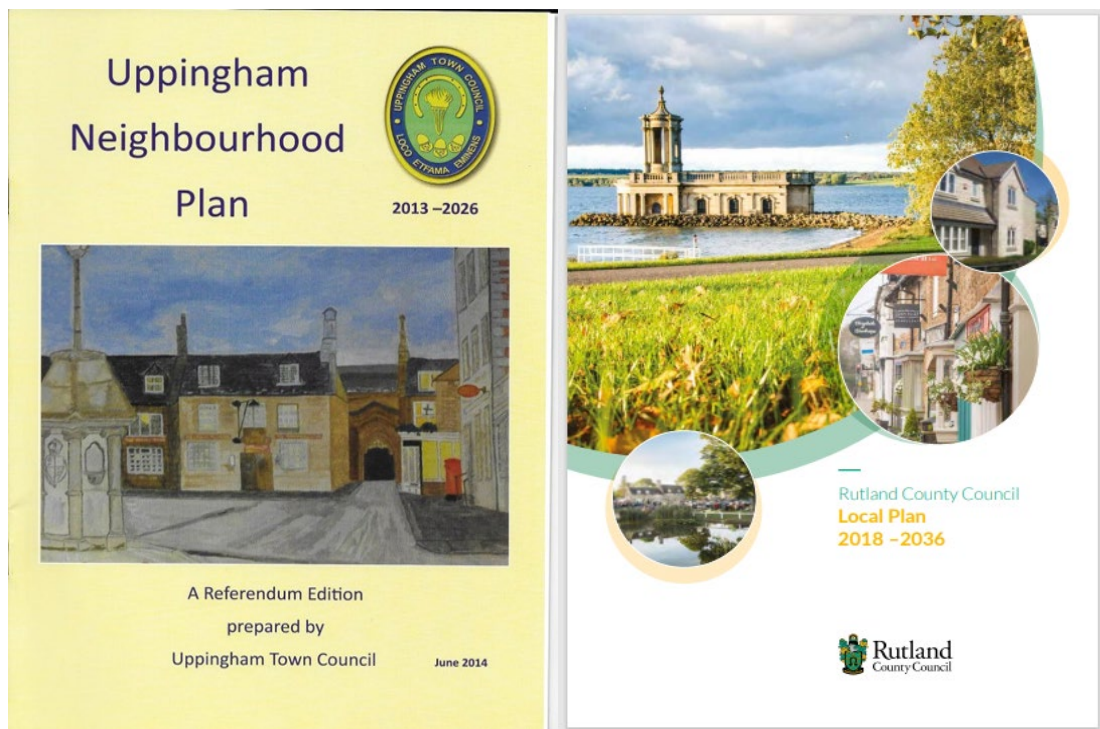


Draft Version

Support for Uppingham Town Council on the review of the Uppingham Neighbourhood Plan



Paper 2: Neighbourhood Plan Policies and the emerging Rutland Local Plan

(Contractor: Clive Keble (MRTPI) on behalf of Design Midlands Dec. 2020)

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1. Introduction

1.1 The intention of this paper is to:

- Identify which existing NP Policies can be carried forward with only minor alteration.
- Consider which existing NP community proposals can be converted into planning policies.
- Identify possible new NP Policies.
- Identify policies in the emerging Local Plan which cover Uppingham and should not be duplicated and/or which provide a strategic context for the NP.

It is set in the context of national guidance and good practice and takes into account the obligatory relationship between the NP and Local Plan.

1.2 Neighbourhood Plans must satisfy the Basic Conditions if they are to pass examination and proceed to Referendum. The first Basic Condition(a) is fundamental to the consideration of whether NP policies are appropriate. It states: *'having regard to national policies and advice contained in guidance issued by the Secretary State...'*

1.3 Paragraph 41-041 of the Government Planning Practice Guidance amplifies what is necessary in terms of policies. It states: *"A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared."* The approach is explained in the NP support and toolkits provided by Locality on behalf of the Government. This is considered in the next section.

2. Background and guidance

2.1 Extracts from the **2018 Locality Road Map**, which is an overall guide to Neighbourhood Planning are set out below. This should be applied when the revised NP policies are drafted.

Drafting policy. The vision and aims will need to be translated into a practical set of policies, as the means to achieving them, and possibly site allocations or Local Green Space designations.

