

Uppingham Town Council Call for Sites in relation to the Uppingham Neighbourhood Plan refresh.

The following developers have responded to the recent call for sites.

**a) Larger sites (over 10 units)**

Ancerspa on behalf of Mr & Mrs Shillcock – Uppingham Gate (commercial site for 50 houses, 25 bungalows and 32 elderly persons apartments).

Matrix Planning on behalf of Robinsons - Land off Goldcrest, and North of Firs Avenue, Uppingham, LE15 9UP (commercial site for up to 63 dwellings)

Matrix Planning on behalf of Charlie Scott - Land off The Beeches, Uppingham, LE15 9PG (commercial site for up to 98 dwellings)

Insight Town Planning Ltd on behalf of Langton Homes – Land on south side of Leicester Road (commercial site for up to 190 dwellings)

DLP Planning Ltd on behalf of Larkfleet Homes – Land at Ayston Road (mixed use site for 63 dwellings- including bungalows- and a small commercial area for a discount retail unit)

*nb the above application was received after the 31<sup>st</sup> December 2020 deadline but the NPAG are recommending to Uppingham Town Council that it be included in the selection process in order to give the residents of Uppingham the widest choice.*

**b) Smaller sites (less than 10 units)**

Uppingham Homes CLT - Seaton Road (for 6 social housing units)

Lawrence and Jennifer Fenelon – Land between Stockerston Road and Chestnut Close (for 6 bungalows)

**Strategic Approach.**

The emerging refreshed Uppingham Neighbourhood Plan currently calls for the development of between 200 and 240 dwellings in the period to 2036. The seven sites put forward for consideration can collectively provide 533 dwellings which is approximately two and a half times as much capacity as we require. Of the seven sites offered we should note that five of them are proposing significant numbers of dwellings (between 63 and 190) and that two of the sites are much smaller with each offering just 6 dwellings each. It is suggested that we should develop a strategy of considering the larger sites from the smaller sites under slightly different criteria in order to provide the smaller potential developers with a level playing field when being considered as part of the overall solution to Uppingham's housing needs. Such a strategy would be in line with the proposals in the Planning for the Future White paper issued in August 2020 which stated *"If local communities through the new Local Plan process have identified sites for substantial development over the next ten years and developers have secured planning consents, there should be a presumption that these sites will be built out*

*quickly. But as Rt. Hon. Sir Oliver Letwin found in his Independent Review of Build Out Rates in 2018, the build out of large residential developments can be slow due to low market absorption rates, with some sites taking over 20 years to complete".* The White Paper therefore proposed the following way forward to address this issue:- *"To address this, we propose to make it clear in the revised National Planning Policy Framework that the masterplans and design codes for sites prepared for substantial development should seek to include a variety of development types by different builders which allow more phases to come forward together. We will explore further options to support faster build out as we develop our proposals for the new planning system".* It therefore follows on from this that our assessment criteria in selecting our preferred sites must include an assessment of the likelihood of the site actually getting developed. A danger to us is that we select a smaller number of the larger sites and exclude those sites not initially selected. Should those land owners/developers whose sites are selected within the Neighbourhood Plan then choose to sit on their land awaiting uplifts in valuations rather than building them out we could fail to reach our minimum required number of 200 new dwellings by 2036. It is therefore proposed that we develop a policy in our Neighbourhood Plan that only allocates sites for development for a period of three years. If after that time the landowner/developer has not achieved formal Planning Permission then the site can be removed from the allocation bank and replaced with an alternative site at the discretion of the Town Council. Likewise, once Planning Permission is received, if meaningful construction has not commenced within three years of the permission being granted then the site may also be removed from the land allocation bank and replaced with an alternative site at the discretion of the Town Council. In both cases the Town Council will have the discretion to permit an appropriate extension to these time scales if it is happy with evidence produced to show that progress is imminent. In this way we can strongly influence the actual delivery of much needed homes for Uppingham. Additionally we can repeat the successful strategy developed in the existing Uppingham Neighbourhood Plan of allocating land for immediate development and land for later development. Again this should assist in the actual delivery of new homes as the sites will become more manageable in size.

We will need to develop some transparent evaluation models for assessing the sites put forward. It is proposed that a timescale of 28<sup>th</sup> February 2021 be set for us to have established these models and to have published them. A useful starting point for developing our models can be found in the Site Assessments and Allocations Toolkit produced by Locality specifically for Neighbourhood Planners.

