

## **DRAFT** Housing Sites Selection Report (August 2022)



Site Allocations moving  
forward for refreshed  
Neighbourhood Plan

### **Review of the Uppingham Neighbourhood Plan**

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## 1 Introduction

### Introduction

1.1 This is a composite report describing the activity undertaken on housing site selection and allocations since 2018, the time when consideration was first given to undertaking a review of the Neighbourhood Plan. The reason for the time taken relates to uncertainty over the form and timing of a new Local plan and the impact of Covid 19.

1.2 As was the case with the production of the existing Neighbourhood Plan (NP), Uppingham Town Council (UTC) delegated responsibility for the review to the Neighbourhood Plan Action Group (NPAG), albeit that key stages of the process (plus related documents) were formally reported to UTC for approval.

1.3 Reflecting the principles of Localism and in accordance with government guidelines, the engagement of landowners and developers has been an important element of the progress. Working alongside the NPAG, Uppingham First (UF), the 'all sector' Community Partnership which brings together the voices of community, business and statutory sector forums has been the primary conduit for facilitating this engagement, working through the Vanguard Board (VB). This purpose of that forum is to share information with, and encourage collective debate between, organisations involved in the operation and forward development, including new housing, of Uppingham as an exemplar market town.

1.4 All meeting agenda and notes are published on <http://www.uppinghamonline.co.uk/> and the relevant NP elements have also been reported to UTC on a regular basis. All NP material can be viewed at: <https://uppingham-neighbourhood-plan.com/>

1.5 Although there has been debate and a need for compromise on both sides, the positive working relation with landowners and housebuilders has resulted in the preferred housing sites in the existing NP coming forward in a form that has been supported by the community. Critically, given the "Presumption in favour of sustainable development" in the NPPF, the need for a new, more up to date Local Plan and the acknowledged housing land supply difficulties in Rutland, the working relationship means that landowners and developer are willing to work through the NP review rather than putting in speculative planning applications. This has not been the case in other settlements in Rutland.

1.6 Again, in accordance with guidance and good practice, the local community has been consulted on the preferred sites which emerged from the sites assessment process.

1.7 The key stages in the process were:

- Benchmarking and establishing a good practice methodology
- Drawing on other key documents
- Liaison with RCC
- The Call for Sites
- Site Assessments and the selection of preferred sites.
- Incorporation of site allocations and development requirements into the Draft NP (for formal consultation under Regulation 14)

## 2 Benchmarking and establishing a good practice methodology

2.1 In May 2018 UTC received a report (Consideration of the strategic policy context, sites and issues to inform a proposed review of the Uppingham Neighbourhood Plan) which it had commissioned from OPUN (now Design Midlands). Amongst other matters, this report considered existing/potential housing sites in relation to the Consultation Draft version of the emerging Local Plan. One of the key recommendations of the report was: *(A) To engage with RCC to agree strategic requirements for Uppingham to be set out in the Local Plan with an explicit commitment to use an early review of the Neighbourhood Plan to fulfil these requirements, including viable and deliverable site allocations.* As part of that work the RCC “The Local Plan Review; Methodology for Assessing Potential Sites” (July 2017) report was reviewed, for possible housing sites in and around Uppingham.

2.2 UTC commissioned follow up work from Design Midlands in December 2020, including: *(Paper 5) Housing site assessment criteria and local transport needs*

*1.1 Site assessment needs to be undertaken in accordance with established practice. The Locality Toolkit (How to assess and allocate sites for development), is a good starting point see: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/> The intention of site assessment is to examine each site, based on its suitability, availability and economic viability. An initial sift, based on generic criteria is recommended, after which a secondary assessment/selection can be undertaken where local factors may be applied. However, these must be applied equally to each site. A template is recommended to shortlist the sites that are suitable and available for development and to highlight any key viability issues. Thereafter, the preferred sites for allocation can be selected based on which of the shortlisted sites meet the development needs (e.g., the housing requirement) and the Objectives/Draft Policies of the NP.*

**Recommendation:** *It is reasonable to include scoring and assessment criteria for new housing sites to assess if they prejudice or help to enable a future relief road.*

2.3 A further report at that time (*Paper 1: Principles underlying the review of the Uppingham Neighbourhood Plan*) included the recommendation: *(3) A separate consultation on housing site assessment/selection will be needed...*

2.4 A further report (*Paper 7: Proposed approach to external consultation*) included:

### *4. Housing site assessment and selection*

*4.1 It is recommended that consultation on the proposed methodology for housing site selection is undertaken with:*

- Respondents to the Call for Sites;*
- Other landowners and developers involved in the “Developers Forum”;*
- Rutland County Council (Planning, Highways, Archaeology, other departments by request);*
- Environment Agency, Natural England, Historic England, Anglian Water, National Grid , Sport England, Leicester & Rutland Wildlife Trust and NHS organisations.*

*4.2 there should be a subsequent consultation with the local community and landowners and developers on the selection of preferred housing sites which the NPAG recommends for inclusion in the revised NP.*

### **Liaison with RCC**

2.5 A draft site allocations methodology was sent to RCC for comment in October 2021, upon which the following comments were made.