The policies of a neighbourhood plan and the local plan together form the statutory development plan for the area and will be used as a basis for making decisions on planning applications. The NPPF is also an important material consideration.

It is essential to have copies of the existing adopted local plan and any emerging local plan policy documents to hand and to refer to them when developing policy. It will also be important to consider how the neighbourhood plan aligns with the policies in the NPPF and the guidance contained in Planning Practice Guidance. The local planning authority must make clear which of their adopted local planning policies are strategic in nature. This will ensure that policies at all levels are complementary. An NP should not repeat national or local plan policies.

Policies should be written to give substance to the plan's aims and vision and help local planning authorities make decisions on planning applications in the neighbourhood area. Each policy should include a statement of purpose, a summary of relevant evidence and clear planning rationale (the thinking behind the policy), and the wording of the policy itself. The convention is for the policy itself to be in bold text. Policies may also be accompanied by explanatory text or by more detailed guidance to help make their interpretation clear.

Policies are best written in a concise and unambiguous way, to give clear requirements for development to meet, to inform decision makers and those applying for planning permission. Avoid jargon or legalistic terms. Policies should be written in simple and clear English.

Policies will be written individually, but it is also important to consider how they will work collectively. Many policies interact and it may be useful to cross-reference them. Collectively, the policies must help to achieve sustainable development. They must enable and allow growth, but also take into account the interests of future generations (basic conditions). For significant sites, it may be useful to include a site-specific development or design brief, to augment the policies.

2.2 The Locality Toolkit (How to write policies for your Neighbourhood Plan), see below: <https://neighbourhoodplanning.org/toolkits-and-guidance/write-planning-policies-neighbourhood-plan/> has practical advice and checks on writing good NP policies, including an assessment grid and some examples of how to link policies to objectives, see below.

Policy	Link between policy and evidence or engagement?				For site allocations			Does policy meet the 'basic conditions'?			
	Support from evidence	Support from engagement	Is the link clear Y/N	Is more work needed? Y/N	How do you know site is suitable?	How do you know site is available?	Is it clear how site has been selected as best option?	In line with the national policy (NPPF)	In line with strategic approach of Local Plan?	Contribute towards sustainable development?	Compatible with EU obligations - SEA & human rights?

Objectives	Policies
Protect and enhance all green spaces within the neighbourhood	<p>EN1: Protection of green spaces within the neighbourhood</p> <p>Development that results in the loss of green spaces or that results in any harm to their character, setting, accessibility or appearance, general quality or to amenity value will only be permitted if the community would gain equivalent benefit from provision of a suitable replacement.</p> <p>EN2: Valley Park</p> <p>Development which would detract from the landscape or ecological value of Valley Park will not be permitted</p>

2.3 The toolkit goes on to explain, and set out tests on, what can and should not be included in an NP, see below.

You cannot use your neighbourhood plan to require your local authority to make designations or exercise particular powers which would help you deliver your plan objectives. If these are required then they need to be dealt with through negotiation and liaison with the local authority. Examples include:

- Serving a tree preservation order
- Listing an asset of community value
- Putting a building on the local list
- Designating or extending a conservation area
- Serving a compulsory purchase order

Your plan may help support the justification for exercising any of these powers but you cannot compel your local authority to use any of them.

This guide has explained how some issues can be controlled through neighbourhood planning while others fall outside planning control altogether. It has also distinguished between planning policies and projects. Test your understanding by answering whether and how a neighbourhood plan can deal with the following:

Can your neighbourhood plan:

Protect an ancient tree?	Yes – through policies which place appropriate conditions on planning permissions.
Provide affordable homes?	Yes – planning policies can require a proportion of new homes to be affordable and deliver this through a S106 agreement.
Improve the local train service?	No – you will have to lobby your train company and local MP.
Set up a local business green network?	No – but this could be one of your projects or actions.
Introduce a 20mph zone?	NO – speed limits are a matter for your Highways Authority but traffic management in relation to new development is for planning policy.
Control of the addition of porches to homes	No- Provided that the porch falls within certain parameters (including size) this is considered ‘permitted development’ and is not subject to planning policy.

3. Analysis of existing NP policies

3.1 The table below enables the existing NP Policies and Proposals to be considered against the NPPF, the emerging Rutland Local Plan, the current evidence base (advising where updates are needed or there are gaps to be filled) and community opinion. It also considers the relationship between NP policies and the Vision/Key objectives of the existing Plan. It will help to check that the Basic Conditions are met, avoid unnecessary conflict with RCC and help drafting of the new Neighbourhood Plan.

