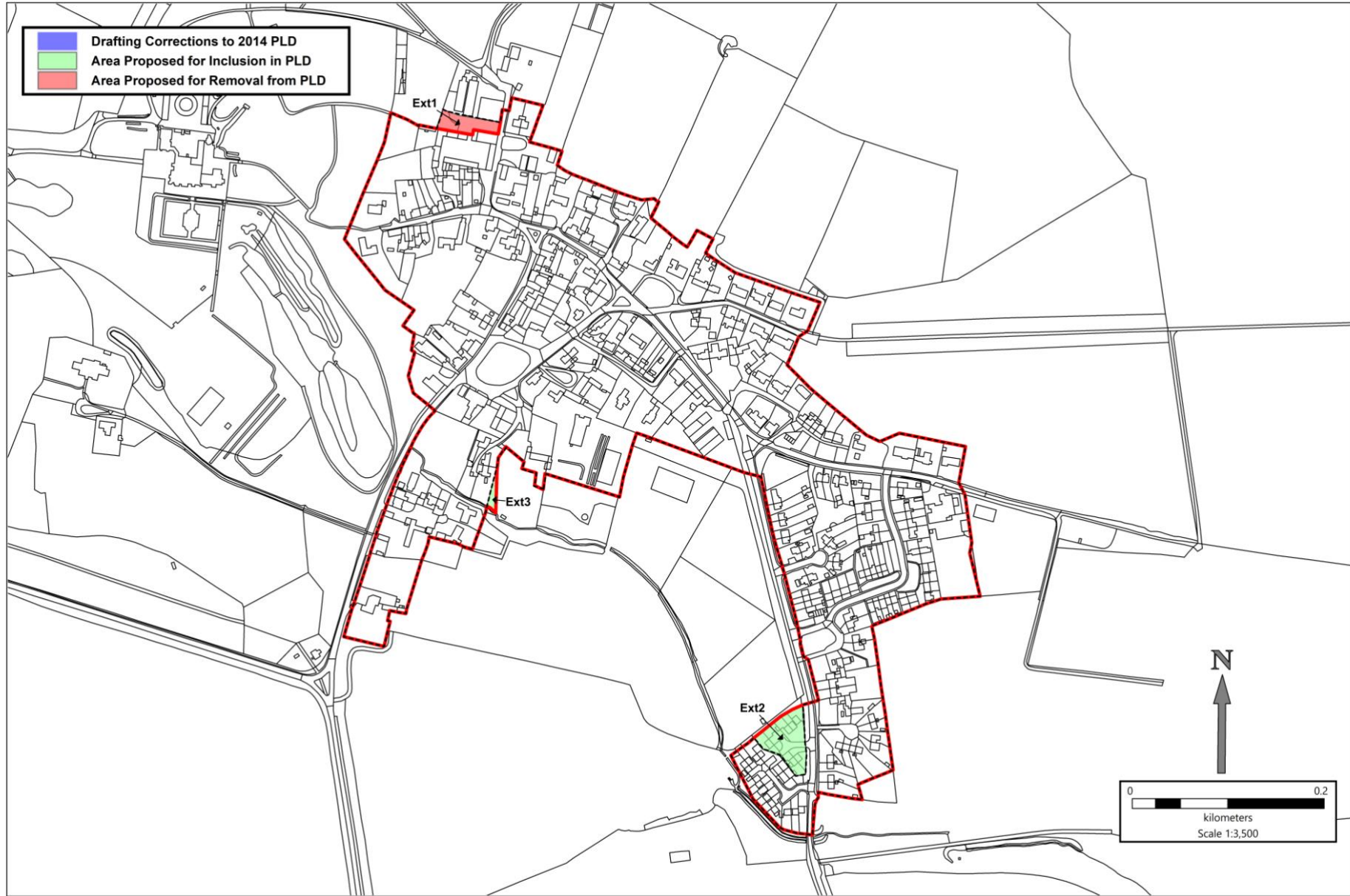
Proposed Planned Limits to Development 2023
 2014 PLD
 Rutland County Boundary

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Settlement: Exton

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Ext1	Yard at West End		Re.C		Farmyard
Ext2	Upper Brks	In.D			Developed rural exception housing site
Ext3	East of Oakham Road	In.F		Cor.1	

Exton



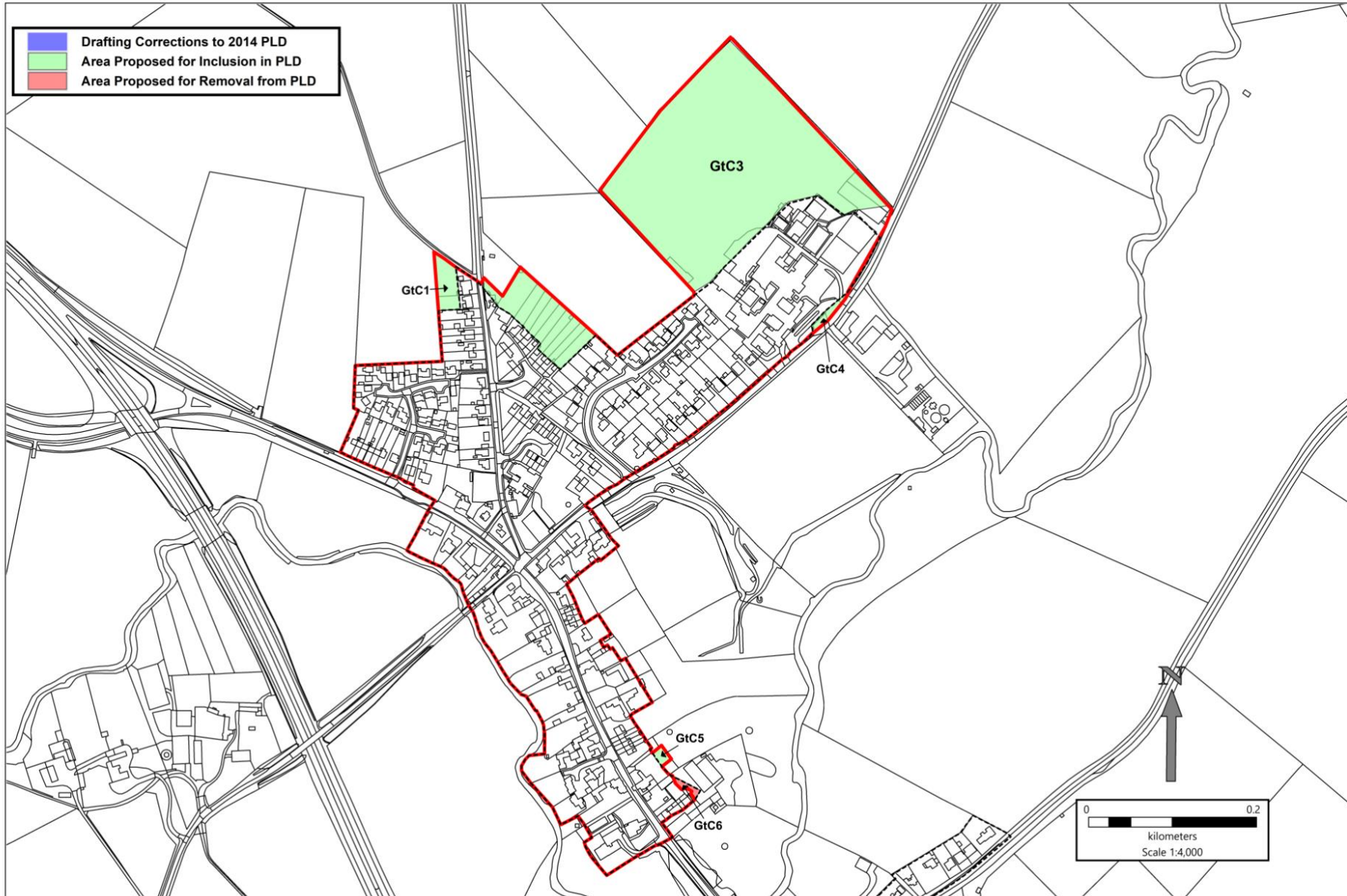
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

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Settlement: Great Casterton

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
GtC1	Rear (western) boundaries of The Haven and No. 8 Pickworth Road	In.F			
GtC2	Rear (eastern) boundaries of properties on High Crescent and Pickworth Road	In.F			
GtC3	Casterton College	In.F			Educational curtilage
GtC4	Casterton College curtilage alongside Ryhall Road	In.F			Educational curtilage
GtC5	Rear (eastern) boundary of The Crown Inn, Old Great North Road	In.F			
GtC6	Rear (eastern) boundary of property to the south of The Crown Inn, Old Great North Road		Re.C		

