

Uppingham Neighbourhood Plan (Review) 2022

Regulation 14 Draft Version

Foreword and Introduction from The Town Mayor

One of the most important documents a town can produce is their Neighbourhood Plan. This looks forward, ensuring the town develops in the way to which we agree, and so we are not at the whim of random development and undesired change. There is no doubt it can be challenging to accept the need for increased housing, however by planning properly and looking ahead, the choices of where and what the supportive infrastructure looks like, become ours. Developers are required to work with the Town Council regarding numbers, layout, roads and so on which without a plan can be uncontrolled.

Many hours of work by both councillors and other group representatives have led to this revision of the 2016 Neighbourhood Plan in accordance with new planning laws and the nature of the information which must now be included. I am grateful to them for the time and commitment they have given to this. The document is extensive and includes much detail. It is now published for a six-week consultation period, after which changes will be considered before it is submitted to the County Council to be considered by an independent examiner. After this the plan, in an agreed final form, will be subject to a whole town referendum.

There is an adopted Development plan which looks forward to 2026, and a new Local Plan has been started by Rutland County Council, although this will not be in place until at least the end of 2025. In order ensure we do have a say in the development in Uppingham, we must have a plan completed and agreed long before this. The Neighbourhood Plan covers the period until 2041 and will require revisions approximately every five years.

This new version of the Neighbourhood Plan will enable us, as a community, to ensure we maintain control over the location and scale of new development, its design and construction standards. It will also help us think carefully about how we address the effects of climate change on our town and the lives of our community. To that end, Uppingham Town Council anticipates offering a wider Climate Change Strategy within the next two years for your consideration alongside the agreed Neighbourhood Plan.

I encourage you to read it thoroughly and with a broad view. Towns must develop to flourish, and this plan ensures the control needed so Uppingham continues to be a great place to live, to work, to play.

Liz Clarke

November 2022

1 Plan Vision

1.1 Uppingham already benefits from a “made” Neighbourhood Plan (formal date 11th January 2016) covering the period of 2013 – 2026. This was produced in general conformity with the Rutland County Council Core Strategy adopted in July 2011. Rutland County Council are in the process of updating their Local Plan which will cover the period up to 2041, but this will take several years. Accordingly, the decision was taken by Uppingham Town Council not to delay a refresh of the Uppingham Neighbourhood Plan, in line with the Neighbourhood Planning Act 2017. The Neighbourhood Plan period is, therefore, 2022 to 2041.

1.2 The aim of the Neighbourhood Plan is to retain and enhance the traditional values of our small market town ensuring that future development in Uppingham reflects the community’s needs and aspirations, incorporating new homes, businesses and technology where appropriate. The built environment resulting from the plan will reflect the town’s heritage and rurality and be compatible with local and national policies. Above all it should enable all sections of the community to enjoy a sustainable way of life.

1.3 Uppingham has a history of innovation and is proudly independent. It often seeks local solutions to address its needs while seeking to build and maintain connections with the wider world. The content of, and approach taken to develop this plan reflects this philosophy.

2 Plan Objectives

2.1 These include:

- Continue to protect the town’s heritage appearance and modernise its infrastructure;
- Stimulate social and economic growth, while addressing the climate crisis and affirming which areas of the town should remain as open space;
- Strengthen community spirit, community health and community safety;
- Improve community life with particular regard for vulnerable, disadvantaged and disabled people;
- Improve the sustainability of the town’s retail centre and economic zones;
- Attract public and private sector investment;
- Allocate/facilitate substantial new housing, reflecting Uppingham’s role as a service centre which is now the second largest settlement in the county and ensuring that at least 30% of new dwellings are ‘affordable’, in accordance with RCC policy;
- Create new housing developments designed as ‘clusters’, incorporating green space and wildlife corridors;
- Enhance the visitor offer and attract the next generation of tourists.

3 Neighbourhood Area/Plan Boundary Map

3.1 The Neighbourhood Planning Area, as designated by Rutland County Council on 26th November 2012, for the existing Neighbourhood Plan is used for this refreshed plan. The area, as shown on the map overleaf, includes all of Uppingham Parish plus a small part of

Ayston Parish on the northern edge of Uppingham adjacent and to the south of the A47. As was the case with the existing Neighbourhood Plan, Ayston has been involved in this review. There are, however, no residents or businesses located in the part of Ayston parish which is in the NP area.



4 Status of the refreshed Neighbourhood Plan

4.1 The review of the Neighbourhood Plan is being undertaken in accordance with the Government Guidance; <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan> Under Paragraph 106 it is considered that the review includes material modifications, including new site allocations, which change the nature of the plan which will require examination and a referendum. Paragraph 85 (How are more substantive neighbourhood plan updates made?) also applies. The Local Planning Authority (LPA), Rutland County Council (RCC) has also concluded that the review of the current made Uppingham NP involves material modifications which changes the nature of the plan and, therefore, will require examination and a referendum. As the Qualifying Body for the NP, Uppingham Town Council also believes that the modifications, in particular the new site allocations, are substantial and will change the nature of the plan.

4.2 In accordance with guidance, the Neighbourhood Plan Advisory Group (NPAG), appointed to oversee the review process, has followed the advice set out in Locality Toolkit (Implementation, Monitoring, and Review of Neighbourhood Plans).

- Updated details of community and stakeholder engagement;
- Updated the evidence base to reflect the most recent data and national/local policy;
- Reviewed and revised policies as necessary including supporting rationale/evidence;
- Considered the need for new site allocations with an inclusive and thorough process including Call for Sites and Sites Assessment, following best practice;
- Undertaken an overall edit of the plan to ensure it reflects current circumstances.

4.3 Reflecting the emerging Local Plan, the plan period for the NP is 2022 to 2041.

4.4 This version is, therefore, the (Reg. 14) Consultation Draft. The formal consultation, in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012, runs from **XX XX 2022 until XX XX 2022**.

4.5 All residents and businesses in the Neighbourhood Plan Area will receive an explanatory booklet in advance of the consultation period, giving details of how to submit responses.

4.6 An electronic version of the Draft Plan may be inspected using this link <https://uppingham-neighbourhood-plan.com>

4.7 Printed copies of the Draft Plan will be available to view at:

- Uppingham Town Hall
- Uppingham Library

(Note: in view of their size, the Evidence Document sections will only be accessible online.)

4.8 Drop-in sessions to explain the Plan will take place as follows:

- XXXXX
- XXXXX

Those without internet access or unable to attend can call the Town Hall on 01572 822681 to borrow a copy of the Plan.

4.9 All comments on the Draft Neighbourhood Plan must be submitted by the deadline of **XXXX**. This can be done by:

- Using the online survey form (we encourage residents to use this method).
- Completing the pages in the Consultation booklet and post them at the Town Hall

- Attaching it to an email to townclerk@uppinghamtowncouncil.co.uk
- Delivering the pages at one of the drop-in sessions (see above):

4.10 In parallel with the community consultation, all external organisations, agencies, service providers, landowners and businesses with an interest in Uppingham will be given an opportunity to comment on the Draft Plan over the same six week period.

5 Next Steps

5.1 After this consultation, the Draft Plan will be reviewed in the light of comments received and may be revised. It will then be formally submitted to Rutland County Council which will then need to decide whether the submitted plan can proceed to statutory consultation, examination and referendum.

5.2 The County Council will again publicise the submitted plan for a six-week period and invite comments. An independent examiner will then be appointed to consider any representations and check that the Plan meets certain basic conditions, including conformity with national and local planning policies. The examiner may recommend modifications to the County Council to ensure that this is achieved.

5.3 The Submitted Plan can then proceed to a community referendum. A majority of people voting must then support the Plan at the referendum if it is to be eventually 'Made'. The Neighbourhood Plan will become part of the Development Plan and will become a material consideration when determining planning applications. It is hoped that the process can be completed, with a referendum being held in Spring/Early Summer 2023.

6 Summary of planning context

6.1 The review of the NP is urgently required to enable future development, especially new housing, in Uppingham to be undertaken in a planned manner which maximises benefits for the town at the same time as contributing to wider dwelling requirements. Although RCC has now committed to a programme to produce a new Local Plan this will not be in place until sometime in 2025. In the meantime, RCC is unable to demonstrate a 5 year housing land supply, which means that there is a greater likelihood of unplanned development.

6.2 In terms of the Strategic Policy Context, the review of the NP is being carried out to ensure conformity with the Strategic Policies of the Development Plan, which comprises:

- The Core Strategy Development Plan Document (July 2011)
- The Site Allocations and Policies Development Plan Document (DPD) (October 2014)
- The Minerals Core Strategy & Development Control Policies DPD (October 2010)

6.3 It is recognised however that this policy context is becoming out of date and consequently, in accordance with good practice, account has been taken of the following.

- The July 2021 National Planning Policy Framework (NPPF), in particular, Section 2, Achieving Sustainable Development, Section 3, Plan Making and Section 5 Delivering a Sufficient supply of New Homes.
- The evidence base for the (abandoned in 2021) RCC Local Plan Review.
- Recent work on the new RCC Local plan, including additional evidence documents, the Call for Sites and the Issues & Options Consultation.

6.4 The review of the NP is intended to feed into the new Local Plan. In particular, Uppingham Town Council wants to put in place a robust and lasting framework for decision making to ensure that the right development takes place in the right place and at the right time, in a way that delivers maximum benefits to the town and the local community.

7 Indicative dwelling requirement

7.1 In accordance with the NPPF, RCC provided an Indicative Dwelling Requirement (IDR) for the Neighbourhood Plan review. Based on an updated calculation, but retaining the methodology approved by the RCC Cabinet in November 2021, the minimum requirement is for 360 dwellings over the period 2021 to 2041.

7.2 However, the methodology provides for flexibility according to local circumstances. Para. 17 states: *It will be for Neighbourhood Plans to consider an appropriate buffer on top of the indicative housing supply figure to ensure choice and competition in the market for land and allow for contingency and any other factors. Again, there should be compelling evidence to justify the scale of any proposed buffer or the non-inclusion of a buffer.*

7.3 The NP evidence document (Housing Requirement and Past Development Rates, July 2021) shows that past development rates in Uppingham have been lower than projected by RCC and that the contribution from windfall sites has fallen. With respect to the latter, the extent of the Conservation Area, the needs of Uppingham School and other heritage/landscape related constraints, are likely to limit future windfall opportunities. In addition, the recent Issues and Options consultation for the new Local Plan suggests that overall the Annual Building Rate could be 140 or 160/year, rather than the 130/year that the current Indicative Dwelling Requirement is based on. In addition, the RCC Issues and Options report proposed a requirement of 431 dwellings (400 net, taking commitments into account).

7.4 Taking into account evidence and noting the current lack of a 5-year housing land supply in Rutland, it is argued that, for Uppingham, there is the *"compelling evidence"* required to justify an increased IDR. Accordingly, the site allocations in the NP are based on achieving around 510 dwellings, albeit that development will need to be phased.

7.5 It is noted that this approach may increase the Uppingham "Share" of the overall new housing requirement from an historic 14% in the Core Strategy (noting that this scale of development has not been achieved) to around 15%. Taking account of local circumstances and the guidance in the NPPF, this is not considered to be in conflict with strategic policy.

8 The Evidence base

8.1 The evidence base for the review of the NP, set out in separate documents, comprises:

- (i) A record of engagement and consultation. (This will become the Consultation Statement for Submission, after the approach to and outcomes of the Reg. 14 community and external consultations have been added). At present it is a simple list of meetings/events with links for people to look at more details. There is a short introductory text explaining the commitment to engagement and transparency and highlighting key decisions and dates.

(ii) Housing Site Assessment. This is a comprehensive document which describes the process (including a summary of targeted engagement and consultation), gives details of the methodology, the Call for Sites, the Assessment and the reasons for the selection of the proposed sites.

(iii) Other Technical Evidence. A listing, with a short explanation of work undertaken, of material gathered since the decision to prepare for a review of the NP in May 2018 (census data*, local housing needs, local business concerns, traffic, roads & transport, town centre and planning records). An assessment of past housing delivery rates was agreed with RCC in July 2022. (*to be updated when 2021 data becomes available).

A full list of Evidence Documents is given in Appendix 1.

8.2 In addition a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) has been carried out on the Draft Plan. Copies of this assessment are available alongside the Draft Plan and the Evidence Documents.

8.3 For Submission, a Basic Conditions Statement will be prepared in accordance with the Neighbourhood Plan Regulations.

9. Neighbourhood Plan Policies and Community Aspirations

9.1 This section sets out the policies that will help to deliver the Objectives for Uppingham outlined in Section 2. It is acknowledged that some of the Neighbourhood Plan policies are linked to matters covered in the existing Core Strategy and the Site Allocations DPD, but there is an understandable concern in Uppingham that those documents are becoming out of date. As such, the Neighbourhood Plan contains a series of planning policies which provide a distinct local perspective, including new housing site allocations, reflecting the unique character of Uppingham.

9.2 The land-use Neighbourhood Plan policies are preceded by a “Rationale” in plain font which explains the purpose of and justification for each policy, linked to national guidance and the evidence documents. The policy wording is then presented in **bold italics** in blue shaded text boxes.

9.3 The planning policies (and associated community proposals – see below) are grouped in the following sections:

1. General principles of development and addressing climate change.
2. Housing policies (including site allocations)
3. Other housing policies
4. Protecting the character and heritage of the town
5. The town centre and other retail development
6. Business and employment
7. Transport and active travel
8. Community facilities and services
9. Open Spaces and Environment

9.4 In some of the above sections, the formal planning policies are supplemented by Community Proposals. These are easily distinguished from the formal planning policies because they are set out in *italics* followed by a short explanation (also in plain text). The community proposals are aspirations which the Town Council will pursue on behalf of the community, noting that this will require support from other organisations. Unlike the land-use policies, the Community Aspirations are not tested as part of the independent examination into the Neighbourhood Plan and are not used in the determination of planning applications. They are, however, important to the way in which the Plan will be implemented, especially when working in partnership with RCC and outside organisations.

9.5 In the Housing Policies and Other Housing Policies there are several technical terms which are used. These are explained/defined below.

1. Indicative dwelling requirement. This is the figure provided by RCC to meet the requirements of para. 67 of the NPPF which states: *“Where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.”* The calculation methodology and figure for Uppingham was approved by the RCC cabinet on 16th November 2021.

2. Bungalow Throughout this document the term ‘bungalow’ refers to dwellings which are primarily single storey, comprising the majority of living accommodation at ground floor with only secondary bedroom/bathroom and/or home office accommodation within the roofspace. Dormers or roof lights may be incorporated, taking account of design requirements, local character and privacy. The provision of bungalows in the specified locations is appropriate in terms of local character and will help to meet local aspirations for a range of house types and sizes. Importantly, the potential to incorporate secondary bedroom, bathroom and home office space within the roof, by the use of dormers and/or rooflights, will ensure that the accommodation provided is flexible. This will enable space to be provided for visitors, family members or carers to support older people. However, such accommodation must be clearly subsidiary to the main living accommodation at ground floor level and should not result in unbalanced, top-heavy or over-intensive development.

