



SITE AND SURROUNDING CONTEXT



Key facts:

- The site covers an area of approximately 486 hectares (1200 acres) comprising a Second World War Airfield and open countryside on land east of the A1.
- The site is entirely in single family ownership.
- The proposed Garden Village is situated between the villages of Stretton and Clipsham and extends south towards the Rutland County Golf Club which lies adjacent to the southern boundary.
- The site benefits from direct access onto the A1 along the western boundary, which connects the site to Grantham and Newark in the north and indirectly connects to Peterborough in the south-east.