Great Casterton



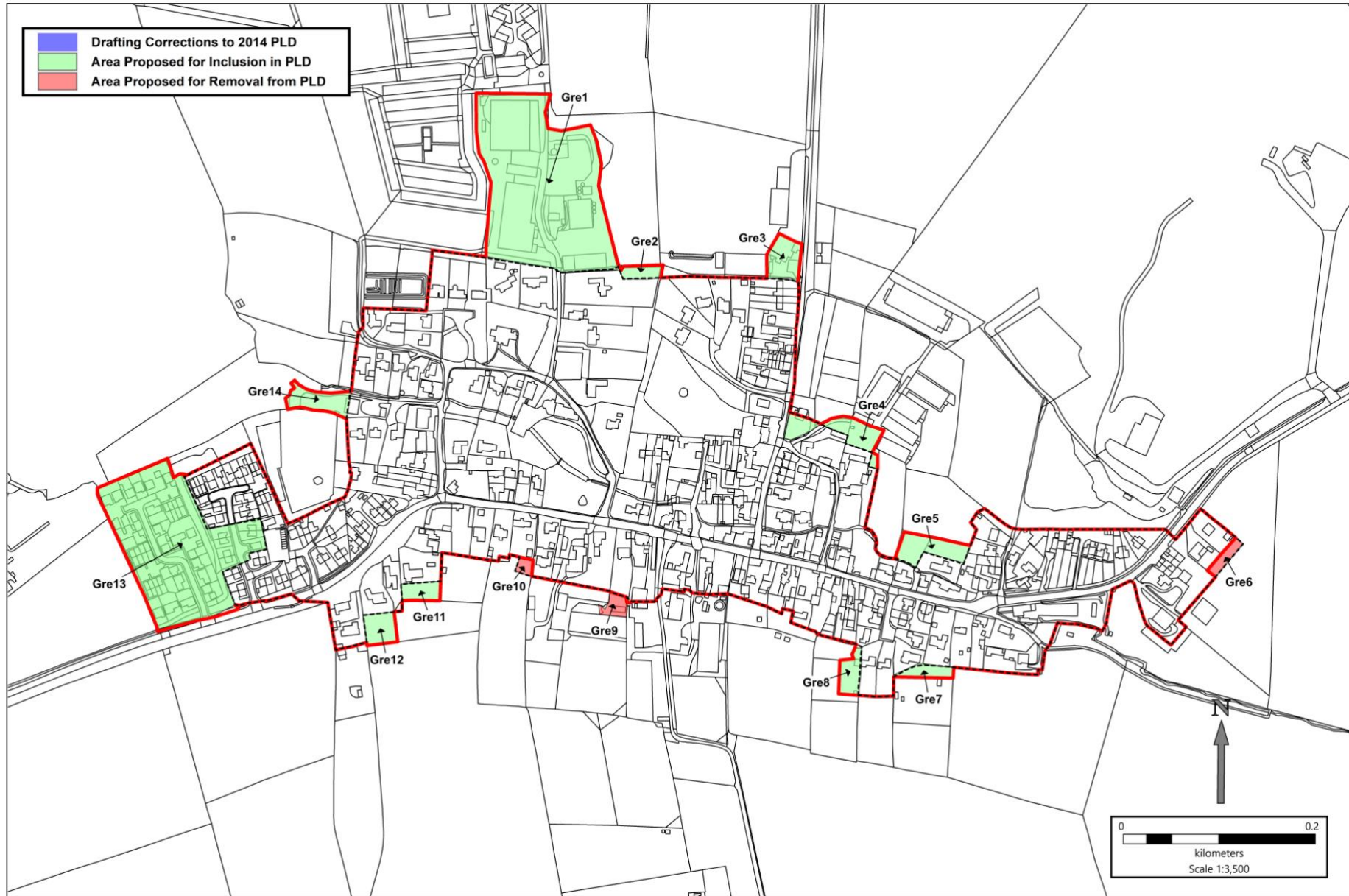
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Settlement: Greetham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Gre1	North of Shepherds Lane	In.F			Developed employment site contiguous with PLD
Gre2	East of Shepherds Lane	In.F		Cor.1	
Gre3	Greetham Community Centre	In.F			Developed community infrastructure
Gre4	East of Great Lane/south of poultry farm	In.F		Cor.1	Rationalise PLD to reflect residential curtilage(s)
Gre5	North of Main Street	In.F			
Gre6	South of Main Street		Re.C	Cor.1	
Gre7	South-East of Kirks Close	In.F			
Gre8	South-West of Kirks Close	In.F			
Gre9	South of Main Street		Re.C	Cor.1	
Gre10	South of Main Street		Re.C		
Gre11	South of Main Street	In.F			
Gre12	South of Main Street	In.F			
Gre13	Begy Gardens	In.B			Large developed site
Gre14	West of Church Lane	In.F			

Greetham



 Proposed Planned Limits to Development 2023  2014 PLD  Rutland County Boundary

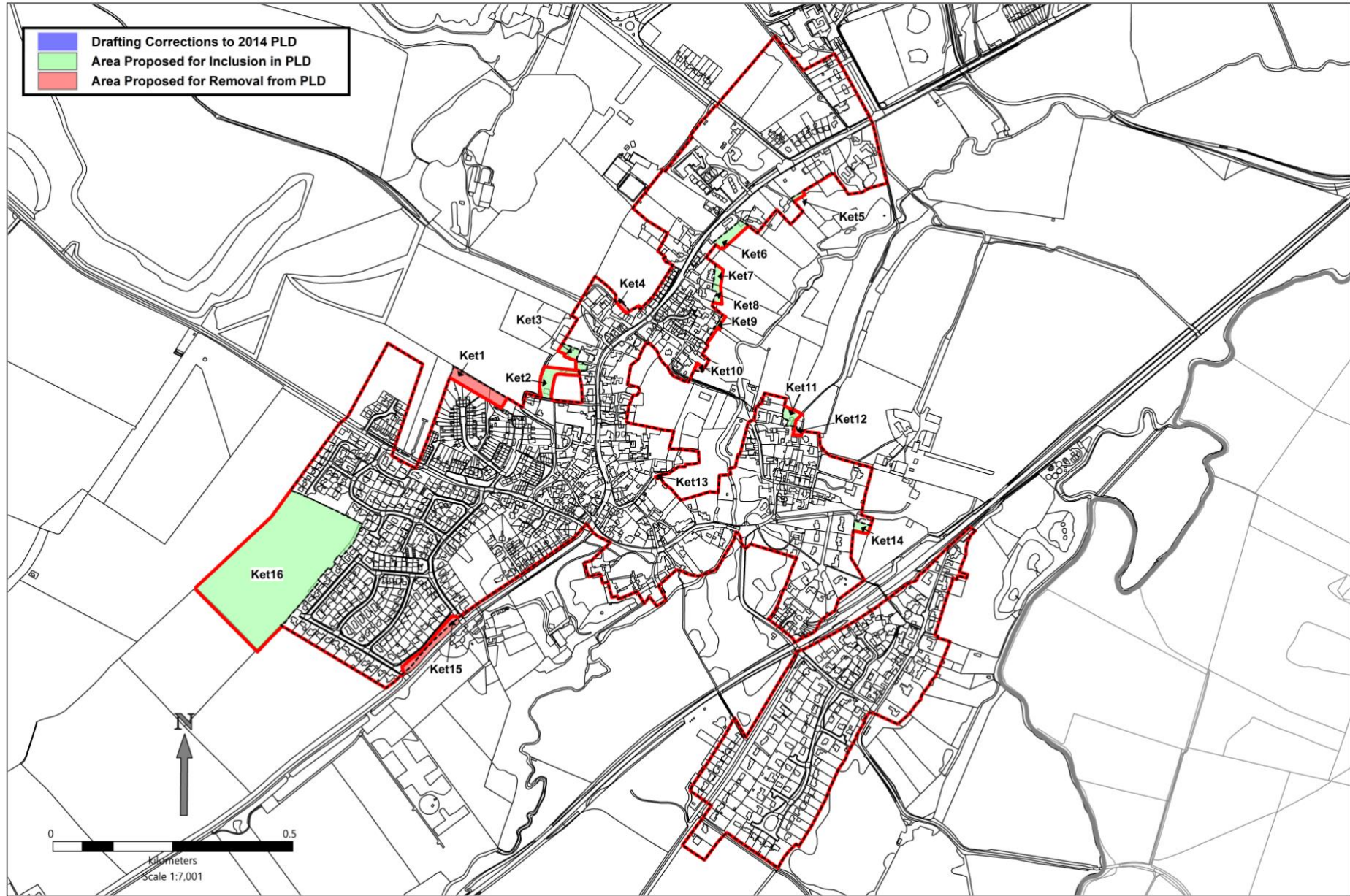
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Settlement: Ketton

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Ket1	North-eastern boundary of the Wheatlands Close development, off Empingham Road		Re.C		Outside residential curtilage
Ket2	Northern and west side of Hunt's Lane, to the west of the A6121 High Street	In.F			House and curtilage garden.
Ket3	Rear garden of No. 74 High Street (A6121)	In.F			Residential curtilage
Ket4	Land to the west of High Street (A6121)		Re.C		PLD to follow boundary of site with planning permission
Ket5	Land east of High Street (A6121), south of Gable House	In.C			PLD to be drawn closely around the proposed building and immediate curtilage
Ket6	Rear (eastern) garden of No. 23 High Street	In.F			
Ket7	Rear (eastern) garden of property east of High Street	In.F			
Ket8	Rear (eastern) garden of property east of High Street	In.C			PLD to follow boundary of site with planning permission
Ket9	Rear (eastern) gardens of properties on the eastern end of Pied Bull Close	In.F			
Ket10	Rear (eastern) garden of property on Bull Lane		Re.C		Outside residential curtilage
Ket11	Rear (northern) garden of property within Aldgate Court	In.F			
Ket12	Land to the north of a property within Aldgate Court		Re.C		Outside residential curtilage
Ket13	No. 14 Redmile's Lane	In.F			Stone barn / dwelling to be included within the PLD

Ket14	Rear (southern) curtilage of property on the eastern end of Edmond's Drive	In.F			Residential curtilage
Ket15	Between the A6121 Luffenham Road and Burnhams Road		Re.B		Landscaped open space associated with urban development
Ket16	Land to the west of Wytchley Road and Park Road	In.C			Large site with planning permission