*This is looking along the right lines. It might help in demonstrating that you are following the Locality guidance to set out some sub-headings in line with their process, namely:*

*Site Identification Identify of all possibilities through the Local Plan call for sites, evidence base, sites known to the community, live planning applications. List these sites.*

*Site Assessment Stage 1 – Initial sift to exclude any sites with insurmountable constraints (e.g. national environmental designations, flood zone 3b, isolated sites in the countryside). Stage 2 – Assess sites to establish which are suitable for development and available for development. This will then lead you on to the next stages of:*

*Site Selection Of the sites which are suitable for development and available for development which of these are best to meet the identified housing requirement, the draft NP objectives and policies, and are not subject to significant abnormal costs which would affect viability.*

*At this stage, it would be advisable to consult the community, including details of the site identification and appraisal process undertaken.*

*Preferred Sites Reg 14 plan to set out preferred sites to meet identified housing need with draft site allocation policies if you want to set out specific development principles or requirements for the preferred sites.*

*At this stage you may also want to think about the infrastructure impact from the growth proposed (supported by appropriate evidence).*

*Finally, a point on consultation: your paper refers to consulting with the community where every household in Uppingham was contacted. Was anything else done at this stage, e.g. uploading the information on to a dedicated Uppingham Neighbourhood Plan website or press release/coverage?*

### **Drawing on other key documents**

2.6 Based on the My Community Sites Assessment Toolkit and working in accordance with the NPPF Para. 31. *“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned.....”* the technical assessment of housing sites, including highways matters undertaken by RCC for the previous Local Plan review has been called upon. In particular, the 2019 SHELAA informed this sites assessment. Details are given in the sections of this report on Site Identification, Assessment and Preferences, and extracts from the SHELAA are presented in Appendix 4.

### **3 Methodology**

3.1 Uppingham was a front-runner with its original Neighbourhood Plan which was finally made in January 2016 following a lengthy legal challenge by a developer who sought to establish that site allocations could not be made within a Neighbourhood Plan. This argument by the developer was soundly rejected by both the High Court and the Supreme Court and Uppingham received much praise for the way in which it sought to engage with the wider community in the decision making process.

3.2 When designing a suitable methodology for site allocations in the revised Neighbourhood Plan the judges' words were very much in mind and the process has sought to widen the collaborative approach as far as possible, including potential developers, landowners and the public at large. By taking such an approach the assessment actively sought to avoid conflict of the type experienced in the past, whilst getting the support of those who will have to vote in a referendum on the Neighbourhood Plan in order to be able to deliver on at least the minimum number of new homes required by Rutland County Council (and hopefully more than this legal minimum).

3.3 The assessment group have therefore tried to get a methodology agreed between all the above stakeholders and the purpose of this paper is to set out what has been done so far to date and to try and identify what else still remains to be actioned.

3.4 In designing the methodology the assessment group largely based it upon the latest Locality "Toolkit for Neighbourhood Planners". It will be demonstrated in this paper how the guidelines proposed by Locality in their toolkit have been followed. In addition, where the assessment has gone beyond their recommendations, the rationale for these local enhancements, to better facilitate the collaborative approach between all of the stakeholders is explained.

3.5 At all stages, emphasis has been placed on engaging developers and landowners. Details are given in Appendix 5 to this report which include notes of meetings of the Uppingham First Vanguard Board and how outcomes from those discussions were reported to the Neighbourhood Forum and to Uppingham Town Council.

## 4 Site Identification

4.1 The starting point was to identify all possible sites that should be considered. A variety of sources were used for this including existing sites already allocated in the current Neighbourhood Plan, the Rutland County Council Strategic Housing and Economic Land Availability Assessment Report (SHELAA December 2019) and a fresh Call for Sites instigated by Uppingham Town Council in December 2020. Because a variety of sources were used there was some initial confusion over the various different references that were allocated to potential sites being put forward, but the table below (fig 1) helps to clarify the position.

Reference	Description	Comments
<b>Sites identified in SHELAA</b>		
SHELAA/UPP/01	The Beeches Uppingham	Now integrated into SHEELA/UPP/12 which is redesignated as UNP21/LS/03
SHELAA/UPP/02	Uppingham Gate	Now redesignated as UNP21/LS/01
SHELAA/UPP/03	7 Stockerston Road	
SHELAA/UPP/04	Leicester Road	Now redesignated as UNP21/LS/04
SHELAA/UPP/05	Land off Ayston Road	Now redesignated as UNP21/LS/05
SHELAA/UPP/06a	Land off Leicester Road	This is a small part of existing UNP Site C. Different ownership Outline Permission for 20 units (2019/0525). Reserved Matters applied for.
SHELAA/UPP/06b	Land off Leicester Road	Rear of Site C and in existing NP as an Area of Important Open Space so rightly rejected by RCC.
SHELAA/UPP/07	Gypsy Hollow Lane	Advised by Chair of UTC Planning that owner no longer wishes this site to be considered.
SHELAA/UPP/08	North of Leicester Road	Also called UNP Sites A & B (there are two different owners)
SHELAA/UPP/09a	Land off the Quadrant	Site rejected by RCC despite support from UTC (not put forward in UTC Call for Sites).
SHELAA/UPP/09b	Land off the Quadrant	Site rejected by RCC despite support from UTC (not put forward in UTC Call for Sites).
SHELAA/UPP/10	Welland Vale	Site rejected by RCC and not put forward in UTC Call for Sites.
SHELAA/UPP/11	Land off Goldcrest Road and North of Firs Avenue	Now redesignated as UNP21/LS/02
SHELAA/UPP/12	Land off the Beeches	Now redesignated as UNP21/LS/03