Existing NP policies and proposals

Character and Heritage	Fit with NPPF	Fit with LP	Evidence	Community	Vis./Obj
Policy 1 - Protect Central Conservation Area	186 to 202 (Conserve & enhance historic env't)	SD1, SD2, E9, EN15 & EN16	Yes	Yes, public & businesses	KO1, KO5 & KO11
<i>Proposal 1 Protect Conserv'n Area (potential use Community Right to Bid)</i>	As above and Localism Act	EN15 & EN16	Yes	Yes public	KO1
Services & Community Facilities					
<i>Proposal 2 - Create additional Community Service Facilities – links to potential NDOs</i>	28 to 30 (Non Strat Policies & NPs). 52 (NDOs)	SC1	Needed e.g. condition of library		KO4
Public Information Signage					
Policy 2 - Public Information Signage – <i>May be more of an (informal) Proposal?</i>	Not really	EN2??	Needed	Businesses ?	KO1 & KO11
Technology/Infrastructure					
<i>Proposal 3 - Technology and Infrastructure/Comm. Safety (Roundabouts & Traf. Mng.)</i>	Not really	SC2??	Needed Traffic figures	Yes community	KO1
<i>Proposal 4 - Technology and Infrastructure – Comms. (Mast at Welland Nurseries) Could be a Policy</i>	112 to 116 (Communic's) 80 (Economy)	SC3	Needed e.g. from provider	Yes Business	KO1, KO5, KO6 & KO7
<i>Proposal 5 - Technology and Infrastructure. CIL Contrib's (refers to CIL schedule)</i>	Not really, see CIL & NP leg./guidance	SC4??	Not applicable	Not applicable	
Tourism					
<i>Proposal 6 – Tourism (Promote and TC to take lead for creating a TIC) Could be a Policy</i>	83(c) Sust. rural tourism Sec. 7-Vitality town centres	E5	Needed, Visitor numbers?	Yes, Community and businesses	KO1, KO5, KO6 & KO7
Housing					
Policy 3 – Housing. Numbers (Sites A, B & C for at least 170 dwellings). Detailed briefs a following section.	13(NPs) Sec.3 Plan making. Sec 5 Supply of homes. 102(Transport)	SD1, SD2, SD3, H1, H5 & H6	HNA Census Houses built and stock		KO8, KO9 & KO10
Policy 4* - Housing - Single Dwelling Developments (Enable 6 custom/self build)	61 (commit or build their own homes).	H8	Local demand?	Record interest or support	KO8

Policy 5 Housing Site C (recreation land to the rear)	Sec. 12 (Well-designed places). And 96 & 97	EN2 & EN3	Open space data?	Yes Community	KO2, KO8, KO9 & KO10
Industry and Employment					
Policy 6 - Industry and Employ't Site D (Uppingham Gate (extension/specific uses)	Sec.7 (strong competitive economy). 28 to 30 Non Strat. Policies	E1** & E2	Demand figures	Yes businesses	KO6 & KO7
<i>Proposal 7 - Industry and Employment - Uppingham Gate (LEP bid for funding)</i>	As Above	E1 & E2		Yes businesses	KO6 & KO7
<i>Proposal 8 - Industry and Employment - Station Road Support use & improvement. (Could be a Policy)</i>	As Above	E2 & E3 (but Station Rd. not listed in policy)	Local survey, traffic figures?	Yes businesses	KO6 & KO7
<i>Proposal 9 - Industry and Employment - Uppingham Gate (LEP bid for funding)</i>	As Above	E2 & E3		Yes businesses	KO6 & KO7
Transport					
<i>Proposal 10 - Transport - Coach Stop (support siting of long-distance coach stop)</i>	Sec. 9 (Sust. Transport) 110(a) public transport	SC2	Operator demand?	Yes businesses Community?	KO3 & KO4
<i>Proposal 11 Transport & Parking (local control & own.) Housing, comm'l spaces link to houses).</i>	Not really	E9	Not applicable	Not known	KO4
<i>Proposal 12 - Transport - Safer Walking and Cycling Routes (TC to seek new/safer routes)</i>	Sec. 9 (Sust. Transport). 98, 102(c), 104(d) Walk/Cycle	SC2	Need surveys	Yes community	KO3 & KO4
<i>Proposal 13 - Transport - Seaton Road Roundabout (re-examine problems)</i>	102(a)	SC2	Needs a survey	Yes community	KO4
<i>Proposal 14 - Transport - New Bus Interchange (redesign and improvement)</i>	Sec. 9 (Sust. Transport) 110(a) public transport	SC2	Operator demand?		KO4
Retail Development					
<i>Proposal 15 - Retail Develop't - Change of Use (re-evaluation of RLP SP11)</i>	Sec.7 Vitality, town centres) No ref. to frontages)	No. Frontage not strategic? E10	Planning records	Not known. Change in business attitudes?	KO5