Ketton



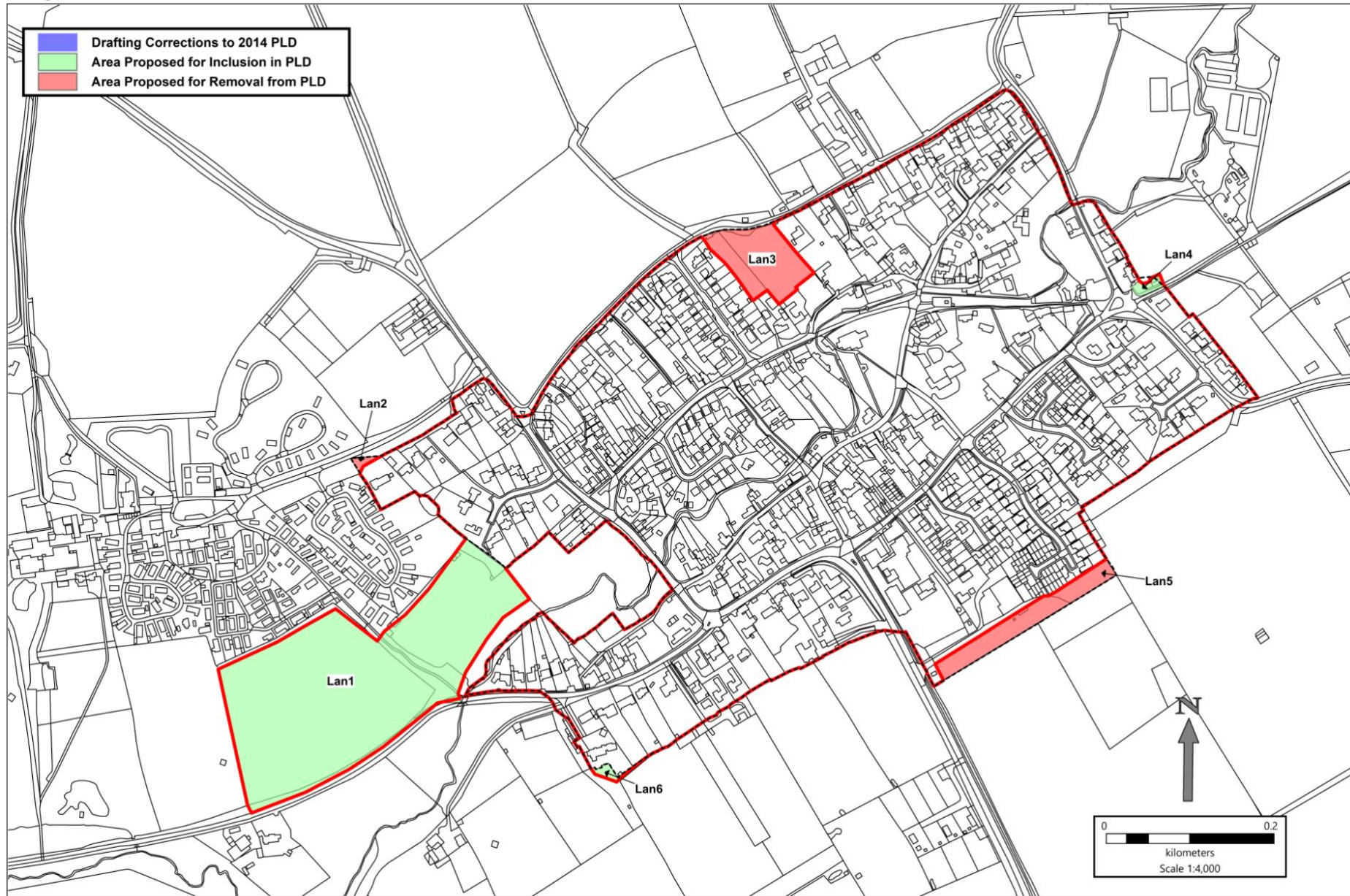
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Settlement: Langham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Lan1	Land north of Cold Overton Road	In.C			Large adjoining sites with extant planning permission
Lan2	South of Ranksborough Road		Re.C	Cor.1	
Lan3	South of		Re.C		Proposed de-designation of Important Open Space ref. LAN/01
Lan4	Site east of Ashwell Road	In.C		Cor.1	
Lan5	Woodland south of Ruddle Way		Re.A		
Lan6	Land south of Cold Overton Road	In.F			

Langham



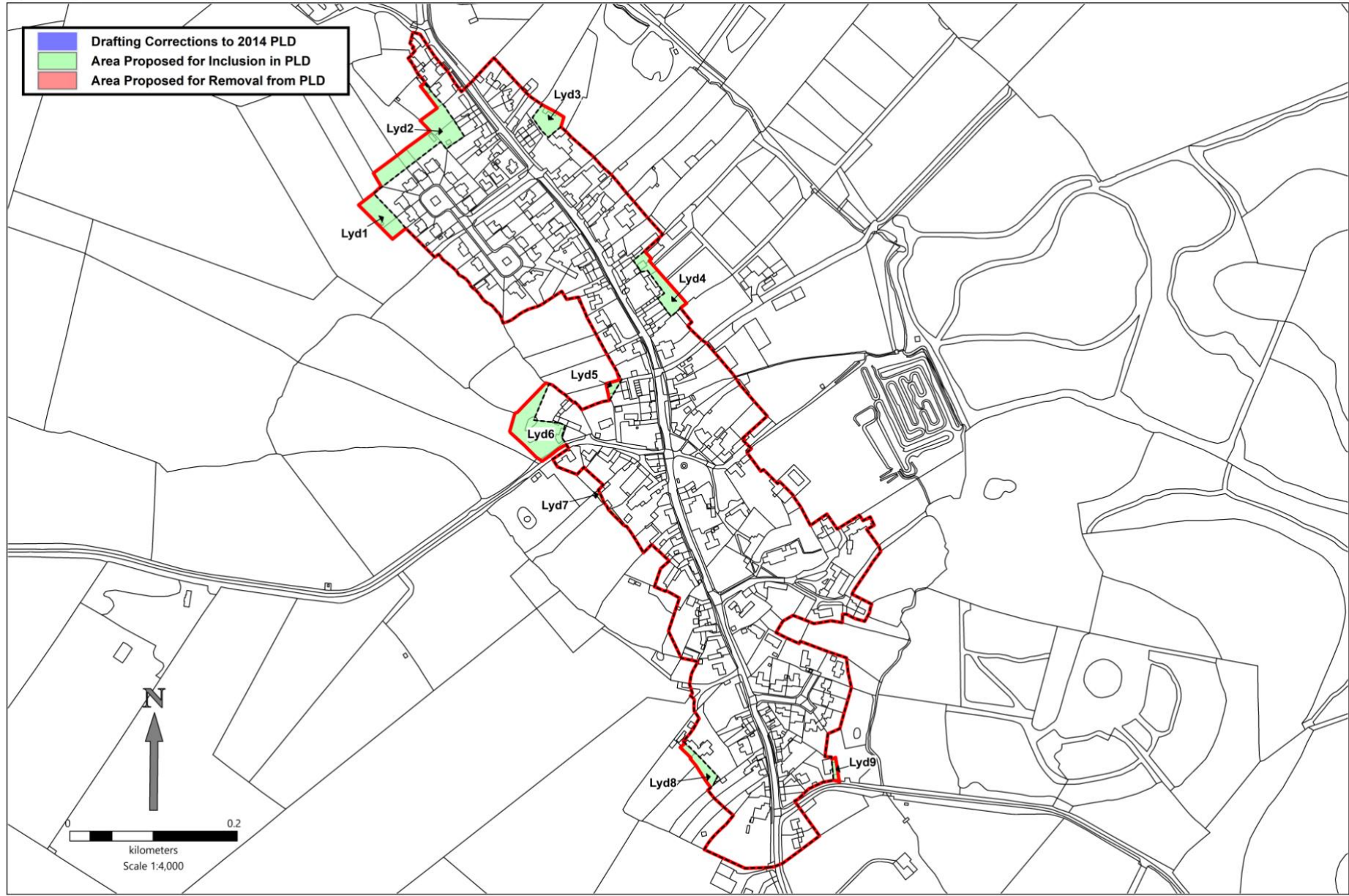
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

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Settlement: Lyddington

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Lyd1	Rear (west) of No's 16 & 17 Colley Rise	In.F			
Lyd2	Rear (north) of No's 18, 19 & 20 Colley Rise, and rear (west) of properties on the western side of Main Street	In.F			
Lyd3	Property and garden curtilage to the rear (east) of No's 62 – 70 Main Street	In.F			
Lyd4	Curtilage of No. 44 Main Street	In.F			
Lyd5	Rear (western) boundaries of properties to the west of Main Street	In.F			
Lyd6	Poplars Farm, Stoke Road	In.F			
Lyd7	Rear (west) of the Old White Hart and No. 5	In.F			
Lyd8	Property and garden curtilage to the rear (west) of No. 17 Main Street	In.F			
Lyd9	Curtilage of No. 3 Thorpe Road	In.F			

Lyddington



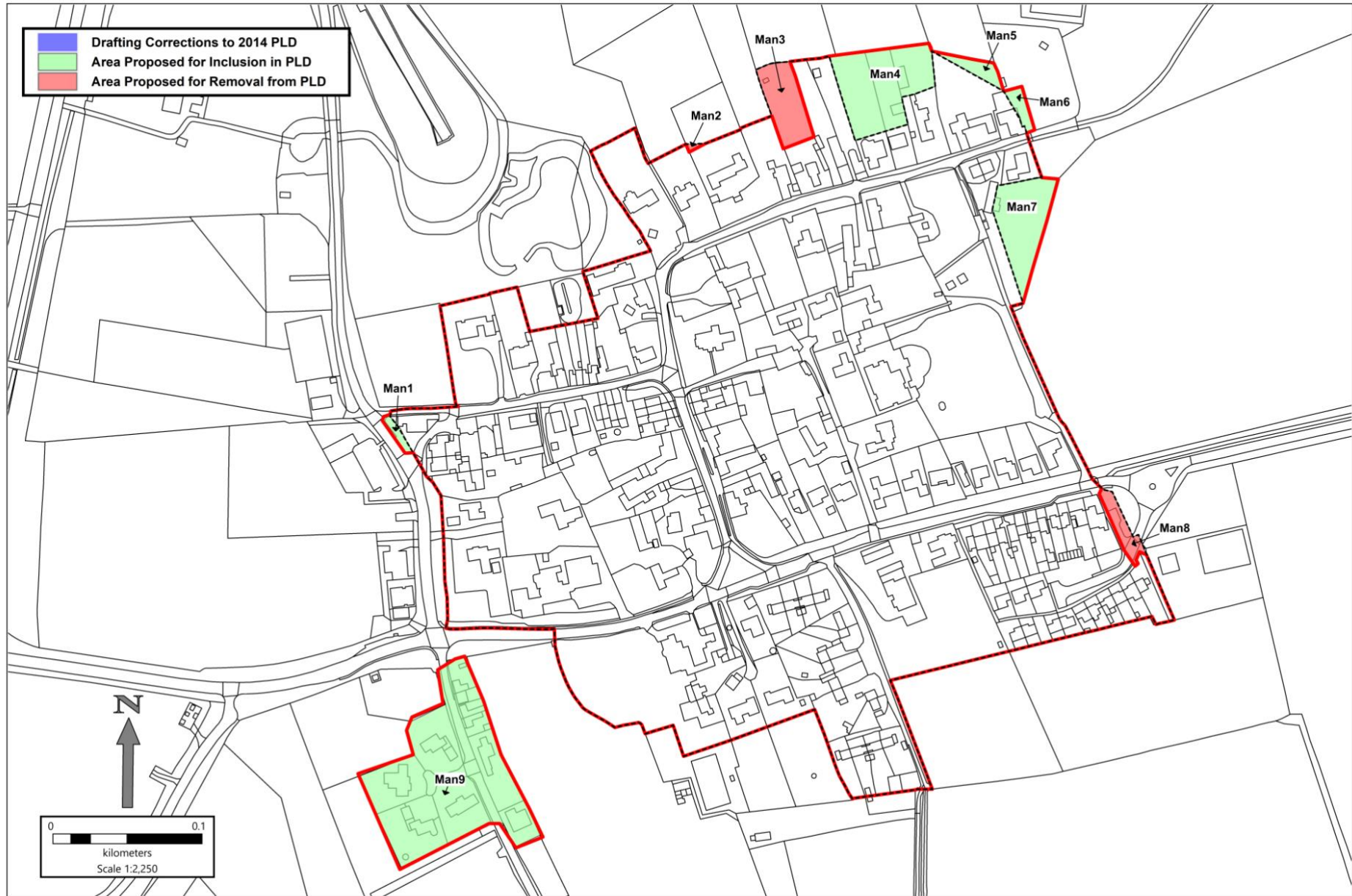
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Settlement: Manton

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Man1	Horse and Jockey Pub	In.F			
Man2	North of Priory Road		Re.C		
Man3	North of Priory Road		Re.C		
Man4	North of Priory Road	In.F			
Man5	North of Priory Road	In.F			
Man6	North of Priory Road	In.F			
Man7	South of Priory Road	In.F			
Man8	South of Lyndon Road		Re.C		
Man9	Wing Road environs	In.G			Distinct cluster of development either side of Wing Road sufficient to justify PLD inclusion.