3. Infill Development This is defined as the filling of small gaps within the settlement and normally involving development of a gap in an otherwise continuously built up frontage.

4. Windfall Sites These are defined as sites which have not been specifically identified as available in the Neighbourhood or Local Plan process. They normally comprise previously developed land that has unexpectedly become available or other appropriate infill sites.

5. Affordable Housing. Affordable housing for sale or rent, is defined as for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). This can include social rented housing, affordable rented and intermediate housing (see below). Affordable rented housing is let by local authorities or registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Neighbourhood Plan Policies

1. General principles of development and addressing climate change (Policy GP1)

Rationale

Applying the principles of the Localism Act (2011), the NPPF and ensuring developers, landowners and RCC recognise the importance of this Neighbourhood Plan, this general policy is to enable the community of Uppingham to ensure that development is genuinely sustainable. In Government advice: <https://www.gov.uk/government/get-involved/take-part/make-a-neighbourhood-plan> a key role of Neighbourhood Planning is “... for communities to have a say in the future of the places where they live and work... the power to produce a plan with real legal weight that directs development in your local area.” It is important, therefore, that landowners and developers give parish and town councils and their local communities as early an opportunity as possible to get involved in the development process. In Uppingham this process has been supported by many local groups.

Development will only be encouraged where it can be shown that the scheme will help to achieve the Objectives of the Neighbourhood Plan. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings, thus meeting environmental, social and economic objectives, together with better facilities for pedestrians and cyclists, all of which contribute to the quality of life for residents. It is also intended that the policy will support national efforts to address the threat of climate change to all communities. The impact of climate change is a global and national concern, but it is also felt locally in Uppingham, related to the physical form of the settlement and how the local economic and community functions. Several of the specific Neighbourhood Plan policies, for example: OH5 (the design of new housing), TC1 to 3 (the town centre), TR2 (active travel), CF1 and 2 (community facilities) plus OS1 and OS2 (Green Spaces) contain elements related to sustainable development and combatting climate change. The issue is of such concern that it justifies the inclusion of a specific point of principle in the Neighbourhood Plan, in this overall policy on achieving sustainable development and addressing climate change. In addition to this formal planning policy, there is a wider intention to support the creation and maintenance of healthy and sustainable communities. However, the policy is drafted so as to provide a positive framework for decision making, as required in the NPPF.

Policy GP1 - General principles for sustainable development and addressing climate change

(a) As appropriate to their scale, nature and location, all development proposals must:

- i) be appropriately located;***
- ii) be of an appropriate scale and demonstrate a high standard of design;***
- iii) have regard to their setting and the character of the local area;***
- iv) not unacceptably affect the amenity of nearby residents;***
- v) provide for sustainable transport modes (e.g. walking and cycling);***
- vi) respect the local built, social, cultural, historic and natural heritage assets;***
- vii) demonstrate practical efforts to achieve (or preferably exceed) design and construction standards for sustainable development, to minimise CO2 emissions;***
- viii) where practical, include provision for the charging of electric vehicles.***

(b) Landowners, developers and applicants should engage with the Town Council and the local community early on in the formulation of proposals. In accordance with RCC policy, pre-application discussions for larger scale development proposals (e.g. 10+ houses or commercial development over 500m²) should involve appropriate consultation with the Town Council and local residents, in advance of an application being submitted. It is expected that RCC will apply the policies of this NP in giving any pre-application advice.

(c) All new development should be designed to anticipate climate change, to be capable of being adapted to minimise resources used in both construction and future use operation, at the same time as being sensitive to the local character.

Housing Policies

1. Overall Housing Numbers (Policy H1)

Rationale

Under the “Duty to support”, the County Council is working actively with the Town Council on the review of the Uppingham Neighbourhood Plan. As part of this, an indicative dwelling requirement had been confirmed by RCC as a minimum of 360 dwellings for the period 2021 to 2041. RCC advises, however, that there is discretion for the NP to set a buffer to address choice and contingency. As noted in Section 7, past development rates have been lower than anticipated in the Core Strategy and the range of figures contained in the recent Issues & Options Consultation for the new Local Plan shows a potential higher indicative dwelling requirement for Uppingham. It is, therefore, justifiable for the Neighbourhood Plan review to be based on a higher requirement of 510 new dwellings over the period 2021 to 2041. Details are given in the Evidence Document: Housing Requirement: Past Delivery Rates.

The NPPF states that local planning authorities should promote an effective use of land taking account of the need for housing and development within their area together with the local housing market and viability, the character and setting of an area and the importance of securing well designed attractive and healthy places.

At County level, evidence on density requirements for new development has been reviewed and shows that the previous density requirements have not generally been met. The County Council has decided that a better approach is to promote the efficient use of land in a way which responds to and reflects the local character and the opportunities presented by the site. It is acknowledged that Neighbourhood Plans may establish locally appropriate density standards where they meet the requirements of national and strategic policies to make the most effective use of land and delivering housing and other development needs.

Policy H1 (overall housing numbers and densities)

Sites are allocated to meet the indicative dwelling requirement of up to 510 new dwellings during the Plan Period. On these sites, development should make the most efficient use of land, but density, design and layout must also respond to local character, context and distinctiveness. The overall density on the sites should be around 25 dwellings per hectare. Cumulative densities below this figure will not normally be supported, but it is accepted that variations may be justified based on the character of the surrounding area.

2. Associated Infrastructure (Policy H2)

Rationale

The development of a substantial number of new dwellings over the plan period will require investment in infrastructure throughout the town, as well as within and adjoining the allocated sites. The policy is intended to establish this important principle, but the implementation of the Neighbourhood Plan will include the provision of a Local Infrastructure Development Plan (IDP). This will be assembled by UTC in partnership with the County Council, developers, utilities and service providers. It is intended that UTC and RCC will specify work to be carried out by developers, funding to be committed through the Community Infrastructure Levy (CIL), Section 106 Agreements and the investment programme of RCC and service providers.

Policy H2. The provision of infrastructure associated with new housing

Development must be accompanied by necessary investment in infrastructure, including roads, drainage, services, utilities, education, open spaces, health & community facilities and inclusive IT provision, to meet the needs resulting from the increase in population that will be the result of development.

3. The need for sites to be developed in a timely manner (Policy H3)

Rationale

The site assessment process and the selection of allocations is intended to meet the indicative dwelling requirement in a sustainable and effective way, at the same time as reflecting community preferences. However, the allocated sites also relate to the local landscape, access points and field boundaries. In addition, it is important that development should not prejudice future infrastructure provision, e.g. improved road connections.

It is also of great concern to the Town Council that the sites allocated for development are brought forward in a timely manner. This reflects the statement made at Para. 60 in the NPPF (July 2021) *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”* In addition, the measure will support the NPPF requirements in Para. 68 that *“.....Planning policies should identify a supply of:*

- a) specific, deliverable sites for years one to five of the plan period; and*
- b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.”*

Paras. 74 and 77 which refer to maintaining supply and delivery of new homes also apply. *“74.....and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.....”* and 77. *“To help ensure that proposals for housing development are implemented in a timely manner, local planning authorities should consider imposing a planning condition providing that development must begin within a timescale shorter than the relevant default period, where this would expedite the development without threatening its deliverability or viability. For major development involving the*

provision of housing, local planning authorities should also assess why any earlier grant of planning permission for a similar development on the same site did not start."

Outline planning permission usually requires the submission of reserved matters within three years, but NPPF provision allows for the local planning authority to require earlier submission and commencement of development as a condition of a planning permission.

Progress on site development will be closely monitored and, where it appears that there are unjustified delays, the Town Council may initiate a review of the Neighbourhood Plan to identify alternative opportunities for development. Where there is no extant planning permission on a previously allocated site, it will not necessarily be carried forward as a site allocation in a new version of the Uppingham Neighbourhood Plan.

The Town Council will however support appropriate extensions to timescales if it is happy with evidence showing that there are valid reasons for delay, or progress is imminent.

Policy H3 The timing of development

(A) It is expected that the development of the housing and mixed use sites allocated in this Neighbourhood Plan will be implemented in a timely manner. Development proposals will only be supported where land is to be used effectively and where they enable and do not prejudice possible future development and infrastructure opportunities on adjoining sites or nearby land.

(B) For sites with an outline permission, the Town Council will advise the County Council that it will not support applications for renewal unless there is clear evidence that there have been clear and justifiable reasons for any delay in implementation.

(C) Where development on a site has not commenced within 5 years of the making of the Neighbourhood Plan or does not have a detailed planning permission/reserved matters approval, the Town Council will use the option to review the Neighbourhood Plan to consider alternative locations where there is a better prospect of development.

4. Proposed new housing sites (Policies U-HA1 to U-HA6)

Rationale

The Neighbourhood Plan Advisory Group has been through a thorough process to identify and allocate sites for new housing. This has followed national guidance and good practice and the process has involved landowners, developers, the County Council and, of course, the local community. Details are given in the Evidence Document: Housing Sites Assessment

The sites covered in Policies U-HA1 to U-HA6 are summarised in the table overleaf. The detailed development requirements for each site, set out in the subsequent site policies, reflect community need/aspirations, the characteristics of the site and location, other evidence and engagement with the landowner and/or developer.

Table 1 – Summary of proposed housing site allocations

Location & Policy No.	Commence within 5 years	Commence within 3 to 8 years, subject to access required	Requirements (derived from site assessment by the NPAG Housing Subgroup).
U-HA1 Land off Leicester Road - in front of Cricket Club.	125		In accordance with the agreement in principle reached with the landowner/developer, the layout of the site should not prejudice the potential of a future link road.
U-HA2 Land off Ayston Road.	40		Should include least 50% of dwellings as bungalows. Adjoining land to the north is proposed for community/retail development.
U-HA3 Leicester Road North	163		Outline permission (up to 163 dwellings) subject to completion of S106. The key issue is access which must be provided by a roundabout on Leicester Road (agreed by developers and RCC).
U-HA4 Uppingham Gate	65		A mixed development to include employment opportunities as well as housing. The mix should be 25 bungalows and 40 houses.
U-HA5 The Beeches		60	Access must be achieved through a collaborative approach with the owners of site UNP21LS01 (U-HA4)
U-HA6 Land off Goldcrest		60	This site must have proper access (primarily not through Firs Avenue) before construction can be started.
Totals	393	120	

Policy H 4: Proposed site allocations to meet the indicative dwelling requirement

The following six sites are allocated to meet the dwelling requirement

Short and medium term (to commence within 5 years)

U-HA1 Land off Leicester Road (in front of Cricket Club). For 125 dwellings

U-HA2 Ayston Road. For 40 dwellings

U-HA3 Leicester Road (N&S). For 163 dwellings

U-HA4 Uppingham Gate mixed use site. For 65 dwellings

Longer term (to commence within 3 to 8 years, subject to the access requirements)

U-HA5 Beeches for 60 dwellings

U-HA6 Goldcrest for 60 dwellings

Individual site allocations and requirements

1. Site Allocation: Land in front of Cricket Club, off Leicester Road (Policy U-HA1)

Rationale

This land is just north-west of recent residential development off Leicester Road/Southwell Way and is opposite an older housing area off Leicester Road/Shepherd's Way. It is an appropriate location for development to meet the indicative dwelling requirement. It is on a bus route and within walking and cycling distance of the town centre, also enabling access to the A47, without adding significantly to traffic through the town. The design and housing mix criteria will ensure that character is respected, and that local housing needs and aspirations can be met. Account has also been taken of the Landscape Sensitivity and Capacity Study (2017 for RCC).

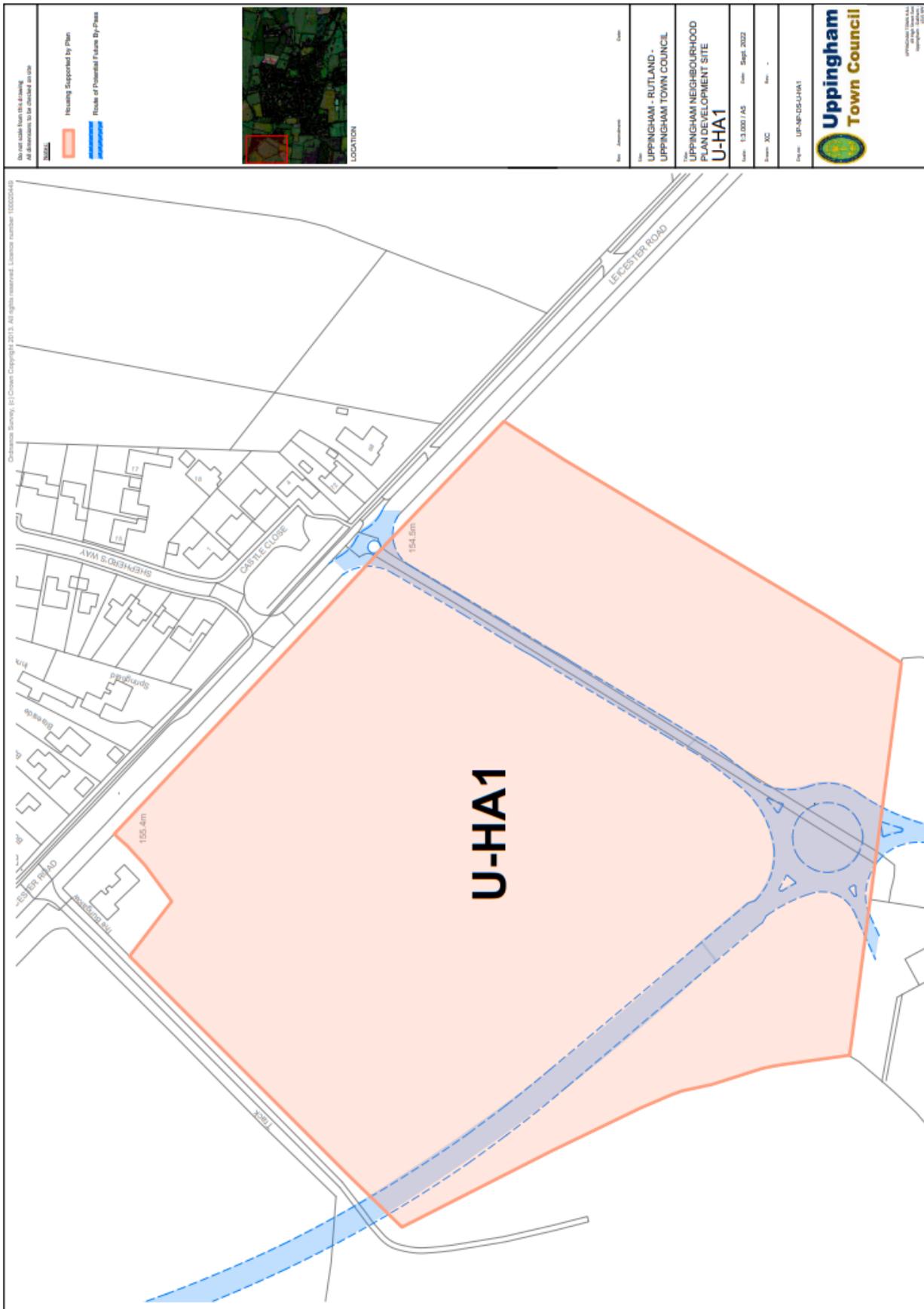
The net developable area has been agreed with the developer/landowner, taking account of access and open space requirements and possible future investment in roads. The retention of access to the cricket club will enable the continued use of this important community/recreation facility. In addition, the retention of open land between the proposed site and the recently completed Southwell Way development would enable the future provision of a potential new road connection between Leicester Road and Stockerston Road.

