

**Item 13 - To consider and debate the draft Local Plan recently presented to Rutland County Council cabinet to help inform the subsequent discussions at the Neighbourhood Plan Committee on 24<sup>th</sup> August 2017.**

Below is draft discussion document for input and feedback from Council members ahead of the next Neighbourhood Plan Committee on 24<sup>th</sup> August 2017. Whilst not an exhaustive schedule it is a starting point to provide feedback to Rutland County Council by the deadline of 4:45pm 25<sup>th</sup> September 2017.

To assist members digest the key points of the consultation version of the Local Plan I have tried to pick out the potential points to consider or points of difference and have set them out in the table below with a summary above – these are not firm conclusions, more a prompter to get discussions going.

*Dave Casewell, Neighbourhood Plan Committee Chair.*

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**Summary for discussion at Full Council:**

- A. That broadly we agree with the majority of the content set out in the consultation version of the Local Plan, with exception to the points set out in the table below which need either further discussion, investigation and conclusions being drawn.
- B. Where appropriate we would look to either seek better or more up to date evidence / data from Rutland CC. Alternatively UTC / Neighbourhood Plan Committee to commission professionally qualified specialists to assess specific areas of concern or difference to challenge the plan or supplement the refresh of the Neighbourhood Plan.
- C. Site appraisals will be required potentially to help support the inclusion of additional sites in a refreshed Neighbourhood Plan. This will need to include data to help support or otherwise the desire for specific house types and whether they are market priced or aimed at affordability for ownership, part ownership or rental.
- D. The provision of these reports (supporting evidence) ahead of 25<sup>th</sup> September 2017 is unlikely, they can be agreed and instigated using existing budget or via a grant request to Locality. £5,000 (UTC budget) is currently available plus any funds secured via grant requests, possibly to a maximum of £9,000 from Locality which needs to be spent by 31<sup>st</sup> March 2018.
- E. Any response to Rutland CC can raise concerns and flag that the community will look to establish a clearer understanding once in receipt of the above reports as work commences on the Neighbourhood Plan refresh.

	Heading	Points to Consider / Potential Points of Difference with draft Local Plan	Reason for Inclusion	Possible Next Steps for The Neighbourhood Plan Committee to look at
1.0	<b>Employment</b>			
1.0	<b>Employment Land</b>	The site at Uppingham Gate By the A47 Roundabout is currently designated solely as an employment site. What would be your view if the site were to be re designated as for 'Mixed Use' enabling a mixture of employment and housing development?	This site has not developed or progressed as an 'employment only site' and may if designated as 'mixed use' be more beneficial to Uppingham. With its proximity to the Uppingham Surgery and the possibility of creating better access to the rear of The Beeches and The Quadrant – a change in use may be advantageous.	Independent site viability report could be commissioned looking at likely demand for other uses. Source RICS accredited Commercial Agents.
2.0	<b>Infrastructure</b>			
2.0	<b>Long Term Planning</b>	Should future plans for Uppingham acknowledge and plan for North-South Link Road/Bypass on the West cutting through Leicester Road?	Whilst in the long term (20/30 years time), once any potential land is developed the opportunity to incorporate a link road is lost.	Independent specialist report to look at the current viability of a North/South link road via the west of Uppingham. Could ask community in NP refresh process.
3.0	<b>Housing</b>			
3.1	<b>Site Allocations</b>	<p>During the informal review of the draft local plan the Neighbourhood Plan Committee's small task group:</p> <ul style="list-style-type: none"> <li>• Favoured a site behind The Quadrant to the East of town.</li> <li>• Reviewed the full site off Ayston Road by the A47 and RCC in its consultation version have included the southerly half of this site as permitted development.</li> </ul> <p>Since the Neighbourhood Plan Committee submitted informal feedback to Rutland CC, two further sites have come forward on Seaton Road which may / may not be suitable for inclusion in a refreshed Neighbourhood Plan. The Orchard Garden and a site adjacent to Hornbeam Lane.</p>	<p>The community of Uppingham may wish to allocate more sites than those in the Local Plan when the Neighbourhood Plan is refreshed.</p> <p>Additionally the community may wish to specify a housing type for certain sites and clarity will need to be sought about how this may be achieved. Examples discussed so far are:</p> <ul style="list-style-type: none"> <li>• Bungalows on the Ayston Road / A47 site.</li> <li>• Affordable or social housing on the new Seaton Road sites.</li> </ul>	<p>Independent specialist report to look at sourcing evidence to support or otherwise the demand for specific property type development and affordable / social housing in Uppingham. RICS accredited commercial / surveying business with residential and Neighbourhood Planning expertise.</p> <p>Could ask community in NP refresh process.</p>