Manton



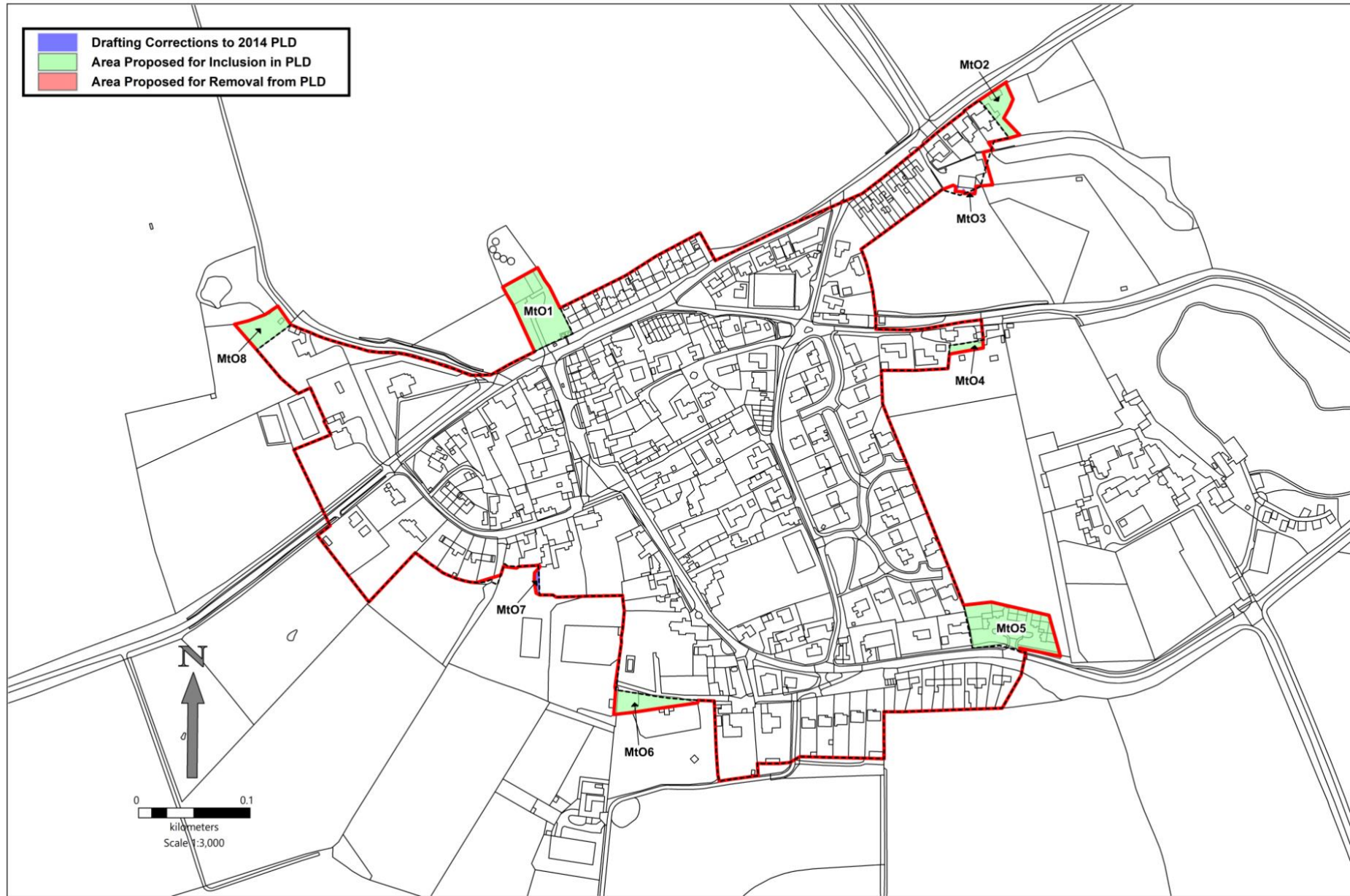
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Settlement: Market Overton

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Mt01	Land north of Thistleton Road	In.C			Limit to approved curtilage (exclude soft landscaping)
Mt02	Land south of Thistleton Road	In.F			
Mt03	Land around cricket pavilion			Cor.1	
Mt04	South of Pinfold Lane	In.F			
Mt05	Walker Close	In.F			Rural Exceptions Housing site
Mt06	South-west of Main Street	In.F			
Mt07	Land south of Berrybushes			Cor.1	
Mt08	End of Church Lane	In.F		Cor.1	Reflects established curtilage

Market Overton



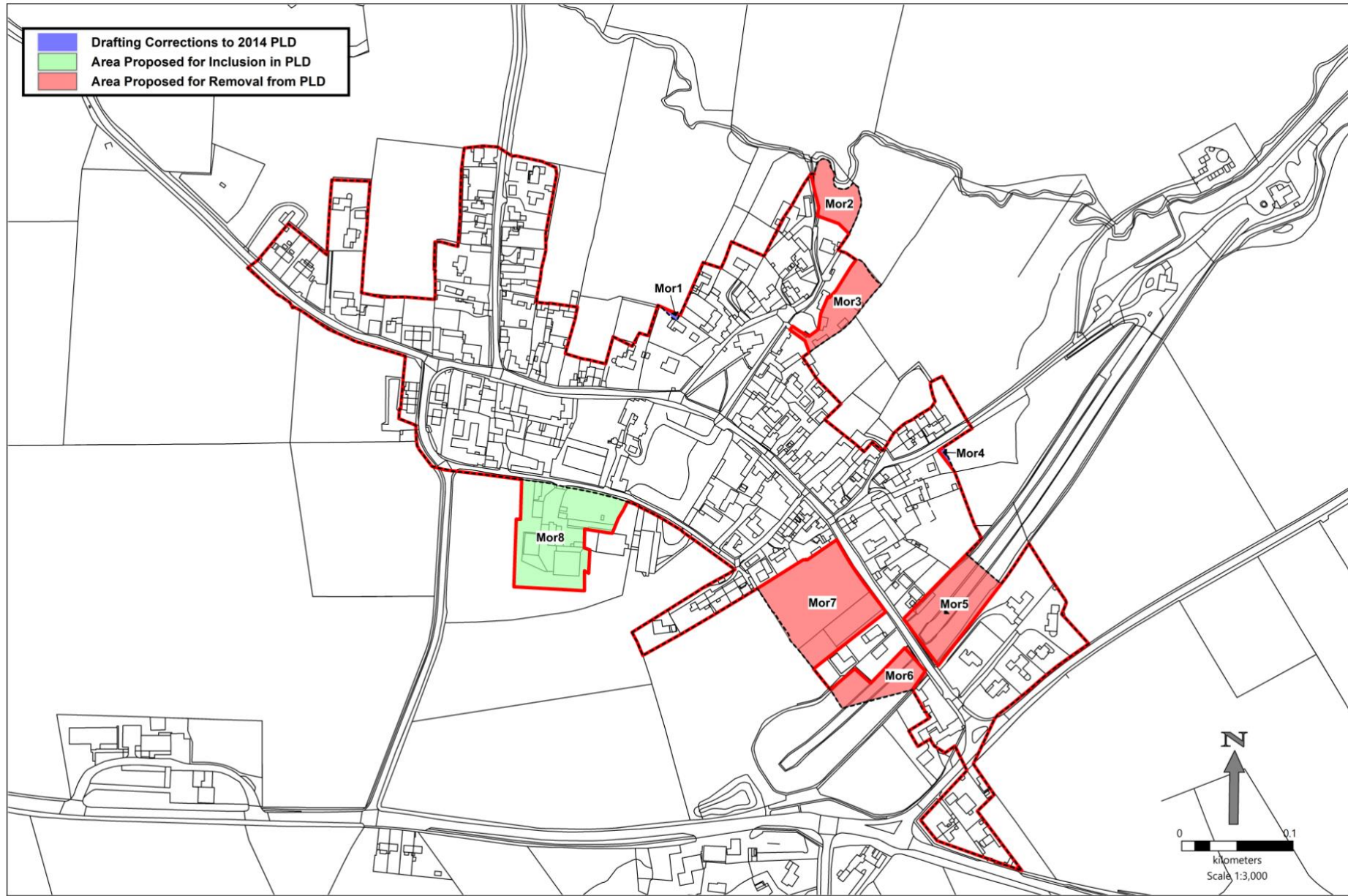
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

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Settlement: Morcott

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Mor1	North of High Street			Cor.1	
Mor2	East of Pingle Lane		Re.C		
Mor3	East of Pingle Lane		Re.C		
Mor4	South of Station Road			Cor.1	
Mor5	Disused Railway Bed north-east of High Street		Re.A		Proposed de-designation of Important Open Space ref. MOR/03
Mor6	Disused Railway Bed south-west of High Street		Re.A		Proposed de-designation of Important Open Space ref. MOR/02
Mor7	South-west of High Street		Re.C		Larger parcel outside the built framework of the village, including cemetery not associated with a church or other place of worship at the site. Proposed de-designation of Important Open Space ref. MOR/01
Mor8	South of Back Lane	In.C			