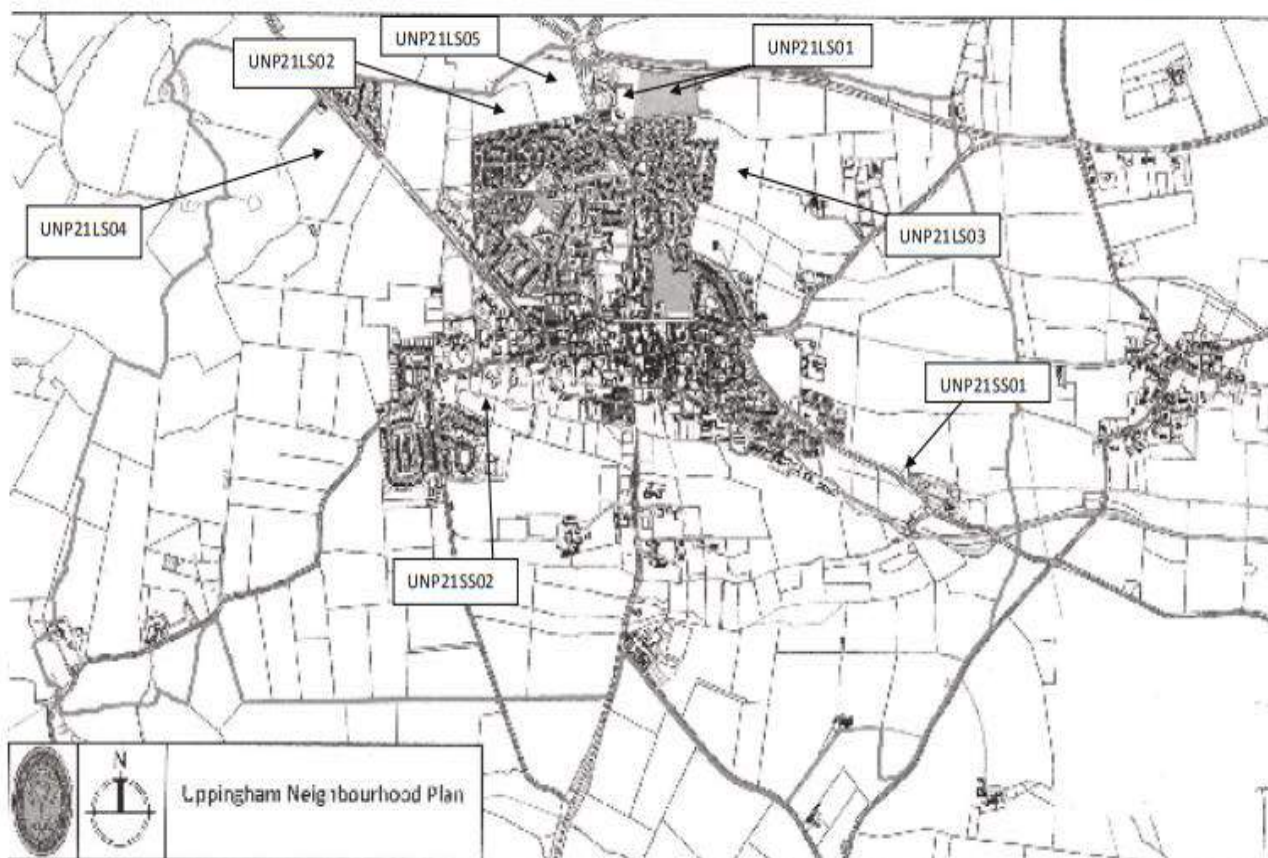
<b>Sites identified in the UTC Call for Sites</b>		
UNP21/LS/01	Uppingham Gate	
UNP21/LS/02	Land off Goldcrest Road and North of Firs Avenue	
UNP21/LS/03	The Beeches Uppingham	
UNP21/LS/04	Leicester Road	
UNP21/LS/05	Land off Ayston Road	
UNP21/SS/01	Seaton Road	
UNP21/SS/02	7 Stockerston Road	
<b>Sites in existing Neighbourhood Plan.</b>		
UNP Site A	North of Leicester Road	Full Planning Permission
UNP Site B	North of Leicester Road	Outline permission up to 163 dwellings, awaits S106 agreement
UNP Site C (undeveloped small part)	5	Included within the outline application for UNP Site B

## Overall plan of sites

Uppingham Neighbourhood Plan Call for Sites 2021 Location Map

(For indicative purposes only)

21<sup>st</sup> January 2021





## 5 Community Consultation

5.1 A booklet was delivered to all households in Uppingham on/around 25<sup>th</sup> March 2021 inviting comments on sites put forward by developer as potential locations for new housing. The consultation ran until 14 May 2021 and there were options to complete and return hard copies or to use an online option (Survey Monkey). The survey also included questions on a potential Uppingham By Pass, but these are not considered as part of the site assessments. Copies of a press release, the leaflet and details of the responses are given in Appendix 2.