A map of the proposed allocation follows the policy (overleaf). The route of a potential bypass shown is for illustrative purposes only.

Policy U-HA1 Site Allocation land off Leicester Road (in front of Cricket Club)

The capacity of this 8.37 Ha (5.02 Ha developable) site is for up to 125 dwellings. The development should:

- (a) Provide a range of housing sizes, including single storey dwellings;***
- (b) Provide at least 30% affordable homes working with local providers;***
- (c) Adopt high quality design, materials, open space and landscaping;***
- (d) Include a separate access to the cricket club from Leicester Road;***
- (e) Retain potential for a future road connection from Leicester Road to Stockerston Road.***



Ordnance Survey (c) Crown Copyright 2013. All rights reserved. Licence number 100020410

No part made from this drawing
All dimensions to be checked on site

- Housing Supported by Plan
- Route of Potential Future Dry-Pan



LOCATION

Rev	Amendment	Date
1	UPPINGHAM - RUTLAND - UPPINGHAM TOWN COUNCIL	
UPPINGHAM NEIGHBOURHOOD PLAN DEVELOPMENT SITE		
U-HA1		
Scale	1:5,000 / A3	Date: Sept. 2022
Drawn	XC	Rev: -
Proj	UP-PG-DS-UHA1	

**Uppingham
Town Council**

Uppingham Town Council
100020410
100020410

2. Site Allocation: land off Ayston Road (Policy U-HA2)

Rationale

This land adjoins existing residential development off Ayston Road/Firs Avenue. It is an appropriate location for development to meet the indicative dwelling requirement. It is on a bus route and within walking and cycling distance of the town centre, also enabling access to the A47, without adding significantly to traffic through the town.

The design and housing mix criteria will ensure that character is respected, and that local housing needs and aspirations as expressed in community consultation and in the Local housing needs assessment can be met. The potential to include bungalows on this site was included in the March/May 2021 community consultation leaflet on possible housing sites.

In addition to enabling new housing, in accordance with the NPPF, the northern part of the landholding is allocated for commercial/community use (see Policy BE 2). It is acknowledged, however, that the design and form of development must respect the attractive landscape of this location, taking account of the Landscape Sensitivity and Capacity Study (2017 for RCC).

A map of the proposed allocation follows the policy (overleaf).

Policy U-HA2 Site Allocation at land off Ayston Road

The capacity of this 4.19Ha (3.04Ha developable) site is for up to 40 dwellings. The development should provide:

- (a) A mix of housing to include 50% of dwellings as 2/3-bed bungalows, semi-detached and detached market dwellings catering for first time buyers, families, and older persons;***
- (b) Provide at least 30% affordable homes, working with local providers;***
- (c) Public open space, incorporating a new local play area;***
- (d) High quality design, materials, open space and landscaping reflective of surrounding built form and materials which are local to the area, including ironstone and red brick;***
- (e) Enhanced tree planting and landscaping along the northern boundary of the site and retention of existing vegetation, specifically around the boundary of the site;***
- (f) A single vehicular access point off Ayston Road;***
- (g) Commercial/retail development land to the north of the site.***

3. Site Allocation: Land north of Leicester Road (Policy U-HA3)

Rationale

The site incorporates an allocation from the existing Neighbourhood Plan. It is for 3.46 Ha., shown as Site A and (part) Site B on the Developments Sites Map on p32 coloured pink (in the existing Neighbourhood Plan). However, it also includes 2.44 Ha. of land (coloured red in the existing Neighbourhood Plan) which is identified for potential future development. This resultant, larger, site is located between existing and recent residential development either side of Leicester Road.

The design and housing mix criteria should ensure that character is respected, and that local housing needs and aspirations, as expressed in community consultation, Town Council comments on the planning application and the Local housing needs assessment, can be met.

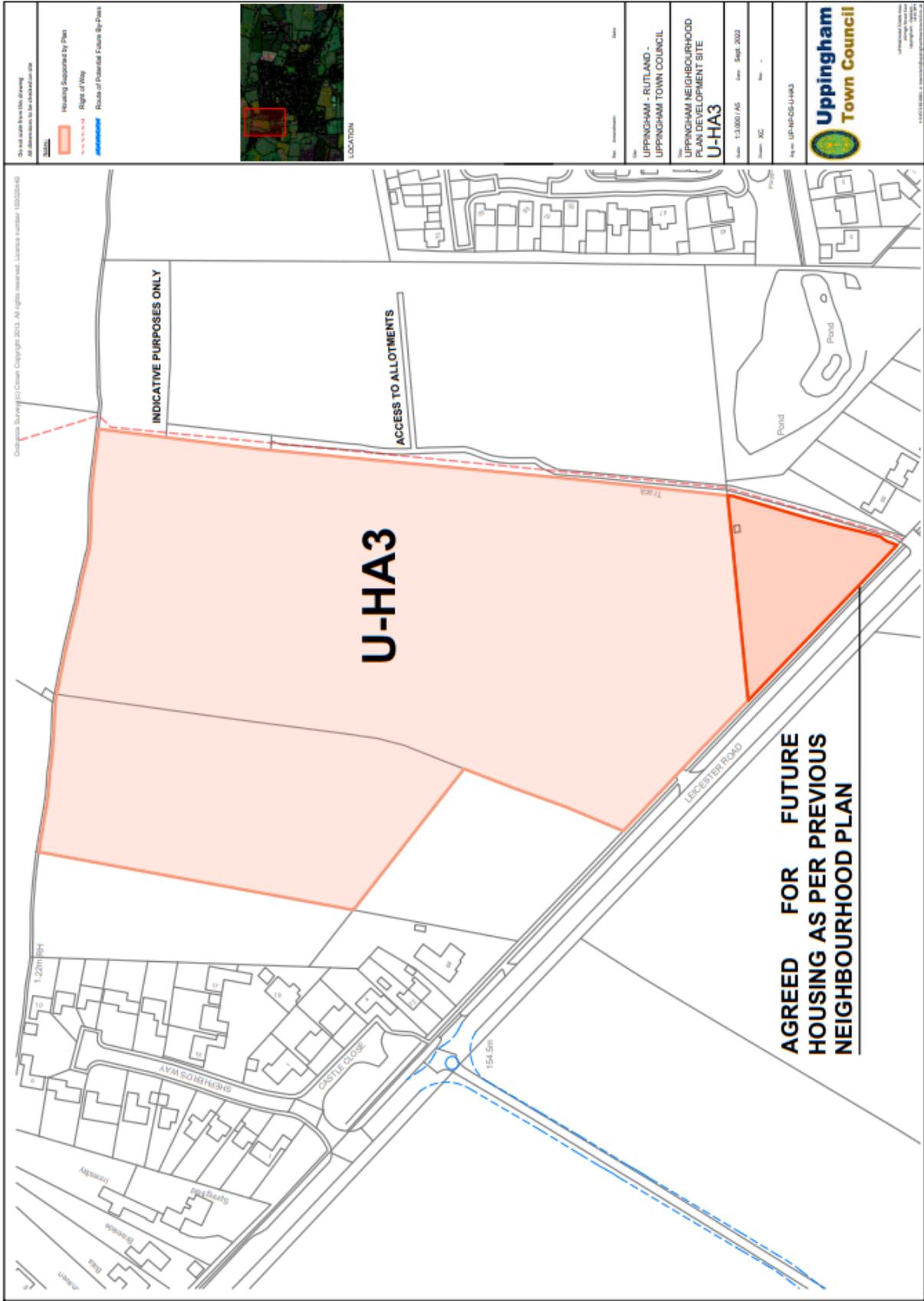
It is on a bus route and within walking and cycling distance of the town centre. The development could enable access (west along Leicester Road) to the A47, without adding significantly to traffic through the town. However, it is of critical importance to highway safety that access takes the form of a roundabout on Leicester Road. This has been agreed in principle by RCC and part funding is available from retained S106 funds. The design and housing mix criteria will ensure that character is respected, and that local housing needs and aspirations can be met.

Policy U-HA3. Site Allocation for land off Leicester Road (North)

The capacity of this 5.9 Ha. site is up to 163 dwellings. The development should provide:

- (a) A mix of housing to include a range of bungalows, semi-detached and detached market dwellings catering for first time buyers, families, and older persons;***
- (b) Provide at least 30% affordable homes, working with local providers***
- (c) Access in the form of a roundabout on Leicester Road;***
- (d) Public open space to meet County Council standards and local aspirations with ownership transferred to UTC in line with the development opposite;***
- (e) High quality design, materials, open space and landscaping reflective of surrounding built form and materials;***
- (f) Enhanced tree planting and landscaping;***
- (g) A single vehicular access point off Leicester Road via new roundabout.***

A map of the proposed allocation follows the policy (overleaf). On this map, a commitment for a small scale residential development (based on the existing Neighbourhood Plan) is shown for information. This does not form part of the allocation currently proposed. The relationship to the adjoining allotments site, covered by the open spaces policy (OS1 - 3) is also shown diagrammatically.



Osmapack Surveying Co. Ltd. Copyright 2013. All rights reserved. Licence number: 1002026469

4. Site Allocation: land at Uppingham Gate (Policy U-HA4)

Rationale

The area proposed for residential development is in the mid/south section of the overall site, adjoining existing residential development off Twitchbed Lane, Orchard Close and Hawthorn Drive. It will extend to the east of Twitchbed Lane, behind the car park for the proposed food retail store, which is to be accessed from the A47. It is an appropriate location for development to meet the indicative dwelling requirement. It is on a bus route and within walking and cycling distance of the town centre, also enabling access to the A47, without putting extra traffic through the town. The design and housing mix criteria will ensure that character is respected and that local housing needs/aspirations as expressed in community consultation, can be met. The potential for bungalows on the site was included in the March/May 2021 community consultation leaflet on possible housing sites.

Other elements of the proposed mixed-use development are set out in Policy 14 (Business and Employment). A master plan will be required to show in detail how the site is to be developed.

A map of the proposed allocation follows the policy (overleaf).

***Policy U-HA4 site allocation for land at Uppingham Gate (Part of mixed-use development).
The 3.3 Ha. site has capacity for up to 65 dwellings.***

(a) The mix of house types should comprise 40 houses and 25 bungalows.

(b) A masterplan will be required setting out in detail how the housing element of the site is to be developed and how this links to other components of the mixed-use development.

(c) The site must be developed in such a way that it will enable access to be provided to the future site 2 (Policy U-HA5 – Land off The Beeches/Hazel Close).

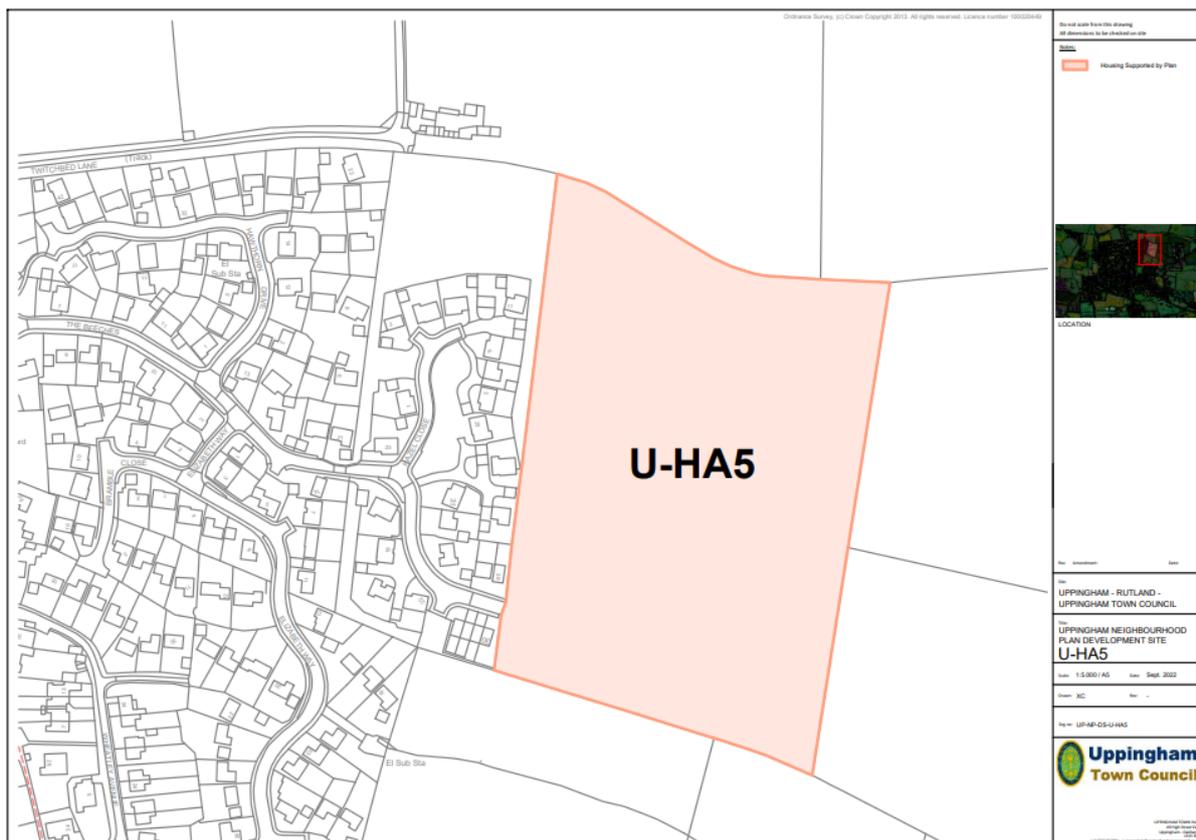
Longer term sites, allocated subject to access requirements (Policies U-HA5 and U-HA6)

Rationale

The sites proposed in policies U-HA1 to U-HA4, will enable up to 390 new dwellings to be built, exceeding the minimum indicative dwelling requirement provided by Rutland County Council. The two further development sites detailed below may be developed during the plan period, but only after progress after securing the proposed access solutions. This will result in 120 additional dwellings, but it is intended that this will contribute to longer term strategic needs, for both Uppingham and, in wider terms, Rutland for new housing. In addition to meeting housing needs, in accordance with the NPPF, this will also enable investment in beneficial infrastructure for the town.

