



Uppingham Neighbourhood Plan 2021

Welcome



Uppingham, like many other towns, has a Neighbourhood Plan which was completed and agreed by residents in 2016. You can read it on the Uppingham Town Council website.

The Plan has helped to guide the Town and County Councils when considering how the town should be developed over the next few years. It now needs refreshing in light of changes both within the town and as a result of government guidance.

Uppingham Town Council created the Neighbourhood Planning Advisory Group (NPAG) to work on this refresh of our plan. NPAG is made up of councillors, local interest groups and individuals from the town and has been working hard towards completion of this work.

We have reached a point

where potential Developers/Land owners have been invited to submit sites for consideration for future housing and commercial activities. As part of this, these individuals have submitted outline thoughts of how these sites could be developed. Uppingham Town Council is now seeking your views on these plans and locations. Every resident has the opportunity to take part in this survey (www.surveymonkey.co.uk/r/NPAG21) and every dwelling is receiving a copy of this information booklet including the questionnaire which allows you to give us your response to each site.

If you care about how the town is being developed over the next few years its vital you take part in this consultation.

Steve Rozak,
Chairman
Uppingham Town Council

Overall site plan

21st January 2021

(For indicative purposes only)

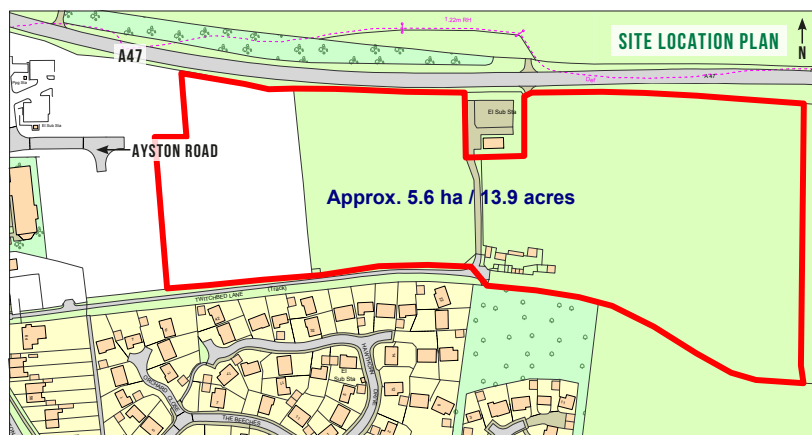
Uppingham Neighbourhood Plan Call for Sites 2021 Location Map



UPPINGHAM GATE PROPOSED MIXED USE DEVELOPMENT

This major scheme brings forward a prominent development site with an innovative mix of strategic and sustainable uses. It offers much needed additional choice for Uppingham residents and businesses including, food shopping, new housing for sale, rent and live/work. Retirement living, care home and a range of commercial services also form key elements of the scheme. These uses will be further enhanced with office and workshop space for new businesses. During 2022, Uppingham Gate's development will begin to make a major contribution to the life and economy of the town in the optimistic post-Pandemic world which has changed the way we live, work and play.

The developer, Uppingham Gate Ltd, has been working up this project in close co-operation with Uppingham First and the Town Council for the last four years. Some 75% of the site is now committed to specific companies and detailed schemes are being worked up. Providing we receive the support we expect from the emerging Neighbourhood Plan we will be submitting planning applications before the end of the year and expect to start on site delivering these opportunities to the Town by Spring of 2022.



The proposed developments shown on our scheme illustration on the next page include:

Employment - 0.78ha, comprising 1,100m² of small business and 1,100m² of light industrial units providing in excess of 200 jobs.

Retail - 0.6ha, comprising a 1,300m² food store.

Residential - 3.3ha, comprising housing for sale and rent, elderly persons apartments and bungalows, and live/work units for small businesses.

Community/Leisure - 0.25ha up to 1,000m² and Play Area- 0.2ha.

Road & Transport Links - The existing Northgate access road from Ayston Road would be extended through the site as a spine road. In addition, the connectivity of the site is to be greatly improved with the formation of a new access to the A47. The retail food store will particularly benefit from this new junction. The existing Hopper bus service will be a key facility in the linkages between Uppingham Gate and the rest of the Town Centre and residential areas of Uppingham.

The Future

In summary, the Uppingham Gate development with your support, will make a unique and important contribution to the sustainable growth of the Town, providing a range of facilities that will complement the existing Town Centre and the residential community of the Town.