5.2 In summary, a total of 33 manual responses and 175 Survey Monkey responses were received giving a total of 208 responses which represents just over 10% based on the 2000 booklets that we distributed. This is a very good response level and shows a high degree of engagement with the Uppingham public. Only 4 respondents were not residents of Uppingham.

5.3 Combining the automated and manual scores we can see that 20% of respondents were not happy with the consultation booklet (giving it a score of 1 or 2), 27% were satisfied (scoring it a 3) and 53% were happy or very happy (scoring it 4 or 5). Therefore we can conclude that at least 80% of respondents were satisfied (or better) with the booklet.

5.4 The next question asked about the level of detail given by the developers. In a similar way to the first question about the booklet itself, 24% of respondents were not happy with the degree of detail given by the developers (scores of 1 and 2). 31% of respondents were satisfied (scoring a 3) and 45% were happy or very happy (scoring a 4 or 5). Overall we can therefore conclude that just over three quarters (76%) of respondents were satisfied (or better) with the level of detail given by the developers.

5.5 The third general question asked respondents how easy it was for them to give their views. In line with the previous two questions, 20% of respondents were not happy (scoring 1 or 2), 21% were satisfied (scoring 3) and 59% were happy or very happy (scoring a 4 or 5) with the ease of giving feedback. Again this shows that 80% of respondents were satisfied or better with this aspect of the questionnaire. As well as the quantitative data collected we also received some excellent qualitative feedback with some 84 comments. These can be generalised as follows:-

Site specific comments	17	(20%)
Infrastructure concerns	6	(7%)
Anti all development	11	(13%)
Negative about booklet	16	(19%)
Positive about booklet	6	(7%)
Need for Affordable Housing	5	(6%)
Economic concerns	1	(1%)
Environmental concerns	3	(4%)
Others	19	(23%)



Thus in summary it can be seen that there is a consistent pattern that around 25% of respondents have concerns about either some, or all development proposed and this is reflected to some degree (19%) for those expressing negative views about the booklet (perhaps an element of “killing the messenger?”)

On the counter side of the argument, there would appear to be a majority (75%) who are prepared to countenance some development but who need to be persuaded about the merits of the individual sites. In going forward we need to be very careful not to dismiss the legitimate concerns of the 25% discussed above and one lesson to be learned is that we need to explain the housing numbers procedures and rationale much more widely as “no development” is simply not a legal option available to us.

In addition to the housing sites we also sought feedback on the desirability (or otherwise) of a future by-pass for the town. We received a total of 149 responses (123 on Survey Monkey and 26 manually). This matter has been considered separately in the Neighbourhood Plan.

## 6 Site Assessment

6.1 We fully recognise that the Locality Toolkit proposes a two stage process for site assessment being stage 1, an initial sift and stage 2, the actual site assessment itself. Details of the outcomes of the scoring system are given in Appendix 3 (Site Assessment Sheets).

6.2 Being mindful of the past Supreme Court case referred to earlier and having identified all potential sites, the Neighbourhood Plan Advisory Group (NPAG), decided on this occasion not to initially sift any of the offered sites but instead to make them all known to the wider public in order to garner information about the views of the people who live and work in Uppingham. This feedback was to be taken alongside a more formal/technical assessment of each site that was based upon the Locality Toolkit template provided to Neighbourhood Planners. In line with the published findings of the Rt. Hon. Sir Oliver Letwin, who 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 we decided to try and attract smaller sites (less than 10 dwellings) by amending the weightings in the assessment models.

6.3 The engagement of the wider community and those interested in having their sites considered was achieved by a mixture of a formal “Developers Morning”, a booklet delivered to every household in Uppingham and engagement with the developers/land-owners by invitation to NPAG and Vanguard Board meetings. In addition, information was provided via the Uppingham Town council website and we have also commissioned a separate Uppingham Neighbourhood Plan website for the public to access up to date information. ([www.uppingham-neighbourhood-plan.com](http://www.uppingham-neighbourhood-plan.com))

6.4 It is fully recognised that the models that we used for collecting all this data did have both weightings and a scoring system rather than just relying upon the red/amber/green system recommended by the Locality Toolkit template. We are not overly concerned at this slight divergence from the Locality Toolkit model as it was done openly, with the agreement of those developers and landowners who chose to engage with us. Furthermore, we are not intending that any scoring system (be it numeric or colour coded) should give us hard and fast selection choices, but rather that all of this important data gathering helps inform the planning decisions that the Neighbourhood Plan Advisory Group will need to present to the public and external consultees at the formal (Regulation 14) Consultation on the Draft NP

6.5 We do also recognise that the advice from Locality is that *sites should only be ruled out if there are “showstopper” constraints that would preclude development (such as a statutory environmental designation, no access or the site is unavailable) or if there are a large number of other constraints that would point to the site being unsuitable for development.*

6.6 This is, in effect, the “sift” element of the process and we have implemented this important step in the process by considering such factors in drawing our conclusions as to which sites should be passed forward to create our list of sites considered suitable, available and achievable for the use proposed and which meet our housing requirement and the vision and draft objectives of both our existing Neighbourhood Plan and this emerging refreshed Neighbourhood Plan. This list will now be subject to further public consultation and feedback via the Regulation 14 process to enable us to confirm/finalise the list of sites.

