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LAND OFF BURLEY ROAD, OAKHAM

VISION AND DELIVERY DOCUMENT

NOVEMBER 2020



FIG 1: VIEW LOOKING NORTH ALONG BURLEY ROAD TO THE EAST OF THE SITE

1.0 CONTENTS

1.0	Contents	3
2.0	Introduction	5
3.0	About Pigeon	7
4.0	Planning Context	9
5.0	Site Context	10
6.0	The Site	14
7.0	Technical Summary	16
8.0	Opportunities & Constraints	20
9.0	Our Vision	22
10.0	Masterplan Concept Drivers	24
11.0	Concept Masterplan	26
12.0	Illustrative Masterplan	28
12.0	Delivery & Phasing	30
13.0	Summary & Recommendations	32

Appendices

Appendix 1 - List of Figures

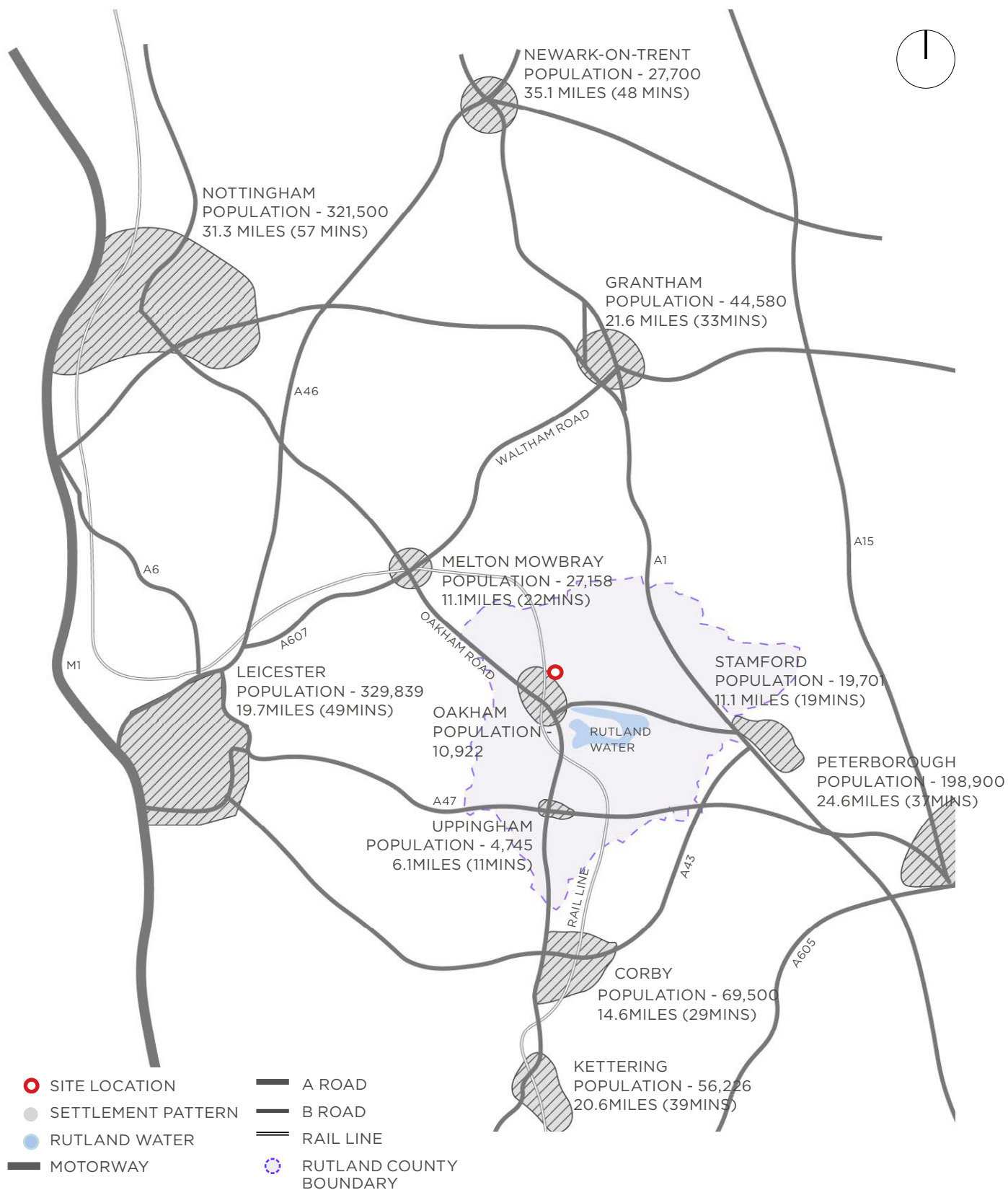


FIG 2: MAP SHOWING THE LOCATION AND CONTEXT OF THE SITE WITHIN THE EAST MIDLANDS ECONOMIC REGION

2.0 INTRODUCTION

Pigeon and the Burley Estate Farm Partnership are pleased to present this Vision & Delivery Document (the 'Vision') for land north west of Burley Road, Oakham (the 'Site'). The document supports submissions to the consultation on the Regulation 19 Pre-Submission Draft Rutland Local Plan. The Site is identified as site OAK/13a within the Regulation 19 Pre-Submission draft Local Plan and is identified as a housing allocation with an indicative capacity of 200 new homes. We believe this site presents an excellent opportunity to create a well-designed, sustainable new neighbourhood at Oakham which will positively contribute to the town.

In this Vision document we set out our proposed vision and conceptual masterplan for the Site and the underlying principles that will guide its design and development. The document demonstrates that the Site is deliverable, technically unconstrained and a sustainable location for new development. It sets out how the site is capable of delivering a well-designed new neighbourhood providing a range of high-quality housing and associated open space in a highly sustainable location and in accordance with draft Local Plan Policy H1.3. This Vision builds upon information contained within Pigeon's Delivery Statement issued in September 2018 and the outcomes of subsequent discussions held between Pigeon and Rutland County Council.

The Vision describes the physical characteristics of the Site and its wider context in order to demonstrate that the Site lies in a sustainable location with good access to a range of services and facilities on its doorstep. The document outlines the planning background, in particular the status of the Rutland County Council Local Plan and summarises the technical work that has been carried out to date in order to define the key constraints and opportunities that the scheme design responds to. The Vision presents a series of key design drivers which are borne out of the technical work and underpin the conceptual design work undertaken on the masterplan.



FIG 3: ALL SAINTS CHURCH, OAKHAM

3.0 ABOUT PIGEON

The Site is wholly owned by the Burley Estate Farm Partnership which has entered in to a Partnership Agreement with Pigeon to progress the Site through the planning process. The Site is a greenfield site in single ownership and is not encumbered by any legal constraints that would preclude or unduly inhibit its development for the uses proposed. As such the Site can be considered to be ‘available’ for development as defined by the NPPF.