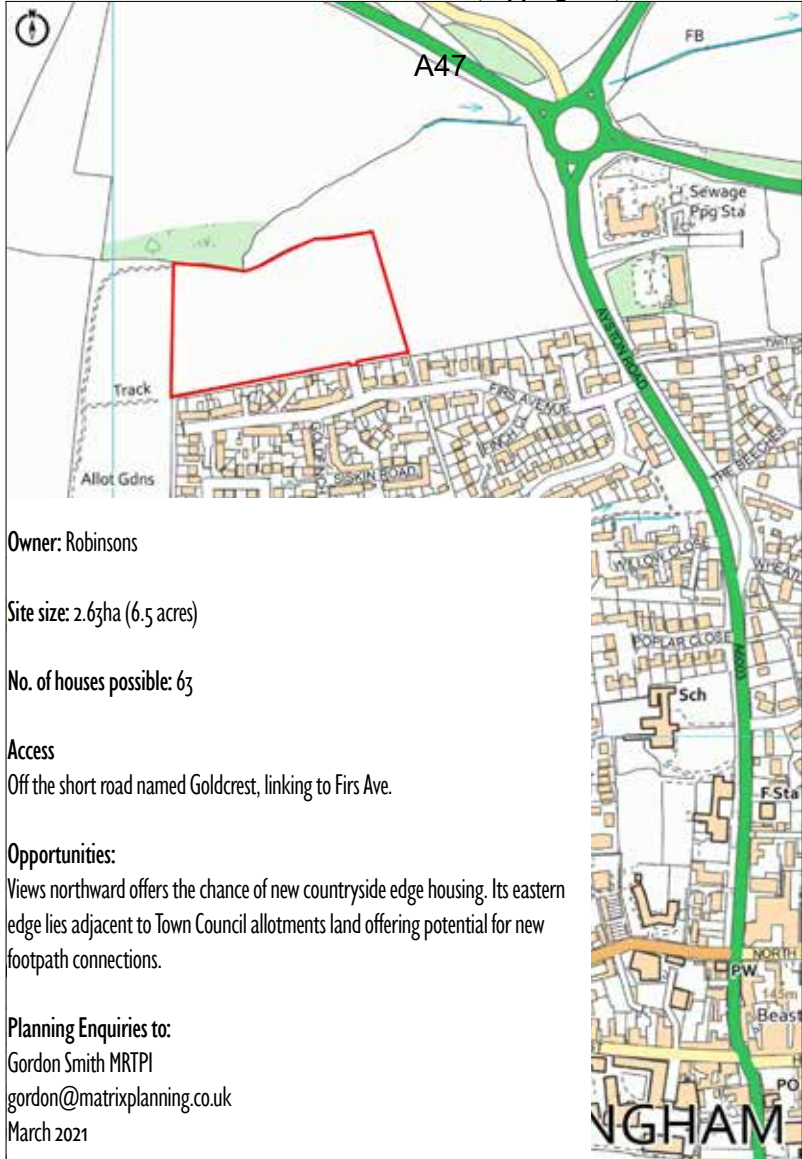
Thank you for taking the time to study our plans, please lend your support to this important scheme to support Uppingham into a bright future. For further information and to view the scheme illustration please go to www.ancerspa.co.uk/uppinghamgate

ANCER SPA Ltd
on behalf of Uppingham Gate Ltd



UNP21/LS/02

Land off Goldcrest and north of Firs Avenue, Uppingham, LE15 9UP



Owner: Robinsons

Site size: 2.63ha (6.5 acres)

No. of houses possible: 63

Access

Off the short road named Goldcrest, linking to Firs Ave.

Opportunities:

Views northward offers the chance of new countryside edge housing. Its eastern edge lies adjacent to Town Council allotments land offering potential for new footpath connections.

Planning Enquiries to:

Gordon Smith MRTPI

gordon@matrixplanning.co.uk

March 2021

Land off Goldcrest and north of Firs Avenue, Uppingham, LE15 9UP



Housing Site East of The Beeches, Uppingham



Land to the east of The Beeches, Uppingham , LE15 9PG



Land at Leicester Road, Uppingham

We would be proud to bring forward this land, which adjoins the recent Bloor development and the cricket club, for a high quality housing development.

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

It is on a bus route and within walking and cycling distance of the town centre, whilst also enabling access to the A47 without putting extra traffic through the town.

The proposal:

- Provide a range of housing sizes from 2/3 beds for key workers and young families, through to accessible bungalows for older residents
- Provide at least 30% affordable homes working with the Uppingham Home Community Land Trust
- Accommodate a potential bypass should the selected route pass through the site
- Deliver around 75 dwellings (at least 23 affordable) as part of the new Neighbourhood Plan, with the potential for additional housing in future years should it be needed.