Policy 7 - Retail Develop't - Frontages (Support extension of primary)	As above	No. Frontage not Strategic E10	Planning records	Not known. Change in business attitudes?	KO6
Design & Access					
Policy 8 - Design and Access (Requirement/Specifications for D&A Statements)	Sec.12 well-designed places.	EN2 & EN3	Not applicable	Yes community	KO10
Environment/Preserve Important Open Space					
Policy 9 (every household to be within a 20-minute walk of open countryside)	96 & 97	EN10, SC2	Produce zonal map	Yes community	KO2
Policy 10 (...no development on green spaces)	96 & 97	EN10, EN12	POS provision & standards	Yes Community	KO2
Policy 11 (landscape buffer zone on N boundary of Uppingham Gate extension)	Sec. 12 (Well desig'd places And 96 & 97	EN10, EN12		Yes Community & business	KO2
Tods Piece					
<i>Proposal 17 Retain. Walking cycling, toilets, signage, transport hub on perimeter.</i>	96 & 97 110(a)	SC2	Operator input	Yes community	KO2, KO3
Development Orders & CIL priority. Maps (open space, sites & development limits).	52		Not applicable	Not known	KO6

* There is a need to consider if the revised RLP Policy H8 will provide what is necessary?

(Proposals for self and custom build housing, to be occupied as homes by those individuals, will be supported by the Council where they are in conformity with all other relevant local and national policies.

On sites of 50 dwellings or more, developers will be required to supply at least 2% of the site capacity as serviced plots for sale to self-builders and/or custom house building.

Where evidence is provided demonstrating that a plot has been appropriately marketed for a minimum period of 12 months but has failed to be sold for self-build development the Council will consider whether the plot(s) may be built out as conventional market housing by the developer.”)

** Policy E1 allows for *Other employment generating uses” subject to four criteria. The question of whether this would provide sufficient flexibility for Uppingham, noting that it would not enable housing or a nursing home, needs to be considered.

The text and body of the existing NP

3.2 This section considers whether there are policies “hidden” in the body (text and explanatory sections) of the existing NP. The findings are presented as a table.

Text	Analysis of potential to be a policy
Key Objective bullets 8 & 9 (housing) and 10 (Design Statement) <i>Use numbers in new plan</i>	Some of these read like policies (see section 6 of this report).
P12 CIL – need to get a better link to an Infrastructure Development Plan, but note that UTC will get 25% of CIL anyway	This matter could be addressed in the Implementation and Monitoring section which is recommended.
P12 – Proposal 4 Tech. & Infrastructure – Communications (Welland Vale Mast)	This could be a formal NP planning policy
P13 Proposal 6 Tourism and pre- amble could be a positively worded policy	NPPF RLP E5
P14 Not clear what an “ <i>occasional, self-build, custom built, single dwelling</i> ” constitutes? Is it beyond infill, why leave it to chance?	This may be adequately cover by the LP Policy (H8 – see below).
P15 to 18, the site requirements are clear, but there are some elements hidden away, these may be better as criteria/bullets?	Need to ensure that all relevant detail is included in the individual site allocations policies.
P21 (Prop.8 Station Road) could be a land use policy to protect and a Proposal to enhance.	Complements E3 in the emerging local plan.
P23 (communal spaces in Housing), Why? Would it be better in the housing section?	
P24 (Props. 10 & 14) Land for coach parking/ bus interchange and P28 (Prop. 17) Develop Community Facilities on Tod’s Piece	These proposals could be integrated into a single formal planning policy for Tod’s Piece.
P25 Needs PD update and x-ref. to RLP	Permitted Development rights have changed.
P26 for the D&A requirement, need evidence to substantiate “ <i>Community Expectations</i> ”	There could be more on the CA, LBs and adding non-designated assets.
P27 Countryside not the only “Important Open Space.” Identify existing & consider LGS designation	This will enable Policies 9, 10 &11 to be beefed up and made more precise/specific. Reflects EN12 & EN14 in the Local Plan.