5. Site Allocation: Land East of The Beeches (Policy U-HA5)

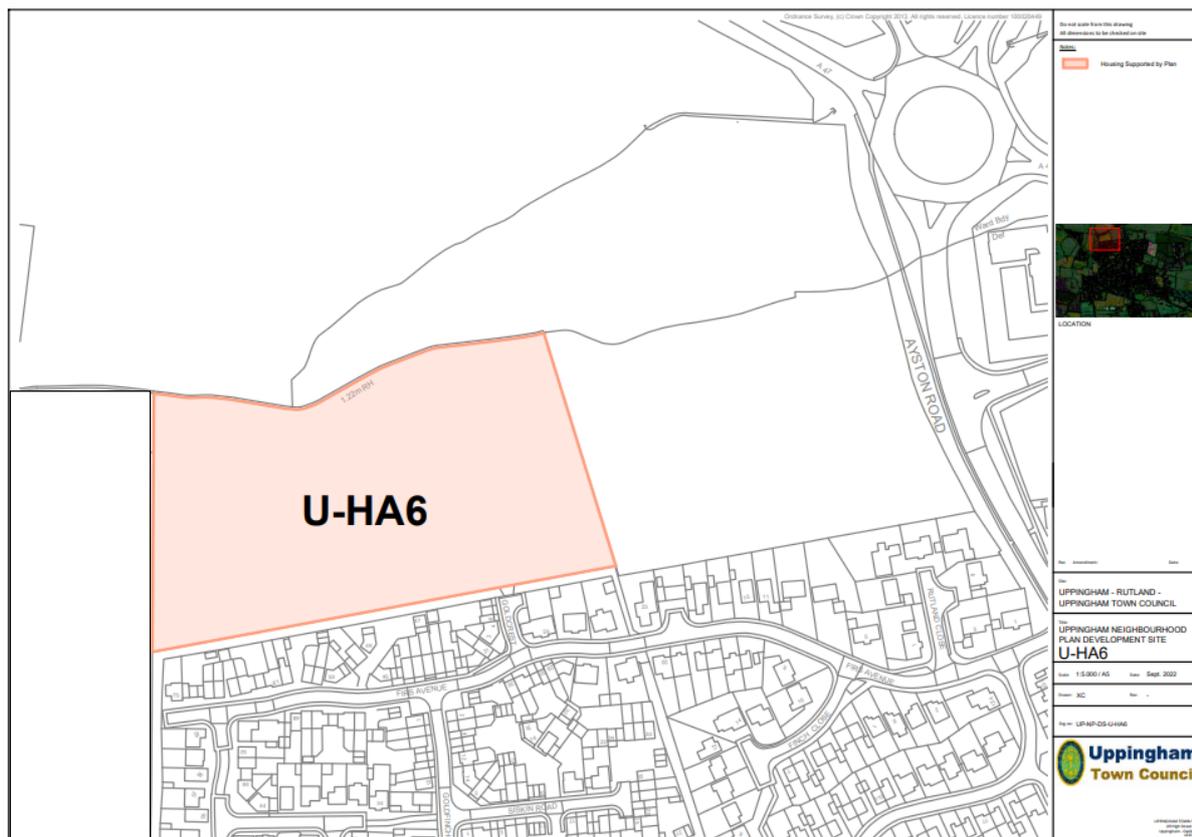
Policy U-HA5. Site allocation for land to the East of The Beeches.
This site may be developed for up to 60 dwellings, but development should not commence until after access is resolved from the Uppingham Gate site (Site Allocation U-HA4).



6. Site Allocation: Land off Goldcrest and Firs Avenue (Policy U-HA6)

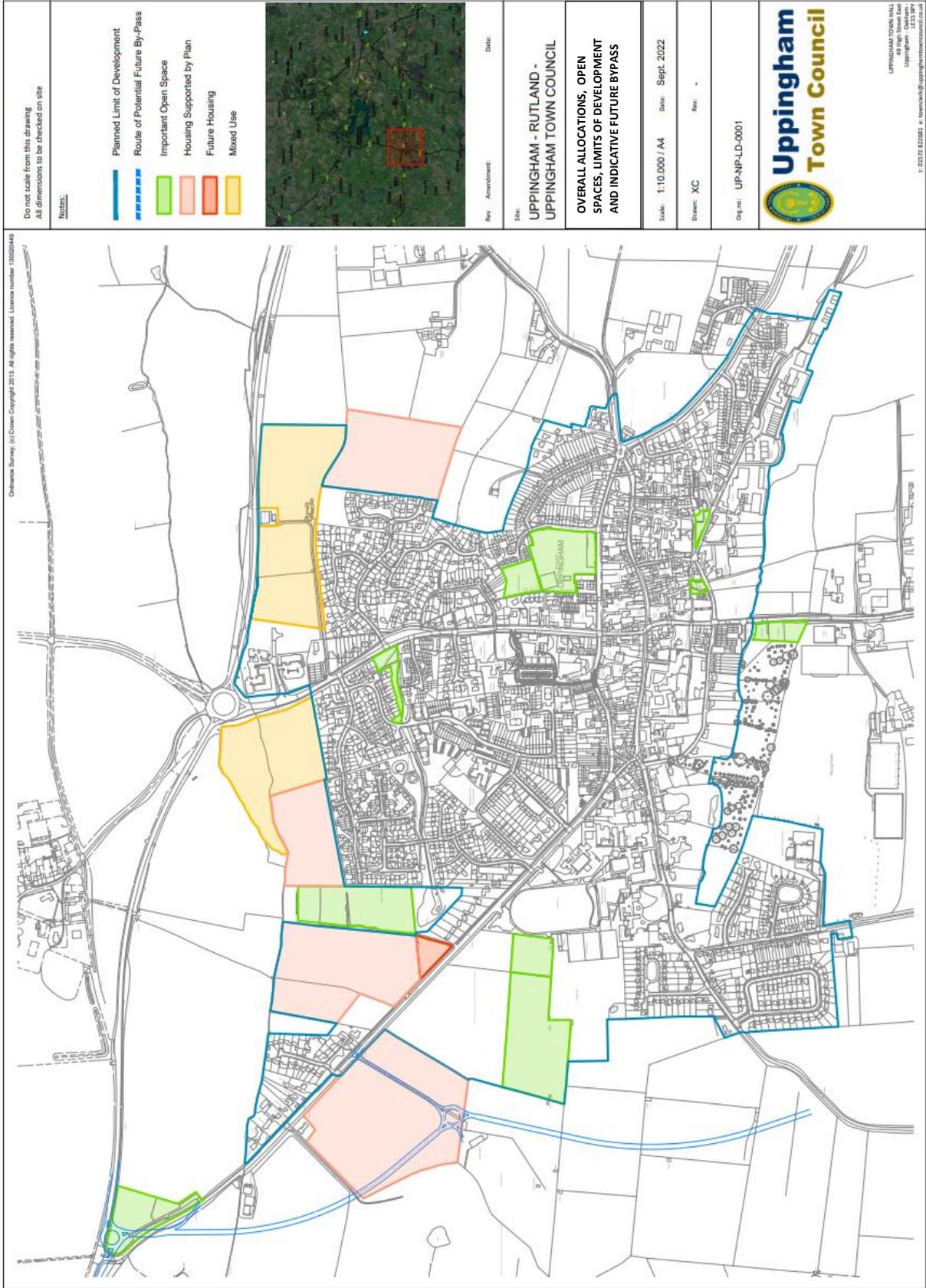
Policy U-HA6 Goldcrest. Site Allocation for land off Goldcrest/Firs Avenue

This site may be developed for up to 60 dwellings, but it must have proper access (primarily not through Firs Avenue) before any construction can be started.



Overall Map

An overall map showing the location of the proposed development sites, including housing and mixed uses (as set out in the other retail and employment policies later in the plan) and related to the existing (RCC) Planned Limits of Development is shown overleaf. This is intended to provide a context for site specific and other Neighbourhood Plan policies. It also shows a potential indicative line for a future by-pass. It is acknowledged that the latter does not constitute a formal land use allocation, but engagement with landowners and developers has shown that the layout of several of the proposed housing sites could provide for the possibility of such a route.



Other Housing Policies

1. Affordable Housing (Policy OH1)

Rationale

An adequate supply of housing which is affordable in relation to local incomes is an essential part of creating sustainable communities and helps to support a thriving local economy and to promote social inclusion. Rutland suffers particular problems of affordable housing, having some of the highest average house prices in the country and a high proportion of large houses. The main method by which the planning system can help is by requiring developers to provide or contribute towards affordable housing as part of their developments and by allowing small developments solely for affordable housing as an exception to normal planning policies.

In accordance with the NPPF, this policy (which is derived from the withdrawn Local Plan) is intended to meet the need for market and affordable housing in Uppingham. Specific needs in Uppingham are informed by the 2021 (CPRE) local affordable housing survey. Other than in prescribed circumstances, it is expected that affordable housing will be delivered on site. Affordable housing is defined in the NPPF as housing for sale or rent for those whose needs are not met by the market (including providing a subsidised route to ownership and/or is for essential local workers). The NPPF defines the following groups which meet this:

- Affordable housing for rent
- Supporting entry to the market by first time buyers . e.g., under the Government requirement for 10% First Homes
- Discounted market sales housing
- Other affordable routes to home ownership

The Town Council considers that, if possible, local management arrangements should be applied to any affordable or social housing that is provided. This will enable local needs and aspiration to be addressed to best effect and provide an opportunity for the sustainable long-term retention of properties to meet local needs.

Policy OH1: Affordable housing

Residential developments of 10 or more dwellings will be required to make provision, on site, for 30% of the scheme's total capacity as affordable housing. Developments of between 6 to 9 dwellings may make contributions in the form of off-site contributions in line with the National Planning Practice Guidance. Affordable housing must:

- (a) be of a combination of sizes and tenures to meet proven local and affordability housing need, including the number of bedrooms, property type and floor space;***
- (b) where affordable home ownership is included, ensure the properties meet a range of relevant local demand and local affordability;***
- (c) be equivalent in standard and siting to typical open market properties of the same floorspace/number of bedrooms/general type;***
- (d) be well integrated with open market housing through layout, siting, design and style;***
- (e) be located on sites with reasonable access to town facilities.***

Management arrangements must be agreed with Rutland County Council and Uppingham Town Council. There is a strong preference for locally based management and priority.

2. Local needs and flexible homes (Policy OH2)

Rationale

The population structure of Uppingham (*to be updated with 2021 census data when it becomes available*) means that, alongside the provision of houses for families (attracted by high quality schools and a generally high quality of life), there is a need for housing to meet the needs of older people, for example with reference to the RCC 2019 Strategic Housing Market Assessment. There is also a need to recognise the increased likelihood of working from home, through self-employment and for employees as part of a changed, post-pandemic, workforce in many sectors. The need for a range of house types and sizes to be included in developments was included in the March/May 2021 community consultation leaflet on possible housing sites.

The price of new housing is a challenge for many first-time buyers, which is increasingly manifested by younger people who are not in established relationships buying properties on a shared basis. Whilst the Government First Homes requirement is pertinent, and although population data may indicate an increasing proportion of younger single people, small 1-bed units are not necessarily a solution for those who wish, or who are forced by economic circumstances, to purchase a property jointly. It is considered that the government focus on 1-bed properties is more applicable to urban areas than rural market towns like Uppingham.

These factors mean that new dwellings should not be too small such that they cannot be used flexibly by households of all types to meet changing needs and requirements. In general, this means that 1-bed units will not normally be supported unless overall floorspace and room size will enable adaptation over time.

Policy OH2: Meeting local needs and providing flexibility

New housing development on sites for 10 or more dwellings should include a range of house types and sizes to reflect the population, structure, existing housing stock and identified housing needs. Homes suitable for young families and older people would be welcomed. However, smaller properties must include flexible spaces to enable adaptation:

- as families grow and more space is needed;***
- to enable people to work from home; and***
- to enable carers and relatives to support elderly people.***

New housing proposals must also take account of meeting identified needs for a growing ageing population by providing appropriate accommodation, including extra care and other forms of supported housing.

3. Opportunities for self-build (Policy OH3)

Rationale

The government's intention is that there should be a significant increase in self-build and custom housebuilding. RCC research for the new Local Plan shows that there is a continued shortfall in self-build plots. This policy, which is based on the past RCC approach, supports the development of individual plots and small sites for self and custom build homes.

In deciding the location and scale of serviced plots on larger development sites, regard will need to be given to the practicalities, attractiveness and deliverability of the self-build plots. There should be regard to the market development and the impact that self-build can have on health and safety compliance during site construction. Regard will also need to be given to the impact of development where occupants have already moved in.

Policy OH3: Self-build and custom housebuilding

Proposals for self-build and custom build housing, to be occupied as homes by those individuals who have commissioned or built them, will be supported where they are in conformity with all other relevant local and national policies and there is proven demand.

4 Smaller scale infill development (Policy OH4)

Rationale

This approach is supported by the NPPF (Ch. 12 – Achieving Well Designed Places). Small-scale infill development on sites within the developed footprint provides an opportunity for sensitive development to help address housing needs and aspirations and this policy will ensure that the necessary design standards are met.

In built up areas, gardens are no longer considered to be previously developed land which means that there is no longer a presumption in favour of their development. The National Planning Policy Framework indicates that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. Similarly, early work on the new Rutland Local Plan highlights the need for the planned limits of development to be taken into account, that the principles of good design should be met and the amenity of the wider environment to be protected.

Although it is a larger town, the principle of infill development comprising 9 or less dwellings, as applied to local service centres in Policy CS4 of the adopted Core Strategy, is considered to be appropriate within the Planned Limits of Development of Uppingham. These are defined on Inset Map 55 in the adopted Site Allocations & Policies DPD. <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/the-local-plan/the-adopted-local-plan/> It is acknowledged, however, that site allocations in the current NP and this review document are not contained within these limits. In the longer term, the new Local Plan will confirm the Planned Limits of development for Uppingham, incorporating site allocations in the Neighbourhood Plan.

Acceptable infill schemes will contribute to overall dwelling numbers as “Windfall Sites.” However, the extent of the Conservation Area, the needs of Uppingham School and other heritage/landscape related constraints, are likely to limit future windfall opportunities.

The existing Neighbourhood Plan includes a future housing allocation on a small triangular site off Leicester Road. Investigation has shown that this site is suitable for housing but the shape, access requirements and the public foot path (next to No.60) mean that only around 9 units can be accommodated. Given that the Neighbourhood Plan is limiting new

allocations to larger plots, any proposals can, therefore, be considered under the infill policy and an allocation is not needed.

Policy OH4 Infill housing

Proposals for new housing on infill sites (up to 9 dwellings) will be supported where they:

- (a) Satisfy Policy SP5 of the Rutland Site Allocations and Policies DPD;***
- (b) Satisfy the following locally based criteria, where applicable to the location;***
- (c) Are appropriate to the surroundings, taking into account: the character of parts of Uppingham with established dwellings set in large plots, the Conservation Area, listed buildings, archaeology, open spaces and Local Green Spaces;***
- (d) Are not located outside the Planned Limits of Development in the current, or future Local Plans;***
- (e) Would have no unacceptable impact on the residential amenity of nearby dwellings;***
- (f) Would not prejudice the operation of nearby commercial or industrial premises.***

5. The design of new housing (Policy OH5)

Rationale

This approach is also supported by the references to design in the NPPF (Ch. 12 – Achieving Well Designed Places). In addition, guidance states that proposals should consider scale, both the overall size and mass of individual buildings and spaces in relation to their surroundings. It adds that decisions on building size and mass, and the scale of open spaces around/between them, will influence the character, functioning and efficiency of an area.