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3.2	<b>Demand for Housing Types</b>	Do you consider there is a need for 2/3 bedroom bungalows in the town?	There is a perceived need for potentially a greater supply of single storey 2/3 bedroom bungalows to own or part own/rent in Uppingham.	Independent specialist report to look at sourcing evidence to support or otherwise the demand for affordable / social housing in Uppingham. RICS accredited commercial / surveying business with residential and Neighbourhood Planning expertise.  Could ask community in NP refresh process.
3.3	<b>Lower Cost Housing (Own &amp; Rent)</b>	Do you consider there is a need for affordable / social housing in the town, for those on limited incomes and for young people?	There is a perceived need for potentially more affordable (to own/part own) or social housing (rent/low rent) in Uppingham.	Independent specialist report to look at sourcing evidence to support or otherwise the demand for affordable / social housing in Uppingham. RICS accredited commercial / surveying business with residential and Neighbourhood Planning expertise.  Could ask community in NP refresh process.
4.0	<b>Shopping / Retail</b>			
4.1	<b>Primary &amp; Secondary Locations</b>	The Local Plan currently wants to re-designate the first sections of Queen Street and High Street West from 'primary' shopping area to 'secondary' shopping areas.	This might make it easier for shops in these areas to be changed to residential and other uses.	Independent specialist with RICS accreditation – specifically a Commercial agent with proven knowledge of Market towns and preferably Uppingham.
4.2	<b>Choice &amp; Employment</b>	Does the town require a further Supermarket?	The 'potential mixed use site' at Uppingham Gate could be an alternative location for a supermarket.	Independent specialist with RICS accreditation – specifically a Commercial agent with proven knowledge of Market towns and preferably Uppingham. Could ask community in NP refresh.
5.0	<b>Transport &amp; Parking</b>			
5.1	<b>Connectivity &amp; Independence</b>	The Local plan refers to a new 'Local Transport Plan' which is being developed to run alongside this plan.	What do you consider the priority transport needs for Uppingham are? We may want to articulate this to help shape the 'Local Transport Plan'.	Could ask community in NP refresh.  Could use some of data from 747 bus survey.  Could explore progress made by Rutland CC.

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5.2	<b>Residents, Employment &amp; Visitors</b>	Do you think there is sufficient parking available in the town?	Would you support the provision of further parking in the town, possibly a 5 minute walk from the Town Centre?	Could commission independent report assessing the optimum number of parking spaces needed and utilised in Uppingham. Option to progress 'People & Places' Car Parking Study at a cost of circa £2,800.  Could ask community in NP refresh.
6.0	<b>Tourism &amp; Leisure</b>			
6.1	<b>The Visitor Offer</b>	Do you have ideas how Uppingham could be made more attractive for tourists?	Is there anything that could be added to the Local Plan or feedback that may help boost tourism and visits to Uppingham?	Could ask community in NP refresh.
6.2	<b>Leisure Opportunities</b>	Are there sufficient leisure facilities in Uppingham?	If not, what do you think we need?	Could ask community in NP refresh.
7.0	<b>Any Other Items</b>			
7.1				

#### **Next Steps:**

1. Full Council 16<sup>th</sup> August – provide feedback and any other views that can be passed to the Neighbourhood Plan Committee for consideration.
2. Neighbourhood Plan Committee 24<sup>th</sup> August – discuss an updated version of the above document and hear views from other groups in Uppingham to help shape a submission back to Rutland CC by 25<sup>th</sup> September having been socialised and received at Full Council on 13<sup>th</sup> September.
3. Full Council 13<sup>th</sup> September – provide any further input or views to supplement a final submission to Rutland CC by 25<sup>th</sup> September 2017.