4. Emerging Rutland Local Plan Strategic Policies

4.1 In the emerging Local Plan, the County Council states that it has used the guidance in the NPPF and Planning Practice Guidance to define the strategic policies. A list of the identified strategic policies is provided to give clarity for neighbourhood plan purposes. Neighbourhood Plans are required to meet the Basic Conditions, one element of which is that an NP must be in general conformity with the strategic policies contained within the Local Plan. That list is set out

below. ***Bold italics*** indicate where the Uppingham NP is/should be in conformity. Policies not italicised do not necessarily conflict as they are often not spatially applicable to Uppingham.

- SD1 - Sustainable Development Principles*** *The overarching development principles of the plan*
- SD2 - The Spatial Strategy for Development*** *To deliver development strategy of the Local Plan*
- SD3 - Development within Planned Limits of Development*** *Policy setting out a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan*
- SD4 - Residential Development in the Countryside*** *To deliver the development strategy*
- SD5 - Non-residential development in the countryside*** *To deliver the development strategy*
- H1 - Sites for residential development*** *Strategic to delivery of homes*
- H2 - St George's Garden Community & Delivery Principles Strategic to delivery of homes
- H3 - St George's Garden Community Development Requirements Strategic to delivery of homes
- H4 - Cross Boundary Development Opportunity – Stamford North Strategic to delivery of homes for South Kesteven District Council
- *H5 - Housing density*** *Policy setting out an overarching objective of the plan*
- *H6 - Meeting All Housing Needs*** *Policy setting out an overarching objective of the plan*
- H8 - Self-build and custom housebuilding*** *Policy setting out an overarching objective of the plan*
- *H9 - Affordable housing*** *Strategic to deliver development strategy of the Local Plan*
- H10 - Rural Exception Housing** Renamed policy (was Tourism); revised wording for clarification.
- H11 - Gypsies and Travellers Policy setting out an overarching objective of the plan
- E1 - Provision for industrial/office development & related uses*** *To delivery economic growth*
- E2 - Expansion of existing businesses*** *Policy setting out an overarching objective of the plan*
- *E3 - Protection of existing employment sites*** *To deliver development strategy of the Local Plan*
- E4 - The rural economy*** *Policy setting out an overarching objective of the plan*
- *E5 - Local Visitor Economy*** *Policy setting out an overarching objective of the plan*
- E6 - Rutland Water Policy setting out an overarching objective. The policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan
- E8 - Caravans, camping, lodges, log cabins, chalets and similar forms of self-serviced holiday accommodation Policy seeking to shape broad characteristics of development
- *E9 - Town centres and retailing*** *Policy setting out an overarching objective of the plan*
- E10- Primary Shopping Areas*** *Policy setting out an overarching objective of the plan*
- E11 - Sites for retail development*** *Strategic to deliver development strategy of the Plan*
- *EN1 - Landscape Character Impact*** *Policy setting out an overarching objective of the plan*
- EN2 - Place Shaping Principles*** *Policy seeking to shape broad characteristics of development*
- *EN3 - Delivering Good Design*** *Strategic to deliver development strategy of the Plan*
- EN4 - Sustainable Building & Construction*** *Policy to shape broad characteristics of development*
- EN5 - Surface water management, water supply, foul drainage & Sustainable Drainage Systems*** *Policy setting out an overarching objective, on the broad characteristics of development*
- EN6 - Reducing the risk of flooding*** *Strategic to deliver development strategy of the Plan*
- EN7 - Pollution control*** *Policy seeking to shape broad characteristics of development*
- EN8 - Low carbon energy generation*** *The policy sets out an overarching direction or objective*
- EN9 - The natural environment*** *Policy setting out an overarching objective of the plan*
- EN10 - Blue and green infrastructure*** *Policy setting out an overarching objective of the plan*
- EN11 - Protecting Agricultural Land*** *Policy setting out an overarching objective of the plan*
- EN12 - Important open space and frontages*** *Policy setting out overarching objective of the plan*
- EN14 - Provision of new open space*** *Strategic to deliver development strategy of the Plan*
- *EN15 - The historic and cultural environment*** *Strategic to deliver development strategy of Plan*
- *EN16 - Protecting heritage assets*** *Policy setting out an overarching objective*
- SC1 - Delivering socially inclusive communities***
- SC2 - Sustainable transport*** *Policy setting out an overarching objective of the plan*