The Supplementary Planning Document (November 2021- Design Guidelines for Rutland) <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/the-local-plan/supplementary-planning-documents-spd/> provides overall design principles but operates at a strategic level. The Neighbourhood Plan policy provides important local details relevant to the distinct character of Uppingham. It should be applied alongside the SPD.

There are many attractive villages in Rutland with a character based on vernacular architecture and materials, but Uppingham is a significant larger settlement in its own right. The traditional vernacular elements are present in the town, but the individual character of the built environment is further defined by topography, the role of larger institutions such as Uppingham School and the historic market, and administrative functions of the town.

Policy OH5: Design and access standards

Proposals for new housing developments proposals will be expected to:

- (a) Make a positive contribution to the local distinctiveness and character of Uppingham. Proposals should reinforce local identity and not have an adverse impact on the street scene and the landscape/townscape character of the area, taking account of valued landscape, townscape and heritage characteristics, including views;***
- (b) Be of an appropriate scale, density and massing, using materials reflecting the area;***
- (c) Provide sufficient private amenity space, suitable to the type and scale of development;***

- (d) Retain and incorporate important on-site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancements;***
- (e) Demonstrate compliance with the Manual for Streets guidance and relevant Rutland County Council highways standards and guidance;***
- (f) Perform positively against national sustainability standards;***
- (g) Ensure that streets and spaces are attractive, safe, easy to use and navigate and that they encourage people to walk and cycle, including connectivity to Town Centre to encourage integration, utility and recreation opportunities;***
- (h) Ensure that parking is well integrated and does not dominate the street scene;***
- (i) Ensure safe and easy access for emergency vehicles;***
- (j) Include ducting or other appropriate measures to enable (current and future) householder choice on IT services;***
- (k) Where practical, include provision for the charging of electric vehicles.***

As part of its consultative role on planning applications and in support of the Neighbourhood Plan, the Town Council will require an individual design review on any development of 25 dwellings or more or any single building of more than 1000 sq. m. Such reviews should be carried out by an appropriately qualified independent body and conducted within the design review guidelines of this plan at the applicant's expense.

Protecting the character and heritage of the town

1. Central Conservation Area (Policy C&H1)

Rationale

The growth of Uppingham from an agricultural settlement to a market town of over 4500 people, together with its rise as a place of manufacturing and trading, helped define its unique character and heritage. Many of its more substantial properties were erected in the 18th century creating its Georgian look. The ironstone from which many of them are built was quarried locally. The town's market place and high street, with their attractive mix of retail and leisure outlets, lie at the heart of the conservation area. Their economic and social contribution to the town's way of life are vital to the sustainability of Uppingham. It is a unique town with a very distinctive form and a long, rich physical and cultural heritage. There is, therefore, a need for specific local protection, given that the Local Plan is becoming out of date and there is a concern that the existing protection for heritage assets could diminish if the new Local Plan is delayed.

Policy C&H1: Central Conservation Area

Development proposals within or adjoining the Central Conservation Area will only be supported where:

- (a) They comply with the County Council's conservation and heritage policies, including those for listed buildings;***
- (b) Construction materials and finishes complement the surrounding area and the character and heritage of the immediate environment;***
- (c) If appropriate to the building/location, modern replacement/new build materials should also visually complement the immediate environment;***
- (d) In the case of commercial property alterations and frontages, they complement the heritage of the immediate environment with suitable wall mounted signage;***
- (e) In the case of enhancement of the street furniture, signage and street lighting, it is of a heritage appearance but also has regard for energy conservation and public safety.***

Any infrastructure improvements to the Central Conservation Area should complement the distinctive heritage/character and be as unobtrusive as possible. Such developments should not hinder their community use for events.

2. Other heritage assets, including important open spaces and frontages (Policy C&H2)

Rationale

The majority of the designated heritage assets are within the Central Conservation Area, but there are several listed buildings outside it. In addition, the adopted 2014 Site Allocations and Policies Development Plan identified Important Open Spaces and Frontages. Some of these larger spaces are covered by the Open Spaces policy in the Neighbourhood Plan, but other smaller areas are not and are regarded as heritage assets and are covered by this policy. Again there is, therefore, a need for specific local protection, given that the Local Plan is becoming out of date and there is a concern that the existing protection for heritage assets could diminish if the new Local Plan is delayed.

There is also archaeological interest in the town and the wider plan area. The NPPF (Para. 189 states “...Where a site on which development is proposed includes, or has the potential to include, **heritage assets with archaeological interest**, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”. Details of the archaeology of the Neighbourhood Plan area can be found in Leicestershire and Rutland Historic Environment Record see:

<https://www.leicestershire.gov.uk/leisure-and-community/history-and-heritage/historic-environment-record>

Policy C&H2: Other designated heritage assets, including Listed Buildings, Important Open Spaces & Frontages, and archaeological sites.

(1) Proposals affecting Designated Heritage Assets will only be supported where they satisfy the requirements of the Rutland Core Strategy Policy CS22 and the Rutland Site Allocations & Policies DPD Policy SP20.

(2) Development will only be supported where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the Policies Map of the Rutland Site Allocations & Policies DPD and the Uppingham Neighbourhood Plan.

(3) Proposals affecting archaeological sites and areas of archaeological potential, or their settings, should demonstrate that they:

(a) have taken into account the impact on above and below ground archaeological deposits, as recorded by Historic England and Rutland/Leicestershire County Councils;

(b) identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost; and

(c) include an appropriate desk-based assessment or, if necessary, a field evaluation.

Measures should be taken to minimise impacts of development upon the historic landscape character of the area.

The town centre and other retail development

1. Protecting the retail core of the town centre (Policy TC1)

Rationale

Uppingham has a vibrant town centre and is an important shopping hub for local villages. Small independent traders still predominate and the quality of life for those living in Uppingham is enhanced by the presence of the butchers, a hardware shop, baker, a clothes shop, post office, newsagent, food, takeaways, flower shop, cafes, licensed premises, the garage and foodstores. The town is a quality visitor destination with excellent hotels, pubs and restaurants, art and antique galleries, book and gift shops and Uppingham School.

For the original Neighbourhood Plan and in connection with this review, respondents have made it clear that the Council should use the Neighbourhood Plan to sustain and support the trading efforts of local businesses while encouraging greater diversity in the town’s offer. Some towns have spoiled their centres by permitting inappropriate development or not encouraging an appropriate mix of quality businesses.

It is acknowledged that the Use Classes Order and Permitted Development Rights provide opportunities for property owners and businesses to adapt premises without the need for planning applications. However, outside these freedoms, where planning permission is needed for development, it is important to preserve the Uppingham shopping experience as

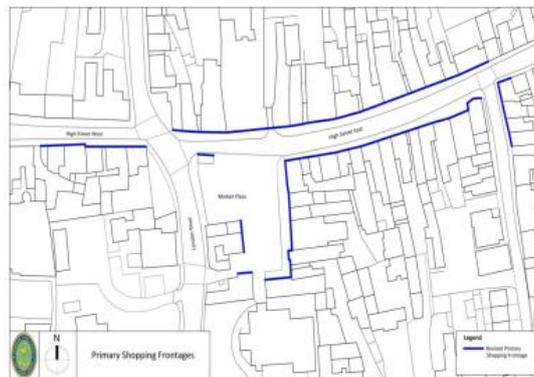
one of 'quality'. Therefore, the Neighbourhood Plan includes a primary frontage policy based on the existing Plan and including extensions on High Street West and Queen Street. Based on local concerns, the intention is to protect the unique character of the town centre and the critical contribution that it makes to the visitor economy for the town and County. It is in accordance with para 86 (b) of the NPPF

Policy TC1: Primary Retail Frontages

Class E (commercial, business and service) and F2 (local community) uses will be supported within the Primary Shopping Area. Proposals for other uses in the identified primary shopping frontages will only be permitted where it is demonstrated that the proposal:

- (a) will not result in an adverse cluster of other uses in the primary shopping area;***
- (b) will retain a 'shop-like' appearance with an active frontage;***
- (c) will not harm the predominantly retail character of the primary shopping areas; and***
- (d) will provide a direct service to the public.***

The primary shopping frontages comprise those shown on the map below with extensions on High Street West (Nos. 1,3,7,9,11 & 13) and Queen Street (Nos 3 & 5).



2. The role of the Market Place (Policy TC2)

Rationale

The Market Place is an important focus for the town and provides an attraction for visitors. Several surrounding buildings are covered by other formal planning policies, but this specific policy covers the historic and unique role of the Market Place, at the heart of the town.

In addition to planning control, where it is applicable, co-operation and partnership working will be needed to achieve necessary improvement. Complementing the protection offered by policies in this Neighbourhood Plan, the Town Council will work with the County Council and property owners to maximise the community use and appreciation of the Market Place, at the same time as respecting its unique heritage value.

Policy TC2: Protecting and enhancing the role of Uppingham Market Place

Development proposals to enhance the appearance, functioning and role of Uppingham Market Place will be supported, provided that they do not have an adverse effect on heritage assets, parking provision and traffic/pedestrian safety. Developments which would adversely affect the heritage and character of Market Place and its critical role at the heart of the community, will be resisted.

3. Enabling innovation and investment in the town centre (Policy TC3)

Rationale

In accordance with Section 7 of the NPPF (Ensuring the vitality of town centres), the Town Council and local businesses agree that continued investment is necessary to maintain the vitality and viability of the town centre. An important component of this is to encourage and enable new businesses to be opened, but the cost and requirements of floorspace is a constraint on this. The policy below supports innovation, giving emerging businesses a foothold in the high street. It is necessary to cross refer the policy to others, including heritage requirements, but the emphasis will be on enabling rather than frustrating development ambitions.

Policy TC3: Enabling innovation and investment in the town centre

Proposals to create dedicated town centre premises, either through conversion or new build, to accommodate new businesses will be supported, provided that other Neighbourhood Plan policies can be satisfied. This will include upper floors, where, when appropriate, residential uses will be encouraged.

4. Other retail development (Policy TC4)

Rationale

Uppingham is the second largest settlement in Rutland. It is strategically located at the A6003/A47 junction which is heavily used by commuters and others. The 2011 population was 4745. Based on the 2020 estimate of 5000 population, the recent 2021 census is likely to show a further increase and the population could grow by up to 1000 as a result of new development over the plan period. Residents have to travel to Oakham, Corby and Stamford for larger convenience stores, which is not sustainable. The existing food convenience stores in the town centre are useful, but their capacity to meet growing need without creating unacceptable pressure on parking, traffic flows and air quality is limited.

At present, it is considered that land at Uppingham Gate and/or at Ayston Road, as part of mixed use developments, may be appropriate locations for new food/convenience stores. Account must also be taken of the 2017 (RCC) Landscape Sensitivity & Capacity Study.

Policy OR1: Preferred locations for larger convenience stores

The provision of additional food/convenience stores, of an appropriate scale to meet the growing needs of Uppingham will be supported as part of a mixed-use development on an appropriate site.

Related Community Proposals

Community Proposal TC1 – Investment in and support for Uppingham Town Centre

The Town Council will seek external funding opportunities to support investment in the town centre for: premises, public spaces, infrastructure, events and marketing.

Explanation. Although Neighbourhood Plan policies must focus on land use which falls under planning control, the proposal concerns a wider town centre strategy, supported by evidence of public support and business involvement. This can provide a good platform to bid for government and other funding programmes. Where appropriate, the Town Council will also seek County Council S106 funding and CIL funds for town centre projects, or alternative funding if appropriate.

Community Proposal TC2 – Additional control of town centre advertisements and signs.

The Town Council will request the County Council to consider the designation of a Special Area of Control. This would enable additional control over advertisements and signs in the Town Centre, in particular the Conservation Area and its setting. It will also consider the potential for an informal advertisement and signage design guide supported by a local code.

Explanation. There is concern over advertisements and signage, including that which is temporary in connection with the letting or sale of properties. Much of this is covered by Permitted Development Rights but this Community Proposal is included whereby the Town Council will engage the County Council in discussion about the potential for additional controls through a Special Area of Control in accordance with the Government Guidance on Advertisements, see: <https://www.gov.uk/guidance/advertisements#Area-of-Special-Control> It is recognised, however, that this cannot be achieved through a formal planning policy in the Neighbourhood Plan.

Town centre car parking, which also relates to needs generated by Uppingham School, tourism and leisure facilities, is considered in the Transport and Active Travel policy section.

Business and employment

1. Uppingham Gate business and related uses (Policy BE1)

Rationale

The principal development site offering new employment opportunities and business start-up possibilities is at Uppingham Gate on the northern boundary of the town (Reference Policy UHA4). It has good heavy vehicle access from the north. This plan extends the opportunities at Uppingham Gate and an enhancement of the site's viability, by supporting mixed use to deliver funding for infrastructure development, providing priority is given to job creation. The Classes referred to in the policy reflect the Use Classes Order (April 2021).

Policy BE1: Employment Land and Mixed Use – Uppingham Gate

Land at Uppingham Gate is proposed for Class B2, B8 and/or E(gi), (gii) and (giii) uses, including small start-up units. Other employment generating uses and uses meeting local housing aspirations/needs will also be supported provided that:

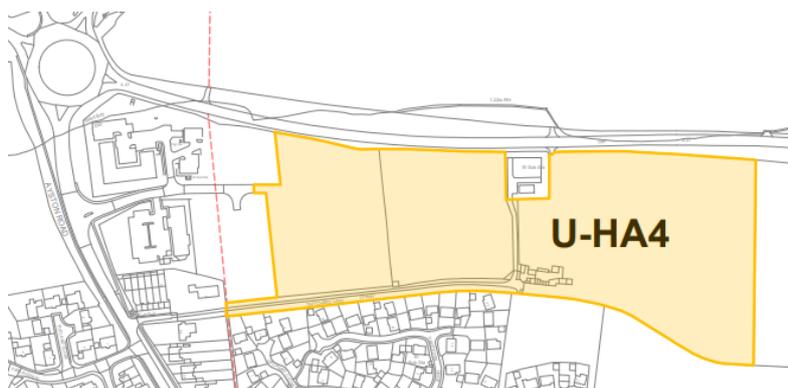
- (a) They address the local market, complementing rather than competing with facilities in Rutland and Corby, reducing the need for travel out of Uppingham to access services;**
- (b) The design is of a high standard, including aesthetics, layout and energy efficiency, with reference to the NPPF;**
- (c) Landscaping is incorporated within the development, including the A47 frontage, the East and South boundaries, building upon existing hedges, trees, verges and ditches;**
- (d) Appropriate infrastructure is provided, including IT and electric vehicle charging points.**

The other uses which may be acceptable include:

- (1) A food supermarket of an appropriate size and design.**
- (2) Accommodation for older people, including market housing and extra care units. The plan supports the development of 32 elderly person apartments, which are not part of the residential dwellings figure.**
- (3) Entertainment, leisure and recreation facilities.**
- (4) Mixed use so as to provide access to the East side of the town.**

Any development on the eastern (currently undeveloped) section of the site, or beyond, must include a new junction with the A47 which meets Highway Authority requirements. Access roads within the development must be designed to be capable of being extended to enable possible future development of land to the south and east.