Pigeon has been selected by the Burley Estate Farm Partnership for their expertise in bringing together teams of leading designers and specialist advisers to deliver high-quality residential and mixed-use sustainable communities. Pigeon is a private company operated by five directors and a team of professionals from the built environment who each bring considerable experience of promoting and delivering high quality residential and mixed-use neighbourhoods within the East of England and East Midlands.

Pigeon is currently working with the Crown Estate on the delivery of a sustainable urban extension in Thetford that has planning approval for up to 5,000 homes, 20 hectares of employment land, Primary and Secondary School provision, community facilities and Public Open Space.

As master developers for the Kingsfleet scheme, Pigeon is working with a number of housebuilders and commercial developers to deliver the scheme

and the first phases of development are currently under construction.

To the east of Bury St Edmunds Pigeon has secured an allocation for an urban extension of up to 1,250 homes, including a Primary School, a new neighbourhood hub, community facilities and public open space.

Pigeon also secured planning permission for a similar scheme for 180 new homes along with a care home, nursery, 3.4 hectares of employment, Public Open Space, allotments and Strategic Landscaping at Burnham-on-Crouch, Essex. The site is currently being delivered.

Pigeon's experience demonstrates that it has a proven track record of planning and delivering sustainable neighbourhoods, such as the allocation proposed for the land off Burley Road, Oakham.

We want our legacy in Oakham to be a truly sustainable community where people aspire to live. A range of high-quality new homes, including specialist housing, along with associated open space provision, will meet local needs and create a vibrant new community. Homes will be set in carefully landscaped surroundings, where residents will greet one another as they walk or cycle along landscaped paths to nearby shops and services, or take their dog out into the countryside. It is a place with a strong individual identity, but one which respects the local context and feels like it is an integral part of the town.



FIG 4: ARTIST'S IMPRESSION OF NEW HOMES AT THETFORD



FIG 5: OTHER PIGEON PROJECTS: BURNHAM-ON-CROUCH (TOP) AND THETFORD (BOTTOM)



FIG 6: AERIAL PHOTOGRAPH OF OAKHAM SHOWING THE SITE TO THE NORTHEAST

— SITE BOUNDARY

4.0 PLANNING CONTEXT

Rutland County Council ('The Council') is currently in the process of preparing a new Local Plan that will set out the Strategic Policies which will guide development within Rutland including the future housing and employment requirements of the County up to 2036, allocating sites to meet its identified housing and employment needs.

The Site is identified as 'Site OAK/13a' within the Rutland Regulation 19 Pre-Submission Local Plan (August 2020) which is allocated for new housing under draft Policies H1 and H1.3 with an indicative capacity of 200 dwellings. Draft Policy H1.3 requires the following:

A single comprehensive proposal will be expected for the whole site.

The proposed development should be designed to incorporate all of the following key principles within the layout:

- a) strengthen existing boundary features and provide significant structural landscaping and planting as well as open space to the northern boundary and north western part of the site to reduce the impact of this part of the site on the landscape;*
- b) design and orientate new buildings on the site in a way which retains and responds positively to key views out of the town and up towards Burley;*
- c) make appropriate provision for surface water management systems, including SUDs which will ensure that greenfield run-off rates are maintained once the site is developed;*
- d) provide safe, direct and convenient footway and cycleway connections through the site, and to the town centre;*
- e) ensure safe and direct pedestrian and cycle routes which follow desire lines, between existing residential areas to the west, the town centre, to existing cycle routes and crossings along Burley Park Way and Burley Road and other key destinations;*
- f) improve the pedestrian and cycle environment around the Co-op site, ensuring direct and safe routes to this retail site;*
- g) align development with prominent views, including views to the church and key navigational features within the site;*
- h) provide safe and convenient access to the site utilising Burley Road. Ashwell Road should not be used for vehicular access other than for emergency vehicles;*
- i) provides an appropriate mix of housing choices which reflect the mix set out in most up to date SHMA including 30% of the site capacity as*

*affordable homes (a target of 60 homes);
j) provides appropriate green infrastructure and landscaping incorporating different types of open space, play and recreation facilities;
k) provision of an onsite LEAP and allotments;
and
l) demonstrate how the development will contribute towards delivering net biodiversity gain.*

The supporting text confirms that an application for this site should be accompanied by the following evidence which includes, where appropriate, evidence that necessary mitigation measures have been planned into the design of the development:

- hedgerow, badger and phase 1 habitat surveys;
- archaeological survey (desk based and field assessment);
- consultation with Natural England to consider the potential impact of development on the Rutland Water RAMSAR site;
- archaeological survey (desk based and field assessment);
- heritage impact assessment;
- traffic assessment.

Pigeon, on behalf of the landowner, submitted representations to previous Local Plan consultations to confirm the availability and deliverability of the Site north east of Burley Road.

We believe this site presents an excellent opportunity to create a sustainable new neighbourhood at Oakham which will positively contribute to the town. This Vision builds on these previous representations by setting out further detail and providing a Vision for how the Site could be developed in accordance with draft Policy H1.3 to create a well-designed new neighbourhood which helps to meet Rutland's housing needs for the Plan period in a sustainable and deliverable manner.

5.0 SITE CONTEXT

The Site is located to the northeast of Oakham within the county of Rutland. Oakham is well positioned within the wider East Midlands economic region with Nottingham (northwest), Leicester (west) and Peterborough (southeast) all within 28 kilometres of the site. Oakham is home to a significant and growing population of 12,978 people, and is the largest settlement in Rutland. It is defined within the Adopted and emerging Local Plans as the Main Town within the County with access to higher order services including retail, leisure and health facilities and good public transport links and

is therefore at the top of Rutland's settlement hierarchy. It can therefore be considered to be the most sustainable settlement in Rutland.

The following figures outline the public transport connections, education, healthcare, employment, retail and leisure facilities within proximity to the Site, demonstrating the sustainability of the location to support a new residential community.