***SC3 - Promoting Fibre to the Premise Broadband** To deliver development strategy
SC4 - Developer contributions Strategic to deliver development strategy of the Local Plan

4.2 Whilst duplication should be avoided and the principles of the strategic policies should be retained, it is acceptable for NP policies to add detail to the LP policies where there is local evidence/justification for doing so. In the above list, those policies are marked * and the table below indicates what sort of local criteria might apply in the Uppingham NP.

Policy	Local Justification
*H5 - Housing density	Local character, site specific. however overall density would need to be achieved.
*H6 - Meeting All Housing Needs	Informed by detailed local studies/census.
*H9 - Affordable housing	Informed by detailed local studies/census.
*E3 - Protection of existing employment sites	Need to specifically improve Station Road.
*E5 - Local Visitor Economy	Recognise the unique nature of Uppingham and the influence of the school.
*E9 - Town centres and retailing	Recognise how the centre reflects the visitor economy, the school, entrepreneurship and provides for local needs.
*EN1 - Landscape Character Impact	Recognise the hill and valley landscape.
*EN3 - Delivering Good Design	Adding value and local criteria reflecting the character of Uppingham.
*EN15 - The historic & cultural environment	Adding value and local criteria reflecting the character of Uppingham.
*EN16 - Protecting heritage assets	Recognise the extent of the Conservation Areas, Listed buildings & local heritage assets.
*SC3 - Promoting Fibre to the Premise Broadband	Recognise importance of IT to the combined online/premises based retail offer and provide for home based working.

NB. However, as a matter of principle, the NP should not add unnecessary detail to the LP policies. Each policy must be justified, by fact based evidence in addition to local opinion and aspirations.

4.3 The Local Plan also includes minerals and waste policies, rather than RCC having (as is usually the case) a separate plan. These are reproduced below, for information, but in accordance with legislation/regulations minerals and waste are/will not be covered by the Uppingham NP.

- MIN1 - Spatial strategy for minerals development** To deliver development strategy
- MIN2 - Mineral provision** the policy sets out an overarching direction or objective
- MIN3 - Safeguarding Rutland's Mineral Resources** To deliver development strategy
- MIN4 - Development criteria for mineral extraction** To deliver development strategy
- MIN5 - Site allocations for the extraction of crushed rock** To deliver development strategy
- MIN6 – Site allocations for the extraction of building stone** To deliver development strategy
- MIN7 - Safeguarding of minerals development** To deliver development strategy
- MIN8 - Borrow Pits** Strategic to deliver development strategy
- MIN9 - Development criteria for other minerals development** To deliver development strategy
- WST1 - Waste management and disposal** Strategic to deliver development strategy
- WST2 - Waste-related development** Strategic to deliver development strategy
- WST3 - Sites for waste management and disposal** To deliver development strategy
- MIN10 - Restoration and aftercare** Strategic to deliver development strategy

Town Council comments on the emerging local plan

4.4 For information, the recent Town Council submission on the Local Plan (on the likely impact of the proposed St Georges Barracks development on traffic) are set out below:

“ We contend that the proposed new Garden Community at St Georges Barracks of some 1,000 homes will add to traffic volumes using the A6003 which passes through Uppingham. We do not believe that the Local Plan, as presented, does enough to address this potential issue leading us to the conclusion that in this area the Plan is not effective. We believe that the Plan needs to set out balanced proposals to deal with additional traffic volumes travelling throughout both Uppingham and the rest of Rutland as a consequence of concentrating 47% of future housing capacity in one location rather than spreading it throughout the County. This may include the need for a North/South relief road for Uppingham.”

5 Possible new/additional NP policies

5.1 These will need to be considered by the NPAG and considered against evidence and local opinions. The foregoing analysis suggests that the policy scope of the Uppingham NP could be widened to include the following (the suggested additional policies also reflect submissions made by the Environment & Amenities theme groups):

1 Heritage: Work with RCC to improve understanding of the Conservation Area, with an appraisal. (NB this can identify enhancement opportunities but might also increase controls/restrictions).

2 Heritage: Protect and enhance local (non-designated) heritage assets, (NB this will require a survey and might also increase controls/restrictions on property owners).

