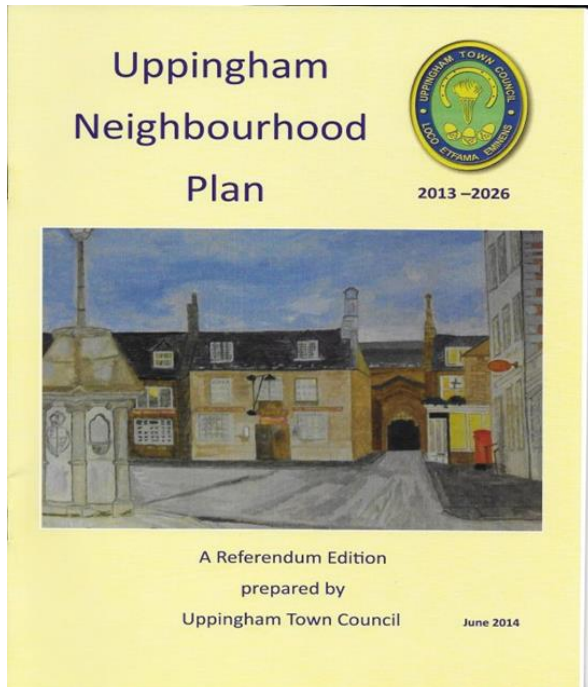


Consideration of the strategic policy context, sites and issues to inform a proposed review of the Uppingham Neighbourhood Plan.



Influences
National.....
.....County
Local.....

Our Community
New Houses.....
.....Employment
Shops.....
our future?



Client: Uppingham Town Council

Contractor: Clive Keble (MRTPI) on behalf of OPUN; May 2018

CONTENTS

Executive summary and key recommendations

1 Introduction: the brief, scope, purpose and methodology adopted.

2 The Local Plan Review, Neighbourhood Planning and Localism

- General relationship with the Uppingham Neighbourhood Plan
- Is the intent and purpose of Localism being satisfied?

3 Consideration of specific sites:

3a - UPP/02 (Uppingham Gate)

- A critique of the evidence used in the Local Plan.
- The current and projected future demand for employment land in Uppingham up to 2036, including supporting evidence for the site to be changed to mixed use.
- Access from A47 with a possibility that it may link to sites UPP/01 and UPP/09 in time.
- Provisional recommendations on townscape; approaching from the North.

3b - UPP/05A (Land off Ayston Road - Larkfleet)

- A critique of the evidence in the Local Plan, specifically referencing possible alternatives for access to the site and the impact on townscape from the North.

3c - UPP/09 (Land off The Quadrant)

- A critique of the evidence in the Local Plan, referencing access, the most suitable type of homes given topography/limitations and the impact on townscape from the East.

4 Housing needs: analysis/understanding for Uppingham in terms of likely demand for;

- Single storey accommodation either detached or semi-detached / linked
- Social / affordable housing and 'low rent housing' (circa 80% of market rent)
- Work from home dwellings

5 Retail and Shopping Frontages

- A critique of the proposed change in designation for Queen Street and High Street West from 'primary' to 'secondary' in the Local Plan and the likely impact this may have on the retail offer in the town.

6 Projected infrastructure needs

- A review the projected infrastructure needs related to targeted economic growth plans of 2%+ for the period up to 2036.

7 Recommendations for evidence gathering for the review of the Neighbourhood Plan

Sources of information/documents reviewed and referred to

Appendices (1 - Opinion Survey of Local Agents; 2 - Commercial Vacancies April 2018).

Executive summary and key recommendations

- 1.1 The report has considered a wide range of source material to cover the diverse range of questions set out in the brief from Uppingham Town Council. In doing so, it has sought to assess the basis of assumptions and the planning decisions made by RCC with reference to the policies and proposals for Uppingham in the new/emerging Local Plan. The key areas considered relate to specified sites where the Town Council is concerned over the proposals in the Local Plan; the local demand for employment land; types and sizes of new dwellings; retail frontages in the town centre and projected infrastructure needs. Eight evidence requirements for a new Neighbourhood Plan are suggested.
- 1.2 In considering the Brief, the basic importance of the relationship between the Local Plan and the scope and content of the Neighbourhood Plan review became apparent. This is considered in the first section of the report. Although it is national rather than local, the latest legislation and guidance on Neighbourhood Planning and the proposals outlined in the Draft NPPF constitute a compelling set of reasons to argue that RCC should use the new Local Plan to set strategic requirements and not (as is the case at present) to include detailed proposals on site allocations and shopping frontages.
- 1.3 This report notes that the approach and methodology used in the RCC Local Plan is generally reasonable and comprehensive. However, the way in which decisions have been made by RCC is on a site by site basis, focusing on how each can contribute to overall requirements. There is a failure to look at the potential linkages between proposed sites and to consider how proposed allocations now may prejudice future opportunities on other nearby sites.
- 1.4 This means that the RCC Local Plan fails to take full account of the very distinct local circumstances in Uppingham in terms of employment land and the town centre. It is argued that two new circumstances have emerged which provide an opportunity for RCC to reconsider their approach. The first of these is new guidance and legislation on Neighbourhood Planning, which emphasises the strategic nature of Local Plans and the local focus of Neighbourhood Plans. The second opportunity is that the new Local Plan is to incorporate proposals for a strategic development (a new settlement) on the site of the St Georges Barracks. It is argued in this report, that for this to be a sustainable development, provision should be made for strategic employment land within it. This would then enable a reconsideration of employment site allocations in Uppingham.
- 1.5 This study has shown the value of a locally informed approach to planning in Uppingham. Ideally this should be through an updated, comprehensive, Neighbourhood Plan which includes site allocations and detailed policies to enable development on a scale to meet strategic requirements, but in locations and of a type and appearance that reflect local needs and aspirations. To achieve this, a new Neighbourhood Plan will need to be soundly based on robust evidence. The quality of thought and decision making of the Town Council and others involved in the existing Neighbourhood Plan is good, but there is a tendency for decisions to be made (sometimes intuitively) on the basis that “We know best what we need in our town.” Conversely, the County Council needs to

recognise the need for and engage in the creation of an incremental strategy to provide improved infrastructure for Uppingham, to mitigate known problems (especially traffic) and create new opportunities for sustainable development in the future. A positive partnership is needed in which Rutland County Council supports and provides information to the Town Council to maximize the extent to which planning policies and decisions can be made locally. At the same time, the Neighbourhood Plan will need to focus on matters that are of genuine importance and relevance to the future of the town.

- 1.6 For this reason, the eight recommendations for evidence gathering and the associated actions set out in Section 7 are of critical importance.
- 1.7 Although some further detailed work is needed, especially on; baselines/measurement of progress, local housing need, employment land, the design/townscape needs and potential of individual sites, it is hoped that this report will provide the means for Uppingham Town Council to undertake a thorough, comprehensive and meaningful review of the Neighbourhood Plan.

In summary, the key recommendations of this report are:

A - To engage with RCC to agree strategic requirements for Uppingham to be set out in the Local Plan with an explicit commitment to use an early review of the Neighbourhood Plan to fulfil these requirements, including viable and deliverable site allocations.

B - Site UPP/02 (Uppingham Gate) should become a mixed-use allocation, with master planning to secure an appropriate mix of uses (including specialist housing) and to consider how development may open up longer term opportunities on other sites to the east of the town.

C - Site UPP/05 (Off Ayston Road) is a suitable site for residential development, (despite past opposition to larger development) if master planning is undertaken to secure good design and townscape/landscape considerations, a mix of house types and to consider if development can create opportunities on land to the west.

D - Site UPP/09 (Land off the Quadrant) is not suitable for short term residential development as a single site, but long-term potential should be considered with land to the north (including site UPP/01), linked to the successful implementation of revised proposals for Uppingham Gate.

E - Existing population data and the nature of recently developed or committed housing sites suggest that provision directed at older owner occupiers should be made in future. However, further detailed work should be carried out to assess local housing needs.

