

Briefing Note on Uppingham

1. Bloor Homes Development Land South of Uppingham Road

Recreation, Sports and Leisure Provision

The Developer has agreed to provide a 0.1ha site for a Local Equipped Area for Play (LEAP). This will be provided within the development for which planning permission is being sought.

The developer has been informed that an additional 0.4ha area for public open space is required. The Council has confirmed that it would accept land for general open space/amenity purposes and not specifically for a football pitch.

A summary of other S106 developer obligations is attached at Appendix 1.

A meeting is being arranged with Bloor Homes later this month to discuss progress with the planning application.

2. Uppingham Town Centre Funding

The original Hawksmead agreement included £250K for “Oakham and Uppingham Town Centre Contribution”. The agreement required the funding to be split over 10 payments related to the number of dwellings completed.

A first phase payment was made by Larkfleet in 2014. This was £26.8K on completion of the 75th dwelling.

Since that payment was made the new Hawksmead Agreement has been signed.

The new agreement secures £125,173 towards the Oakham and Uppingham Town Centre Facilities. The agreement defines “Oakham and Uppingham Town Centre Facilities” to mean “facilities and services provided in Oakham town centre to encourage and facilitate the use of the town centre by occupiers of the development, including (but not limited to) the appointment and cost of a Town Centre manager or similar post or contracted out service by the County Council”.

The 14th September 2015 report to Council confirms at paragraph 4.5 that Larkfleet has proposed that the council exercise its discretion about how the overall funding under the new agreement is allocated “with the exception of the funding relating to Oakham and Uppingham town centre contribution of £125,173 which must be applied towards Oakham and Uppingham town centre facilities”.

If this funding were to be split evenly between Oakham and Uppingham each would receive £62,586 from the new agreement.

3. Uppingham Neighbourhood Plan

The Council will be taking account of the still unresolved legal challenge in applying the planning policy framework when determining planning applications in Uppingham.

Appendix 1

Other Sec 106 Community Facility Requirements for Bloor Homes Development

- Primary and Secondary Education
- Police, Crime and Disorder
- Library, Museum and Archive Service
- Health
- Civic Waste & Recycling