Morcott



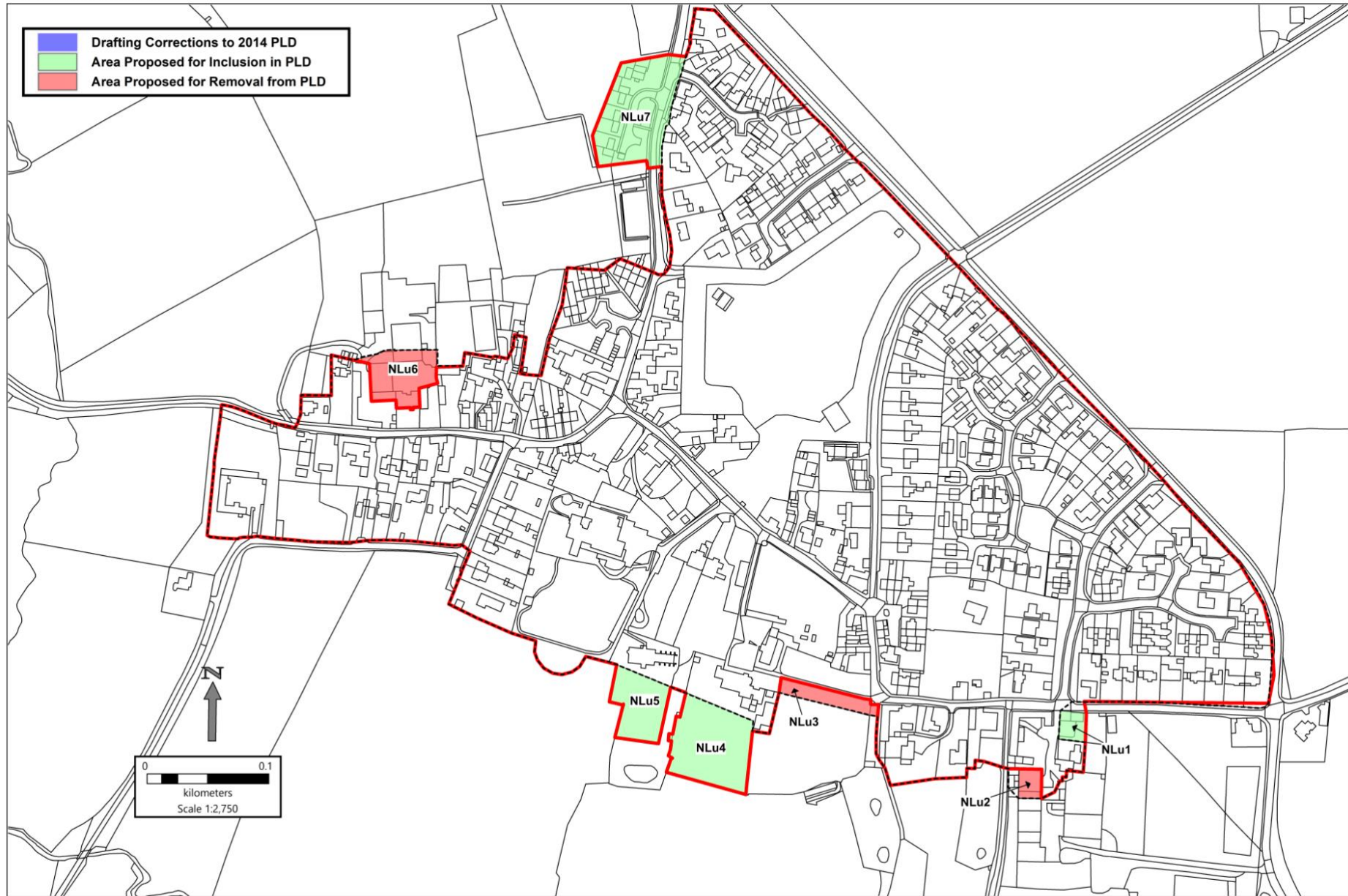
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

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Settlement: North Luffenham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
NLu1	Land south of Digby Drive	In.F			
NLu2	Land at Digby Farm		Re.D		Modern farm infrastructure
NLu3	Land east of Luffenham Hall		Re.C		
NLu4	Land south of Luffenham Hall	In.F			Formal gardens to the hall
NLu5	Churchyard to St John the Baptist Church	In.F			Formal churchyard to church
NLu6	North of Lyndon Road, Manor Farm		Re.D		Modern agricultural infrastructure
NLu7	Geoff Sewell Close	In.D			Rural exception affordable site housing previously excluded from PLD.

North Luffenham



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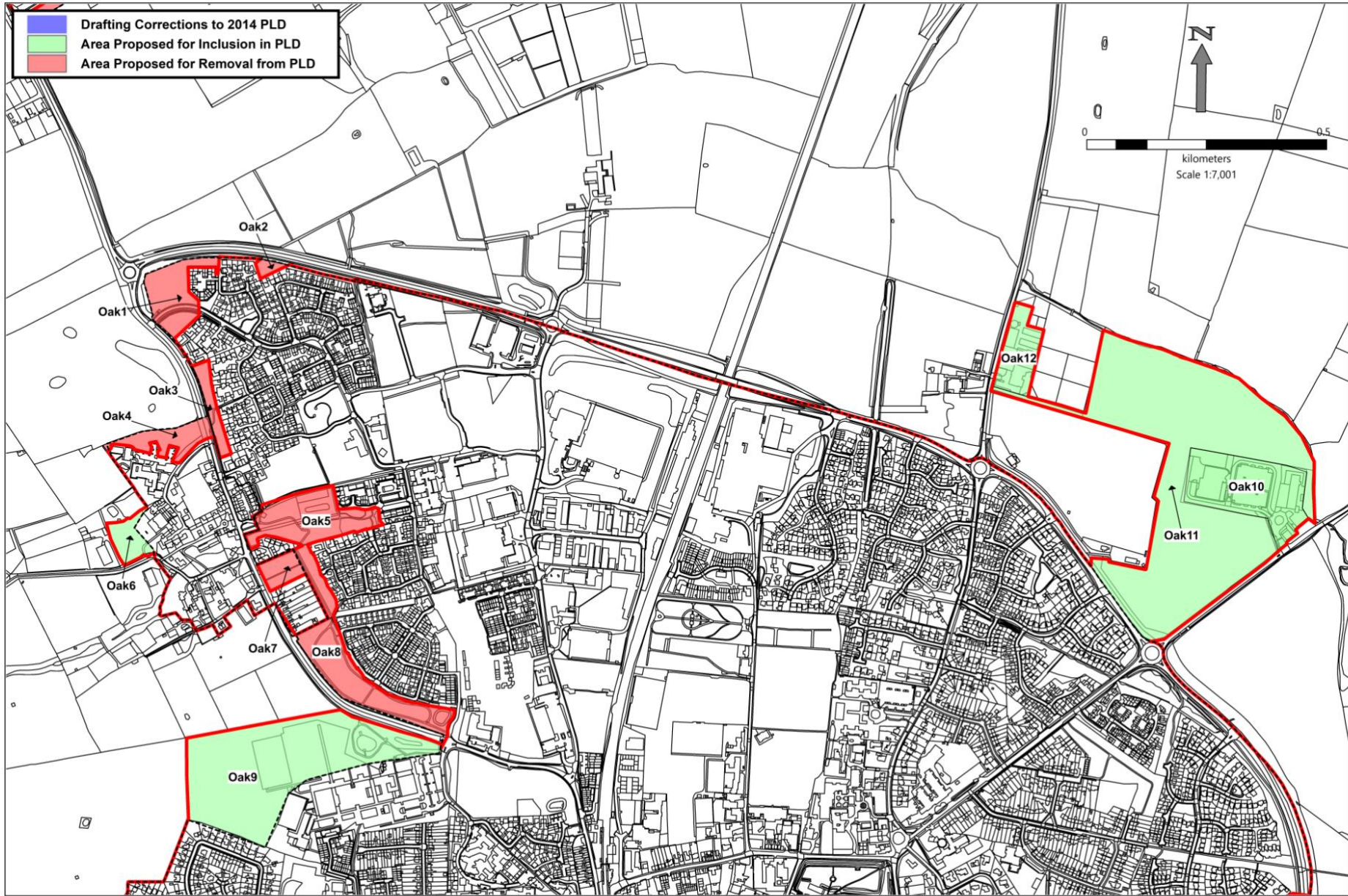
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Settlement: Oakham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Oak1	East of roundabout junction of the A606 Oakham Bypass and B640 Main Road (Barleythorpe)		Re.B		'Parkland Gateway' area of public open space in Oakham North Design Code, September 2011
Oak2	Between Oakham North housing and the A606 Oakham Bypass		Re.A		Established woodland continuing beyond the A606
Oak3	Between Oakham North housing and the B640 Main Road (Barleythorpe)		Re.B		'Woodland Drive' area of public open space to respect the setting of Barleythorpe, in Oakham North Design Code, September 2011
Oak4	On the northern edge of Barleythorpe		Re.A		Established woodland
Oak5	Between Oakham North housing and the B640 Main Road (Barleythorpe)		Re.B		Allotments and 'Barleythorpe Edge' area of allotments as a green buffer in Oakham North Design Code, September 2011
Oak6	West of Barleythorpe Hall	In.F			Curtilage land to Barleythorpe Hall
Oak7	Between Oakham North housing and the B640 Main Road (Barleythorpe)		Re.B		'Barleythorpe Edge' area of public open space as a green buffer in Oakham North Design Code, September 2011
Oak8	Between Oakham North housing and the B640 Main Road (Barleythorpe)		Re.B		'Barleythorpe Edge' area of public open space as a green buffer in Oakham North Design Code, September 2011
Oak9	Between Redland Road and Catmose College and Sports Centre	In.F			Part of wider playing fields at Catmose College and Sports Centre
Oak10	Superstore and associated development	In.F			Site will be surrounded by approved development site (Oak11)
Oak11	North of A606 between Oakham Veterinary Hospital and Co-op Food Store	In.C			Planning permission granted for housing development
Oak12	East of Ashwell Road, veterinary hospital environs	In.F			Previously separated area of development expected to be within perceived context of approved development at Oak11.