F - The Neighbourhood Plan, not the Local Plan, is the appropriate document to define shopping frontages. It is considered that the unique qualities of the town, rather than specific frontage policies (especially secondary areas), are the reason for its success.

G - There is unlikely to be an externally funded comprehensive provision of infrastructure, (e.g. a full by-pass) but the benefits of an incremental approach, related an integrated strategy for site development are identified and set out. In addition, investment is required to meet the needs of an ageing population. The needs of the School should be considered at all times.

For the evidence requirements of a new Neighbourhood Plan, 8 recommendations are

- 1** - Create a bespoke and accurate Census profile for Uppingham.
- 2** - A local housing need study.
- 3** - A business workshop on employment land need, units and improving existing sites.
- 4** - RCC to provide a new housing requirement figure for Uppingham.
- 5** - Request RCC to do traffic studies and consider long-term routes around the town.
- 6** - Request RCC/LEP to fund/undertake a feasibility study of an exit from Station Road.
- 7** - Maintain records of town centre planning decisions and monitor occupancy levels.
- 8** - Identify baselines/indicators to measure progress towards economic growth targets.

1 Introduction: the brief, scope, purpose and methodology adopted.

- 1.1 This work has been commissioned by Uppingham Town Council (UTC) through OPUN (the architectural and design centre for the East Midlands), see www.opun.org.uk for further information). It has been undertaken on behalf of OPUN by Clive Keble (MRTPI).

The intention of the commission is to provide a basis for UTC to consider a review of the Uppingham Neighbourhood Plan (UNP) to take account of the emerging Rutland Local Plan (RLP). A brief was provided by UTC and the scope of the work is as follows.

Objectives:

- 1. To provide a critique of the evidence used to support the Local Plan in relation to specific sites or statements and strategic policies.*
- 2. To start the process of gathering supporting evidence for a refresh of the Uppingham Neighbourhood Plan, specifically looking to understand housing needs and the demand for different types of land such as those allocated for employment and mixed use.*
- 3. Review the projected infrastructure needs of Uppingham given the town's targeted economic growth plans of 2%+ for the period up to 2036.*

Specific Briefs for Sites:

UPP/02

- 1. Provide a critique of evidence published when reviewing the site for the Local Plan.*
- 2. Provide a report on the current and projected future demand for employment land in Uppingham for the period up to 2036.*
- 3. Include in the above (2) supporting evidence for the site to be changed to mixed use.*
- 4. Provide a view on the most appropriate means of access from the A47 with the possibility that this may link to sites UPP/01 and UPP/09 in time.*
- 5. Provide recommendations and a view on the most appropriate townscape for UPP/02 in approaching Uppingham from the North.*

UPP/05 (a)

- 1. Provide a critique of the evidence published when reviewing this site for the Local Plan, specifically referencing the possible alternatives for access to the site and the impact on the townscape from the Northern approach.*

UPP/09

- 1. Provide a critique of the evidence published when reviewing this site for the Local Plan, specifically referencing access to the site, the most suitable type of homes given topography and if this has any limitations, the impact on the townscape from the Eastern approach.*

Specific Brief for Housing Needs Analysis:

1. *Provide some analysis and understanding for Uppingham in terms of likely demand for;*
 - a. *Single story accommodation either detached or semi-detached / linked*
 - b. *Social / affordable housing and 'low rent housing' (circa 80% of market rent)*
 - c. *Work from home dwellings*

Specific Brief for Retail Designations:

1. *Provide a critique of the proposed change in designation for Queen Street and High Street West from 'primary' to 'secondary' in the Local Plan and the likely impact this may have on the retail offer in the town.*

Method of working

- 1.2 The work has been primarily desk-based, using a combination of research and analysis methods including; document review, site visits, a simple survey form and peer comparison. Appendix 1 is a list of the documents which have been reviewed.
- 1.3 The analysis of material has been based on the planning judgement of Clive Keble. Clive is a Chartered Town Planner with almost 40 years of experience in all aspects of planning and economic development. Over the past 7 years, Clive has developed a specialism in neighbourhood planning and has been involved directly in the completion of ten Neighbourhood Plans and delivered support to many others as part of a national advice service run by Planning Aid England. In the past, Clive has worked on market town regeneration, including town centres and employment land.
- 1.4 The conclusions and recommendations are framed in a practical and pragmatic way to enable UTC to make an early decision on the issues that need to be addressed in the review of the Uppingham Neighbourhood Plan.
- 1.5 The work has been undertaken in the context that Uppingham is a forward-looking community which is willing to embrace new development to the benefit of existing and future generations. Particular attention is focused on how a combination of geography, a high quality, heritage led, built environment and the presence of Uppingham School creates a unique set of circumstances and opportunities which need to be addressed through distinctive planning policies, in a Neighbourhood Plan.

2 The Local Plan Review, Neighbourhood Planning and Localism

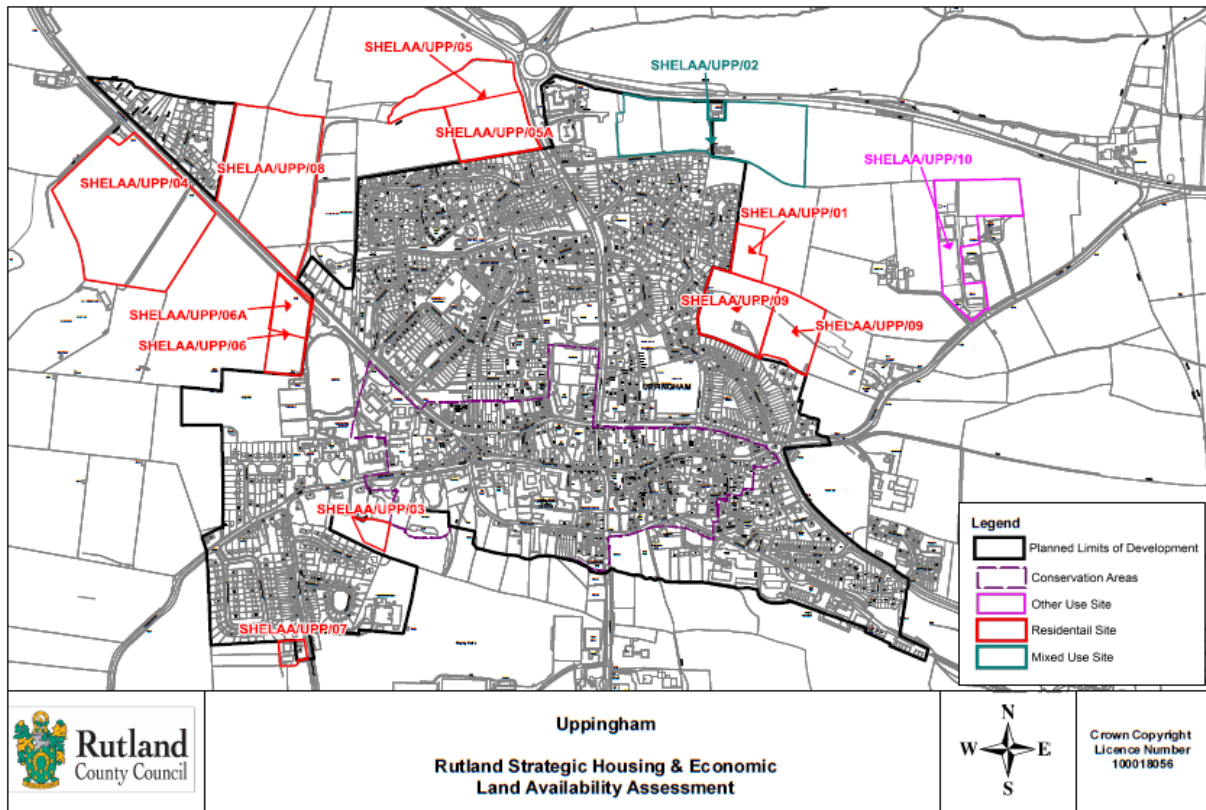
- 2.1 This section looks in general at the way in which the current review of the Rutland Local Plan (RLP) provides a context for the Uppingham Neighbourhood Plan (UNP). It considers the existing and emerging components of the Development Plan and analyses if the apparent intent in the RLP to provide a very detailed site-specific framework for Uppingham is reasonable given the strong track record of UTC in neighbourhood planning. As part of this, consideration is also given to the question of whether RCC is satisfying the intent and purpose of Localism in its approach to the new Local Plan. In addition, government guidance on Neighbourhood Plans is considered.
- 2.2 The current Development Plan for Uppingham comprises the following adopted Plans.
- A Minerals Core Strategy & Development Control Policies DPD (2011 to 2026)
 - The Core Strategy (2011, looking forward to 2026)
 - The Site Allocations & Policies DPD (2014, looking forward to 2026)
 - The Uppingham Neighbourhood Plan (2016, looking forward to 2026)
- 2.3 The County Council is reviewing the Local Plan to extend the plan period to 2036 and to provide for any additional new housing, employment or other development that may be needed over the extended plan period. Consultation on a draft version of the new plan took place in 2017, the comments received will be considered and the next “Submission Draft” version of the plan should be published for an 8-week consultation later in 2018, prior to it being submitted to the government for independent examination.
- 2.4 The programme for the Local Plan has been delayed because of the need to incorporate policies for St Georges Barracks, a 300-hectare site which is to be vacated by the MOD in 2021. There is to be a consultation on aspirations for development for housing, a commercial zone for business, green space and areas for leisure/recreation. This may present an opportunity to consider alternative approaches to strategic housing and employment allocations which may be relevant to considering of sites in Uppingham.
- 2.5 The Core Strategy (2011) and the Site Allocations & Policies DPD (2014) provided the strategic planning context for the Neighbourhood Plan. It was the latter document which allocated sites for new housing in Uppingham, complemented by the Neighbourhood Plan. By way of illustration of this, one of the key housing allocations (“The Elms”, land off Leicester Road) is currently being developed for 104 new dwellings.
- 2.6 Despite this success, the approach taken by the County Council in the new Local Plan is much more prescriptive, including site allocations for new housing and employment and some specific changes to the shopping frontages in Uppingham which are of concern to the Town Council. These now form the site-specific elements of the brief for this report.
- 2.7 The principles of Localism and the wording of relevant legislation and guidance are all pertinent. There was a productive, positive relationship between the County Council and the Town Council around the Neighbourhood Plan. The Town Council used the process to enable development, in accordance with the strategic requirements of the