We will continue to work collaboratively with the developers/landowners and RCC in this process, based upon the feedback from our Regulation 14 Consultation.

6.7 To help us check that, as lay people, we had not incorrectly analysed any of these factors we have cross referenced back to the analysis carried out in Dec. 2019 by RCC in the published SHELAA report. This analysis concluded that the majority of the sites being considered are suitable, available and achievable for the proposed use. Taken alongside our own data (including public feedback) these are considered appropriate for allocation in the Uppingham Neighbourhood Plan. For the avoidance of doubt those sites are listed below:-

<b>Site</b>	<b>Identifying code</b>	<b>SHELAA Ref./Outcome</b>
Goldcrest Road	UNP21/LS/02	SHELAA/UPP/11 <i>Full Assessment</i> <i>Suitable</i> <i>Available</i> <i>Achievable</i>
The Beeches	UNP21/LS/03	SHELAA/UPP/01 & UPP/12 <i>Full Assessment</i> <i>Suitable</i> <i>Available</i> <i>Achievable</i>
Leicester Road (Front of Cricket Club)	UNP21/LS/04	SHELAA/UPP/04 <i>Full Assessment</i> <i>Suitable</i> <i>Available</i> <i>Achievable</i>
Ayston Road	UNP21/LS/05	SHELAA/UPP/05 <i>Full Assessment</i> <i>Suitable</i> <i>Available</i> <i>Achievable</i>
Land North of Leicester Road	UNP sites A & B	SHELAA/UPP/08 <i>Full Assessment</i> <i>Suitable</i> <i>Available</i> <i>Achievable</i>
Uppingham Gate (Employment)	UNP21/LS/01	SHELAA/UPP/02 <i>Full Assessment</i> <i>Suitable</i> <i>Available</i> <i>Achievable</i>

6.8 The Uppingham Gate site was originally only considered by RCC in December 2019 for employment use, but the refreshed Neighbourhood Plan has sought to agree to mixed use for this site and this approach has received popular support from the general public. Given that the review of the Local Plan has only recently started, it was decided (in consultation

with RCC) that this particular site would be rescored on a mixed use basis. This activity has concluded that the site does indeed meet the requirement that the site is suitable, available and achievable for the proposed use.

6.9 This then left us with the two smaller sites that had been put forward. The site at Seaton Road UNP21/SS/01 has now been formally withdrawn from the Neighbourhood Planning process and so will not be considered further in this paper. It is acknowledged that the small site at 7 Stockerston Road (UNP21/SS/02) had been previously scored by RCC under the SHELAA process (SHELAA/UPP/03) and was considered as not deliverable - an unsuitable site at that time. It was screened out of detailed assessment ( at Stage 2A) *“At this point in the process, further constraint information has been identified for each site and consultation carried out with the Highways Officer in order to screen out any sites where the vehicular access of the site is considered to be detrimental to highway safety. In addition an assessment has been carried out regarding the relationship of the site to the existing settlement to identify and screen out those sites that have a poor relationship and therefore are considered unsuitable sites for development at this time. Any sites that were considered to be detrimental to highway safety due to the access situation or had a poor relationship with the existing settlement are screened out at stage 2a of the process. (Extract from 2019 SHELAA report).*

6.10 Consequently, the site (UNP21/SS/02) has not been considered in the NP as a preferred location for development and this decision has been communicated to the landowners.

## 7 Preferences

7.1 The conclusion of the process was that the following sites should be taken to the next stage for detailed consideration within the Neighbourhood Plan:-

Site	Identifying code	SHELAA Number
Uppingham Gate	UNP21/LS/01	SHELAA/UPP/02
Goldcrest Road	UNP21/LS/02	SHELAA/UPP/11
The Beeches	UNP21/LS/03	SHELAA/UPP/01 & UPP/12
Leicester Road (Front of Cricket Club)	UNP21/LS/04	SHELAA/UPP/04
Ayston Road	UNP21/LS/05	SHELAA/UPP/05
Land North of Leicester Rd.	UNP sites A & B	SHELAA/UPP/08

7.2 Details of the scoring for each of the sites are given in Appendix 2 (Site Assessment Sheets) and a summary is presented below.

Site	Technical Score	Overall Score
Uppingham Gate	174.42	297.02
Goldcrest Road	166.56	208.76
The Beeches	181.28	230.68
Leicester Road (Front of Cricket Club)	171.88	275.28
Ayston Road	164.88	241.88
Land North of Leicester Road	166.96	192.46

7.3 In summary, the key details are a higher score is better than a lower score, technical scores were parts A and D of the model (this mirrors the Locality Model) with parts B and C (the public feedback and degree of compliance with Town Council by the developers) being added in to give the overall score.