We will then wish to build onto this initial scoring with any additional weighting given to community preferences and an assessment of how likely actual delivery will be. It is also suggested that a part of the model should be a score for how willing the developers are to work proactively with the NPAG during the design, planning and delivery stages. Sadly some developers will see the Neighbourhood Plan as a barrier to profitability and we should prioritise the allocation of our valuable rights to develop to those developers who can demonstrate a collaborative approach.

The key thing with any model that we develop is having a transparent evidence base which appraises all the sites and gives a clear reason why sites are suitable for allocation and equally important for those sites rejected, a justification is needed stating why they are not suitable. Historically one approach has been to use a desk based assessment model to create a list of preferred sites that is then put out to the public for wider consultation. We would like to recommend a more inclusive model that allows the collection of public feedback at a much earlier stage and allows the Uppingham residents to comment on all the sites put forward for consideration. Whilst we have already held a successful "Developers Morning" in December 2019, not all those now putting forward a site were represented at that event. It is therefore suggested

that a small booklet be printed and distributed to every home in Uppingham seeking feedback on each site against a set of pre-established criteria that can become additional evidence to the “Developers Morning” data already collected. Each developer will be allocated two pages in the booklet to put forward their case for their site.

The model for the larger sites could therefore potentially have the following weightings:-

Locality model and template	50%
Resident feedback	25%
Undertaking by developer to work collaboratively with NPAG	15%
Assessment by NPAG of likelihood of actual delivery	10%

The model for the smaller sites could potentially have the following weightings:-

Locality model and template	35%
Resident feedback	40%
Undertaking by developer to work collaboratively with NPAG	15%
Assessment by NPAG of likelihood of actual delivery	10%

The proposed timetable would be as follows:-

Development, agreement and publication of the models	28 <sup>th</sup> February 2021
Production and distribution of booklets	31 <sup>st</sup> March 2021
Publication of results and agreement of preferred sites	31 <sup>st</sup> May 2021

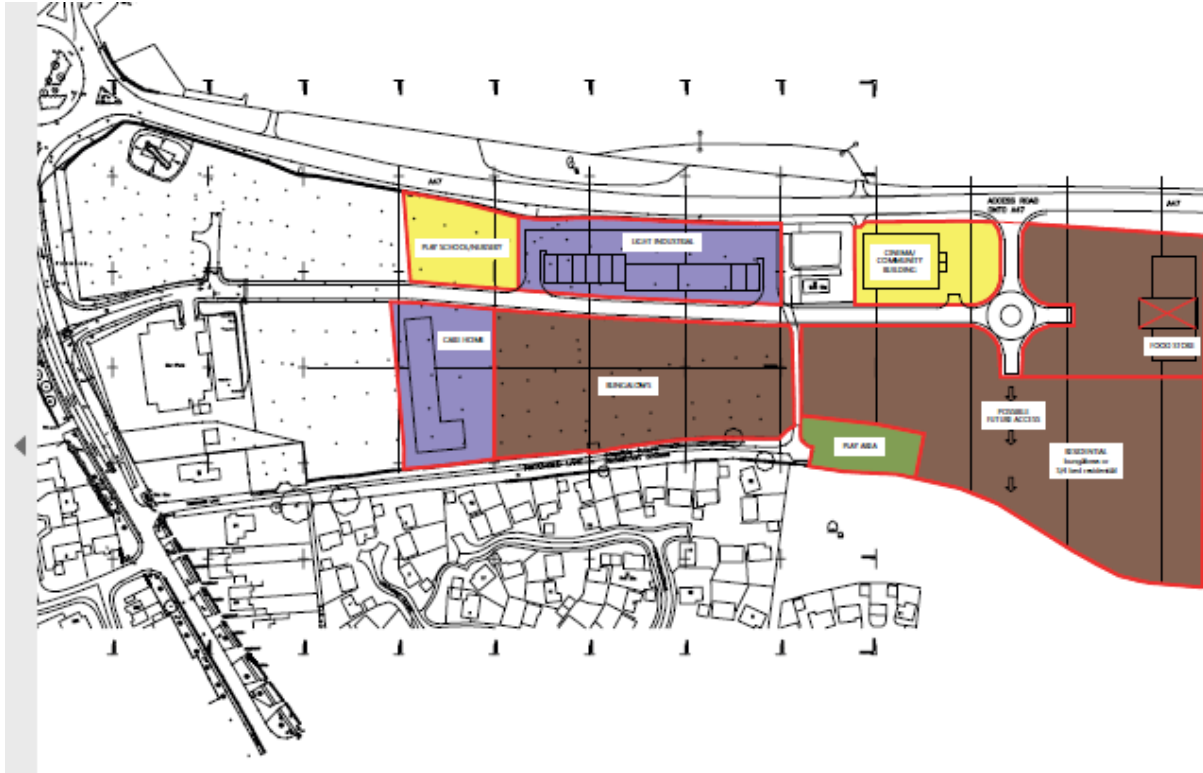
Paper produced on behalf of the Housing Sub-group of the Neighbourhood Plan Advisory Group and discussed and amended at the NPAG on 21<sup>st</sup> January 2021.