Local Plan but also, and critically, to give a local perspective to the location and appearance of development, investment in community infrastructure and the future well-being of the town centre.

- 2.8 Recent Government Neighbourhood Plan guidance states (para.001) *“Neighbourhood planning gives communities...They are able to choose **where they want new homes, shops and offices to be built**, have their say on what those new buildings should look like and **what infrastructure should be provided...Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community** where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area”*. (authors highlighting).
- 2.9 The way in which this responsibility has been addressed in Uppingham also reflects the relevant section of the NPPF (2012), Para. 16: *“The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*
- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*
 - ***plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.”***
- 2.10 In the draft revised NPPF (consultation ended on 10th May 2018), this principle continues as set out in various paragraphs and a section on Local Policies (Paras. 30 to 33). The wording of Para. 21 on strategic policies is particularly relevant to Uppingham; *“Plans should make explicit which policies are ‘strategic policies’.....**Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other local policies.**”* There is also a proposed requirement on local authorities to give neighbourhood plan areas a housing figure (paras.66 & 67).
- 2.11 It is the clear intention of Uppingham Town Council to meet these requirements, but in a way that properly reflects the unique character of the town and its community. It is acknowledged in the Draft Local Plan and related evidence documents (especially those relating to the town centre and employment land), that Uppingham is a distinct and individual settlement. Geography, a quality heritage led town centre and the beneficial impact of the school, mean that standard strategic approaches to land use planning will not necessarily be the best way of securing the most appropriate development.
- 2.12 There is a need to look in detail, locally, how development on certain sites may hold the key to the future direction of growth in the next iteration of the Local and Neighbourhood Plans, beyond 2036, the local generated demand for business and employment land development and what are the key factors in the success of the town centre. Finally, the emergence of proposals for a new village at St Georges, especially if the scope for strategic level employment land is included (as it should be to achieve sustainable development and a balanced community), may enable some of the current policy thinking for Uppingham to be re-evaluated, without prejudice to county targets.

3 Consideration of specific sites.

3.1 The methodology used to assess sites for inclusion in the Local Plan is reasonable, as applied to a strategic, in this case. County, level of planning. (See document; “The Local Plan Review; Methodology for Assessing Potential Sites” July 2017). However, it is very much site based and does not take full account of local complexities and there is some inconsistency in the description of sites. The plan below shows the sites in Uppingham.



3.2 The methodology used by RCC is often applied to Local Plans and is appropriate. Sites are assessed against a range of environmental, social and economic factors, linked to Sustainability Appraisal (SA) objectives. Site assessments are presented in tabular form with the factors assessed and a summary of the site’s impact or suitability against each of the factors. These are highlighted by a colour coding; red, orange, yellow and green according to the impact or the suitability of the site. This allows visual comparison between the sites and highlights any significant constraints, (yellow is only used in relation to the potential for new green infrastructure). However, because the system applies consistently to all sites in Rutland, there is a weakness in so far as it cannot really take account of the sort of local market conditions and opportunities or constraints that apply in Uppingham. There is a tendency for an immediate conclusion to be reached, based on the traffic light system, without due weight being given to local factors that could be considered in a Neighbourhood Plan. This tends to favour the status quo.

3a Site UPP/02 (Uppingham Gate).

- 3.3 This site comprises two elements subject to a longstanding employment allocation in the Local Plan and a more detailed policy (6 – Site D) in the UNP. The area is 5.6 ha. Prior to the re-commitment to employment use, the suitability of the site for mixed uses, employment, residential (up to 150 units) with affordable housing, retail and local community uses, was appraised in the RCC Local Plans Site Assessment.
- 3.4 In the Red, Amber, Green (and yellow) used in the assessment, there are only two **Reds**, for the key policy consideration (because of the Neighbourhood Plan allocation and Agricultural (Land Grade 2 - 1972) but the latter seems to have been set aside. The features assessed as **Orange** are Biodiversity, Response to Previous Consultation, Liveability, Proximity to Services, Access, Amenity (Existing Residents & Adjacent Land) and Other (hedges and a tree on site).
- 3.5 The primary reason for the conclusion that it was not suitable for a mixed-use development seem to be based on the status quo of the existing employment allocation. However, when the associated report on employment land is examined, it contains some indications that Uppingham Gate may not be developed for some time, but the conclusion is that it should be retained for employment use. It is considered that this is based more on the strategic picture than local circumstances in Uppingham.
- 3.6 The County Council commissioned an **Employment Land Assessment Update report (by the BE Group) in January 2016** which is used to justify employment land allocations in the Draft Plan. This forecasted an increased requirement of an additional 29ha by 2036. However, it concentrates on Oakham and does not/is not able to consider opportunities at Edith Weston linked to the potential St Georges Garden Village. It includes a list of organisations contacted as part of the study, but there is no reference to the Town Council or businesses from Uppingham. Paras. 9.16 and 9.17 on Education seem to underestimate the importance of Uppingham School as an employer.
- 3.7 Table 22 on page 56 of the Employment Land Assessment Update report (the Employment Sites Schedule) is a statement of site and policy-based facts, but it notes that: “...**there are no proposals for delivery here, at this time**” and on page 58 para 6.9. states “*The other two Local Plan allocations...South of the A47... remain long term options as land owners continue to hold onto the land pending a strong offer. There is no suggestion that the two sites can never be developed for B-Class employment however. Prospects for development at Site D, Uppingham Gate, are also improved following the making of the Uppingham Neighbourhood Plan in January 2016.*” However, in this report, it is concluded that this statement may not be correct
- The demand for employment land?*
- 3.8 Local monitoring show that there is no evidence of increased interest since 2016 in terms of either planning applications or serious market enquiries.