7.4 In line with Locality guidance there was no cut off point to reject any site as this element was dealt with by the SHELAA RAG analysis which did eventually finally result in small site UNP21/SS/02 being rejected as it has a status of "fails overall deliverability".

### Notes

7.5 In terms of timing it has been acknowledged that UNP21/LS/01 and UNP21/LS/05 should be developed before sites UNP21/LS/02 and UNP21/LS/03 as the latter will benefit greatly from improved accessibility that development of the former will bring.

7.6 Sites UNP21/LS/04 and UNP sites A, B & C have no such access constraints (although the Town Council remain very keen to see the existing UNP sites be implemented to include the roundabout on Leicester Road which is considered to be an essential element of the development but local residents).

7.7 The existing NP sites (land South of Leicester Road) has the benefit of an outline planning permission for 20 dwellings (Ref. 2019/0525) and a Reserved Matters application (2022/0296) is under consideration at the time of writing (August 2022). This site is regarded as a commitment and is not included in this Sites Assessment

7.8 We will use this paper to share our site assessment conclusions and ratings with Rutland County Council and publish the findings to the general public as part of the next stage of our updated NP. We are grateful to Rutland County Council for their help and guidance that they have given us with the progress that we have made to date.

### **Further development of site requirements and opportunities**

7.9 As part of developing the full draft version of the refreshed NP, for formal consultation under Regulation 14 later in 2022, consideration has been given to the specific requirements for each of the preferred sites and the opportunities that they present to meet acknowledged housing needs and aspirations and to ensure that a high standard of design, with sustainable development aims to the fore, will be achieved.

7.10 It is acknowledged that, notwithstanding the consideration that would have been given to SHELAA sites by RCC highways officers, individual site requirements will need to be considered along with the overall cumulative impact of the sites.

7.11 Each of the preferred sites has previously been considered in the previous (RCC) LP SHEELA and highway constraints that would prevent development were not identified. It seems reasonable to rely on that conclusion from only 2019.

7.12 Where there are identified local concerns/constraints (e.g., Goldcrest and The Beeches) it is acknowledged that these will not become available until agreed access solutions have been put in place.

7.13 In terms of overall volumes, as acknowledged by RCC and considered in the UTC Arup Study (which will be part of the NP evidence base) much of the traffic in Uppingham is generated elsewhere. Consequently adding 360 to 510 new homes over a 20-year period is unlikely be significant when compared to general traffic growth. It is also reasonable to assume that RCC, in suggesting 431 new houses for Uppingham in the Local Plan I&O Consultation, do not see highway issues preventing at least that level of growth being achieved? It is also understood that there has been contact between landowners and developers and RCC Highways on specific sites.

7.14 In addition to highways matters, there has also been a focus on design, layout, housing mix/type, landscaping and open space. These have been informed by census data, housing needs studies, consultation outcomes (including work on the original NP) and UTC objectives/aspirations. These matters are reflected in the detailed policies for each of the preferred sites.

## **Appe**

### **ndix 1 Call for Sites (December 2020 to January 2021)**

#### **(1) Call for Sites invitation**

E mail to be sent to: (Langton Homes, Ancer Spa, Larkfleet Homes, Charles Richardson and Uppingham Homes CLT) and letter to 7 Stockerston Road.

*Dear Sirs,*

*Please find attached an official Call for Sites in relation to the refreshed Uppingham Neighbourhood Plan. This matter is being drawn to your attention as you have previously expressed an interest in having your site/land considered for future development. If you wish your site to be considered going forward it will be necessary to respond officially once more to the latest Call for Sites.*

*Yours faithfully*

*Deborah Bettles*

*Uppingham Town Clerk.*

#### **(2) Outcomes**

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 31st 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 28th 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 28th February 2021
- Production and distribution of booklets 31st March 2021
- Publication of results and agreement of preferred sites 31st May 2021

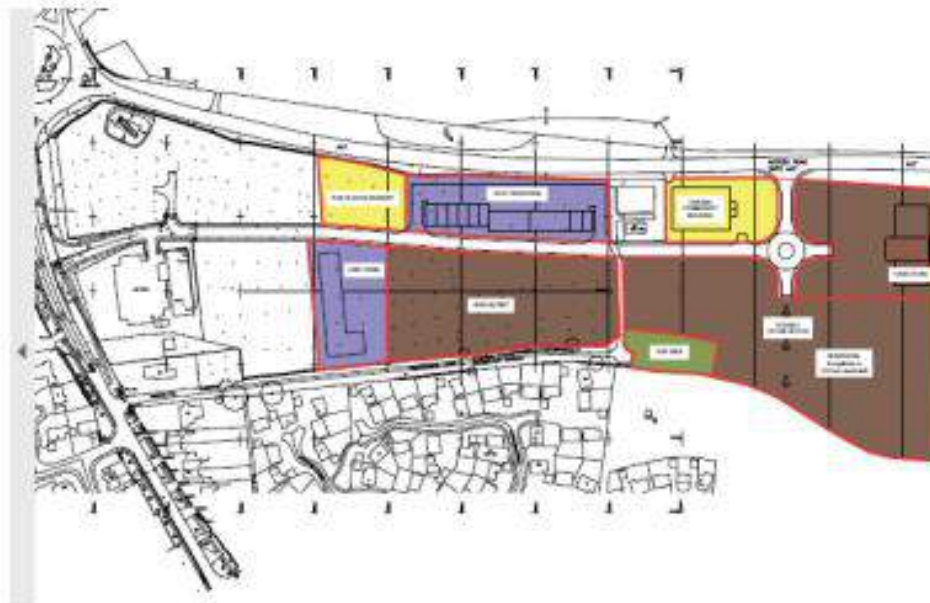
Paper produced on behalf of the Housing Sub-group of the Neighbourhood Plan Advisory Group and discussed and amended at the NPAG on 21st Jan. 2021. Dave Ainslie (Chairman)