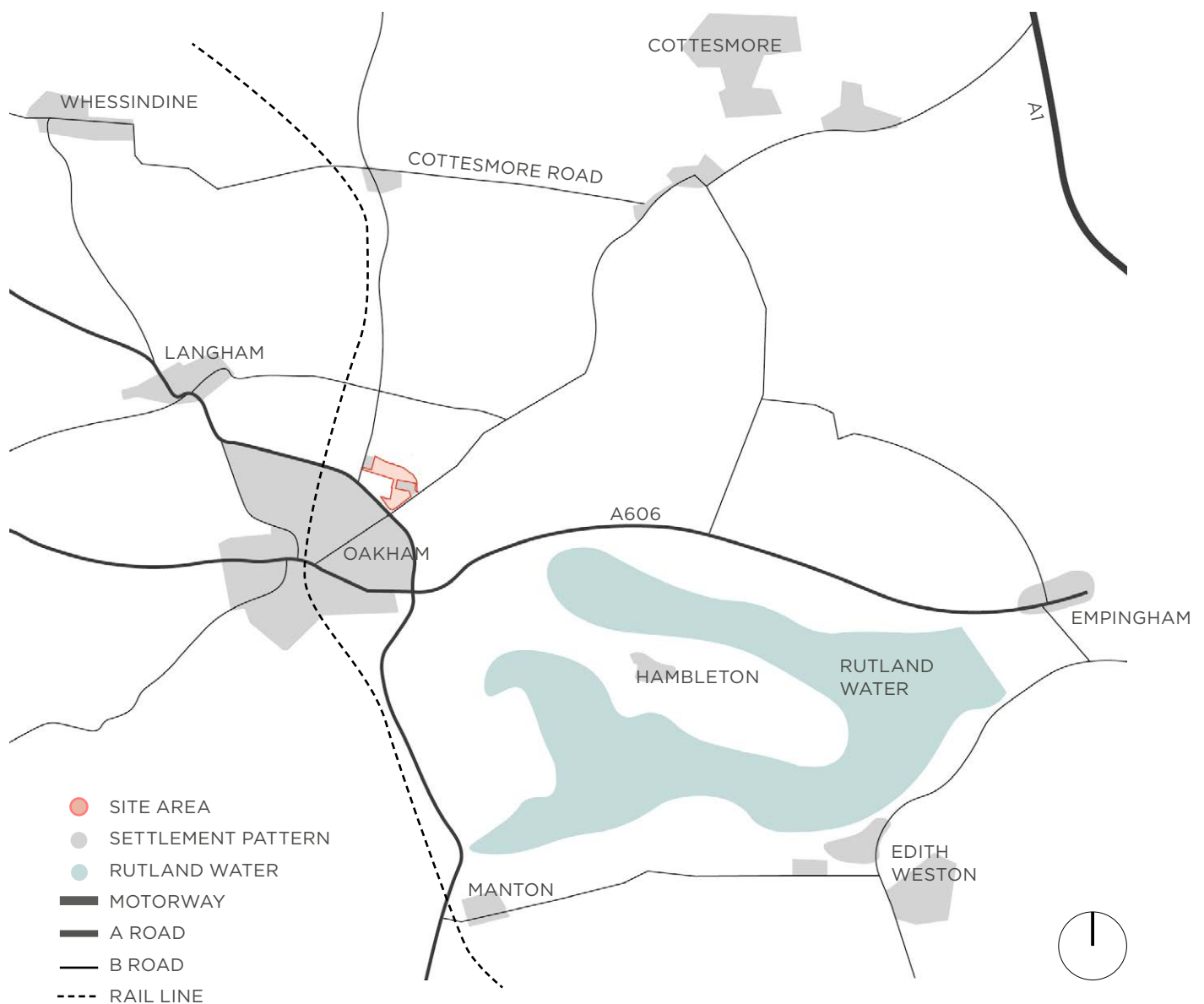


FIG 7: SITE LOCATION PLAN WITHIN RUTLAND



FIG 8: AERIAL VIEW OF RUTLAND WATER



FIG 9: VIEW ALONG OAKHAM HIGH STREET



FIG 10: VIEW OF OAKHAM STATION



FIG 11: RECENT HOUSING DEVELOPMENT IN OAKHAM



FIG 12: OAKHAM C OF E PRIMARY SCHOOL



FIG 13: SITE LOCATION PLAN SHOWING FACILITIES WITHIN THE VICINITY OF THE SITE

The plan below outlines the public transport connections, education, healthcare, employment, retail and leisure facilities within proximity of the Site, demonstrating the sustainability of the location to support a new resident community.



KEY

Public Transport

- (A) Oakham Train Station (1.7km)
- (B) Bus Stop (0.1km and 0.3km)

Education

Primary Education

- (C) Oakham C of E Primary School (0.7km)
- (D) English Martyrs' Catholic Voluntary Academy (0.9km)
- (E) Catmose Primary School (2.1km)
- (F) Brook Hill Primary School (2.5km)
- (G) Langham C Of E Primary School (2.6km)

Secondary Education

- (H) Rutland College (1.4km)
- (I) Catmose College Primary School (2.1km)
- (J) The Parks School (0.5km)
- (K) Haywoods Oakham School (1.5km)
- (L) Chapmans Oakham School (1.3km)
- (M) Oakham School (1.6km)

Healthcare Facilities

- (N) Oakham Medical Centre / Memorial Hospital (1.7km)

Shopping

- (O) Co-Op supermarket (0.1km)
- (P) Lidl Supermarket (1.5km)
- (Q) Town Centre (1.4km)
- (R) Tesco Supermarket (1.4km)

Leisure

- (S) Catmose Sports Centre (1.7km)

Employment

- (T) Schofield Road Industrial Estate (0.9km)
- (U) Philipps Road Industrial Estate (1.2km)
- (V) Oakham Enterprise Park (1.3km)
- (Z) Land's End Employment Area (1.4km)

NOTE: Distances and times given are the quickest route from the site via public highways

6.0 THE SITE

The images below were taken on site in early March 2019 at the end of the winter season, but prior to much of the vegetation coming into leaf. The extent of the site area and some of the key features associated with the site are indicated on each image.



FIG 14: VIEW LOOKING NORTHWEST ACROSS THE NORTHERN PARCEL OF LAND



FIG 15: VIEW LOOKING EAST FROM WITHIN THE SITE TOWARDS THE CO-OP SITE



FIG 16: VIEW LOOKING SOUTH ALONG BURLEY ROAD TO THE EAST OF THE SITE



FIG 17: VIEW OF THE CO-OP PETROL FILLING STATION OFF BURLEY ROAD



FIG 18: PHOTO LOCATION PLAN

— SITE BOUNDARY

7.0 TECHNICAL SUMMARY

The following gives a summary of the salient issues highlighted through the site surveys and assessments carried out by our expert technical team.

Highways and Access Strategy - produced by RPS

Walking & Cycling Routes - An existing footpath lies along the opposite side of Burley Road from the Site with crossing points at the Burley Park Way roundabout, providing connections to the wider foot and cycle path network within Oakham and the various local services and facilities within the town. There is the potential for this footpath to be extended along the western side of Burley Road, north of Burley Park Way to serve the Site with new pedestrian crossings provided across Burley Park Way.

Access to the bus network - The Site has immediate access to the neighbouring Co-Op site which is home to a bus stop. There is also a bus stop at the entrance to Ladywell, approximately 300m to the south west of the Site.

Preliminary Ecological Assessment - produced by Hopkins Ecology

Ecological value - There are no ecological designations within the Site which is made up predominantly of arable farmland of low ecological value. The Site boundaries - improved grassland, the stream to the northern Site boundary and mature hedgerows surrounding the Site hold value in ecology terms, creating potential habitat for birds and bats.



FIG 19: HABITAT PLAN

Protected species – There are no observations of protected species on Site, however any restricted occurrence can be mitigated through sensitive design, retention and management of boundary features.

Landscape Assessment - undertaken by Liz Lake Associates

Designations – The Site does not lie within any areas designated for landscape importance.

Value - Overall, it is considered that the Site has capacity to absorb the scale and type of development proposed in landscape and visual terms and that, subject to implementation of the landscape and visual mitigation measures required by Policy H1.3 as part of a high quality landscape-led design, it is considered that the landscape and visual effects of the proposal will be minimised, being limited and localised.