- 3.9 The report (Para. 6.20) states: *“As was the case in 2013, the highest scoring sites (by total and market-led criteria) are the two Local Plan allocations in Oakham and Uppingham. These are large, good quality, flexible sites, prominently located on the main A roads in the County. Both could be developed immediately for high quality employment schemes, **although discussions with owners suggest that neither site will be brought forward in the short or medium term.** Site D, Uppingham Gate has a largely identical score to the neighbouring Rutland Local Plan Employment Area 3 site.”* However, the recommendation is that sites, including Uppingham Gate, should be retained. (Notwithstanding vacancies at Ground Floor, Unit E and First Floor, Unit E).
- 3.10 The assessment also included statement: *“...market interest has not produced any commercially viable enquiries from a list of uses in the Neighbourhood Plan...”* However, there was no analysis of the local factors that may have led to this situation, e.g.
- Land values and property rental costs.
 - Potentially more attractive sites of this type in Oakham and Corby.
 - The demand for professional, managerial and academic jobs/premises is satisfied by the school and independent specialist business in the town centre.
 - The demand for conventional manufacturing premises is met by Station Road.
- 3.11 It is a conclusion of this report that such factors bring into question the retention of an employment allocation on Uppingham Gate, simply to meet a strategic requirement.
- 3.12 Noting the above, and other uncertainty concerning the analysis of evidence, this report has included contact with several local land agents using a short survey form (See Appendix A). This included a question; *Do you think that available land at Uppingham Gate is likely to develop as business park units?* The response to the survey was limited, but a local agent commented: *“No, Uppingham is small, most demand is for small units and once built it took a long time to fill up and did so mainly at discounted rents. Investors and developers are therefore likely to be discouraged”*.
- 3.13 In terms of occupancy levels, a “snapshot” was obtained through the website www.rightmove.co.uk on 4/4/18, see Appendix 1. This showed 3 vacant units, (2000 sq. ft down to small scale serviced offices) and that Uppingham Gate is not fully occupied.
- 3.14 An examination of the planning history shows that there have been no recent applications for employment development at Uppingham Gate. In addition, it is pertinent that the only recent development on the site has been for a doctor’s surgery and health centre, rather than for business uses. However, the level of employment provided by the use is probably comparable to a similarly sized business unit.
- A47 access, possible links to other sites and preliminary townscape ideas*
- 3.15 The site assessment failed to take account of the way in which development on the Uppingham Gate site could either create opportunities for or remove any long-term potential of development on adjoining and nearby land, for example, Site UPP/09 – Land off The Quadrant (see below) and site UP/001.

- 3.16 There is potential for a new access to the site from the A47, at least 300 metres east of the existing major junction/roundabout. At present, the way in which the site has been developed off the A6003 (Uppingham Road) means that access and space is constrained, especially since the opening of the surgery/health centre. It is unlikely, however that the necessary new A47 access could be funded by an employment development of only 3ha.
- 3.17 The current uses (Class B1 and the surgery) are quite compatible with residential use, even with some new small units as part of a mixed-use development. However, there is also potential for an elderly persons supported living scheme close to the surgery, either as a freestanding development or as part of an integrated living retirement type complex. This is discussed further in Section 4 and there is proven market interest nationally and locally in such schemes.
- 3.18 The need to consider townscape to retain an attractive entry point to the town from the east, with an appropriate form of built development and associated landscaping is also discussed in other sections of this report. It is concluded that a satisfactory form of development could be achieved which would contribute more to the environment than business units.
- 3.19 At the same time, it is considered that the loss of potential job creation which would arise from business units would be offset by the employment that would be provided by an elderly persons or retirement village scheme. In addition, it is considered that the demand for offices and business units can be met by existing units at Uppingham Gate and town centre premises. Station Road already provides for manufacturing jobs and the role that the school plays in employment provision should not be forgotten.
- 3.20 The need to maintain a county wide supply of strategic employment land is recognised. However, it is considered that new larger scale provision of land within the St Georges barrack redevelopment would play a more valuable role than the retention of a small-scale allocation or relatively unattractive land at Uppingham Gate

Site 3b - UPP/05A (Land off Ayston Road - Larkfleet)

- 3.21 Along with the adjoining land to the north (UPP/05), this was a contentious site during the preparation of Neighbourhood Plan which gave rise to objections from the public. In the Sites Assessment for the emerging Local Plan, two sites are considered (UPP/05 and UP/05A). As noted above, the methodology is reasonable and accords with current practice, but there are some inconsistencies between sites. However, in this case the conclusions are logical and reasonable.
- 3.22 The northern section (UPP/05) is assessed as **Orange** for Topography, Agricultural Land Quality, Biodiversity, Landscape, Traffic Noise, Proximity to Services, Access and Amenity (Existing Residents & Adjacent Land). It is categorised **Red** for "Response to Previous Consultation - High opposition: concerns about location too far from town and scale of estate type development.

- 3.23 The larger southern section (UPP/05) is assessed as **Orange** for Agricultural Land Quality, Biodiversity, Landscape, Traffic Noise, Proximity to Services, Access and Amenity (Existing Residents & Adjacent Land). However, for Topography it is **Green** (largely level). The **Red** Category remains for “Response to Previous Consultation”.
- 3.24 The development of the Surgery/Health Centre at Uppingham Gate means that access to some services has been improved.
- 3.25 Whilst, in principle, the decision on whether to allocate this site should be taken in a Neighbourhood Plan rather than the Local Plan, the conclusion of this report is that it is now reasonable to allocate the south section for new housing for the following reasons:
- The exclusion of Site UPP/05 from built development avoids building on the more sensitive landscape which would be difficult to develop;
 - The increased distance for the A47 reduces the issue of traffic noise;
 - There is scope for a townscape/landscape solution in a design approach to retain a “Green Gateway” from the north into Uppingham at the A47 junction;
 - An access opposite Uppingham Gate, if necessary including a traffic island, could serve the site and create a potential long-term opportunity to create a (light traffic only) road link around the north-west of Uppingham around to connect to Site UPP/08 (north of Ayston Road. As well as serving new houses, this could provide better access and egress for the existing housing off Firs Avenue and Lime Tree Avenue. This may affect third party landowners, including the Town Council;
 - The smaller size of the site would reduce potential dwelling numbers from 125 to 62.

Site 3c - UPP/09 (Land off The Quadrant)

- 3.26 This site has not been promoted in the way that that Site UPP/05 was in the Neighbourhood Plan. There are obvious constraints to a standalone development, but potential for a wider perspective on future development potential related to alternative uses for the Uppingham Gate extension (UPP/02) and the intervening land (UPP/01) to meet the longer-term needs of the town and create prospects for new infrastructure.
- 3.27 In the Sites Assessment, Site UPP/09 is assessed as **Orange** for Topography, Agricultural Land Quality, Biodiversity, Potential Contamination, Accessibility & Transport and Other Constraints (Sloping Ground). It is categorised **Red** for Topography, Landscape and Townscape and Amenity (Existing Residents & Adjacent Land).
- 3.28 In 2010, a Landscape Sensitivity and Capacity Study was commissioned by RCC as part of the Local Plan. It examined the sensitivity/capacity of the landscape to accommodate new development and was used to determine directions for future growth. In that report, the conclusion that there is landscape sensitivity around the east of Uppingham, is reasonable. However, it is of interest that a further study was commissioned of land north and west of Uppingham to support the current Local Plan review. This suggests that earlier conclusions can be revisited.