The site area coincides with that of Policy UH A4 for mixed use (residential and commercial).



2. Land at junction of A47 and Ayston Road

Land off Ayston Road (Policy BE2)

Rationale

There is interest in, and a known demand for, a local base for emergency services to improve response times in the southern part of Rutland and beyond. The northern part of the landholding off Ayston Road at the A47 junction (Ref. UHA2) is well suited to that role, especially in terms of access. In accordance with the Landscape Sensitivity and Capacity Study (2017 for RCC), it is important that the landscape quality of the site is addressed through careful layout and sensitive design to minimise any adverse landscape impact. In addition, this use could be made compatible with proposed new housing on the southern part of the site through design, layout, landscaping and screening.

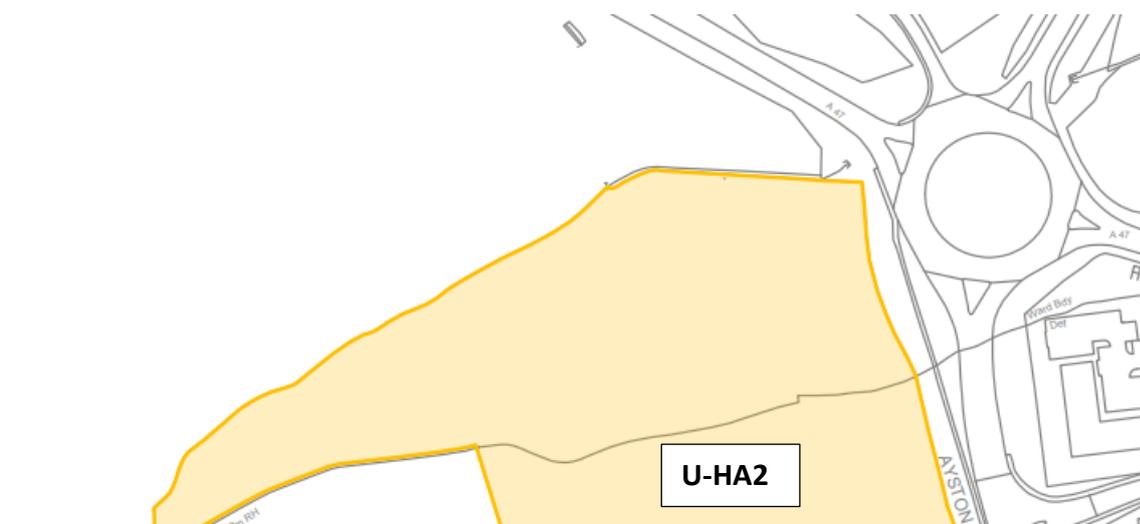
In addition, the site is large enough to accommodate commercial development of an appropriate scale, including retail, food and drink outlets, a hotel or offices. The sketch plan shows the approximate area of land for development and illustrates how satisfactory access and an appropriate relationship to the proposed new housing to the south can be achieved.

Policy BE2: Commercial and community development at the junction of the A47 and Ayston Road

Approximately 1.67 Ha of land is proposed for mixed use development, subject to:

- (a) Access arrangement, preferably a single shared road to be agreed with RCC;***
- (b) A high standard of design with a landmark building and associated landscaping to create an attractive entry point to Uppingham, from the north;***
- (c) The creation of a satisfactory functional relationship with the proposed new housing to the south.***

The site area comprises the northern section of Policy UH A2 (residential development with potential for mixed uses).



3. Station Road Industrial Estate (Policy BE3)

Rationale

Uppingham is a manufacturing town with heritage buildings and a character that attracts visitors from far and wide. Manufacturing uses are currently predominately located to the south of the town on Station Road. Employer discussions and subsequent public consultation have revealed that highway conditions, public safety, lighting, drainage and signage are concerns. The main spatial issues include whether a new access into the site can be created, and the highway upgraded to the Highway Authority adoptable standard. A research study of the potential to create a new Economic and Skills Development Zone founded on the estate will be commissioned in support of this policy. Investment in many of the present buildings is noted, as is the desire of many employers to stay on Station Road.

Policy BE3: Station Road Industrial Estate

Development will be supported provided that it supports the continued use of land and premises at Station Road for Class B2, B8 and E(gi), (gii) and/or (giii) uses. In particular, development of the following changes and improvements will be encouraged.

- ***Explore public ownership of all the highway and upgrade of road surface;***
- ***Modernise and increase quantity of street lighting;***
- ***Surface water drainage improvements;***
- ***Improved access at the entrance to Station Road;***
- ***Introduction of a pressure pad/sensor warning light system at the London Road junction;***
- ***Improved signage on London Road and at the entrance to Station Road;***
- ***Fibre to the premise Broadband connections;***
- ***Better traffic management and improved parking;***
- ***A commercial electric vehicle charging station, subject to appropriate access***

Development proposals should not prejudice or prevent the potential for a new future point of access or egress from the eastern section of the industrial estate.

4. Welland Vale Business Zone (Policy BE4)

Rationale

Welland Vale, a long established Garden Centre, with a café, play area, antique furniture centre and other small businesses is located outside the town, but with good access and parking and a stop for the Uppingham Hopper. There is scope for further development that complements the current offer of the town, addressing reasonable market demand.

Policy BE4: The Welland Vale Business Zone

Proposals for commercial and business development will be supported provided that:

- (a) The footprint of the garden centre/related uses is not extended into open countryside;***
- (b) Access and parking arrangements satisfy the requirements of the highway authority;***
- (c) The activity does not create noise, smells or pollution;***
- (d) The design of any new or converted buildings is appropriate to a rural setting.***

5. IT and Communications (Policy BE5)

Rationale

Efficient, accessible and affordable communications are essential to a successful and sustainable rural economy. They are needed to enable existing and new businesses to thrive and to support working from home. It is also important to education, home care, social interaction and tourism. The previous NP noted that new technology will be a vital part of Uppingham's future, with the ability to attract new employers and promote economic growth dependent upon the community embracing next generation technology. This need continues and an aging population will need access to tele-healthcare. Community services will often be offered on-line. Hotels, galleries, shops and schools will need the very best IT infrastructure the town can secure.

Investment in information technology and communications infrastructure is vital to sustainable development. However, as an attractive market town, it is important that infrastructure development does not detract from the charms of Uppingham and infrastructure provision should, wherever possible, observe this principle. The town is currently poorly served by mobile signals and has no 5G. The policy is intended to enable infrastructure investment as the town develops. The opportunity should continue to be taken to build in capacity and resilience at the time of construction, of both new houses and other buildings by incorporating ducts to enable occupier choice of broadband and other service infrastructure. As with the existing Neighbourhood Plan, it is also required that new housing developments should make a financial contribution to infrastructure. The County Council's Digital Rutland project offers broadband speeds up to 80Mbps and Digital Uppingham Fibre Project offers a 1Gb 'fibre to the premise' service. The policy is in accordance with the NPPF (Chapter 10 - Supporting high quality communications).

Policy BE5: Information technology and communications

(1) All residential and employment schemes on sites allocated in this Plan will be expected to incorporate provision for fibre cables to the premises, information technology and communications infrastructure at current or future standards and to allow for future investment and improvement. The needs and preferences of property owners and/or occupier should be taken into account.

(2) Other development proposals, including infill residential sites, retail, commercial and employment premises should make the maximum possible provision for owner determined fibre to the premise information technology and communications infrastructure, taking account of location, the land/premises involved and the scale of the development.

6. The visitor economy (Policy BE6)

Rationale

Rutland has a long established and important tourism economy, including; Oakham, stone-built villages, attractive countryside and Rutland Water and Eyebrook reservoir. Tourism attracts 1.7 million visitors a year, generating over £113 million, supporting 1,600 jobs.

Uppingham makes a unique and significant contribution to tourism in Rutland and the East Midlands. Heritage buildings, quality shops, pubs and restaurants and Uppingham School combine to create an important local tourist destination for day visitors and overnight stays. This role is recognised on the Discover Rutland website: <https://www.discover-rutland.co.uk/uppingham/> which acknowledges that visitors can: “*Enjoy shopping amongst honey-coloured buildings, steeped in history, in a distinctly charming English market town.*” In more detail, the thriving café society, renowned heritage and tree trails and the artisan/craft base of the town centre, attract visitors. Tourism based on Uppingham School, with international pupils and a Summer School, plus the benefit of an active French town twinning arrangement add to the attraction of the town. In addition, there are specialist visitor activities, based on things as diverse as high value motorcycles and bookshops.

The policy encourages continued sustainable growth in the visitor economy and supports developments where these will benefit the town and provide a quality experience to visitors and enrich the character of the local area.

Policy BE6: Proposed tourism development

Proposals which support the visitor economy in Uppingham, which are in accordance with other relevant Neighbourhood Plan policies, will be supported where they:

- (a) make provision appropriate in use and character to the town and its rural setting; or***
- (b) support or enhance existing tourist and visitor facilities; or***
- (c) support the retention and enhancement of existing overnight accommodation and the provision of new overnight accommodation; or***
- (d) provide new tourism provision and initiatives which would also benefit local communities and support the local economy.***

Sustainable rural tourism development of an appropriate scale and use which utilises the conversion of existing buildings and well-designed new buildings in the countryside will also be supported where it is located adjacent to, or closely related to, the town.

Community Proposal BE1– Investment in and support for Station Road Industrial Estate

The Plan supports a bid to the Local Enterprise Partnership (LEP) and any relevant government programmes for development funding and business support to maximise the economic potential of Station Road Industrial Estate and address current sustainable development issues related to traffic and energy efficiency.

Explanation. It is important, alongside any planning measures which can be taken, that a pro-active partnership-based approach is taken to highlight the infrastructure needs of the Station Road Industrial Estate. This community proposal sets out the intention of the Town Council to support funding bids and requests for investment by relevant agencies.

Community Proposal BE2 - Tourism

The Town Council will work with its partners to help promote Uppingham as a unique visitor experience, with quality at its heart and will take the lead in establishing a centralised information point.

Explanation. As a destination for visitors, Uppingham has much to offer, but no full-time tourist office. Some tourism literature is held by the major hotels, the library and restaurants. The town is promoted by means of a range of successful websites but there is a need to ensure effective linkages between them. In the absence of a full-time tourist office, much could be gained from a centralised information point, perhaps supported by trained volunteers. The town's community mount a wide range of initiatives and events to increase footfall and attract more visitors. However, it is the town's reputation for being a 'quality' destination that has most significance for any marketing initiative. The town's approach to promoting tourism must recognise its unique character and heritage.

Transport and active travel

1. Reducing town centre traffic (Policy TR1)

Rationale

At present, the lived experience of residents, local businesses and visitors is that the town centre suffers from high volumes of traffic, including HGVs. While the A47 routes West/East bound traffic to the North of the town, the A6003 and B664 intersect in the heart of the town centre. The A6003 linking Oakham/Rutland Water to Corby is especially busy, partly due to the growing population of Corby and its extensive industrial and logistics sites. This creates safety problems for pedestrians and cyclists (including school pupils), causes congestion and air quality issues and has an adverse effect on historic buildings. In terms of the proposed site allocations in this neighbourhood plan, it has been concluded that, as acknowledged by RCC and considered in the UTC Arup Study, much of the traffic in Uppingham is generated elsewhere. Consequently adding 360 to 510 new homes over a 20-year period is unlikely to be significant when compared to general traffic growth. However, the situation is finely balanced, and it is important that the traffic implications of any further speculative development proposals, are given serious consideration.

As demonstrated in earlier studies for RCC and a recent study by Arup and Partners commissioned by the Town Council, there is potential for development around the edges of the town to include road connections which give alternatives to some of this traffic. In particular, there is potential for a new relief road, if funding could be found. The Town Council recognises that it may not be possible for these connections to be provided in the form of a single by-pass scheme but consider that a pragmatic approach which links improved connectivity to planned development is a legitimate objective for the Neighbourhood Plan.

As part of this, the potential to improve connectivity has been one of the criteria involved in the selection of the preferred locations for new housing. However, in addition to infrastructure provision associated with new housing, the Town Council wishes to protect opportunities for longer term connections and will also seek external funding in support of new connections.

In addition to these positive measures, the need for an accurate assessment of traffic generated by development is recognised as an essential part of the planning process. This policy should be read in conjunction with site specific requirements for new housing sites and mixed used development, including food retailing at Uppingham Gate.

Policy TR1: Providing the scope for new/improved road connections

Development proposals around the edge of Uppingham will be supported where they can satisfy other relevant Neighbourhood Plan policies and where they can contribute to new or improved road connections.

Development proposals will not be supported where they prejudice the potential for new or improved road connections.

Proposals which would generate significant additional traffic and/or which would generate additional HGV traffic will require a Transport Assessment or Statement.

2. Active Travel (Policy TR2)

Rationale

Active travel concerns walking and cycling. It is acknowledged that transport is the responsibility of the highway authority (RCC) and that a policy context is provided mainly in the Local Plan and Local Transport Plan, but partnership working with the Town Council will be important to address local issues. It is hoped to support an increase in safer walking and cycling, including access to public transport. This will support sustainable development and support the social, health and well-being of the community.

It is recognised that the nature of development in the town centre is such that individual schemes are unlikely to enable substantial measures, but there is the potential for an incremental approach to be taken. In addition, the Town Council will look for partnership opportunities with, and investment from, the County Council and other agencies to address the known problems in the town centre.

Policy TR2: Providing safer walking and cycling and public transport

Development proposals will be supported only where they incorporate measures to increase the provision of safe walking and cycling routes around the town, and better public transport. The following needs should be addressed:

- (a) Access to schools, shops, community facilities and open spaces.***
- (b) Access to employment locations.***
- (c) Access to bus stops and public transport.***
- (d) Access to public rights of way.***
- (e) Access needed to provide integration/ access and recreation.***

Development should, where possible, facilitate the provision of safer road crossings and better traffic management to improve the environment for pedestrians and cyclists.

3. Town centre car parking (Policy TR3)

Rationale

Notwithstanding the benefits that will arise from more active travel options, car access for local people, visitors and businesses is a critical element in the viability and economic health of the town centre. At present there is insufficient town centre parking at peak times and the fragmented nature of provision leads to some congestion.

The Plan supports the current Town Council efforts to improve the situation. Having successfully campaigned for more parking at the top of Seaton Road, it is hoped this can be extended. Signage to car parks in the town has generated criticism which is addressed in the signage section of the Plan. Resident parking is an issue in some streets. New housing should link communal parking spaces to individual properties where appropriate.