Great Easton



Tur Langton

We are an award-winning local, family-owned company based in Uppingham and we would be delighted to be given the chance to help meet the housing needs of the town. We have built our business and reputation on delivering bespoke, high quality market and affordable housing.



LANGTON HOMES
inspirational design.....aspirational living

How it Could Look: Our Initial Thoughts...

- 75 dwellings with frontage lanes set back from Leicester Road and a central area of open space
- Access to the cricket club maintained
- Provision for future bypass route
- High quality design, materials and landscaping, intended to reflect Uppingham and its special character



Land at Ayston Road, Uppingham (Site Ref: UNP/21/05)

The Vision

Land off Ayston Road will deliver a high-quality, sustainable development of approximately 60 to 65 residential dwellings, including affordable housing for local people and bungalows for the over 55's alongside a new supermarket to serve the needs of the wider and existing community.

Site Context and Connectivity

The site is located on the northern edge of Uppingham. Ayston Road forms the site's eastern boundary and beyond Ayston Road is an area allocated and partially developed for employment purposes which includes a doctor's surgery. The town centre of Uppingham lies approximately 500m away and is accessible via both cycle and foot along Ayston Road.

The north east of the roundabout junction of the A47 and A6003 is potentially set to change in character with a proposed roadside service, recharge centre, petrol filling station and drive thru coffee shop application submitted and further mixed-use development at this location would fit well.



Figure 1 – Site Location Plan

Who is the developer?

The site is being promoted by Larkfleet Homes a locally based, award-winning developer who specialise in residential development within the East Midlands and East of England Regions who have an option on the land to promote and subsequently develop the site.

Larkfleet Homes are fully committed to the delivery of the site. They are supportive of the aims and objectives of the Neighbourhood Plan and what it is trying to achieve and are keen to continue their local and community engagement to ensure that the scheme is brought forward to meet the needs of both existing and new residents of the Uppingham community.

Design Evolution

Larkfleet Homes have continued to work with the Town Council and others to identify various potential uses for this site. Following the *Meet the Developers Morning* organised by the Town Council (Neighbourhood Plan Advisory Group) held in December 2019, the scheme Masterplan has been further amended to take on board the comments received from local residents. The amendments include:

- The provision of a new supermarket located within the northern portion of the site; and
- Bungalow development along the southern boundary adjacent to the existing properties along Firs Avenue.



Proposed Masterplan



Development Benefits

As the land is in a single ownership, its comprehensive planning and the delivery of development and associated benefits can be assured and will secure the following:

- Guaranteed and co-ordinated delivery of infrastructure and on-site facilities including the supermarket;
- Delivery of a mix of housing to include a range of 2 and 3-bed bungalows, semi-detached and detached market dwellings catering for first time buyers, families, and older persons;
- Affordable housing for people with a local connection to the area;
- Policy compliant public open space incorporating a new local play area;
- A high-quality development utilising a materials palette that is reflective of surrounding built form and materials which are local to the area including ironstone and red brick;
- Enhanced tree planting and landscaping along the site's northern boundary and retention of as much existing vegetation as possible specifically around the boundary of the site;
- A single vehicular access point off Ayston Road.

Further Information

For more information, please contact David Morris, Land Director at Larkfleet Homes at: David.Morris@larkfleethomes.co.uk | Tel: 01778 391 550 | www.larkfleethomes.co.uk

UNP21/SS/01

The Badley Orchard
Developer/Land Owner
Uppingham Homes Community
Land Trust
www.uppinghamhomes.uk
Tel: 01572 823465

Homes for Local Young People -
An Exciting Proposal to Build Truly
Affordable Homes to Rent and Part
Own.

The now derelict Badley Orchard, originally part of the estate of deceased Uppingham Undertaker Edward J Toon, has been donated to the Uppingham community by its subsequent owner Gerald Badley. The gift is on the understanding that the site will be used to build and manage affordable homes for local younger people.

The community response is being led by a newly created community benefit society, Uppingham Homes CLT. Read more about it at www.uppinghamhomes.uk

The orchard site is on the northern side of Seaton Road adjacent to the town's new solar farm and extends to approximately 0.08 hectares and is broadly rectangular in shape.

Uppingham Homes has engaged top architects GSS of Northamptonshire to design and

secure planning approval for the construction of six affordable apartments/maisonettes, with associated access, car parking and landscaping. The proposed development will consist of the erection of two separate buildings, the first fronting Seaton Road with a parking area adjacent and the second sitting further back in the site behind the parking area. The planned layout and access position can be seen below. The proposed buildings will both be two storeys in height and constructed from traditional materials including local sandstone.