- 3.29 Based on the methodology and current housing requirements, these conclusions are sound, especially related to access constraints. However, it is also reasonable to argue that an appraisal of a larger area of land, including UPP/02, UPP/01, UPP/09 and intervening land should be carried out to inform decisions on:
- Whether an extension of Uppingham Gate as an employment site, as currently proposed, is desirable or feasible?
 - If there is potential, through a long-term strategy to achieve a residential link road around the East of Uppingham, connecting the A 47, Glaston Road and Seaton Road?
- 3.30 It is considered that at this enlarged scale a landscape led masterplan could be created which could take account of the need to retain key landscape elements, working with the topography, but accommodating new housing, roads, footpaths, cycleways, habitats and open spaces. This could be supported by detailed townscape and landscape assessments as part of the Neighbourhood Plan review.
- 3.31 The above analysis has not included a detailed assessment townscape assessment of the potential (residential and mixed use) developments on UPP/05 and UPP/02. This work could form part of detailed briefs to be included in the revised Neighbourhood Plan created through (externally facilitated) joint working on a (pre-development) design review by landowners, developers, local residents and the Town Council. In this way, the intent of Localism and Neighbourhood Plans to achieve good design, reflecting local circumstances, can be achieved.

4 Housing needs: analysis/understanding for Uppingham in terms of likely demand for;

4.1 This section considers the need for:

- a. Single storey accommodation either detached or semi-detached/linked.
- b. Social/affordable housing and 'low rent housing' (circa 80% of market rent).
- c. Work from home dwellings.

4.2 Existing data is reviewed, and the population structure is examined, alongside planning records on the development that has been permitted in recent years, to consider the extent to which existing Local and Neighbourhood Plan policies are meeting local housing needs. Based on good practice it is beyond the scope of this work to undertake an up to date Housing Needs Study, because of a need for bespoke data for Uppingham, rather than Rutland CC or the wider SHMLA. However, a suggested approach for a study, to be undertaken as part of the Neighbourhood Plan review is included.

A - Existing Neighbourhood Plan.

4.3 There are no apparent background papers for the housing policies in the Plan, but the main text includes explanatory material. The introductory "Rationale" section (page 14) acknowledges that "It is a requirement of the Core Strategy that approximately 35% of the homes to be built in *Uppingham by 2026 will be 'affordable' homes.*" The policies in the Housing Chapter (pages 14 to 18) refer to access, density and phasing with only general references to house type and design (e.g. Site C "*It will enable the construction of some badly needed large executive homes to the front of the site...*"). The "Rationale" states that "*It is a requirement of the Core Strategy that approximately 35% of the homes to be built in Uppingham by 2026 will be 'affordable' homes.*"

4.4 The Housing Summary on page 18, states: "*The housing proposals supported in this Plan comply with the strategic direction of emerging RCC policy. An examination of the data in the Strategic Housing Market Assessment (SMHA) 2010 and the 2011 Census indicates that the main market housing requirement in Uppingham is for 3-bedroom dwellings, with a smaller shortage for 2 bedroom and 5 bedroom or more dwellings. The data confirms there is little need for more 4 bedroomed dwellings. The data only covers the owner-occupied sector and some additional work will be needed to confirm the desired mix of market and affordable housing for each of the sites. The County Council's policy in the Core Strategy Policy CS11 aims for 35% affordable housing provision on all housing developments. The SHMA showed a significant shortage of all sizes of social rented housing and a shortfall of one, two and three bed intermediate affordable housing. This Plan, however, does not support the building of one bedroomed homes but does support the construction of some accessible bungalows and lifetime homes to provide a good mix and a sustainable community.*"

B - Core Strategy Development Plan Document (DPD) 2011.

4.5 It is assumed that the Strategic Housing Market Assessment (SMHA) 2010 applies to this document, as it did to the Neighbourhood Plan and that the approaches in those documents are complementary.

C - Site Allocations & Policies (DPD) 2013

- 4.6 Para. 6.2 is relevant, which states: “Sites allocated for housing...will include a proportion of the development to be provided as affordable housing in accordance with Policy CS11 (Affordable housing). This provision will help to meet the needs of these communities for affordable housing”. It also refers to the NPPF Paras. 47, 50, 54 & 159 as justification.

D - Local Plan (2035) Review.

- 4.7 A March 2017 SMHA update report is part of the evidence base, but it covers a wider area, including Peterborough and Boston, South Holland and South Kesteven (by JG Consulting). It does not contain data or recommendations below RCC level (e.g. Fig 4.7 p.69) and so there are no specific references to Uppingham.
- 4.8 The lack of up to date information on Uppingham suggests the need for a bespoke study, especially of local needs (affordable/social) housing. Suggestions for a study are made at the end of this section. However, if there is not a specifically identifiable local need, it would be reasonable to continue to rely on the RCC affordable housing policies.
- 4.9 Planning policies can influence housing mix (size, design/purpose) alongside affordability based on population structure, a summary of which is presented below.

Population Structure (Source 2011 Census)

All usual residents (Uppingham)	4,745	%	Rutland %	England %
Age 0 to 4	251	5.3	5	6.3
Age 5 to 7	128	2.7	3	3.4
Age 8 to 9	70	1.5	1.9	2.2
Age 10 to 14	436	9.2	6.3	5.8
Age 15	192	4.0	1.7	1.2
Age 16 to 17	484	10.2	3.8	2.5
Age 18 to 19	186	3.9	2.2	2.6
Age 20 to 24	186	3.9	4.7	6.8
Age 25 to 29	202	4.3	5.1	6.9
Age 30 to 44	673	14.2	17.9	20.6
Age 45 to 59	800	16.9	20.1	19.4
Age 60 to 64	278	5.9	7.3	6.0
Age 65 to 74	414	8.7	11.3	8.6
Age 75 to 84	294	6.2	6.8	5.5
Age 85 to 89	109	2.3	1.9	1.5
Age 90 and over	42	0.9	1	0.8
Mean & Median Ages	38.1/36 years		42.4/43 years	

- 4.10 It is expected that population of Uppingham, as it is for Rutland, would be older than the national average, but the figures above show a different situation for the age groups 10 - 19. This may be due to the impact of Uppingham School and it is suggested that the

Town Council liaises with RCC to produce updated figures for Uppingham. This may also give the opportunity to use more up to date (mid-year) estimate figures.

- 4.11 If these figures show that there is an older than average population in Uppingham, this can be part of a justification for policies requiring a proportion of smaller dwellings for downsizing, single level dwellings and purpose-built retirement complexes (for sale or rent). The county level situation is that the over 65 population is forecast to increase (2014-2030) by 8.5% as a proportion of the total population with a decreasing number of those in younger working age groups, adding pressure to an already tight labour supply. Furthermore, there is an increasing demand for health and social care services for increased dementia and mobility needs which is also need specific housing solutions.

Recent Developments

- 4.12 A 104 unit scheme off Leicester Road, which was permitted recently in accordance with the Neighbourhood Plan and is currently under construction. It comprises:
Phase 1: 75 units (52 x 3, 4 & 5 bed market & 23 affordable (1 bed maisonettes, 2 & 3 bed houses). The market element comprises: 2 x 5 bed, 29 x 4 bed, 21 x 3 bed, 3 x 2 bed units and the affordable element comprises 6 x 1 bed, 10 x 2 bed and 7 x 3 bed units.
Phase 2: 29 units (21 x 3 & 4 bed market & 8 affordable (4x1 bed maisonettes, 2x2 bed & 2x 3 bed). The market element comprises: 18 x 4 bed and 3 x 3 bed units and the affordable element comprises 4 x 1 bed, 2 x 2 bed and 3 x 3 bed units.
- 4.13 The Town Council commented favourably on both applications, noting that they fulfilled the spirit and purpose of the Neighbourhood Plan. However, if there is an unidentified, demand for market 2 bed units to enable older property owners to downsize, freeing up family homes which is not being met. The number of 3 bed units in the scheme is also relatively low which may again limit opportunities for downsizing. In addition, there is no specific provision of single level units, as either bungalows or apartments.

Site specific and amenity considerations

- 4.14 The emphasis on good design and reflecting local character in the NPPF (Section 7) means that the location and character of sites can justify certain types and sizes of dwellings. For example, in town centres a higher density, mews style development and apartment may be appropriate, proximity to health and community facilities may support retirement/elderly persons accommodation and edge of settlement sites may support lower density, landscaped buildings on the periphery, including bungalows.
- 4.15 In Uppingham, there may be scope for a more intensive form of development on UPP/02 (Uppingham Gate), adjacent to the existing business units/health centre enabling a modern retirement or assisted living complex. This could be complemented by lower density units (including retirement bungalows) in a landscape setting to the East, using a single-sided development access road capable of longer-term extension up UPP/01 and UPP/09 for development, with appropriate master planning to take regard of the landscape. A similar approach using lower density, well landscape units, could be taken on Site UPP/5A to take account of topography.