As such the Site will be able to successfully integrate new development without harm to the key characteristics of the surrounding landscape character of the area.

Mitigation – Retention of existing vegetation and reinforced planting to boundaries is key to create a well-defined landscape edge. Existing landscape should therefore be retained and enhanced along field boundaries, with a landscape buffer provided along the northern boundary to provide a soft edge to the development and help to assimilate it into the countryside. The north-west of the Site to the rear of the Veterinary Hospital should be kept free of development.



FIG 20: ENVIRONMENTAL DESIGNATIONS PLAN

Flood Risk and Drainage Strategy produced by BWB

Flood Zone - The Site is located within Flood Zone 1, which means a less than 1 in 1,000 annual probability of river or sea flooding.

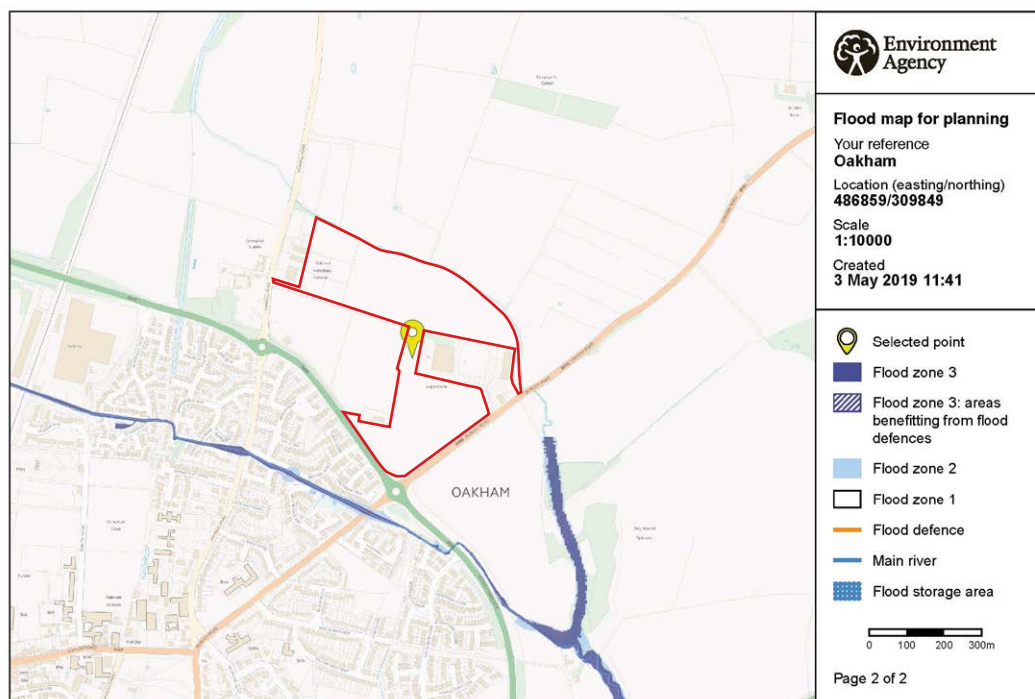
Stream / Watercourse - A small stream runs along the Site's northern boundary which flows south eastwards towards Rutland Water.

Drainage proposal - Infiltration testing has confirmed that the site is underlain by Clay soils and is not suitable for infiltration drainage. Accordingly, it is proposed that surface water drainage will discharge to the adjoining watercourse along the northern boundary of the Site. Discharge will be restricted to the greenfield run-off rates (with

allowance for climate change) with each of the development parcels within the Site incorporating separate attenuation basins to hold surface water runoff prior to controlled discharge into the watercourse.

Foul Water - There are existing connection points available on Burley Road and Ashwell Road.

Waste Water Treatment - The Site falls within the catchment of Oakham Waste Water Treatment Works. Anglian Water does not anticipate a problem with capacity within the urban areas.



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FIG 21: ENVIRONMENT AGENCY FLOOD ZONES MAP

Utilities Assessment undertaken by Pigeon Technical Services

Services – The Site benefits from proximity to strategic infrastructure including potable water, gas, electricity and tele-communications.

Desk-based Archaeology and Heritage assessment undertaken by Lanpro.

Heritage – Development within the study site will result in change to a very limited part of the wider setting of the Grade I listed Burley on the Hill House and the Grade II registered park of Burley on the Hill. However, change does not necessarily equate to harm and, whilst there is some limited intervisibility with the Grade II Registered Park of Burley on

the Hill and parts of the Grade I listed Burley on the Hill House, any views between these designated heritage assets and the study site are not considered to make an appreciable contribution to their setting and significance.

Therefore, it is considered that development within the study site will present no harm to the significance of either the Grade I listed Burley on the Hill House or the Grade II registered park of Burley on the Hill.

Archaeology - There is no evidence to suggest that the study site contains, or has the potential to contain, archaeological remains of sufficient importance to preclude or constrain development.

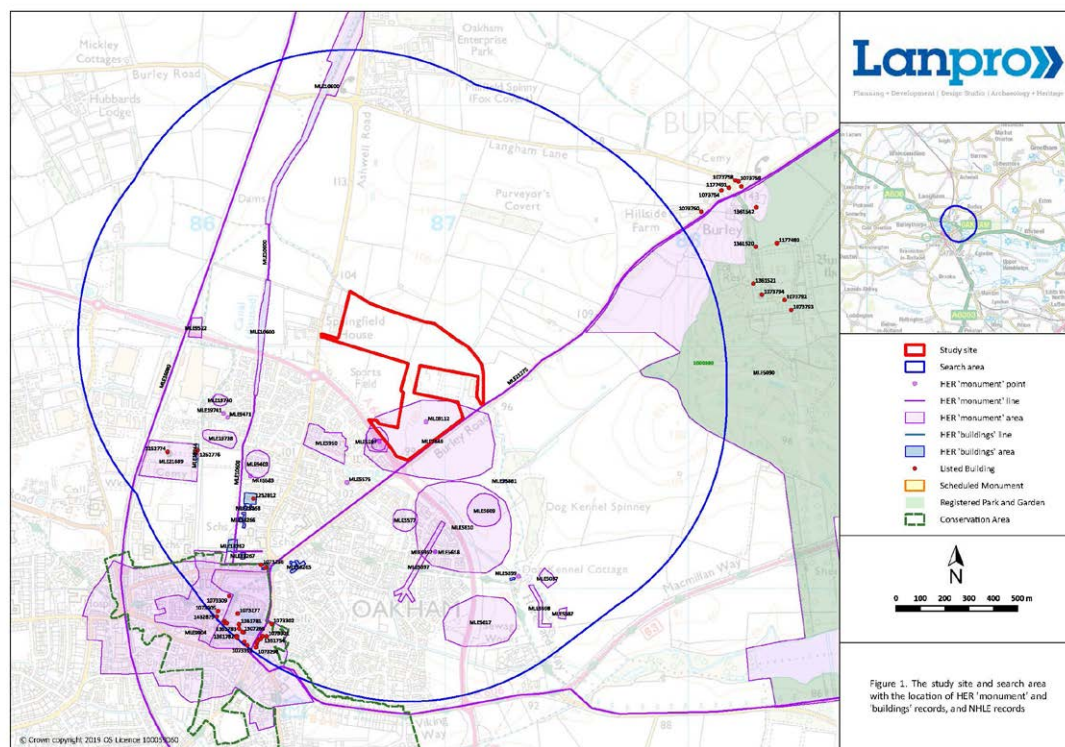


FIG 22: HERITAGE AND CONSERVATION ASSETS IN THE VICINITY OF THE SITE

8.0

OPPORTUNITIES & CONSTRAINTS



FIG 23: OPPORTUNITIES & CONSTRAINTS PLAN



The constraints and opportunities plan identifies the following aspects that will influence the design of the site for a new residential neighbourhood.