A survey of town centre parking undertaken in October/November 2021 resulted in the finding that, whilst there is adequate parking within the town for local and visitor traffic, it is not always where it is needed and inadequately signposted, which leads to problems at peak times. Details are available in the evidence document.

It is again recognised that the nature of development in the town centre is such that individual schemes are unlikely to enable substantial new or improved parking, but there is the potential for a cumulative approach to be taken. In addition, the Town Council will look for partnership opportunities with, and investment from, the County Council and other agencies, to address the known parking problems in the town centre.

Policy TR3: Town centre car parking

Development proposals will be supported where they incorporate improvements to the access, signage and usability of town centre car parking, including the provision of electric vehicle charging points.

The potential to reconfigure existing on and off-street parking should also be considered.

4. Public transport and coaches (Policy TR4)

Rationale

As noted in the current Plan, the oval shaped roundabout at the top of Seaton Road continues to cause problems for buses and long commercial vehicles trying to turn around it. It should be replaced by a low profile roundabout of a different shape.

Consideration should be given to bus movement on North Street East. The current situation can be dangerous for vehicles exiting the Coop car park and visibility is impaired by waiting traffic at bus stops and parked vehicles. This needs to be improved as a matter of urgency.

Policy TR4: Improved facilities for public transport and coaches

A County Council improvement scheme to address the problems caused by the present design of the roundabout at the top of Seaton Road will be supported.

A review and possible re-design of the present bus interchange and access to it would also be supported.

Community Proposal TR1 (improved management of town centre car parking).

The Town Council, working with businesses and the County Council, will agree an action plan to address known parking problems in the town centre.

Explanation. It has been noted that the car parking survey resulted in the finding that there is adequate parking within the town for regular local and visitor traffic but that it is not always where it is needed and not adequately signposted. Details of the survey are available in the evidence document. A series of factors were identified that need to be considered.

- There is little or no indication to the visitor as to where parking is available.
- The town has an ageing population which needs close access to the high street and its businesses. Some parking is too far away from the town centre.
- A number of on-street parking areas do not have marked bays which frequently works against maximum use.
- A large number of disabled spaces are unused at present.
- Servicing and unloading cause congestion.

Community facilities and services

1. Existing community facilities (Policy CF1)

Rationale

To provide the social, recreational and cultural facilities and services the community needs, the NPPF (Para. 83d) states that planning policies and decisions should enable: “*the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*” In criterion (a) explicit community support would include the views of the Town Councils and users of the facility in question. Applicants may also wish to undertake consultation with the local community to demonstrate support for a proposal. Local Plan policies also state that local facilities are important to the sustainability of towns and that proposals that would result in the loss of existing facilities will be resisted.

This, locally focused, Neighbourhood Plan policy updates the protective approach of the Local Plan, noting that is becoming out of date. The policy requires that applicants must demonstrate that consideration has been given to re-using premises for an alternative community business or facility and that effort has been made to try to secure such a re-use. The impact that closure may have on the area and its community must be measured, with regard to public use and support for both the existing and proposed use. Where a loss of a community facility is promoted on market-based grounds, the Town Council will consider seeking Asset of Community Value designation.

In the previous Neighbourhood Plan, it was noted that, because Uppingham is not the county town, some investment in new community services or buildings has been lacking. However, the town has a vibrant community sector with many of the community services that are accessible in the town being provided by local voluntary groups in a variety of premises. The town does not have its own youth centre but does have excellent school based facilities and independent sports clubs.

Policy CF1: Community facilities & local services

The Plan identifies the following community facilities and local services:

- ***Library***
- ***Town Hall***
- ***Community Uppingham Football Club***
- ***Uppingham Bowls Club***
- ***Uppingham Cricket Club***
- ***Uppingham Library***
- ***Uppingham Scout Hall***
- ***Uppingham Church of St Peter and St Paul (C of E)***
- ***Uppingham Methodist Church***

The improvement and extension of these buildings and the creation of new facilities will be supported, subject to compliance with other Neighbourhood Plan policies.

The community facilities in Uppingham will be protected. Where planning consent is required, the loss of such facilities will not be supported unless:

***(a) alternative provision of equivalent or better quality facilities (with community support evidenced by pre-application consultation and/or local surveys) is made; or
(b) it is evident that there is no reasonable prospect of the facility being retained; or
(c) it is evident that the service or facility is no longer economically viable; or
(d) there is no demonstrable evidence of local use of that service or facility.***

2. Needs arising from new development (Policy CF2)

Rationale

The principle of new housing is accepted, but the development of new dwellings will result in a population increase over the life of the Plan. It is reasonable, therefore, that the development should have appropriate safeguards to ensure a good quality of life, health and welfare, according to the diverse needs of existing and future residents.

Increased provision of community facilities is essential to ensure that new development can be successfully integrated into the town physically, socially and economically. As noted in the NPPF (Sections 8: Healthy and Safe Communities, 12: Well-Designed places & 14: Climate Change), investment in community infrastructure is necessary to ensure that communities undergoing growth and change remain sustainable, cohesive and healthy.

Policy CF2: Investment in new and improved community facilities and services

Direct investment in infrastructure and/or development related funding must be provided as part of new housing development (of over 11 dwellings) to ensure that community facilities and services (including health and education) are able to meet the needs of a growing population.

Proposals for new and improved community facilities will be supported on sites which are accessible to the local community, where the requirements of other applicable NP policies can be met.

This clause applies to provision associated with new housing and other development, other investment in new sites/facilities and existing locations

Community Proposal CP 1 - Getting the best out of community facilities

The Town Council will seek investment from and partnership working with the County Council, external funders, community organisations and schools to maximise the effective use of existing buildings and facilities. There is also an intention to improve facilities to benefit users and achieve better environmental/energy efficiency standards.

Explanation. Thriving local communities need places to meet for group activities and entertainment, larger community events and celebrations, and to hold public meetings and elections. Existing community halls are valued by residents, but consideration needs to be given as to their future as the town expands. To complement the protection offered by policies in this NP, the Town Council will work with the relevant stakeholders and other groups to secure the future of the community facilities and to discuss ways in which their value to the community can be built upon. This will include exploring a range of collaborative funding initiatives.

Open Spaces and Environment

1. Protect and enhance existing open spaces (Policy OS1)

Rationale

Open spaces are critical to the quality of life enjoyed by residents and contribute to the character of Uppingham. As such, they may be protected in line with Paragraphs 92(c) and 97(a, b & c) of the NPPF. Where development is proposed that affects playing fields and recreation areas, the Sport England guidance should be followed and, if necessary, advice sought from that organisation, which is a statutory consultee. In addition, the Town Council will support proposals to enhance and improve the open spaces in the town, both in terms of facilities and habitat creation/management, as and when opportunities emerge. Under this policy open spaces include: public open space (parks and recreation grounds), allotments, school playing fields, sports grounds, cemeteries, churchyards/burial grounds.

Tod's Piece is the principal central open space in the town and is a Field in Trust. The Trust Deed defines it as a playing field for the purpose of outdoor games, sports and pastimes.

Although small (and consequently difficult to map accurately), the housing estates in the town (including private and rented housing) contain many incidental open spaces which fulfil a multiple role, providing breathing space for residents, improving the landscape and creating valuable habitats.

The policy reflects, but adds local detail to, CS23 in the Core Strategy. It is important that the protection of these open spaces extends beyond the time that the Core Strategy has legal status. They are essential to the character of the town and to the quality of life of the existing and future residents of Uppingham.

Policy OS1: Protect and enhance existing open spaces

The Plan designates these areas of land as open spaces which will be protected.

GA1 Tod's Piece

GA2 Tod's Piece allotments

GA3 Leicester Road allotments

GA4 & GA5 Land within and the South of The Elms (recently completed housing scheme)

GA6 Hog Hill

GA7 Beast Hill

GA8 London Road Cemeteries (South View and The Lawn)

GA9 Leicester Road Cemetery

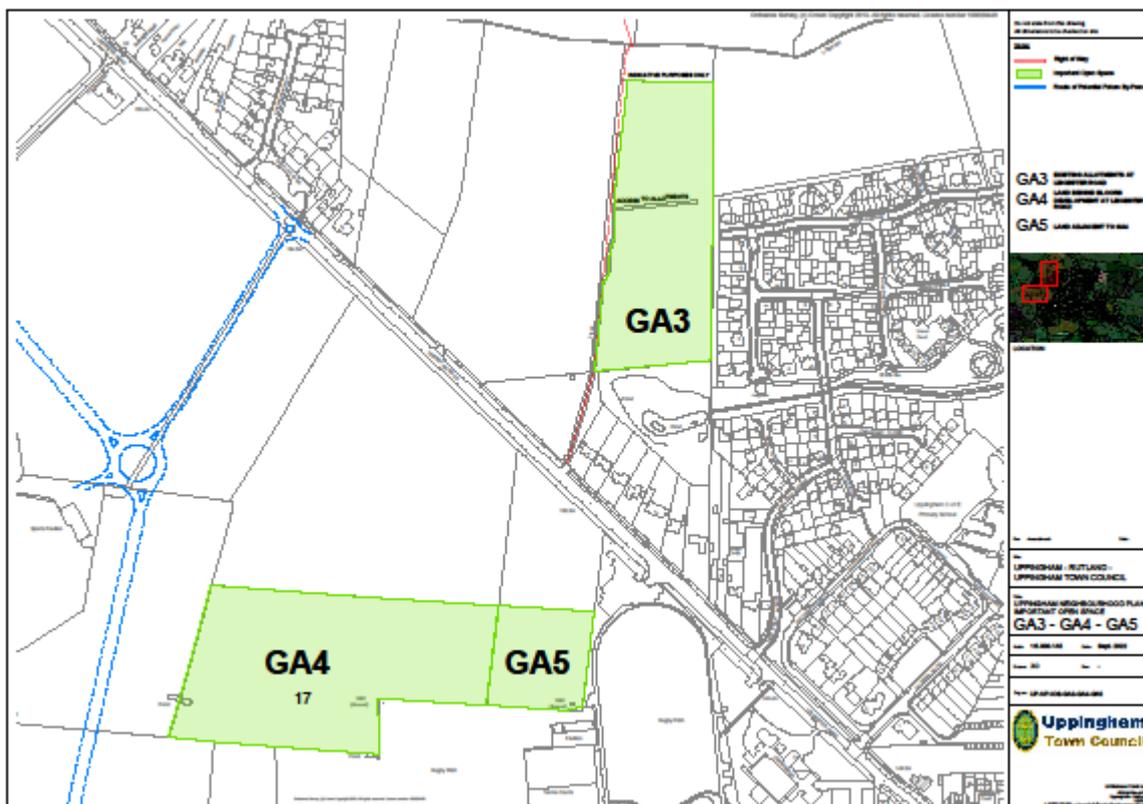
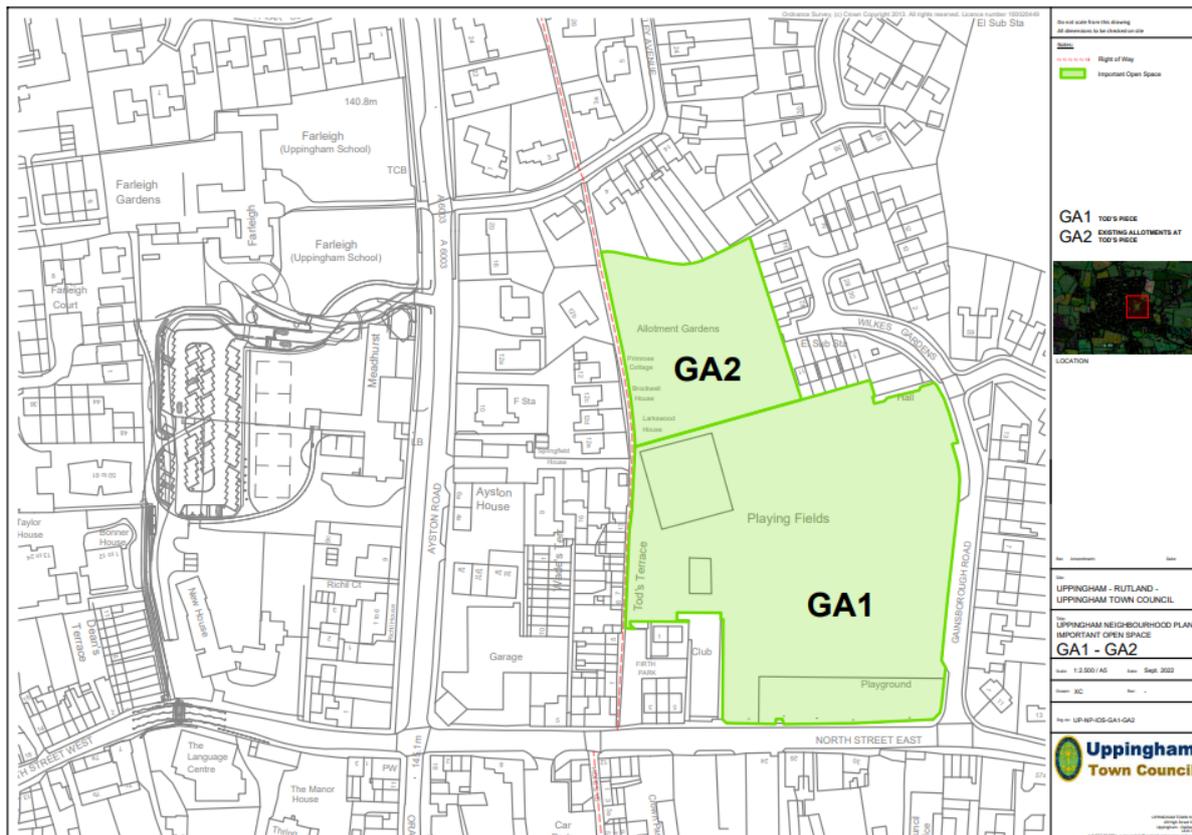
GA10 Ayston Road Green and connecting footpath