Oak13	Between housing on the eastern edge of Oakham and the A606 Oakham Bypass, north of Stamford Road		Re.B		Improve consistency with areas to the immediate south excluded from the PLD between housing on the eastern edge of Oakham and the A606 Oakham Bypass. Proposed de-designation of Important Open Space ref. OAK/16
Oak14	North of Braunston Road	In.C			Planning permission granted.
Oak15	South of Braunston Road	In.C			Permitted housing under construction
Oak16	West of Uppingham Road	In.C			Permitted housing under construction
Oak17	East of housing on Uppingham Road, south of County Offices		Re.C		

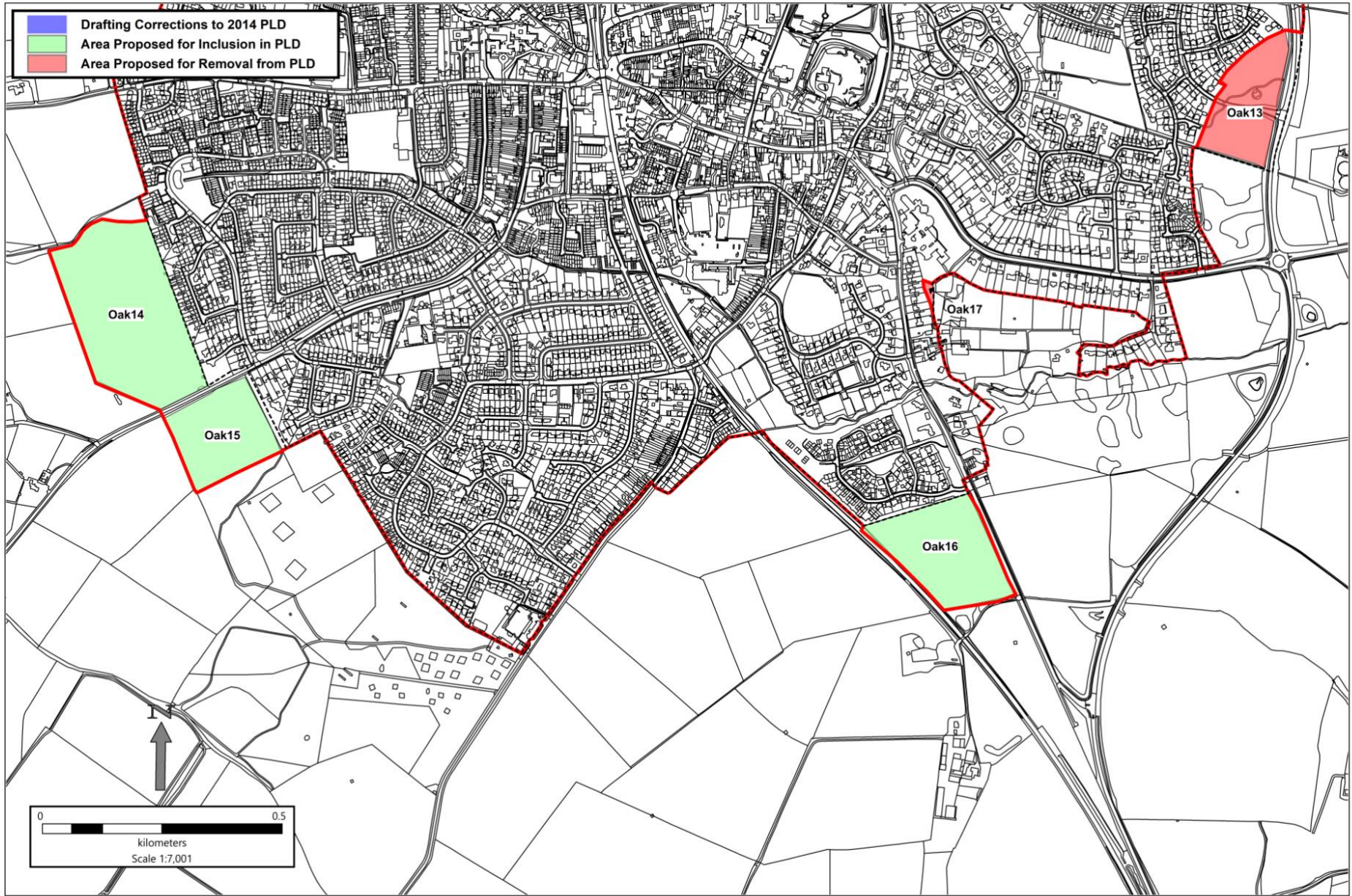
Oakham North






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Oakham South



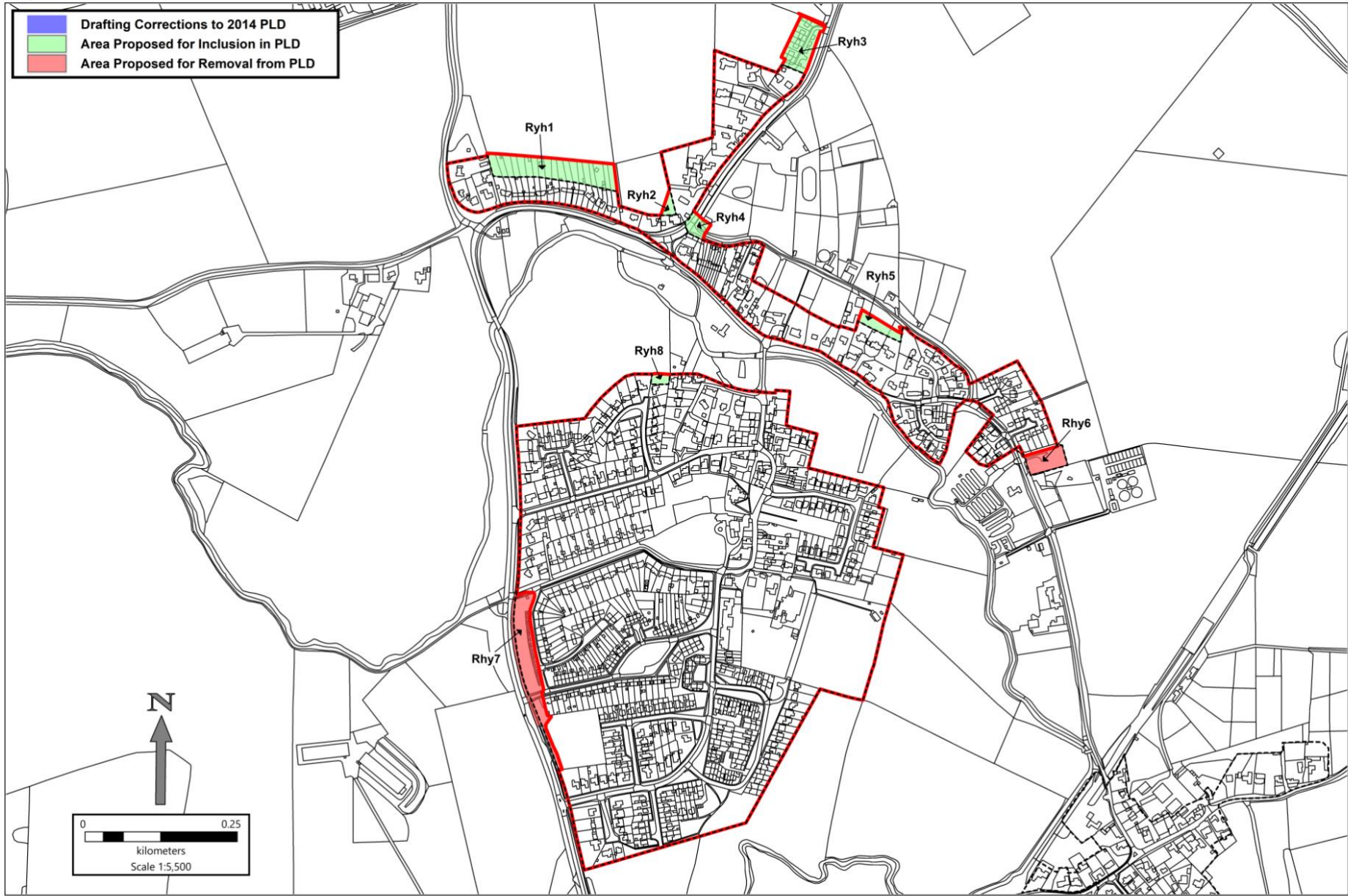
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

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Settlement: Ryhall

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Ryh1	Rear (northern) gardens of properties to the north of the A6121	In.F			
Ryh2	Boundary to property at Old Quarry Lodge, off Essendine Road (A6121)	In.F			
Ryh3	St Eabba's Close	In.D			Implemented rural exception site
Ryh4	Property at the corner of Essendine Road (A6121) and Crown Street / Back Lane	In.F			
Ryh5	Rear (northern) garden curtilage to property on Foundry Road	In.F			
Ryh6	Cemetery on Belmesthorpe Lane		Re.F		Cemetery
Ryh7	A6121 eastern roadside		Re.A / Re.B		Established woodland / structural planting. Proposed de-designation of Important Open Space ref. RYH/07
Ryh8	Rear (northern) boundary to No. 15 Lea View	In.F			

Ryhall



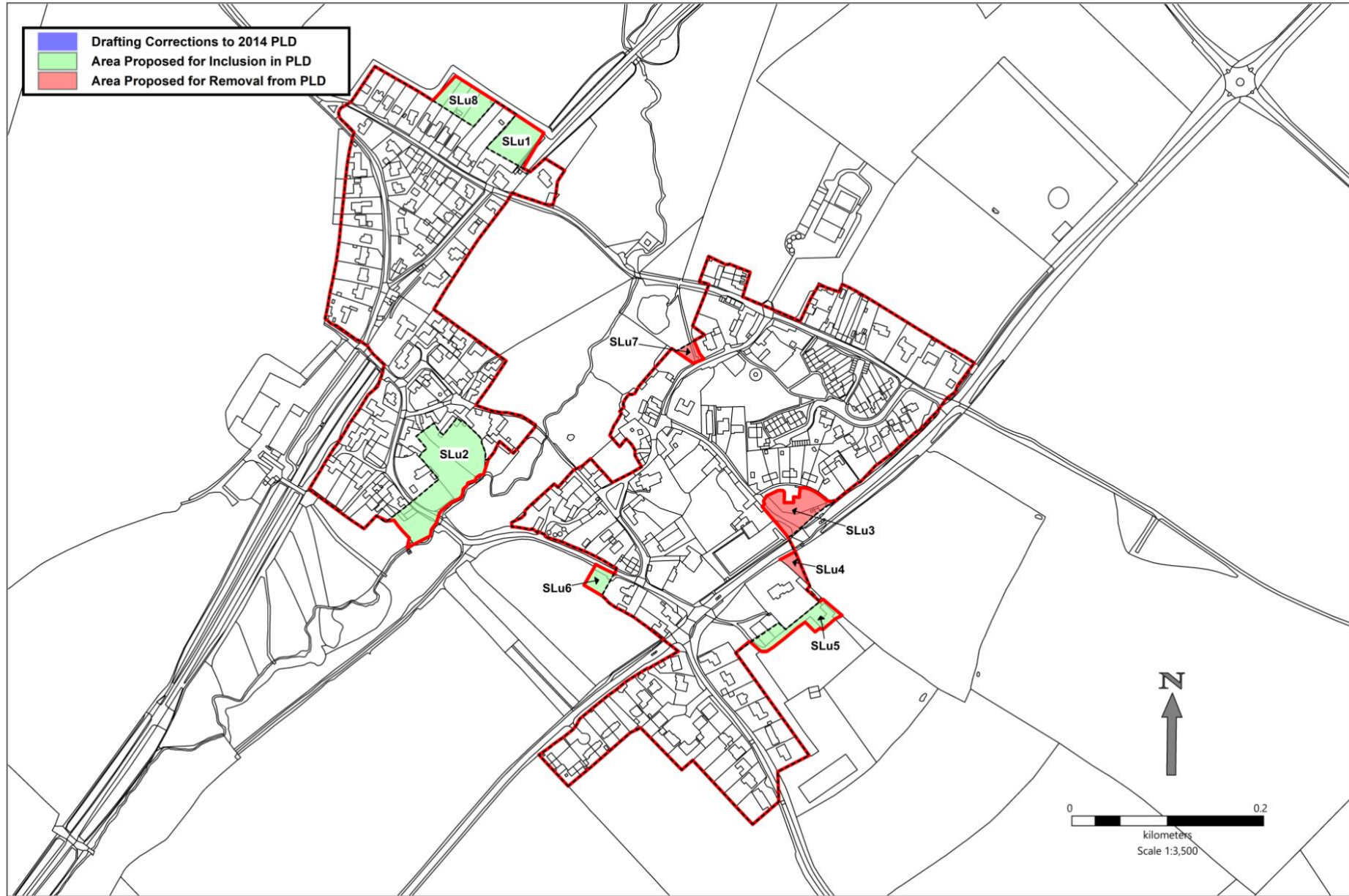
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Settlement: South Luffenham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
SLu1	North-east of Gatehouse Lane	In.F			Provide consistency to established rear curtilage alignment
SLu2	South of Frisby Lane	In.F			Provide consistency to established rear curtilage alignment
SLu3	North of Stamford Road		Re.B		Established landscaping important to village context
SLu4	South of Stamford Road		Re.C	Cor.1	
SLu5	South of 24 Stamford Road	In.F			
SLu6	West of Back Lane	In.F			
SLu7	North of The Street		Re.A		Pocket woodland
SLu8	North-east of Gatehouse Lane	In.F			Provide consistency to established rear curtilage alignment