It is proposed to provide a mix of affordable properties to rent or buy. Four 1 bedroom apartments to rent and two 2 bedroom maisonettes that can be part owned. Uppingham Homes will act as landlord for the former, and part owner for the latter.

The rented units will be available to those in housing need and it is proposed to charge a rent at 70% of market value (10% less than the standard affordable rent level). Furthermore, The Society is proposing to retain only 50% of the market rent with the remaining 20% being held by The Society in a deposit fund that will be returned to tenants upon the end of their tenancy. This Deposit Builder Trust

Fund will enable tenants to securely build up a level of savings during their tenancy that they can then subsequently use to assist with future rents or home ownership.

For more information on the site and how to become a CLT member or future tenant please e-mail rons@clara.net



UNP₂₁/SS/02

The area proposed for development is an open field with trees around its edge. These trees would not be affected by the development.

The site is surrounded by houses on three sides.

The site is not visible from the public highway and therefore provides little or no public amenity value.

RCC Planning Department have accepted that this field is not suitable for agricultural use because it is too small and isolated from other agricultural activity. In years when there has been a shortage of grazing we have offered it for free to local farmers to graze sheep. In years when there is not a shortage of grass it has been difficult to find anyone to provide animals for grazing. There has been a difficulty in preventing sheep breaking out – last summer one was recovered about half a mile away in Stockerston Crescent.

Our proposal is to develop the site as sensitively as possible by building five or six bungalows

that would cause minimal intrusion on the neighbouring houses. We understand that there is considerable demand in Uppingham for bungalows that are within walking distance of the town centre and this development would help meet this demand.

The entrance to the site would be along the existing track and right of way into Stockerston Road where the entrance is within the 20mph limit, protected by ramps and speed bumps and with good view to either side.

Recently, RCC have given planning permission for a large house in a parallel strip of land to the west of this site at the rear of 9 Stockerston Road.

Lawrence and Jennifer Fenelon
7 Stockerston Road
11 March 2021

H.M. LAND REGISTRY

LT 179221

ORDNANCE SURVEY
PLAN REFERENCE

SP 8699

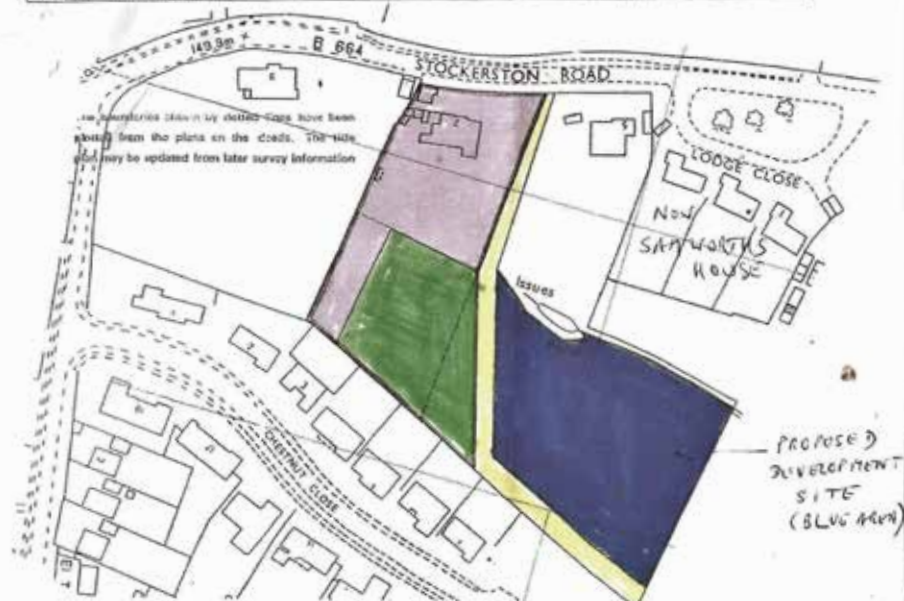
SECTION A

Scale
1/1250 Enlarged from 1/2500

COUNTY LEICESTERSHIRE

DISTRICT RUTLAND

© Crown copyright 1983



Refreshing the Neighbourhood Plan



The Uppingham Neighbourhood Plan was one of the first in the country. It is a shining example of what can be achieved by local people working together with developers. One such success is the Elms Development on Leicester Road. This brought much needed housing to the town, as well as Developer Contribution money, which has been used on various projects in the town. The fact that the Elms has a residents group who are now members of the Advisory Group is testament not only to the success of Neighbourhood Planning but also the enduring community spirit within the town itself.