1: Site access - The main vehicular and pedestrian access to the Site will be via Burley Road to the southeast.

2: Neighbouring amenities - Opportunities will be taken to directly connect walking routes to the existing Co-op and associated bus stops in the eastern area of the site.

3: Walking and cycle links - Extension of pedestrian links to the western side of Burley Road, providing pedestrian access to the Site. New pedestrianised and cycle crossing off Burley Park Way. A further pedestrian/cycle/emergency access will be provided via Ashwell Road to the northwest.

4: Landscape edge to the site - Protection and enhancement (including widening) of vegetation zones around Site boundaries. The buffer along the northern boundary should be approximately 10 metres.

5: Connected ecology - There is potential to connect existing habitats around Site boundaries through the body of the Site.

6: SUDS and biodiversity - There is potential to increase species biodiversity and create new habitats within The Site area through creation of new habitats and SUDS features, two within the northern parcel and one within the southern parcel.

7: Key Views - There is potential to retain key views through the site to the north towards Ashwell and Burley, whilst also positioning development areas to maximise views south into Oakham, connecting with the existing settlement.

9.0 OUR VISION

The Burley Road scheme will be an attractive and sustainable new neighbourhood in which people aspire to live. It will be set within a network of attractive green spaces framed by high quality new homes. In order to deliver the Vision the proposed scheme will adhere to the following design principles:

A balanced, vibrant neighbourhood – The new neighbourhood will create a vibrant, mixed community including a variety of new homes to meet a range of needs, from those seeking to access the housing market, family and affordable homes along with housing options for the elderly and self build plots. In addition, links to existing Co-op site and the rest of the town will be enhanced to ensure that residents have easy access to a range of employment, shops and services;

A sustainable accessible neighbourhood – The new neighbourhood will be designed to create an accessible new community on the edge of Oakham. Permeable and legible routes will be incorporated within the scheme providing a walkable neighbourhood where residents walk along landscaped or tree lined paths to nearby shops and services. Existing pedestrian and cycle linkages to the site will be enhanced with new crossings provided across Burley Park Way to integrate the new community with the rest of the town and encourage residents and workers to access the site by means other than the car.

A high-quality place – The new neighbourhood will provide a strong identity, but one which respects the local context and feels like it is an integral part of the town. It will incorporate high-quality, well designed new homes which reflect local building styles and materials. Houses will be set within a green infrastructure network which helps to create an attractive place by retaining and enhancing existing landscaping and incorporating a variety of green spaces which provide opportunities for recreation and biodiversity enhancement as well as helping to provide a transition to the countryside to the north.



FIG 24: **STRONG LOCAL COMMUNITY**



FIG 25: **WALKABLE NEIGHBOURHOOD**



FIG 26: **HIGH QUALITY PLACE**

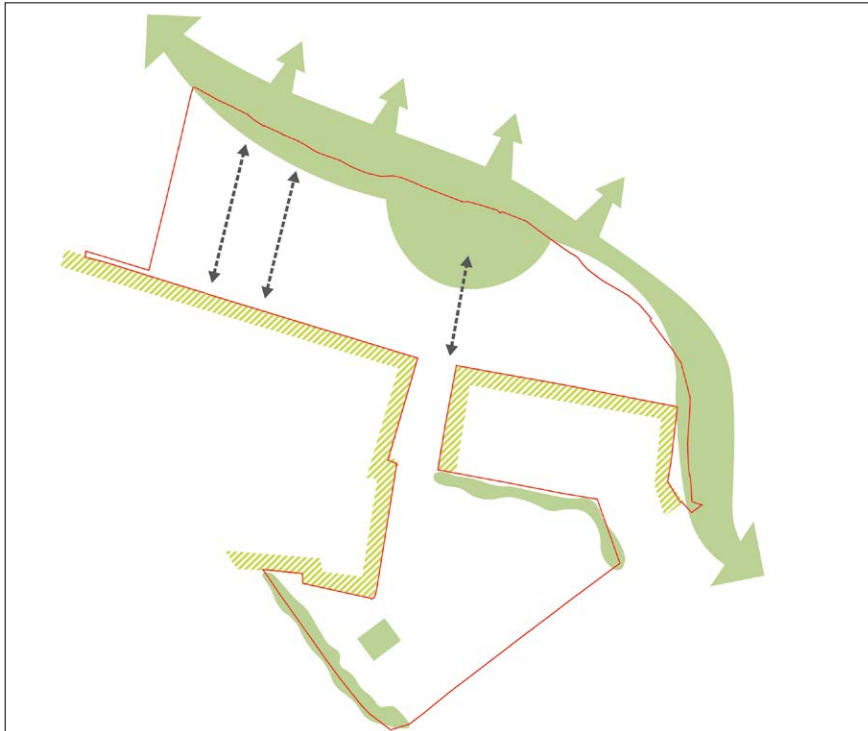


FIG 27: PRECEDENT IMAGERY OF SUSTAINABLE HOUSING SCHEMES

10.0 MASTERPLAN

CONCEPT DRIVERS

CONCEPT DRIVER 1: 'Landscape edge and green links'