Outline details of each site.

### Larger Sites.

UNP21LS01

Uppingham Gate



UNP21LS02

Land off Goldcrest and north of Firs Avenue



UNP21LS03  
Land off the Beeches



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





## **Appendix 2 Community consultation**

### **1 Extract (Press Release) from UTC website 25<sup>th</sup> March 2021**

*Uppingham Town Council will be delivering a booklet over the next few days to every household in Uppingham about the town's Neighbourhood Plan, to consult residents on their views.*

*Neighbourhood Planning is a way for communities to have a say in the future of the places where they live and work, by producing a Plan with legal weight which directs development in the local area, choosing where new homes, shops and other buildings will be built.*

*Uppingham Town Council's booklet is part of the process for refreshing the town's existing Neighbourhood Plan, and details the sites which landowners and developers have put forward for possible future development. The Town Council is keen to collect feedback from the public, as part of the wider process for considering, later this year, which sites will be selected. These final sites will then be subject to a referendum of the people of Uppingham.*

*Cllr Steve Rozak, Uppingham's Mayor, said "If you care about how the town is being developed over the next few years, it's vital you take part in this consultation".*

*Within the same booklet there is also a questionnaire on residents' views about whether constructing a north-south by-pass would be desirable, in order to reduce traffic passing through the centre of the town. The Council is keen to point out that this issue is very much part of forming a longer-term strategic view.*

*This initial consultation is open until 5pm on Friday 14 May, and residents can respond either by completing the questionnaires via Survey Monkey [www.surveymonkey.co.uk/r/NPAG21](http://www.surveymonkey.co.uk/r/NPAG21) and [www.surveymonkey.co.uk/r/bypass21](http://www.surveymonkey.co.uk/r/bypass21) or through returning a form within the booklet to the Town Clerk at Uppingham Town Hall.*



