

Site Allocations.

The emerging Local Plan from Rutland County Council states that site allocations for Uppingham will be made from the Uppingham Neighbourhood Plan (Policy H1). There is a caveat with this that if the Neighbourhood Plan fails to identify a minimum number of 200 new dwellings within 3 years of the Local Plan being adopted then the Planning Authority reserve the right to go back to allocating sites themselves. For the first time there is also a suggestion in the emerging Local Plan of a maximum number of dwellings where allocated in a Neighbourhood Plan and this is indicated as normally being no more than 20% of the minimum figure. Whilst this is not a hard and fast rule it does seem prudent to plan for a figure of between 200 and 240 dwellings for wider consultation with the Uppingham Community.

One of the problems with the allocated minimum number from RCC is the potential Garden Village/Community that they are considering for the St George's Barracks site. The number of dwellings that may or may not be built there ultimately will affect numerical allocations for the rest of the County. For the purposes of our planning we have decided to continue to work to a figure in the range described above as this is based upon the latest draft version of the emerging Local Plan.

The Working Party dealing with the key area of Housing all agree that the Housing theme in our Neighbourhood Plan is much more than just numbers, and have therefore carried out a desktop sense check on each site put forward for consideration in the August 2018 draft Local Plan to ensure that we are going to hit the minimum of 200 homes in the allotted timescale. Our methodology was based upon the personal knowledge and judgement of the group members from conversations that they had held with the various developers either in their roles as Councillors or through membership of the Vanguard Board. In the existing Neighbourhood Plan there were three main sites allocated for housing. Site A is the small site to the North Side of Leicester Road (shown on the map on page 32 of the existing Neighbourhood Plan). It is 0.46 hectares and is allocated for up to 14 dwellings. It was considered by the group that there should be no amendments made in the refreshed Neighbourhood Plan in respect of this site. Site B lies adjacent to site A on the North of Leicester Road and totals 5.45 hectares (it is also referred to as LPR/UPP/09 on the map at Appendix 2 of this document). The existing Neighbourhood Plan supports initially developing 3 hectares (shown in pink on the map at page 32 of the existing Neighbourhood Plan) in the period up to 2026 with the remainder of the site (shown in red) to be potentially developed in the following 10 years to 2036. It was noted that there had been some ongoing discussions between the landowners agents and the Town Council that had resulted in an independent design review (as required by the existing Neighbourhood Plan) but that these discussions had not followed the spirit of the existing Neighbourhood Plan as the agent was seeking up to 150 homes on this site (and on part of site C now re-designated as LPR/UPP/07) and with a non-cluster based masterplan. For the purposes of the refreshed Neighbourhood Plan it was felt by the group that the requirements of the existing Neighbourhood Plan must be robustly defended and it was thought that a more feasible outcome would be to consider that up to 75 dwellings could be delivered by this proposal in

the stated timescales. The group thought that it might even be appropriate to consider no longer retaining the “reserve” land (shown in red on the map) for the refreshed Neighbourhood Plan given that the overall housing numbers requirement had now dropped so dramatically and there was a desire to see a more balanced approach to achieving this, especially around house types and size. Site C (which is in the ownership of two different parties) located on the south of Leicester Road comprises of approximately 4.5 hectares of which 3 acres (pink on the map at page 32 of the Neighbourhood Plan) was considered suitable for development for up to 75 dwellings. In reality this site has now been developed by Bloor Homes and because of its commercial success they have applied for and received planning permission to complete up to 104 homes (75 + 29). These are counted already in the RCC draft Local Plan of August 2018 as part of the stated commitments figure of 112 and so there are no more additional properties to come from site C apart from a few potentially from LPR/UPP/07 as discussed above.

The existing Neighbourhood Plan supports the construction of up to six custom built, self-build, single dwellings in the period up to 2026 and the group felt that there was no need to amend this view and so the intention will be to support up to six such properties in the refreshed plan.

In summary the group felt that a realistic appraisal of likely numbers from the existing Neighbourhood Plan was therefore around 95.

Discussion then turned to what additional sites might be considered in the refreshed Neighbourhood Plan to assist with getting the correct numbers and, more importantly, the right types of properties. At this stage reference was made by the group to the work done by the OPUN group for the Town Council and in particular the Local Housing Needs Assessment (designated as Paper 2). From this we noted the following key points: *There is a requirement for new affordable housing; there is a statistical demand for commercial 2 and 3 bed units and; there is no specific market provision of single level units, as either bungalows or apartments.* This led to the group to commend the work being done by the newly formed Uppingham Homes Community Land Trust to provide up to 6 dwellings (4 x 1 bedroom apartments and 2 x 2-bedroom maisonettes) on a truly affordable basis. It was therefore decided by the group to recommend that the site on Seaton Road designated for this development be included within the refreshed Neighbourhood Plan. Similarly, the group welcomed the proposal by Mr Lawrence Fenelon to build up to 5 affordable properties at his site which is designated as LPR/UPP/03 and it was decided by the group to recommend that this site be included within the refreshed Neighbourhood Plan. Turning to the need for bungalows, in particular the group felt that although good discussions had been held with the developers at the site designated as LPR/UPP/05 there were serious reservations concerning access to the site. Nevertheless, the group recognised that it was difficult to get developers to commit to building bungalows and so decided to recommend that due consideration be given to including part of this site in the refreshed Neighbourhood Plan provided that it was restricted to bungalows and a nominal figure for now of 25 such properties has been included in the calculations pending an appropriate resolution of the access issue. It was also decided that any future discussions regarding bungalows should

include a mix of 2 bedroom and 3 bedroom properties with more being of the smaller capacity. Continuing with the theme of bungalows, the group discussed the stated desire of the agent for Uppingham Gate (site LPR/UPP/02) to be allowed to develop some housing on what is primarily designated as employment land. The matter of mixed use was addressed by the OPUN work in May 2018 which concluded the site *“should become a mixed-use allocation, with master planning to secure an appropriate mix of uses (including specialist housing)...”* Given the proximity of this site to the doctor’s surgery, the group felt that an appropriate type of specialist housing would be bungalows and again we have nominally allowed for 25 such properties in our calculations. This therefore takes the total number of newly identified dwellings to potentially 61, which added to the 95 identified in the existing NP gives a potential figure of 156. Obviously this is still short of the 200 required and so the group also considered the site on Leicester Road by the Cricket Club (LPR/UPP/04) being promoted by Langton Developments Ltd. This is a site of potentially 8.4 hectares but the group was very conscious of the need to maintain the possible route of a future link road and so was of the opinion that a recommendation could be made to restrict the initial allocation on this site to 3 hectares which would allow for around 75 dwellings. Again, housing type and design will be paramount and we consider that any properties built on this site should be in accordance with our Housing Needs Survey with larger properties at the front of the site (in keeping with the established street scene) and smaller properties deeper into the site. We are also looking for an innovative approach from all the developers to donate some small parcels of land for self-build and community led housing. The group was also of the view that we would be happy to receive any expressions of interest from developers/land owners to donate land for sports pitches.

Taking all the likely figures together (95 from the existing NP and now 136 additionally from the refreshed NP) we have come to an indicative figure of a plan that would provide 231 new homes between now and 2036. We believe that we have been equitable to all those developers/land owners who have shown an interest in helping the future of Uppingham, whilst remaining completely loyal to the concepts of Neighbourhood Planning.

Finally we are aware of a recent proposals at Uppingham Gate from the NFU and look forward to discussing this directly with them.