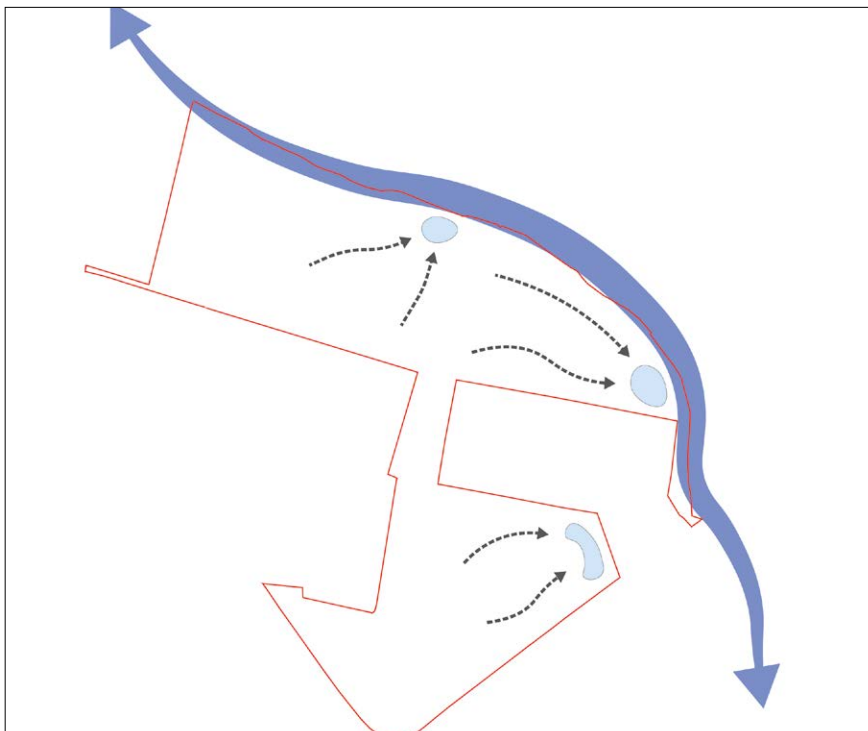


Protection and enhancement of the landscape edge around the entirety of the site, and the opportunity to create new green links through the site to create biodiversity corridors and connect ecology.



FIG 28: CONCEPT DRIVER 1 DIAGRAM: 'LANDSCAPE EDGE AND GREEN LINKS'

CONCEPT DRIVER 2: 'Blue habitats'

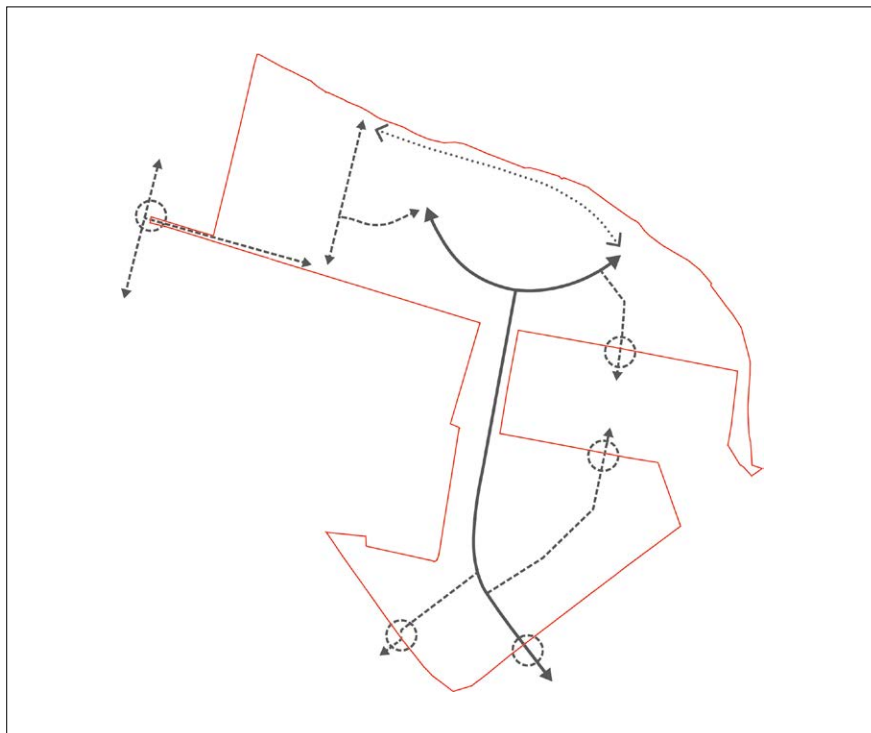


Creation of new infiltration ponds to the north and south of the site and enlargement of the corridor along the watercourse to the north.



FIG 29: CONCEPT DRIVER 2 DIAGRAM: 'BLUE HABITATS'

CONCEPT DRIVER 3: 'Permeable and accessible Site'

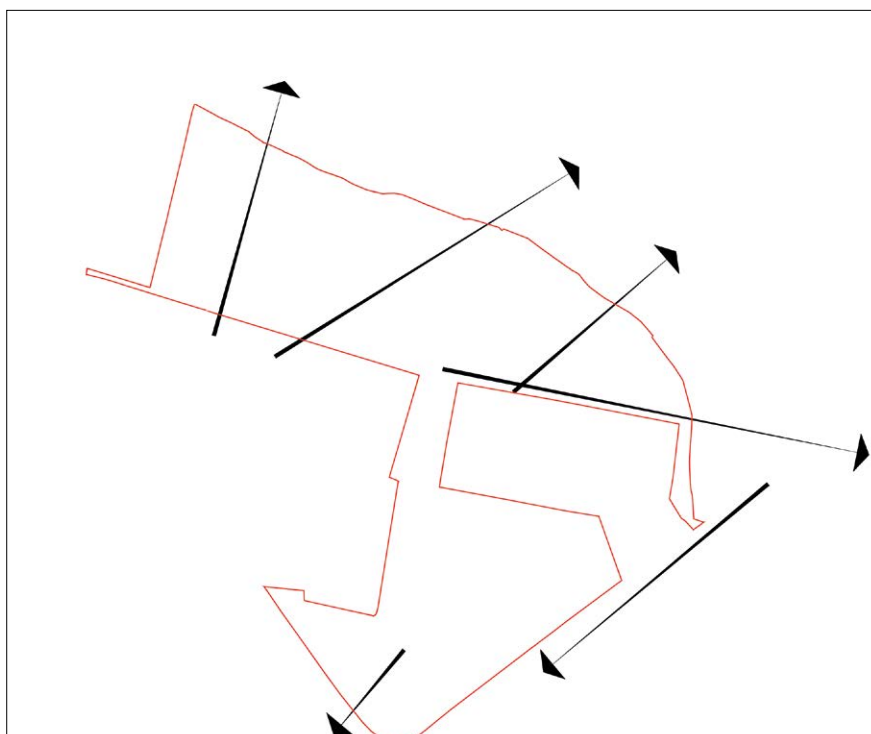


Opportunity to create an accessible Site through a new tree-lined boulevard connected to Burley Road, create a series of permeable routes that connect into the wider pedestrian and cycle network and routes through public open space for leisure and recreation.



FIG 30: CONCEPT DRIVER 4 DIAGRAM: 'PERMEABLE AND ACCESSIBLE SITE'

CONCEPT DRIVER 4: 'Key Views'



Retention of key views associated with the site: south to visually connect the site Oakham and north towards Burley and The Vale of Catmose.



FIG 31: CONCEPT DRIVER 4 DIAGRAM: 'KEY VIEWS'












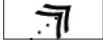




11.0 CONCEPT MASTERPLAN



FIG 32: CONCEPT MASTERPLAN



LEGEND

-  Site Boundary - 16.5 Ha
-  Residential Higher Density (net 30-35ph)
-  Residential Medium Density (net 25-30dph)
-  Residential - Lower Density (net 20 dph)
-  Residential - Self Build
-  Key marker building
-  Open Space
-  SUDs Features
-  Proposed / Enhanced Buffer Planting
-  Proposed Tree Planting
-  Potential trim trail / pedestrian route
-  Long views out of site to countryside
-  Potential location of Local Equipped Area for Play
-  Existing Tree / Hedgerow
-  Pedestrian / Cycle Links
-  Access Point

0 200




12.0 ILLUSTRATIVE MASTERPLAN



FIG 33: ILLUSTRATIVE MASTERPLAN



The illustrative masterplan shows a potential layout for residential development on the site.