- 4.16 There is an example of this type of development at Mickle Hill (Pickering in Yorkshire) <https://www.micklehill.co.uk/>. More locally, Larkfleet schemes at Bourne and Oakham Heights (under construction) may be of interest, but they are part of larger sites.

Live/Work Units

- 4.17 Further reference to 2011 Census data for Uppingham shows higher than average levels of professional/managerial/technical workers, higher level of qualifications and higher rates of self-employment. Coupled with the location and attractiveness of the town, with a good range of services, excellent broadband provision and educational opportunities, this suggests a potential for increased working from home. However, set against these positive aspects are the Rutland wide issues of an ageing population and a propensity for younger well qualified people to move away from the area in search of higher level professional careers.
- 4.18 The informal survey of local agents included a question on whether there likely to be a market for small offices/studios and live/work units in Uppingham. Whilst the response rate was low, a local firm considered that the small unit market is catered for by existing space above shop premises and that serviced offices are available at Uppingham Gate. The fact that there are vacancies at Uppingham Gate, although rents could be a deterrent, suggest that the local market is either limited or satisfied.
- 4.19 Therefore, in the absence of specified potential, e.g. perhaps connected with the sort of in-migration of young entrepreneurs which occurs in some urban areas, or of older people who may seek self-employment in semi-retirement to rural areas, there does not appear to be a substantiated demand for live/work units. Research and articles show that nationally, successful examples tend to be in urban areas (e.g. London and Bristol) or as part of large scale development, (e.g. Upton in Northants. and Newquay).
- 4.20 It is not recommended that specific provision of live work units is sought as part of future residential development albeit that people of working age may seek to buy larger homes to facilitate home based working.
- 4.21 In the existing housing stock, working from home has, in recent years been made easier, by the relaxation of permitted development rights (for extensions and outbuildings), technological advance in mobiles and computers and broadband. That is not to say, however, that Neighbourhood Plan policies and the activity of the Town Council and organisation such as Uppingham First should not continue to encourage home working. A positive approach to farm diversification may also present opportunities.

A Local Housing Needs Study?

- 4.22 There is a recent toolkit/advice note, specifically aimed at Neighbourhood Plans on the new Neighbourhood Planning website at: <https://neighbourhoodplanning.org/toolkits-and-guidance/undertake-housing-needs-assessment-hna/> Work of this nature can be covered by the Neighbourhood Plan Grant, or you are eligible, through direct support.

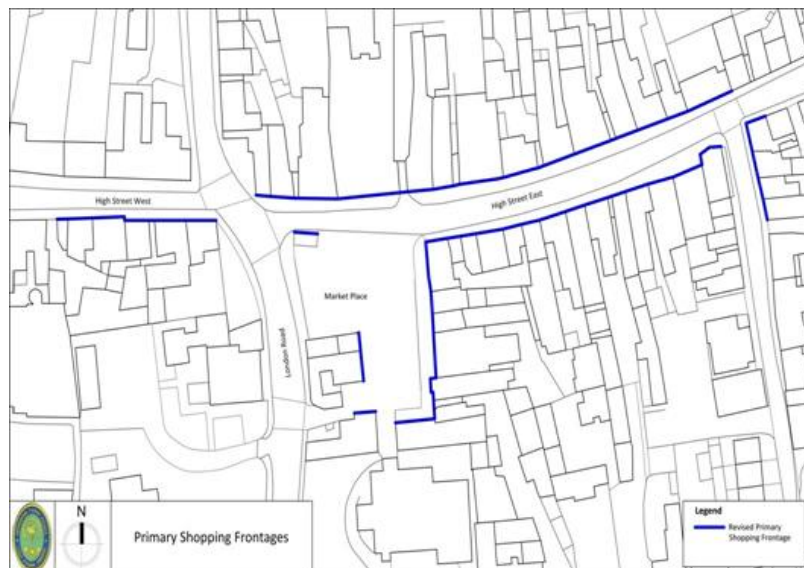
5 Retail and Shopping Frontages

- 5.1 The Town Council has a longstanding commitment to protect and enhance the retail function of the town centre. The Neighbourhood Plan was an opportunity to create additional, locally focused, planning policies to further this aim, in addition to what was already in the Local Plan. Policy 7 and the associated rationale on Page 25 applies.

Policy 7 Retail Development Shop Frontages. *The Plan supports the extension of the town's primary shopping frontage retail area to cover additional ground floor shop frontages in the central conservation area namely High Street West Nos.1,3,7,9,11,13 & Queen Street Nos.3-5.*

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 here is enhanced by the presence of the butchers, hardware shops, baker, clothes shops, post office, bank, newsagents, food, furniture, takeaways, flower shop, cafes, licensed premises, the garage and the Co-op. The town is a quality visitor destination with excellent hotels, pubs and restaurants and its jewels include its art and antique galleries, its book and gift shops and the School.

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. To preserve the Uppingham shopping experience as one of 'quality', the Plan supports retail development policies that monitor and control change of use, shop frontages and temporary exterior signage. As illustrated above the Plan also extends 'primary ground floor shopping frontage' into High Street West and Queen Street. Parking is considered in the Transport section of the Plan.



- 5.2 There are shopping frontage policies in several editions of the Local Plan, most recently the Site Allocations & Policies Development Plan Document (2013) and these include Uppingham. However, that document defined secondary frontages in Uppingham to the east side of Orange Street and the south side of High Street West from its junction with the A6003 to Chapel Lane.
- 5.3 However, it is a matter of fact that the subsequent redefinition of the secondary frontage as primary in the Neighbourhood Plan was accepted by the Examiner as being non-strategic.
- 5.4 In the new Local Plan, the policy is RLP 28: Primary & secondary shopping frontages
- Primary shopping frontages: The Council will manage the primary shopping frontage by maintaining predominantly A1 retail uses. Proposals for non-retail A1 uses in the primary shopping frontages will only be permitted where it is demonstrated that the proposal:*
- a) will not result in an adverse cluster of non-retail A1 uses in the primary frontage;*
 - b) will retain a 'shop-like' appearance with an active frontage;*
 - c) will not harm the predominantly retail character of the primary shopping frontage,*
 - d) will provide a direct service to the public.*
- Secondary shopping frontages: The Council will manage secondary shopping frontages by maintaining predominantly A Class retail uses. Proposals for non A class uses in secondary frontages will only be permitted where it is demonstrated that the proposal:*
- 5.5 The intent of this policy is still supported by UTC, but there are serious concerns over the specific changes to define a new secondary frontage in Uppingham, replacing what the NP currently defines as Primary frontage. The justification for this change (Para. 6.63) reads as follows: *"Given the Retail Capacity Assessment post-dates the Neighbourhood Plan it is considered appropriate to use this more recent evidence to determine the shopping frontages included in this new local plan and referred to in policy RLP28. The three units on the eastern side of Queen Street at its junction with High Street East should also be added to the secondary shopping frontage. It is considered the change of use away from class A1 retail use in these two areas would not be detrimental to the overall vitality and viability of the town centre"*. In addition, the Local Plan recommends that an area of Queens Street comprising 3 units on the east side where it joins High Street East be added to the Secondary Shopping Frontage.
- 5.6 In considering this matter, the Town Council sought the opinion of a local firm of Commercial Property Specialists (The Culshaw Partnership). They concluded that the NP is too prescriptive and supported the redefinition of the sections of secondary frontage.
- 5.7 However, it is the conclusion of this report that there are substantive reasons why the Neighbourhood Plan should be used to consider and define shopping frontages.