3.Environment & Open Space: Consider the designation of **Local Green Spaces**, for example The Arboretum. A short assessment is given below, using the NPPF criteria (Para. 77):

Name and size	Proximity to community	Site Description and Local Significance	Local in Character	Not Extensive
LGS 1 Arboretum	Close to town centre	<ul style="list-style-type: none"> - Beautiful landscape - Culturally significant - Recreation value (footpath and informal access) - Tranquil, rich in wildlife - Historically significant - Overall special to the community 	Yes	Yes

4. Town centre: Encourage (e.g. subject to heritage considerations), proposals to combine premises to provide retail, hospitality and shared workspaces in town centre premises will be supported) – *to maintain the vitality of the town centre and enable post Covid-19 recovery.*

5. Housing: All new dwellings and substantial extensions should incorporate electric vehicle charging points (with safe off-road standing space for vehicles) – *In anticipation of a move to electric vehicles to support sustainable development and measures to combat climate change.*

6. Housing: All new dwellings and substantial extensions should incorporate flexible space to enable effective and comfortable working from home and to accommodate other needs as households grow and/or age - *to support sustainable development and measures to combat climate change and enable post Covid-19 recovery/adjustment to lifestyles.*

7. Transport/Active Travel: New development will be required to incorporate safe and convenient connections to walking and cycling routes to the town centre, schools, places of employment, open spaces and the countryside. Uses involving employees and customers/users should incorporate safe and secure cycle parking - *to support sustainable development and measures to combat climate change and enable post Covid-19 recovery/adjustment to lifestyles*

8. Renewable Energy: Small scale renewable energy projects and community-led initiatives for renewable and low-carbon energy will be supported - *to support sustainable development and measures to combat climate change.*

9. Renewable Energy: New employment, leisure or retail developments should incorporate electric vehicle charging points for staff and/or users - *to support sustainable development and measures to combat climate change.*

10. Business and employment: Proposals to provide accommodation for start-up and micro business on allocated employment sites and through the conversion of other premises will be supported where there is no adverse impact on heritage, highway safety and residential amenity - *to support sustainable economic development and measures to combat climate change and enable post Covid-19 recovery/adjustment to lifestyles.*

11. Sustainable drainage: All development should incorporate measures to reduce surface water run-off through the use of soft and/or permeate surface treatments. Larger developments should adopt comprehensive "Sustainable Urban Drainage" systems - *to support sustainable development and measures to combat climate change.*

12. Tourism: Proposals to improve and/or extend the tourism offer of Uppingham will be supported where they fulfil other NP criteria e.g. related to heritage, maintenance of local shopping, highway safety and residential amenity. - *This policy supports economic development and town centre vitality. It represents a strengthening of the current NP Proposal 6 (Tourism).* A proposal to pursue partnership and external funding opportunities could be retained and updated to support and compliment this formal planning policy.

13. Tod's Piece: The important open space and recreational function of Tod's Piece will be protected and enhanced but carefully designed and sensitively located proposal to improve community facilities, coach parking and public transport will be supported. *This policy supports sustainable development, recreation, the vitality of the town centre and tourism. It represents a strengthening of the current NP Proposals 10, 14 and 17 (Land coach parking/ bus interchange and develop community facilities).*

14. Station Road: The existing business and employment role of the Station Road Industrial estate will be protected and changes of use to non-employment uses will not be supported. Proposals to improve existing industrial units and access to and from the site will be supported. *This policy supports economic development. It represents a strengthening of the current NP Proposals 8 & 9.* A proposal to pursue partnership and external funding opportunities could be retained and updated to support and compliment this formal planning policy.

15. Telecomms: Proposals for the construction of a telecommunications mast on the site of or adjoining Welland Vale Nurseries and infrastructure necessary for community wifi in the town centre and public buildings will be supported - *This policy supports economic development, the role of the town centre and tourism. It represents a strengthening of the current NP Proposal (p12 - Technology and Infrastructure – Communications).*

Other potential policy considerations

General Sustainable Development Principles; An overall (Sustainable Development Principles) policy could be considered. An example is given below but clauses can be added or reviewed to take account of local circumstances (e.g. outlined in the Environment Theme note)

All proposals for development should:

