

# Land at Leicester Road, Uppingham

Uppingham Neighbourhood Plan - Developers Morning

## Who are Langton Homes & What do we do?

Langton Homes is a well-established, award-winning, family owned company, who specialise in developing high quality family homes throughout the Midlands and beyond. We take great pride in achieving the highest levels throughout all aspects of the construction process. From the initial house design to the quality of the finish, every Langton Homes' project is completed to an exceptional standard. For two consecutive years Langton Homes won the "Large Residential Scheme of the Year" at the ProCon Awards and have also won a bronze at the national "What House?" Awards" in the Best Small Housebuilder category, recognition for our excellence in design and high quality product.

We use traditional skills and materials combined with the latest modern technology to create stunning, energy efficient buildings. Over the years we have been involved in a diverse range of projects from refurbishment of listed buildings in highly sensitive locations, the regeneration of industrial brownfield sites to larger scale housing schemes. Examples of our product can be found locally in Uppingham, Barrowden, Great Easton, Medbourne and The Langtons.

We have a detailed understanding of the Rutland and Haborough areas and are currently working with the Langham Neighbourhood Plan Group and the Parish Council to deliver a key site identified in their Neighbourhood Plan.

For further information on Langton Homes and to view a selection of our development portfolio, please visit our website:

[www.langtonhomes.co.uk](http://www.langtonhomes.co.uk)



LANGTON HOMES  
inspirational design....aspirational living



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## How we can help to deliver your new homes.

Langton Homes is delighted to have been invited by the Neighbourhood Plan Advisory Group to the Developers Morning to discuss with the local community the type and scale of development they would like to be considered in the updated version of the Neighbourhood Plan.

Langton Homes has an interest in the land to the south of Leicester Road adjoining the Uppingham Town Cricket Club and recently developed Bloor Homes site.

The site extends to approximately 8.5 hectares of arable farmland that is relatively flat. Its internal features comprise the access road to the cricket club and a native hedgerow running alongside separating the site into two separate fields.

The site is relatively unconstrained and is easily accessed from Leicester Road, building on the recent direction of modern housing growth as identified in the Neighbourhood Plan.

We also have the ability to safeguard the potential route of the Uppingham bypass.

The Developer Morning provides us with the opportunity to ask the local community about their aspirations for new development in Uppingham. We would love to know:

- How much development do you think should be identified in the updated plan?
- Where do you think any future development should go?
- What type/size of houses would you like to see?
- What do you think is important in terms of the style and character of new houses in Uppingham?

Please be assured that answering these questions does not mean you support further development, but your views and opinions are important in helping to guide new development should it be required.



We value your opinion on these questions and ask that you provide feedback to by completing the questionnaire provided or by writing to:

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Great Easton  
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[anna@langtondevelopments.co.uk](mailto:anna@langtondevelopments.co.uk)



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## Our initial thoughts.

We have produced an initial layout to assist in visualising how development might look in this location, however our intention is to listen to your aspirations and gather your ideas to progress the design. The concept below shows a scheme of approximately 75 dwellings but what this site offers is flexibility to accommodate a larger scheme or less as required. This concept shows land to the east of the cricket club access road as reserved land for the potential future Uppingham bypass. The housing scheme is set back from the Leicester Road frontage to retain the existing hedgerow and tree cover. This will also provide space and an active treed frontage. This scheme is centred around a core green space following the promoted design rationale in the Neighbourhood Plan. The formal square could be designed to reflect the character of the historic core of Uppingham delivering a development of 1, 2, 3, 4 and 5 bed properties. The retained access to the cricket club could be tree lined with fronting properties creating an attractive entrance to the development to form an integral part of the proposal. Bungalows situated at the western boundary would secure an appropriate transition with the wider countryside.

- Existing dwellings
- Existing tree cover
- Proposed dwellings
- Proposed highways
- Proposed bungalow plots
- Proposed tree cover
- Possible alignment of future Uppingham bypass road
- Proposed attenuation pond



A high quality play space will be central to our proposal