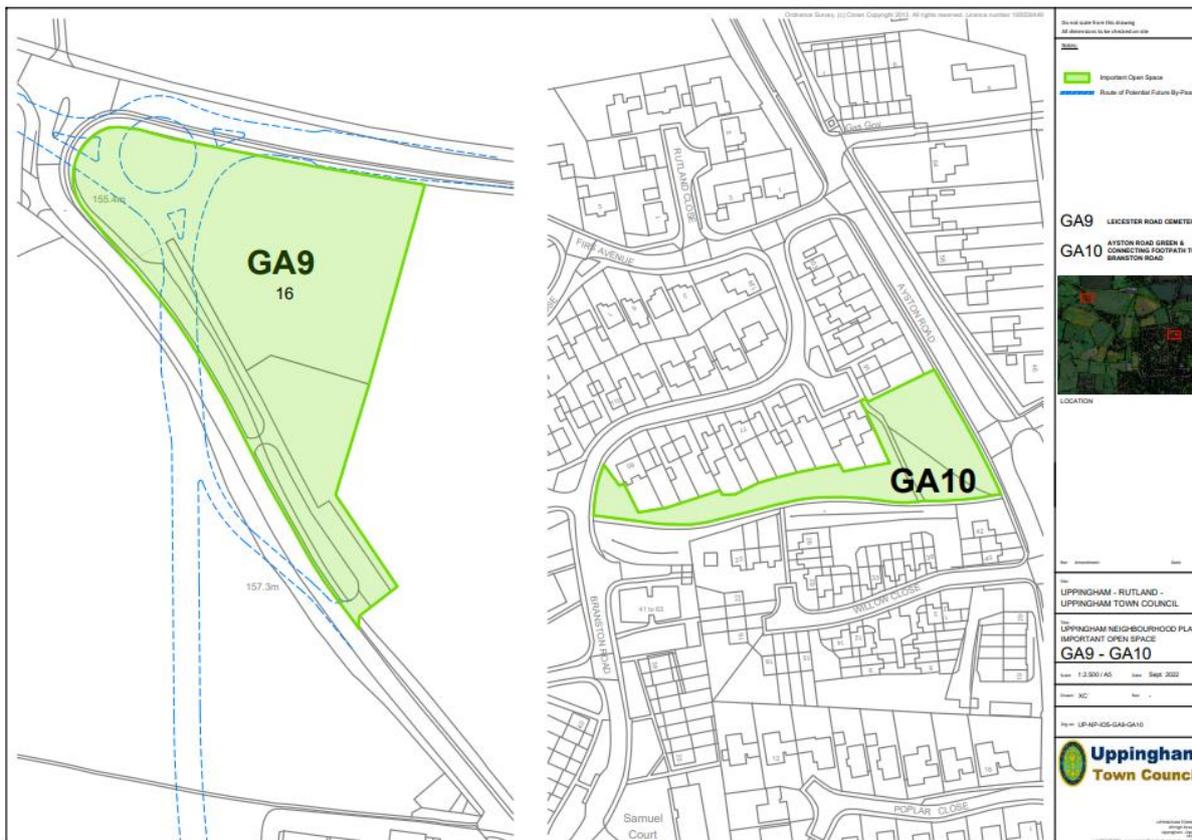
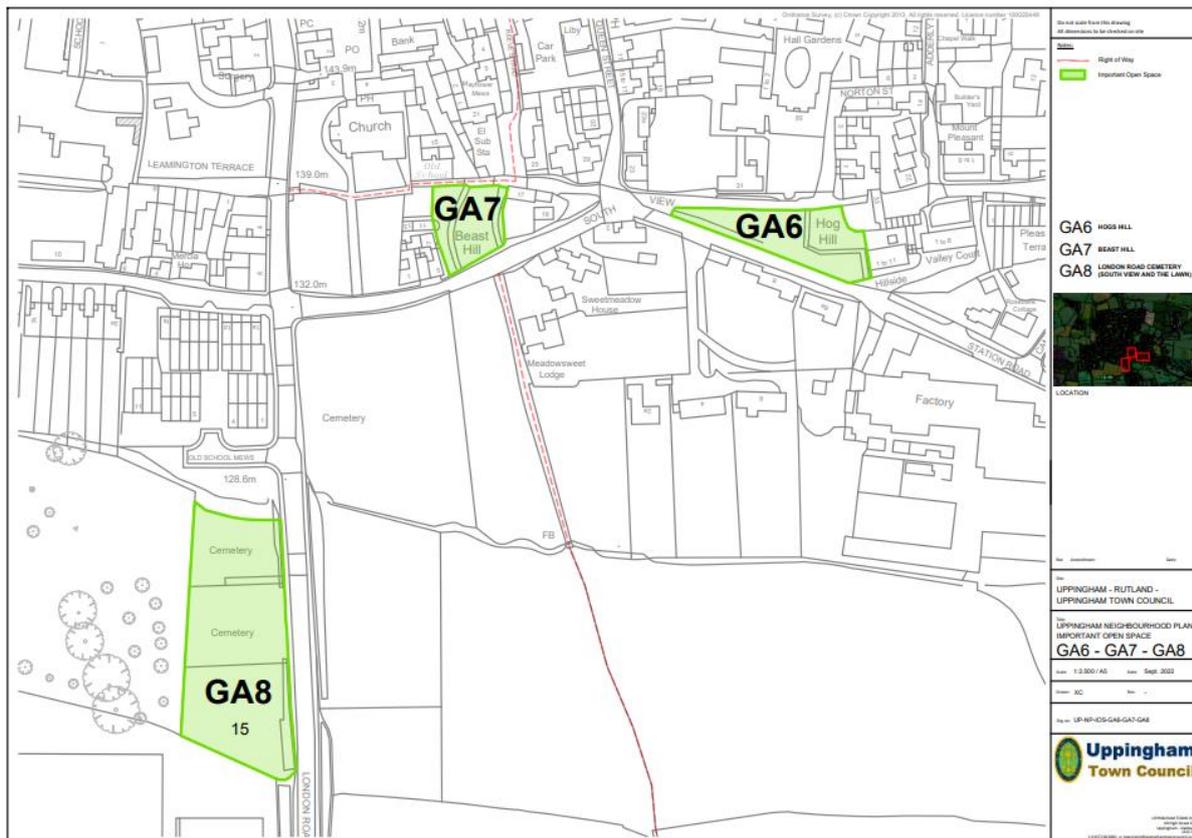
(a) Development proposals which enhance or improve existing sites will be supported.

(b) Development proposals which would reduce the quality or quantity of these facilities will only be supported if existing facilities are replaced at a better quality or quantity and in a sustainable location.

The policy also covers the incidental and amenity open spaces within housing areas which, although smaller, are all nonetheless important to the community. This policy will also apply to open spaces created within the proposed new housing sites .

The open spaces (Green Areas – GA) are shown on the maps which follow





2. Open spaces and new development (Policy OS2)

Rationale

The development of new housing sites will create a need for new open spaces and require the provision of such open spaces. Whilst incidental open space and landscaping should be provided as part of good design in new housing schemes, there is also a need for investment in the larger spaces/facilities which serve the whole community. As with other physical and community infrastructure, it is important that open spaces are provided to ensure that existing infrastructure is not over-stretched as a result of the potential scale and pace of new development over the plan period. The nature, scale and location of new open spaces need to be considered carefully from an early stage in the planning process. It is acknowledged that the existing Local Plan provides a reasonable basis for open space provision in new development, but that document is becoming out of date. Given that up to six new housing sites could arise through the review of the NP, it is considered important that a locally based policy, reflecting needs in Uppingham, is put in place.

With regard to the final clause (c) of the policy it is important that long-term ownership and maintenance arrangements are put in place, including initial and ongoing financial contributions related to the development. The discussions on this should involve the developer, the Town Council, Fields in Trust and the County Council. The Town Council will wish to ensure that unreasonable financial burdens associated with open space provision and management are not placed upon it.

Policy OS2: Open space provision within new housing developments

(a) Larger scale new housing development (10+ dwellings) should include the provision of:

(i) Green spaces to meet the recreation needs arising from the development and for the benefit of wildlife;

(ii) Green corridors to help bring the countryside into the built environment;

(iii) Tree planting and other landscaping, using native species to enhance the appearance.

Provision of larger open spaces should be made within or adjoining the development unless it is not practical or viable to do so and agreement has been reached on that point with the Town and County Councils. In such circumstances, land and/or a commuted sum should be made available to those authorities to enable appropriate provision to be made.

All incidental or amenity open space provision must be within the new development.

(b) The level of provision should be in accordance with the standards operated by Rutland County Council, set out in the adopted Site Allocations & Policies DPD Policy SP22.

(c) Arrangements must be put in place for the long-term maintenance of any open spaces created or enlarged/improved

Implementation, Monitoring and Review

This section outlines the approach to the implementation, monitoring and review of the new Uppingham Neighbourhood Plan, including:

- working in partnership;
- monitoring/review;
- funding mechanisms; and
- priority projects.

Partnership working

The approach will be that new development, which is in other ways appropriate and acceptable with reference to the Neighbourhood Plan, should be supported by the timely delivery of the infrastructure, services and facilities necessary to provide a vital and viable community, with the highest possible quality of life for residents.

UTC is committed to Localism and locally informed influence over planning decisions, building upon an excellent track record in engaging in planning decisions. They will work:

- reactively through consultation; and
- proactively through promoting the policies of this plan and by delivering related projects for the local community.

It is recognised that partnership working is needed for the potential of the plan to be realised. In particular, landowners and developers will be encouraged to continue to engage with residents, the council and the town's community partners at the earliest possible stages in development, including pre-application enquiries, progress discussions and potential infrastructure levy contributions required by the planning authority.

Monitoring and review

The adopted Neighbourhood Plan will be monitored by Uppingham Town Council with appropriate support from the Local Planning Authority (RCC).

The policies in this Plan will be implemented by Rutland County Council as part of their development management process. However, Uppingham Town Council will be actively involved in engaging developers/investors, using the Neighbourhood Plan to frame representations on planning applications and, where appropriate, as part of the pre-application process.

In terms of review, this second version of the Uppingham Neighbourhood Plan provides a clear basis for decision-making at present, but circumstances inevitably change. Flexibility may be needed as new challenges and opportunities emerge and it is intended to review the Plan periodically (e.g., every 5 years), in line with the Neighbourhood Planning Act (2017). A future review could be based on the following elements, to be considered in periodic monitoring reports:

- a) public and private sector investment in the town, where securing the right type and nature of investment through adaptations and new development will be crucial;
- b) the statutory planning process, and, in particular, how the Plan is used to determine local planning applications;
- c) the state of public services (and community assets), together with other measures to support local services for the vitality and viability of the parishes;
- d) engagement in the preparation of the future versions of the RCC Local Plan.

It is expected that the County Council will support the monitoring of the Neighbourhood Plan by providing dedicated data for the plan area.

The views of RCC, as the Local Planning Authority, will be sought on these matters.

Monitoring reports might conclude that a partial or comprehensive review of the Neighbourhood Plan is necessary at any time and accordingly trigger that process.

The report, prepared by the Town Council, will also include a listing of all planning applications in the Neighbourhood Plan area and the decisions made on them together with a schedule of approved development for new housing, from conversions and single plots to larger sites. A narrative section will describe the extent to which the Neighbourhood Plan has been successful in influencing planning and development decisions. The outcome of, and consistency with, pre-application discussions will also be considered

In addition, the progress on achieving the community aspirations, including partnership, project work and funding, will be considered. Amongst others, developers and landowners are likely to be an important partner.

In accordance with the regulations, the Neighbourhood Plan has been prepared to be in general conformity with the current (RCC) Local Plan. However, UTC will pay particular attention to the Local Plan review, currently in its early stages.

Funding

UTC will direct funding from Community Infrastructure Levy (CIL) receipts towards Neighbourhood Plan-related projects and other local priorities which are identified, as set out in a three-year action programme which will be reviewed annually. Under current arrangements, a Parish Council with a "Made" Neighbourhood Plan in place can receive 25% of the CIL generated by development.

UTC will engage with RCC on the production of the county wide (CIL related) Infrastructure Development Plan (IDP) to ensure that wider CIL priorities reflect the needs of Uppingham.

Direct investment and/or other financial contributions will also be sought from developers, service providers and utilities to address other needs and opportunities arising from proposed development.

In addition, UTC will seek to influence budget decisions by RCC, including on transport and other infrastructure investment, to ensure that needs in Uppingham are addressed.

Work will also be undertaken with other organisations on funding bids to help fulfil Neighbourhood Plan aspirations, including sources such as the National Lottery's Heritage Fund and Community Fund, Central Government, and Local Enterprise Partnership programmes.

Local priority projects

The list of infrastructure projects below reflects local priorities. This should inform CIL investment, the negotiation of Section 106 agreements and priorities attached to relevant spending programmes and external funding bids, for the following areas:

- Education
- Community Housing
- Car Parking
- Tod's Piece
- High Street Improvements
- Footpaths/Cycleways
- Town Hall/Community Hub

Consideration will also be given to projects from other plans, strategies and projects prepared by the Town Council or other partners which relate to local aspirations.

In terms of CIL and S106, it is recognised that the proposed planning changes initiated by Government may impact on the aspirations of the Town Council to achieve and direct investment related to development.

Appendix 1 – List of (with links to) Evidence Documents

Consideration was originally given to a review of the Uppingham Neighbourhood Plan (which was “Made” in 2016) in 2018. Subsequently, uncertainty about the timing of the introduction of a new Local Plan for Rutland and the impact of Covid-19 slowed progress. However, at that time Uppingham Town Council undertook community surveys and commissioned external support (in 2018 and 2020) into the context for refreshing the Neighbourhood Plan. That work contributed an important part of the evidence base for the NP review, which in 2022 is progressing well, with the intention of achieving submission of a refreshed version of the Uppingham Neighbourhood Plan before the end of 2022. Along with work that has been completed during the last year, the Evidence Documents for the refreshed Uppingham Neighbourhood Plan are:

May 2018 and May 2020 (Commissioned from OPUN by Uppingham Town Council to inform the approach to the review of the existing Neighbourhood Plan).

- 2018 Paper 1: Census Data
- 2018 Paper 2: Local Housing Needs Assessment
- 2018 Paper 3: Local Business Aspirations
- 2018 Paper 5: Roads and Transport
- 2018 Overall Paper: Strategic policy context, sites and issues.
- 2020 Paper 1: Principles
- 2020 Paper 2: Neighbourhood plan policies and the emerging Rutland local plan
- 2020 Paper 3: The evidence base
- 2020 Paper 4: Planning Decisions and the Uppingham Neighbourhood Plan
- 2020 Paper 5: Housing site assessment criteria and local transport needs
- 2020 Paper 6: Traffic Context (Corby/Kettering and Rutland)
- 2020 Paper 7: Proposed approach to external consultation

Other reports

- *2021 Arup Uppingham bypass study (Commissioned by Uppingham Town Council)*
- *2020 CPRE Uppingham Local Housing Needs Survey*
- *2022 Housing Sites Assessment*
- *2022 Housing Requirement; Past Development Rates*

The documents can be seen at: <https://uppingham-neighbourhood-plan.com/consultation-documents/> On the same website, the agendas and minutes of all (Uppingham) Neighbourhood Plan Advisory Group meetings are published, along with the (community, business, landowner and developer) consultation documents related to the review of the Neighbourhood Plan. These will be considered in more detail in the Consultation Statement in the Submission Version of the Neighbourhood Plan. The consultation undertaken for the existing Neighbourhood Plan also remains relevant. This can be viewed at:

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/neighbourhood-planning/uppingham-neighbourhood-plan/>

In considering site allocations, account has also been taken of the RCC document (Landscape Sensitivity and Capacity Study of Land to the North and West of Uppingham, Rutland: Addendum Report, June 2017) undertaken for the previous Local Plan review, see: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/the-local-plan/the-new-local-plan/local-plan-evidence-base/landscape/>