- a) Be appropriately located;*
- b) Be of an appropriate scale and demonstrate a high standard of design;*
- c) Have regard to their setting and the character of the local area;*
- d) Take account of the key landscape views identified in Policy....;*
- e) Not adversely affect the amenity of nearby residents;*
- f) If appropriate, provide for sustainable transport modes (e.g. walking & cycling);*
- g) Respect the local built, social, cultural, historic and natural heritage assets, and*
- h) Demonstrate practicable efforts to achieve (or preferably exceed) design and construction standards for sustainable development, to minimise CO2 emissions.*

Explanation: This policy provides a positive framework for decision making, as required in the National Planning Policy Framework. Development will only be encouraged where it can be shown that the scheme will help to achieve the NP Vision and Objectives. Locally, the concept of sustainability relates particularly to the need for sensitive design such that development reflects the character of the surroundings; meeting environmental, social and economic objectives and better facilities for pedestrians and cyclists, all of which contribute to the quality of life for the residents of Uppingham. The policy applies to new development and changes of use. It is intended that the policy would support national efforts, based in part on local action, to address the very real threat of climate change to all communities. In addition to the formal planning requirements of this policy, there is a wider intention to support the creation and maintenance of healthy and sustainable communities.

The potential western relief road

Papers 1, 5 & 6 conclude that it is reasonable for the assessment and selection of sites to include criteria which would avoid land that may be required for a future relief road/by pass and to recognise sites which could contribute to the incremental construction of such a road.

Consideration is given below to the potential to include a formal planning policy to protect a corridor of land for a future road (either as a single project or incrementally).

The substantive argument against such a policy is that there is not a design in place for the route and a specific line and land-take cannot be identified at present. Furthermore, the route is not yet in any capital programme. A formal policy would, therefore, be prejudicial to the legal interests of property and landowners and could result in blight.

However, in addition to considering a possible corridor and the benefits that could arise from the development of certain sites/locations in the assessment and selection of sites, it would be reasonable for the revised NP to include an informal proposal referring to the Western route as identified in the Ove Arup study (for RCC). It could state that that the Town Council will work in partnership with RCC, landowners, developers, central government and funding bodies to explore the potential creation of a new road, either incrementally or as a single project.

6. Consideration of the existing Neighbourhood Plan Vision, Key Objectives and Action Themes

6.1 This section considers how the vision, key objectives and action themes may need to be amended or added to in the revised NP. The existing wording is set out below, and commentary added *in italics* where changes may be needed.

6.1 One critical recommendation is that the policies and proposals in the revised version of the NP should be clearly cross referenced to the Key Objectives. This can be achieved by a line of text in the explanation/justification or with a summary table.

Vision The aim of the Plan is to retain and enhance the traditional values of a small market town ensuring that future development in Uppingham reflects the community's needs and aspirations incorporating new technology where appropriate. The built environment should be compatible with local and national policies, but above all should enable all sections of the community to enjoy a sustainable way of life. *No change suggested unless the TC/NPAG wish to add anything about an ambition for growth where it brings demonstrable local benefits/meets local needs?*

Key Objectives *These should be numbered, KO1 etc. to make cross reference to policies easier.*

- Protect the town's heritage assets while modernising its infrastructure
- Affirm 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 the vulnerable, disadvantaged and disabled by strengthening community services
- Improve the sustainability of the town's retail centre
- Attract public and private sector investment
- Attract new employers and help create local jobs
- Increase housing by at least 170 dwellings with approximately 35% of them being 'affordable properties' and an estimated six being single dwelling sites *Need to reflect new sites/LP*
- New housing developments to be designed as clusters incorporating green space *Reads more like a policy - possibly amalgamate it with the next one and talk about achieving quality, sustainable design that reflects local character and helps to combat climate change.*
- New developments to comply with the Design Statement on page 26 - *see above*
- To enhance the visitor offer and attract the next generation of tourists - *add in a sustainable manner?*

Action Themes Further to reviewing the Plan's key objectives and the ideas contributed by the community and the Task Group, the Plan identifies the following areas for action: -

These will need to be considered according to what policies you have, but there might be an overall sustainable development theme?

- Protection of the town's character and heritage
- Further development of community facilities and services
- Public Information Signage – *not really a headline, could be subsumed within tourism?*
- Technology & Infrastructure
- Tourism
- Housing
- Industry and Employment
- Transport
- Retail Development
- Design
- The Environment and Preservation of Open Space
- Tod's Piece

Each of these identified areas for action are addressed by the policies and proposals of this Plan.