1. The principles of Localism and Neighbourhood Planning: Unless there is clear evidence to the contrary, there is no justification to use a higher level Local Plan to amend policies in an up to date and successful Neighbourhood Plan. This point is

reinforced by the a statement in the most recent Government Neighbourhood Plan guidance (para.001) *“Neighbourhood planning gives communities...They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided...Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area”*. In this case, the status of a short section of retail frontage is not, therefore, a strategic matter and is clearly a matter which can properly be addressed in a Neighbourhood Plan, rather than a Local Plan.

2. Occupancy and vacancy rates: The 2016 Retail Capacity Study (see below) noted that *“...Overall, for the size of the town the diversity of uses is reasonable, and the vacancy rate does not present cause for concern...”* Desk based research and site visits undertaken in April/May 2018 for this study confirm this situation as there are no current retail vacancies. Furthermore, the imminent completion of a mixed-use development in the town centre reinforces the good health that it is in and suggest that existing planning policies are having a positive rather than negative effect.

3. The unique character of Uppingham and its shopping mix: The 2016 Retail Capacity Study (Bilfinger GVA) commissioned by RCC as part of the Local Plan evidence base concluded that; *“...The retail offer in the centre is anchored by a small Co-op foodstore; complementing this are a handful of day-to-day shopping and retail service facilities, including two pharmacies, a newsagent, a bank, a dental surgery and so on – however for the most part the offer in the centre is devoted to a mixture of specialist boutiques and art galleries/showrooms. The presence of four hotels in the town centre also suggests the role and function of this centre is slightly atypical and that it caters as much towards a tourism/visitor market as it does to meeting local shopping needs.....Positively, the independent convenience goods sector in the town is strong, and a small market held every Friday helps to further diversify the offer of the centre. Overall, for the size of the town the diversity of uses is reasonable, and the vacancy rate does not present cause for concern...The environmental quality of the centre is generally strong, with most of the historic buildings which make up the centre in excellent condition”*.

5.8 Based on the above analysis, general (RCC) and Uppingham specific (UPP) recommendations are made which relate to the consideration of shopping frontages.

RCC9: *We have reviewed town centre boundaries and primary and secondary frontages in..... In Uppingham, we recommend the town centre boundary remains unchanged and a minor amendment to secondary shopping frontage on Queen Street.*

RCC11: *Policies have protected and enhanced the primary shopping area in recent years, and we recommend the proactive consideration of legislative controls to prevent changes of use where considered inappropriate and harmful to the vitality and viability of the shopping frontage – i.e. the dilution of A1 uses underpinning footfall and connectivity across a centre...Consideration should be given to the use of Article 4 directions to assist in the protection of primary shopping frontages.*

UPP4: *Our ‘health check’ assessment of Uppingham town centre has confirmed that the café and restaurant sector makes an important contribution to the vitality and viability of Uppingham town centre, and indeed is under-represented against national averages. Applications which seek to further enhance provision should be therefore supported in principle. However, as with Oakham, it is important for the primary shopping area to retain a critical mass of retailing activity, to ensure residents’ day-to-day shopping needs can be met. Applications for change of use away from Class A1 use in the primary shopping frontage should therefore be resisted. The Council has a strong policy in its Site Allocation DPD to this effect and we recommend this approach is carried forward....*

UPP5: *The environmental quality of the centre is generally strong and there are no major areas of concern. The Council should continue to invest in public realm to help define a sense of place and ensure the centre maintains its smart, well-kept appearance.*

UPP6: *Continued support and promotion should be given to the market and other unique selling points in the town centre, such as hotels and art dealerships, to maximise the potential customer base of the town and promote its ‘unique selling points’.*

- 5.9 The majority of the analysis is sound as a basis for the continuation of existing policies. However, there is no convincing evidence for the statement in UPP4 that “*the café and restaurant sector.....is under-represented against national averages*”. The data collected in 2016 counted at least 12 Class A3 (cafes and restaurants), A4 (PH etc.) and A5 (take-away) uses in. Subsequently, others have moved in, e.g. Scandimania at 10B High St East and the branch of national chain of coffee shops will open in a large unit in the mixed-use development at the junction of High Street West and Orange Street.

Conclusion

- 5.10 It is the opinion of this report, that as a matter of principle, because it does not concern a strategic matter, the emerging Local Plan is not an appropriate vehicle to consider shopping frontages and this should be addressed in the Neighbourhood Plan.
- 5.11 The opinions and preferences of local people and town centre business should inform the way in which this matter is dealt with in a new Neighbourhood Plan, however there should be demonstrable reasons for moving way for the current frontage definitions.
- 5.12 That said, the widely held opinion that Uppingham is unique is concurred with. However, his report concludes that the drivers of the success that it enjoys relate to the local economy, population characteristics, the built environment, the market and the School. These factors combine to create a critical mass of specialist shops and food/drink uses in addition to useful local shops which attract shoppers and visitors in large numbers. This may mean that detailed shopping frontage policies, whilst they are still important, play a subsidiary role in influencing uses. Introducing secondary frontages could decrease rental expectations but a fall in income to owners could have a negative impact on maintenance. The fact that there is a low vacancy rate suggests that the centre is healthy and viable. Lower rents/property values might attract entrepreneurial growing or start-up business, it is felt that this would benefit the town.

6 Projected infrastructure needs

6.1 This section considers the projected infrastructure needs of Uppingham related to targeted economic growth plans of 2%+ for the period up to 2036. The growth figure is aspirational and is an amalgam of economic aspects, rather than a single measurement. Consequently, it is not possible to link the need infrastructure to specific increases in business floorspace or housing. The growth target is an aspiration of the Town Council, businesses and Uppingham First (Neighbourhood Forum). It is in the Town Centre & Business Zones Plan 2017-36. There is much to commend a locally based approach, with knowledge and understanding, that makes the town successful. However, it means that infrastructure needs must be considered on a location by location or sectoral basis. Consequently, additional surveys may be needed to justify particular requirements.

6.2 At present the following “facts” about Uppingham are demonstrable:

A - The population is ageing, and the impacts are probably the same as those nationally. Coupled with more information on household needs and aspirations, this could influence the amount and type of new housing development.

B - The town centre is doing well but it may be subject to continuing and emerging trends in retailing and so, continual monitoring is required. The quality and level of parking provision is important, as is the level of through traffic. An opportunistic approach could be taken to parking provision, but before any commitment is made to removing traffic, thorough understanding of access and trading needs is required.

C - Uppingham Gate is not an attractive site for new business units. Considered differently (e.g. access points and mixed uses) given that alternative strategic provision can be made elsewhere in the County, it could meet other local needs and open up nearby sites for future phases of (residential) development

D – Uppingham School is important – its needs for growth and development should be continuously reviewed and taken into account.

E – Traffic (on the A47 and the A6003) is a problem which will worsen. However, a “Big-Bang” solution such as a complete ring road/by pass is probably not feasible at present and could have unforeseen adverse impacts. For this reason, an incremental approach which plans new development such that future links could be provided is the key. Up to date figures on traffic levels, origins and destinations and likely future growth are needed to justify highway investment and the requirements place on developers.

F – Station Road Industrial Estate is successful but constrained. The units are all occupied and the focus on manufacturing is important to diversity in employment and the economy of Uppingham, but access is poor, affecting businesses and creating problems for nearby residents. It is important that the estate is maintained and supported. There is no development related solution and so efforts will need to continue to focus on regeneration funds to provide a new means of egress from the site.

7 Recommendations for evidence gathering for the review of the Neighbourhood Plan

7.1 This study has involved an extensive review of a large number of contextual documents. This report and those documents can be used to inform the approach to the review of the Uppingham Neighbourhood Plan, possibly forming part of the evidence base. However, to ensure that there is a comprehensive basis for the Town Council to put Neighbourhood Plan issues before the public and engage landowners/developers further evidence gathering and analysis is required. This will also help continued engagement in the Local Plan review, helping to persuade the County Council that it should embrace Localism and agree that site allocations should be through the Neighbourhood Plan and not the Local Plan.