In the past year there has been significant progress made in refreshing the Neighbourhood Plan. We have sought as much representation as possible from various groups and bodies, to

ensure that the Plan is fully representative. Your views are vitally important so please respond via the online questionnaire (www.surveymonkey.co.uk/r/NPAG21), or paper questionnaire if you're unable to do so online.

I particularly want to draw your attention to the bypass survey (www.surveymonkey.co.uk/r/bypass21), in particular question 5. A bypass is not a foregone conclusion, and indeed some believe it will be decades before this is likely to be necessary or considered. However, we have the power to retain a line free from development around the east or west of the town to allow for a future bypass. Your answers to this questionnaire will help us to determine if we should retain a development buffer, or allow development to occur in the future.

Lastly, I want to thank all the volunteers, councillors and indeed the Clerk for their support with the Neighbourhood Plan; without whom all of this would not be possible.

Chris Merricks
Chair of the Neighbourhood Plan
Advisory Group (NPAG)

NPAG Developers Proposals Feedback Form

This survey can be found online at www.surveymonkey.co.uk/r/NPAG21

Are you currently a resident of Uppingham? Yes ☐ No ☐

On a scale of 1 to 5 (with 1 being “not at all” and 5 being “completely happy”) please rate your views of the outline proposals for future housing in Uppingham as shown in this booklet for the following measures:-

1. How happy are you with this consultation booklet? 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

2. The level of detail by the developers in their pages 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

3. How easy is it to give your views 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

if you would like any personal feedback from your comments please provide some OPTIONAL contact details below:-

4. Proposals by each developer:-

Site UNP21/LS/o1 Mixed Use
Ancer Spa (Uppingham Gate) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/o2 Residential Housing
Matrix Planning (Goldcrest and Firs Ave) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/o3 Residential Housing
Matrix Planning (Land off the Beeches) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/o4 Residential Housing
Insight Town Planning Ltd
Langton Homes (Leicester Road) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/05 Mixed Use
DLP Planning Ltd
Larkfleet Homes (Ayston Road) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/SS/01 Affordable Housing
Uppingham Homes CLT (Seaton Road) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/SS/02 Bungalows
Mr and Mrs Fenelon (Stockerston Road) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

5. Please make any additional comments below that you feel would be helpful in the refreshing of the Uppingham Neighbourhood Plan.

This questionnaire is available online at www.surveymonkey.co.uk/r/NPAG21.
Alternatively you can tear it out and return it to The Town Clerk,
Uppingham Town Council, The Town Hall, High Street East LE15 9PY

Uppingham Bypass Survey

In 2018 a Neighbourhood Forum Survey of residents opinion was undertaken on the merits of a north/south bypass for Uppingham. The Town Council now wishes to repeat that survey to ascertain whether public opinion has changed.

A recent study has indicated that there are probably only three possible routes for such a relief road, two to the west and one to the east of the town. At this stage the exact routes are still being discussed by the Council's consultants. But we are interested in knowing your views about whether or not a bypass is something that would command popular support.

Although government funding for such a road is unlikely, based on traffic volumes, it is possible that a bypass or commercial traffic relief road could be part funded by developer contributions generated by the further development of the town's commercial zones. This would take many years to complete.

If Uppingham is supportive, the Town Council proposes to protect the most viable route from any development that would hinder its future construction.


The survey can be found online at www.surveymonkey.co.uk/r/bypass21 or over the page.

Bypass Questionnaire

This survey can be found online at www.surveymonkey.co.uk/r/bypass21

On a scale of 1 to 5 (with 1 being “not at all desirable” and 5 being “extremely desirable”) please rate your views of the following questions:-

1. In the long term (say 20 years) would the building of a north/south bypass around Uppingham have a desirable/undesirable impact on the town?

 
1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

2. Can you say why?

3. In the long term (say 20 years) do you believe the building of a north/south bypass around Uppingham would have a desirable/undesirable impact on local businesses?

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

4. Can you say why?

5. Should the town council indicate the possible build line of a north/south bypass in the updated Neighbourhood Plan Uppingham and seek funding to build it, perhaps in stages, during the next 30 years?

Yes ☐ No ☐

6. A 30% increase in vehicular traffic is projected for the A6003 by 2030 and a weight limit is not permitted. Should the town council consider environmental policies which will discourage heavy vehicles from using the route?

Yes ☐ No ☐

7. Have you any thoughts on what they should be?

8. What other comments do you have on the long term need for a north/south bypass around Uppingham?

9. In which part of Uppingham do you live?

This questionnaire is available online at www.surveymonkey.co.uk/r/bypass21. Alternatively you can tear it out and return it to The Town Clerk, Uppingham Town Council, The Town Hall, High Street East LE15 9PY