Dave Ainslie  
Chairman

Outline details of each site.

### Larger Sites.

UNP21LS01  
Uppingham Gate

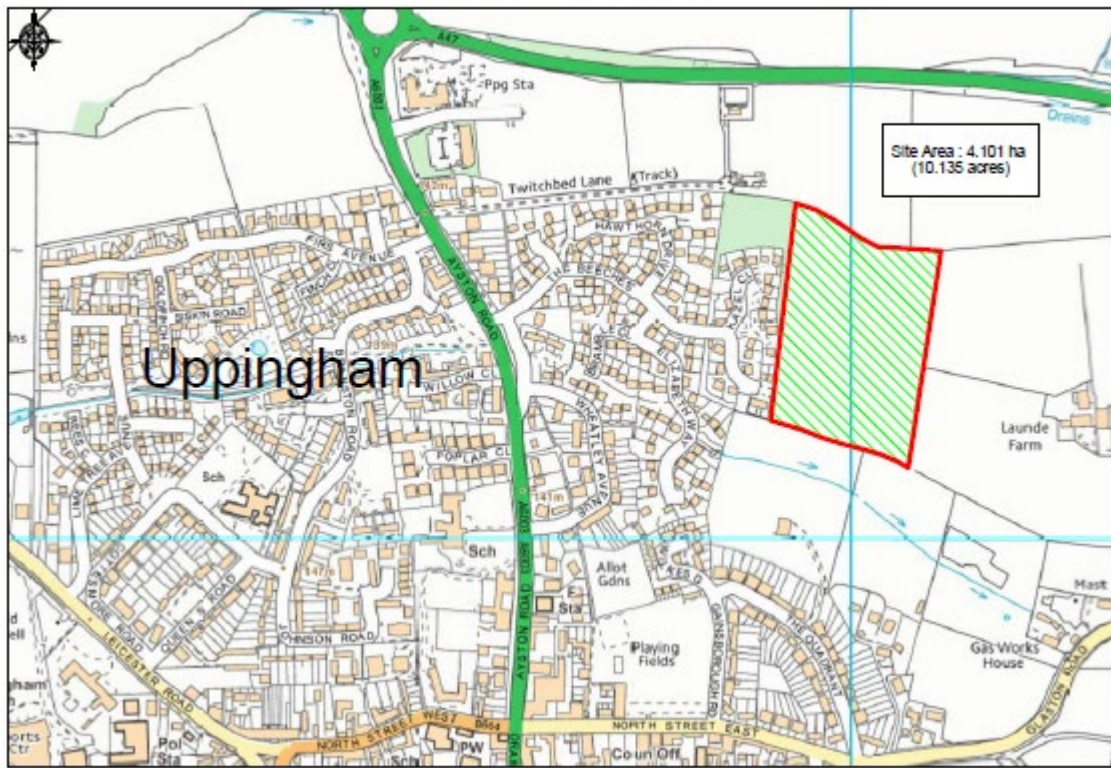


UNP21LS02  
Land off Goldcrest and north of Firs Avenue



UNP21LS03  
Land off the Beeches

Housing Site at The Beeches, Uppingham



UNP21LS04  
Land on south side of Leicester Road





**UNP21LS05**  
**Land at Ayston Road**



## Smaller Sites

UNP21SS01 Uppingham Homes CLT Badley Orchard Seaton Road



UNPSS2102

Mr & Mrs Fenelon Land between Stockerston Road and Chestnut Close