South Luffenham



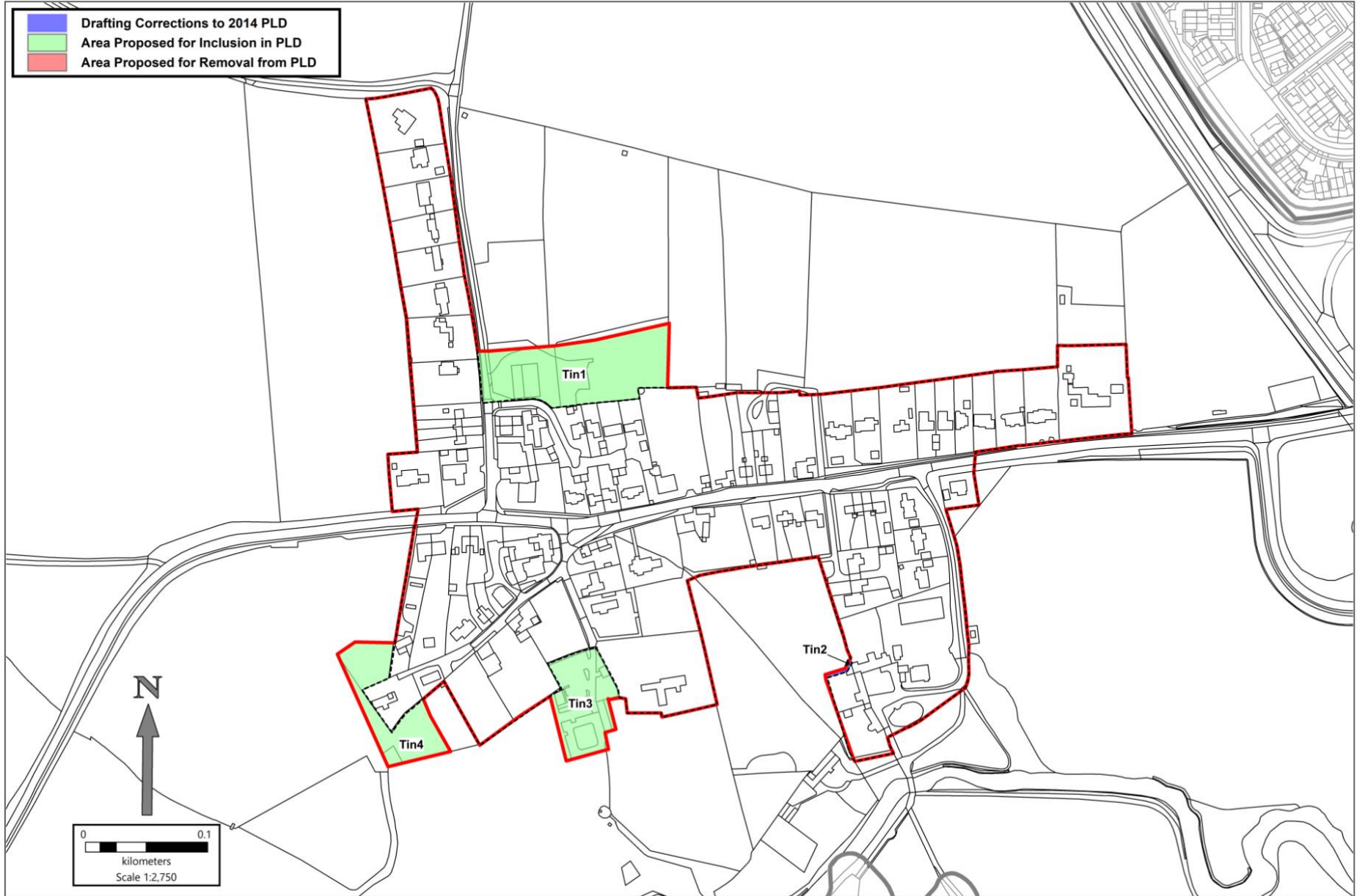
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Settlement: Tinwell

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Tin1	Holme Farm development site, off Casterton Road	In.B			Site with planning permission under development
Tin2	Northern boundary to property at the southern end of Mill Lane			Cor.A	Rectify PLD drafting error
Tin3	Business Centre, Manor Lane	In.F			Employment building curtilage
Tin4	South-western edge of Tinwell at the end of Crown Lane	In.F			

Tinwell



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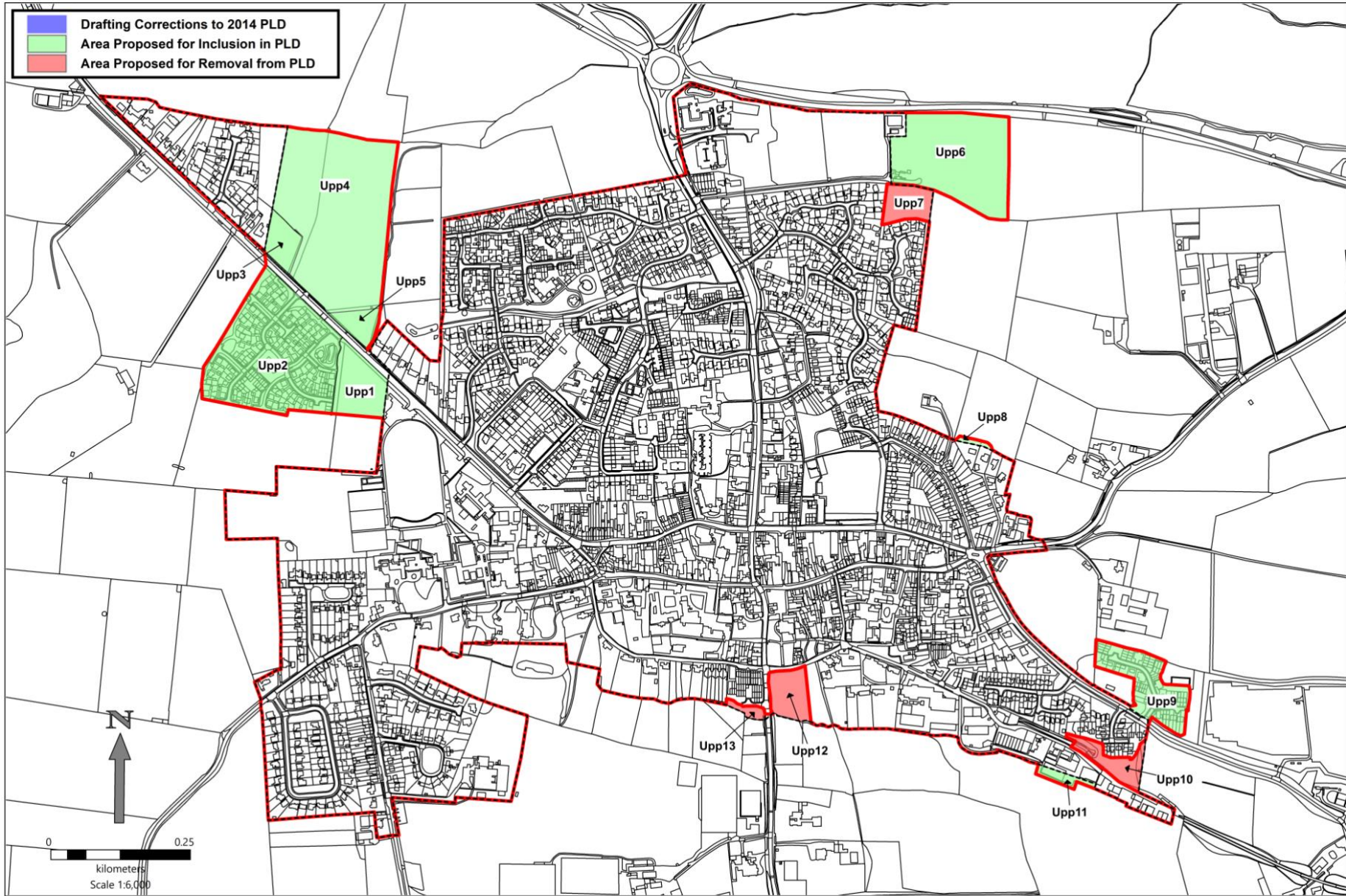
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Settlement: Uppingham