This layout represents a combination of the technical work undertaken regarding landscape, highways, drainage, flood risk, ecology, and utilities, in conjunction with principles outlined in the Concept Plan.

The notes below identify where the specifics of Draft Policy H1.3 have been met:

- Landscape-led design;
- Open space along the northern boundary and in the west of the site, along with strengthening existing boundary features;
- Buildings laid out to retain and positively respond to key views into the town (All Saints Church) and towards Burley;
- Provision of surface water management;
- Connections through the site to the town centre and connections following desire lines across Burley Park Way and Burley Road;
- Improvements to routes accessing the Co-op site;
- Safe and convenient access from Burley Road, with an emergency access only from Ashwell Road;
- Capacity to provide a mix of housing choices including self-build plots and provision of affordable housing; and
- Provision of a mix of open space types, a LEAP and allotments.

13.0 DELIVERY & PHASING

Pigeon, together with the Burley Estate Farm Partnership are committed to working collaboratively together and with Rutland County Council and other stakeholders in order to secure the delivery of the housing allocation for Burley Road, Oakham.

The land is available for development, is free from any overriding constraints and the development of the site is considered to be viable.

The Rutland Regulation 19 Pre-Submission Plan identifies the Site as a housing allocation with an indicative capacity of 200 new homes, along with allotments and other open space provision. The Illustrative Framework Masterplan demonstrates that the site has the capacity to accommodate approximately 220 new homes along with the other requirements of Policy H1.3 taking account of the various site constraints and opportunities identified. Affordable housing can be delivered in accordance with the Council's Emerging Local Plan policy requirements in Policy H9.

Phasing and Delivery

The Masterplan for the Site has been developed to provide separate development parcels for the new homes and allow for the phased development of the Site. In terms of the timeline for the delivery of the Scheme, assuming the Adoption of the Local Plan by the end of 2021, it is envisaged that an Outline planning application would be submitted immediately thereafter. As a result, Pigeon considers that the Site is capable of coming forward for development earlier in the Plan Period than currently shown in the housing trajectory with new housing completions commencing by 2024.

Table 1 identifies the anticipated delivery of new homes, demonstrating that the Site could be fully built out within five years with the site contributing to the Council's 5-year housing land supply on adoption of the Local Plan.

YEAR	COMPLETIONS
2023/24	10
2024/25	50
2025/26	50
2026/27	50
2027/28	40
TOTAL	200

TABLE 1: HOUSING DELIVERY

Delivery Timeline

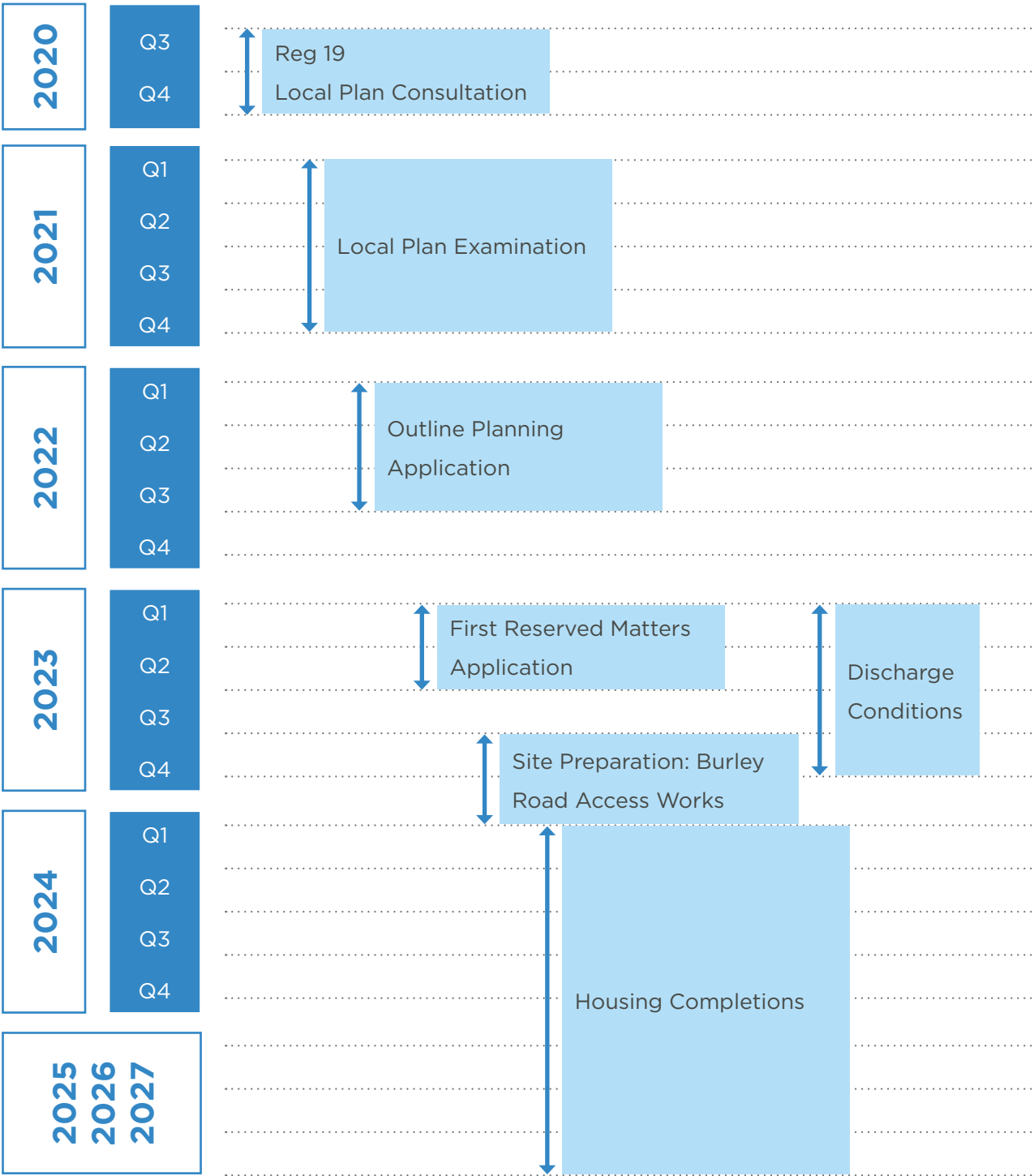


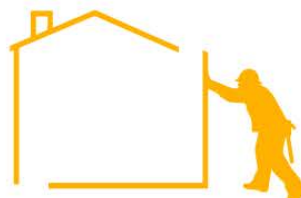
FIG 34: DELIVERY TIMELINE

Site area

The site
16.5 ha



Self Build



5
self build
plots

Homes



c. 200
new homes

30%
affordable



Open space

7.7ha

Open space
and Green
infrastructure



Including:

Allotments



Enhanced walking and cycling links



Children's Play



Biodiversity
enhancements



FIG 35: SUMMARY STATISTICS ABOUT THE DEVELOPMENT

14.0 SUMMARY & RECOMMENDATIONS

This document has set out our vision and concepts for the delivery of a sustainable new neighbourhood to the north west of Burley Road, Oakham. We have demonstrated our commitment to delivering a sustainable new residential community of the highest design standards where people aspire to live. Pigeon and the Burley Estate Farms Partnership are working together to deliver this and believe that we have the track record and experience to realise the vision set out in this document.