7.2 The recommendations for evidence gathering and further work are as follows.

- 1.** Create a bespoke and accurate Census profile for Uppingham, taking account of the school, to properly understand the population structure and needs that arise from it.
- 2.** Undertake a local housing need study, in accordance with current good practice
- 3.** Arrange a session for local businesses (Uppingham Gate and Station Road) and commercial agents to consider the questions based on the agent's survey and to agree what is required in Uppingham in terms of employment land, business units and improvement to existing sites.
- 4.** Referring to proposals in the draft revised NPPF, request RCC to provide a new housing requirement figure for Uppingham up to 2035, based on the new Local Plan.
- 5.** Request RCC to undertake traffic studies in to inform transport policies (in the Neighbourhood Plan and for the Local Transport Plan), including potential longer-term routes around sections of the town
- 6.** Request RCC and the LPEP to fund/undertake a feasibility study for a new means of exit for Station Road industrial estate
- 7.** Maintain up to date records of planning applications/decisions for town centre retail premises and keep a register of occupancy levels and vacancies.
- 8.** Identify baselines and indicators to measure progress on economic growth targets.

Sources of information/documents reviewed and referred to

National

Planning Practice Guidance (March 2018)

The National Planning Policy Framework (NPPF) 2012 and the recent Consultation Draft

Regional

Strategic Housing Market Assessment Update Final Report - Peterborough Housing Market Area and Boston Borough Council (March 2017)

Rutland County Council

Economic Growth Strategy 2014-2021 (January 2015 updated)

Landscape Sensitivity and Capacity Study of land around Oakham and Uppingham and land on the edge of Stamford in Rutland (2010) and further study in 2017 of land to the north and west of Uppingham to support the Local Plan Review.

Economic Land Assessment Update Executive Summary (January 2016)

Rutland Retail Capacity Assessment (April 2016 Update)

Rutland Local Plan Review 2015-2036. Issues and Options - Consultation Housing Supply Background Paper (October 2015)

Rutland Local Plan 2016-2036 Local Plan Review Consultation Draft Plan (July 2017)

Rutland Local Plan 2016-2036 Local Plan Review Consultation Draft Document -Site Appraisals (July 2017)

Rutland Local Plan 2016-2036 Local Plan Review Consultation Draft Document - Methodology assessing potential sites (July 2017)

Rutland County Council Economic Growth Strategy 2014 -21 (and Jan. 2016 update)
[file:///C:/Users/Owner/Downloads/Economic%20Growth%20Strategy%202014-2021_Final%20Version%20\(1\).pdf](file:///C:/Users/Owner/Downloads/Economic%20Growth%20Strategy%202014-2021_Final%20Version%20(1).pdf)

Uppingham

Uppingham Neighbourhood Plan 2013-2026 (Referendum Edition) – Uppingham Town Council (June 2014)

Uppingham Town Centre & Business Zones Plan – Uppingham First (August 2017)

Brief on behalf of the Uppingham Neighbourhood Plan Committee to comment upon a proposal contained in the Rutland Retail Capacity Assessment (2016 Update) about the Town's Secondary Shopping Frontage. Prepared by The Culshaw Partnership for Uppingham Town Council (February 2018)

Other

Uppingham Gate, Ayston Road, Uppingham. Proposed mixed use development comprising employment, community and residential development. Pre-application consultation statement. Prepared for Lynton Developments (February 2017)

Review of recent RCC planning history in Uppingham (April 2018)

Local Data Company (LDC) survey for PricewaterhouseCoopers.

<https://www.pwc.co.uk/press-room/press-releases/store-openings-at-lowest-level-in-seven-years-as-digital-demands-and-appetite-for-experiences-continue-to-redefine-british-high-streets.html> (April 2018)

Surveys & Organisations Contacted

Opinion survey (informal) of agents on employment land in Uppingham – May 2018

Publication – Placemaking Resource Nov. 2016: Advice: Creating live/work units, see: <https://www.placemakingresource.com/article/1415721/advice-creating-live-work-units>

Appendix 1: Opinion survey of agents on employment land in Uppingham – May 2018

Thank you for taking a few minutes to consider the questions below. The survey is part of an independent assessment which I am undertaking for Uppingham Town Council. The purpose of this work is to provide material to inform a review of the Uppingham Neighbourhood Plan, which is to be carried out in tandem with the preparation of a new Rutland Local Plan. Please note that I am contacting a number of agents/firms, but in my report, **the results will be combined and not ascribed to individual professionals or practices**. Individual responses will not be published. The focus is on existing/proposed employment land at Uppingham Gate, but two questions concern other locations

Questions	Yes	No	Other Comments
Q1. Are you familiar with the employment land market in/around Uppingham?			
Q2. Do you think that available land at Uppingham Gate is likely to develop as business park units?			
Q3. Is there likely to be a market for small offices/studios and/or live/work units in Uppingham?			
Q4. In market terms, what development is most needed in Uppingham?			
Q5. Do you agree that Station Road is a successful location for industrial/manufacturing units?			
Q6. Please rank (1 weakest/5 strongest) the key determinants of demand for employment land and units in/around Uppingham.			Land availability Land costs Construction costs Rental levels Local skills and workforce
Q7. In the redevelopment of St Georges, is there an opportunity for a new strategic employment land allocation in Rutland?			

Thank you for your time, do you have any other comments or suggestions?

Name & Position.....

Business.....

Text of accompanying email and organisations contacted.

Good morning. My name is Clive Keble and I am a Chartered Town planner, specialising in Neighbourhood Planning. Through OPUN (the Architecture and Design Centre for the East Midlands). I am undertaking work for Uppingham Town Council to provide an independent, third party, basis for decisions on the approach to be taken in a review of the Uppingham Neighbourhood Plan (in the knowledge that the Rutland Local Plan is being reviewed). As part of this I am looking at existing employment land allocations and the prospects for new development in various locations and the function of the town centre.

Rather than being solely desk based, I wanted to add an external dimension to this work, bringing in consideration from a commercial viewpoint. I wonder, therefore, if you would be willing to take few minutes to consider the questions on the attached form. Please note that I am contacting a number of agents/firms, but in my report to the Town Council, the results will be combined and not ascribed to individual professionals or practices and individual responses will not be published. The focus is on existing/proposed employment land at Uppingham Gate, but two of the questions concern other locations in Uppingham and Rutland

If possible, could you respond to me by close of play on Wednesday 9th May. In the meantime if you have any questions do contact me, by email or on 07815 950482. (For information, the survey is being sent to the following: - Moores, Murrays, The Culshaw Partnership, Andrew Granger, Lockhart Garratt, Fisher German & Landmark Planning).

Thank you in anticipation for spending your time on this matter. Clive Keble (MRTPI)

- Moores (Oakham)
- Murrays (Oakham & Uppingham)
- Culshaw Partnership (Uppingham)
- Andrew Granger (Mkt. Harborough)
- Lockhart Garratt (Corby)
- Fisher German (Market Harborough)
- Landmark Planning (Leicester)

Appendix 2 - Commercial Property in Uppingham (Right Move) 10/4/2018

Rental 1 £420 pcm 265 sq. ft., Ayston Road, Uppingham. Excellent opportunity to rent this 3/4 man office space in the superb Uppingham Gate on the outskirts of Uppingham. Presented to a very high standard. Marketed by Osprey Property, Oakham 01572 366035



Rental 2&3 £350 pcm Ayston Road, Uppingham. Beautiful new 2/3-man office space. Presented to a very high standard and situated in an ideal location on the outskirts of Uppingham. All bills & superfast broadband included - and £350 pcm FED UP OF WORKING FROM HOME? Y SERVICED OFFICE FROM £12 /day - Kitchen facilities, shower room - superfast broadband



Rental 4 £833 pcm Warehouse, The New Forge, Uppingham. Approximately 2000 sq. ft of warehouse and production areas with an internal area of offices & toilets. Parking facilities in secure gated compound. Marketed by Naylor's, Market Harborough, 01858 790132



Rental 5 £438 pcm. Bear Yard, Uppingham. TO LET ON LEASE FIRST FLOOR SUITE OF MODERN OFFICES CLOSE TO TOWN CENTRE Ground floor: Reception Area, Store Room; First floor: two good-sized Offices,