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Upp1	Immediately east of the recently built Southwell Way housing development, south of Leicester Road	In.A			Allocated housing site within the NP
Upp2	Western edge of Uppingham, south of Leicester Road	In.B			Developed for housing
Upp3	North of Leicester Road, adjacent to the recently built Southwell Way housing development	In.A			Allocated housing site within the NP
Upp4	North of Leicester Road, adjacent to the recently built Southwell Way housing development	In.C			Housing site with planning permission
Upp5	North of Leicester Road, adjacent to the recently built Southwell Way housing development	In.A			Allocated housing site within the NP
Upp6	Eastern extension to the 'Uppingham Gate' employment site, south of the A47	In.A			Allocated employment site within the NP
Upp7	North eastern edge of Uppingham, north of Hazel Close		Re.A		Established woodland
Upp8	Immediately to the north of properties on Glaston Road	In.F			Residential curtilage
Upp9	Hornbeam Lane and Blackthorn Close, off Seaton Road on the eastern edge of Uppingham	In.D			Implemented rural exception site
Upp10	Between Brook Close and the Station Road employment site on the south eastern edge of Uppingham		Re.A		Established woodland

Upp11	Station Road employment site on the southern edge of Uppingham	In.B			Developed employment site
Upp12	On the corner of South View and the A6003, on the southern edge of Uppingham		Re.F		Cemetery
Upp13	Between Old School Mews and The Lawn Cemetery, west of the A6006, on the southern edge of Uppingham		Re.A		Established woodland & other naturalised space

Uppingham



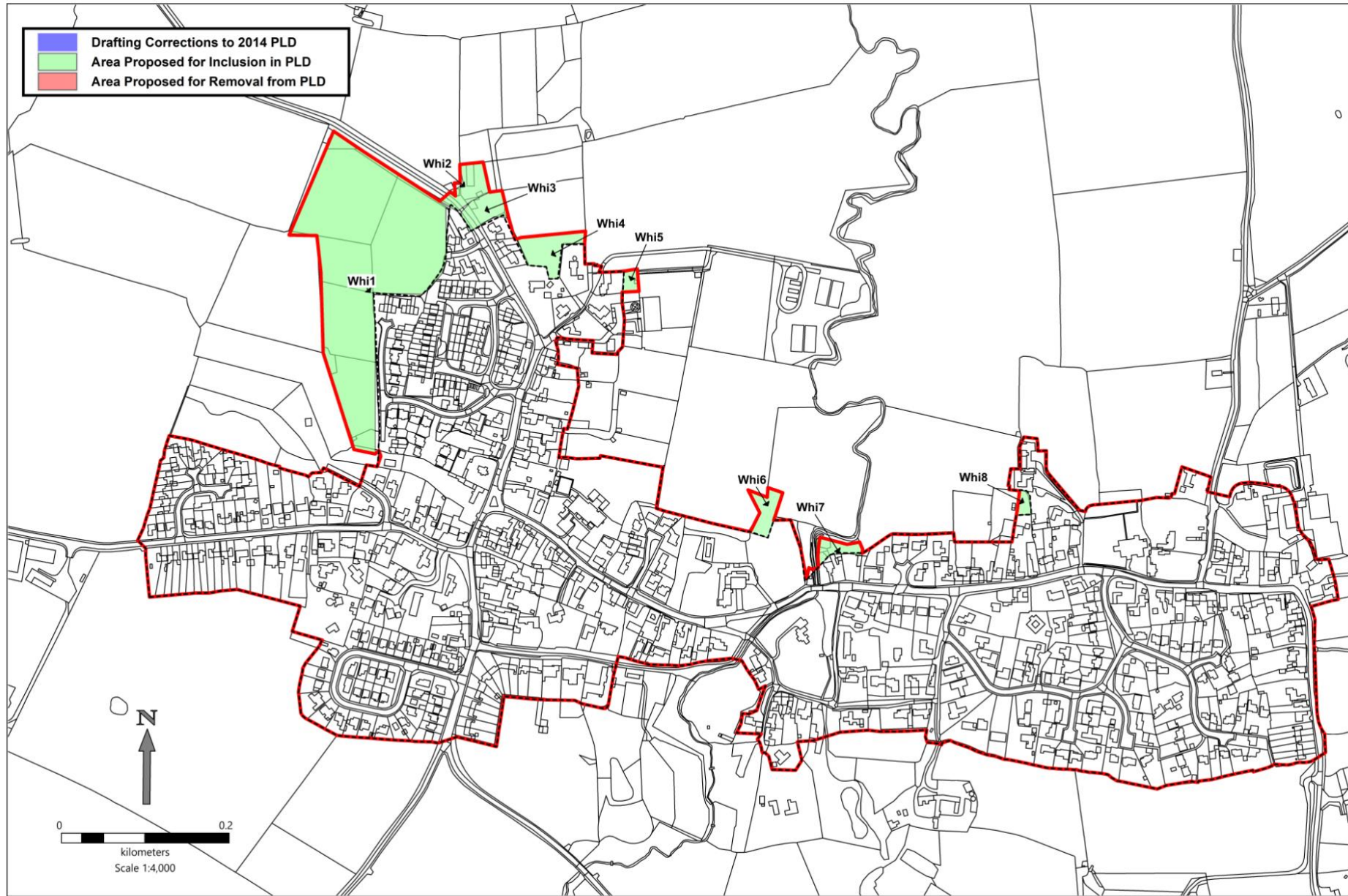
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Settlement: Whissendine

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Whi1	West of Harborough Close	In.C			Planning permission granted
Whi2	North-east of Stapleford Road	In.C			Planning permission granted
Whi3	North-east of Stapleford Road	In.E			Small parcel enclosed by development and Whi2
Whi4	North-east of Stapleford Road	In.E & In.F			
Whi5	North-east of Stapleford Road	In.F			
Whi6	North of Main Street	In.F			Residential development
Whi7	North of Main Street	In.E			Established public house car park enclosed by development and watercourse
Whi8	North of Main Street	In.E & In.F			

Whissendine



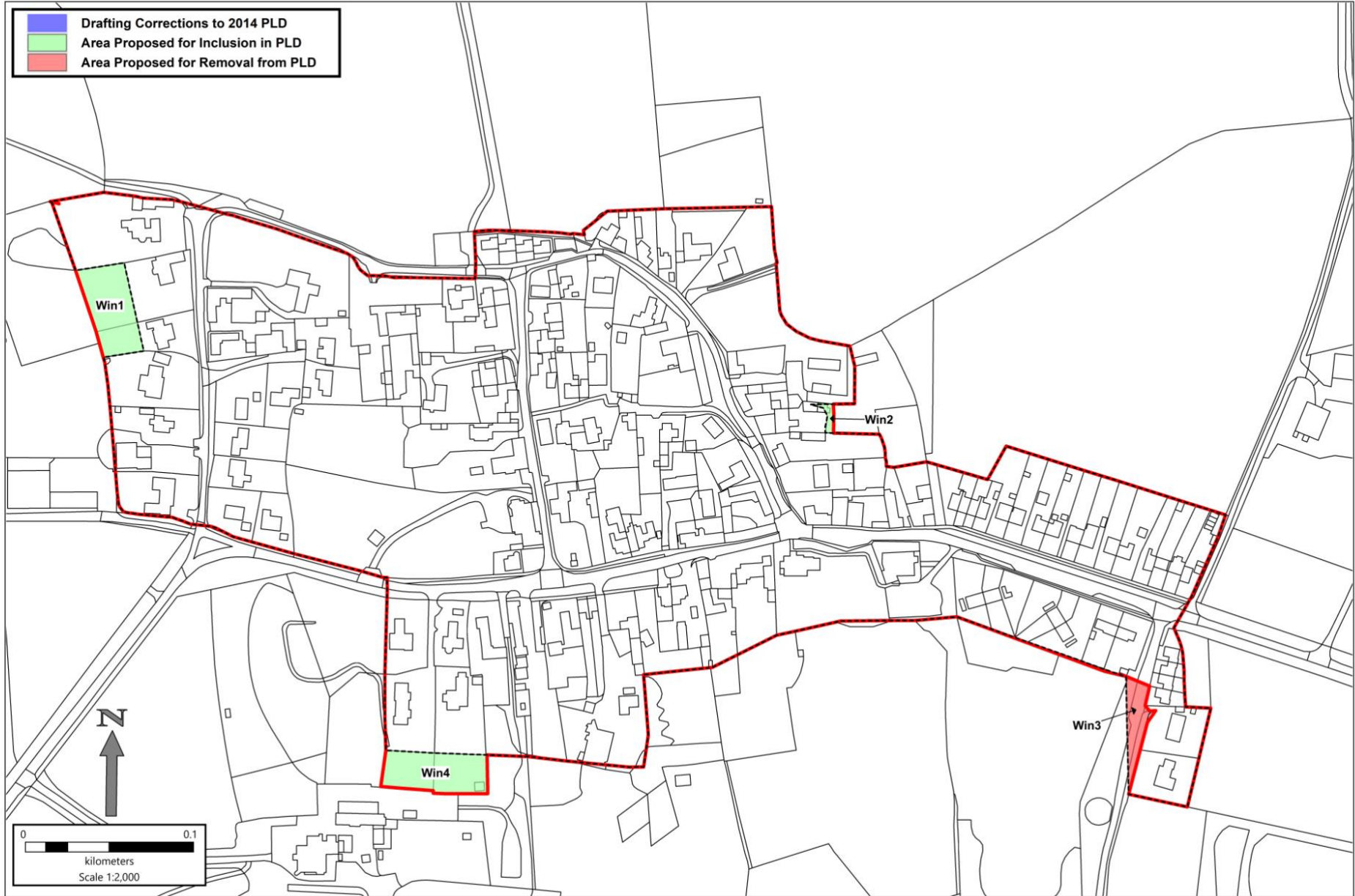
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Settlement: Wing

Revision No.	Location	PLD Inclusion Criteria	PLD Removal Criteria	2014 PLD Correction	Comment
Win1	West of Leever's Lane	In.F			
Win2	East of Church Street	In.F			
Win3	Glaston Road	Re.C			Omit inaccurate drafting of boundary
Win4	South of Main Street	In.F			

Wing



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Appendix 1:

Areas of Important Open Space adopted within the 2014 Sites and Allocations Development Plan Document suggested for de-designation consequent to proposed Planned Limits to Development Boundary adjustment set out in this report.

PLD Revision Number Rutland LD Review 2023 (This report)	Proposed de-designation of Important Open Space <i>(identification references taken from the Review of Important Open Space and Frontages – RCC Report June 2012 Addendum July 2017)</i>
Bar9	BARD/09
Bar8	BARD/11
Bel6	BELT/03
Cott3	COT/01
Lan3	LAN/01
Lan3	LAN/30
Mor5	MOR/03
Mor6	MOR/02
Mor7	MOR/01
Oak13	OAK/16
Rhy7	RYH/07