The Council has identified the Site as a housing allocation within the Regulation 19 Local Plan in order to meet Rutland's housing needs. The site is located in a highly sustainable location to the north east of Oakham and is available and suitable for development. We have demonstrated that the site has few constraints and that the existing landscape and other features can be readily incorporated into the design of the scheme in order to avoid any significant impacts.

We have devised a robust spatial concept for the site which is based on a number of key design principles informed by the objectives of the emerging Local Plan, an analysis of the site and its context and universal urban design principles: creating a balanced, vibrant neighbourhood; a sustainable accessible neighbourhood; and a high quality place. The site will provide for a mix of high-quality housing to meet local needs, including affordable and family housing and self-build plots, along with complementary open space creating a vibrant new community. Homes will be set in carefully landscaped surroundings, providing a transition with and links to the countryside to the north. The new neighbourhood will be permeable and well-connected to the town with residents able to walk or cycle along landscaped paths to nearby shops and services, or access the surrounding countryside.

It is a place with a strong individual identity, but one which respects the local context and is a fully integrated part of the town. We have demonstrated that the site is in a highly sustainable location, is technically unconstrained and that the existing landscape and other features can be readily incorporated into the design of the scheme in order to avoid any significant impacts.

We therefore consider that the Site can be delivered in accordance with the requirements of Policy H1.3 and the Site's identification for a housing allocation for approximately 200 new homes within the Regulation 19 Rutland Local Plan is sound.

APPENDICES

APPENDIX 1 - LIST OF FIGURES

FIG 1: **VIEW LOOKING NORTH ALONG BURLEY ROAD TO THE EAST OF THE SITE**
FIG 2: **MAP SHOWING THE LOCATION AND CONTEXT OF THE SITE WITHIN THE EAST MIDLANDS ECONOMIC REGION**
FIG 3: **ALL SAINTS CHURCH, OAKHAM**
FIG 4: **ARTIST'S IMPRESSION OF NEW HOMES AT THETFORD**
FIG 5: **OTHER PIGEON PROJECTS: BURNHAM-ON-CROUCH (TOP) AND THETFORD (BOTTOM)**
FIG 6: **AERIAL PHOTOGRAPH OF OAKHAM SHOWING THE SITE TO THE NORTHEAST**
FIG 7: **SITE LOCATION PLAN WITHIN RUTLAND**
FIG 8: **AERIAL VIEW OF RUTLAND WATER**
FIG 9: **VIEW ALONG OAKHAM HIGH STREET**
FIG 10: **VIEW OF OAKHAM STATION**
FIG 11: **RECENT HOUSING DEVELOPMENT IN OAKHAM**
FIG 12: **OAKHAM C OF E PRIMARY SCHOOL**
FIG 13: **SITE LOCATION PLAN SHOWING FACILITIES WITHIN THE VICINITY OF THE SITE**
FIG 14: **VIEW LOOKING NORTHWEST ACROSS THE NORTHERN PARCEL OF LAND**
FIG 15: **VIEW LOOKING EAST FROM WITHIN THE SITE TOWARDS THE CO-OP SITE**
FIG 16: **VIEW LOOKING SOUTH ALONG BURLEY ROAD TO THE EAST OF THE SITE**
FIG 17: **VIEW OF THE CO-OP PETROL FILLING STATION OFF BURLEY ROAD**
FIG 18: **PHOTO LOCATION PLAN**
FIG 19: **HABITAT PLAN**
FIG 20: **ENVIRONMENTAL DESIGNATIONS PLAN**
FIG 21: **ENVIRONMENT AGENCY FLOOD ZONES MAP**
FIG 22: **HERITAGE AND CONSERVATION ASSETS IN THE VICINITY OF THE SITE**
FIG 23: **OPPORTUNITIES & CONSTRAINTS PLAN**
FIG 24: **STRONG LOCAL COMMUNITY**
FIG 25: **WALKABLE NEIGHBOURHOOD**
FIG 26: **HIGH QUALITY PLACE**
FIG 27: **PRECEDENT IMAGERY OF SUSTAINABLE HOUSING SCHEMES**
FIG 28: **CONCEPT DRIVER 1 DIAGRAM: 'LANDSCAPE EDGE AND GREEN LINKS'**
FIG 29: **CONCEPT DRIVER 2 DIAGRAM: 'BLUE HABITATS'**
FIG 30: **CONCEPT DRIVER 3 DIAGRAM: 'PERMEABLE AND ACCESSIBLE SITE'**
FIG 31: **CONCEPT DRIVER 4 DIAGRAM: 'KEY VIEWS'**
FIG 32: **CONCEPT MASTERPLAN**
FIG 33: **ILLUSTRATIVE MASTERPLAN**
FIG 34: **DELIVERY TIMELINE**
FIG 35: **SUMMARY STATISTICS ABOUT THE DEVELOPMENT**

APPENDIX 1 - LIST OF FIGURES

FIG 1: **VIEW LOOKING NORTH ALONG BURLEY ROAD TO THE EAST OF THE SITE**
FIG 2: **MAP SHOWING THE LOCATION AND CONTEXT OF THE SITE WITHIN THE EAST MIDLANDS ECONOMIC REGION**
FIG 3: **ALL SAINTS CHURCH, OAKHAM**
FIG 4: **ARTIST'S IMPRESSION OF NEW HOMES AT THETFORD**
FIG 5: **OTHER PIGEON PROJECTS: BURNHAM-ON-CROUCH (TOP) AND THETFORD (BOTTOM)**
FIG 6: **AERIAL PHOTOGRAPH OF OAKHAM SHOWING THE SITE TO THE NORTHEAST**
FIG 7: **SITE LOCATION PLAN WITHIN RUTLAND**
FIG 8: **AERIAL VIEW OF RUTLAND WATER**
FIG 9: **VIEW ALONG OAKHAM HIGH STREET**
FIG 10: **VIEW OF OAKHAM STATION**
FIG 11: **RECENT HOUSING DEVELOPMENT IN OAKHAM**
FIG 12: **OAKHAM C OF E PRIMARY SCHOOL**
FIG 13: **SITE LOCATION PLAN SHOWING FACILITIES WITHIN THE VICINITY OF THE SITE**
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