**Appendix 2 (continued)**

**2 Copy of Consultation leaflet (Extracts excluding section on potential by pass road)**

## 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.

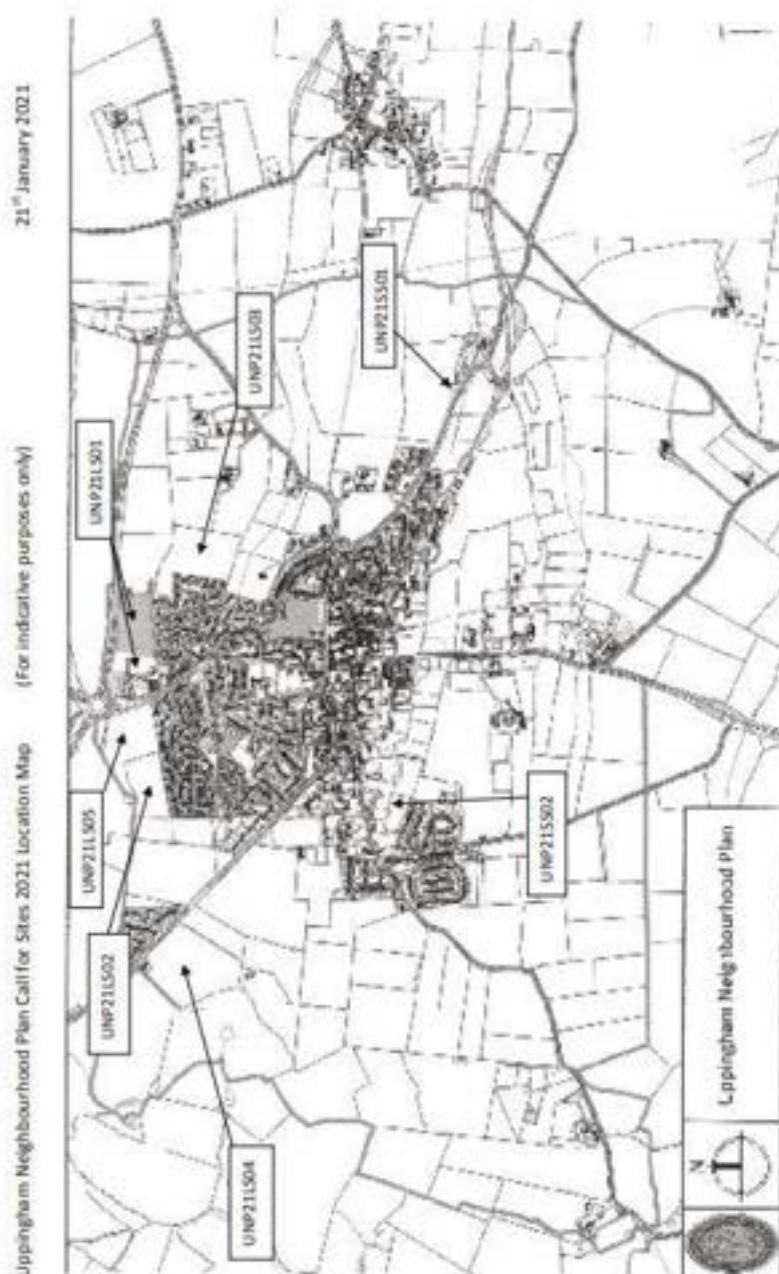
We have reached a point

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 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



### 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 Gates'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 1,100m<sup>2</sup> of small business and 1,100m<sup>2</sup> of light industrial units providing in excess of 200 jobs.

**Retail** - 0.6ha, comprising a 1,300m<sup>2</sup> 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 1,000m<sup>2</sup> 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.





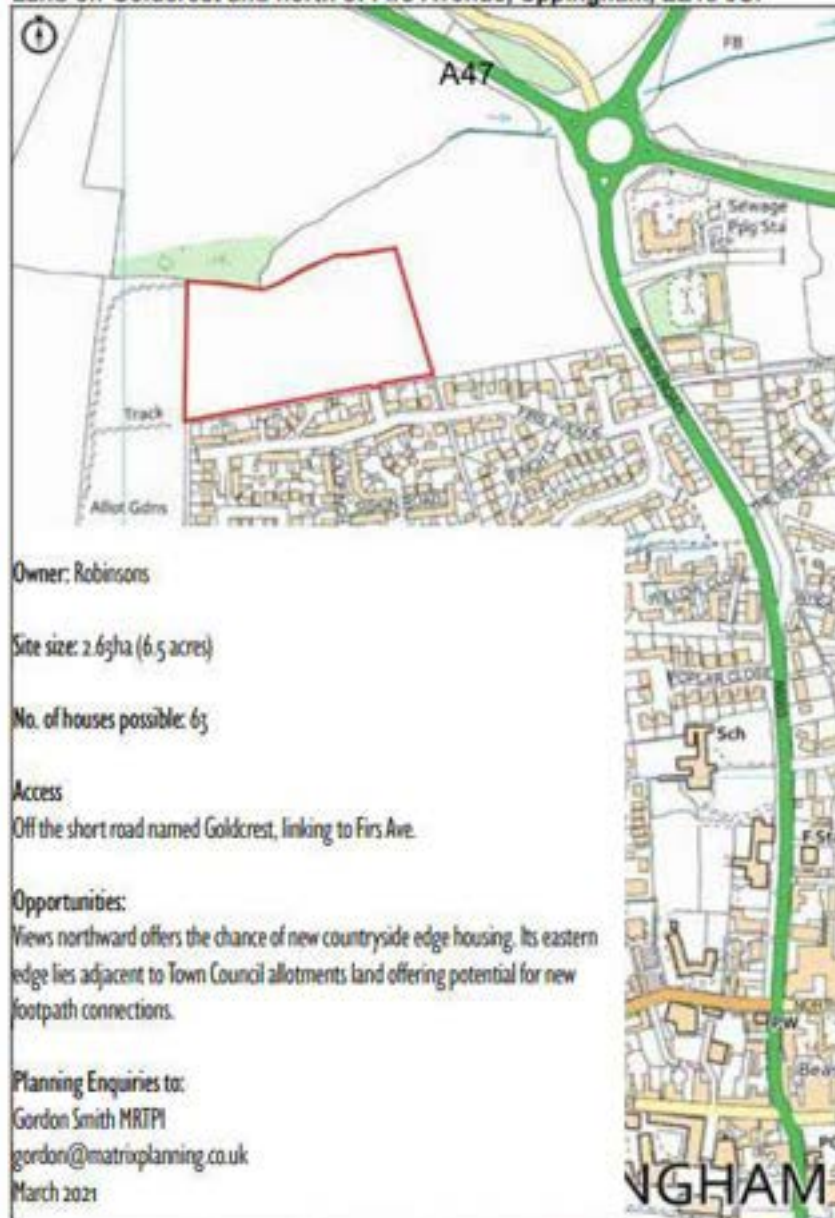
Thank you for taking the time to study our plans, please lend your support to this important scheme to support Uppingham into a bright future. For further information and to view the scheme illustration please go to [www.ancerspa.co.uk/uppinghamgate](http://www.ancerspa.co.uk/uppinghamgate)

ANCER SPA Ltd  
on behalf of Uppingham Gate Ltd



## UNP<sub>21</sub>/LS/02

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



**Promap**  
Aerial photography and mapping

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**matrix**  
PLANNING

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



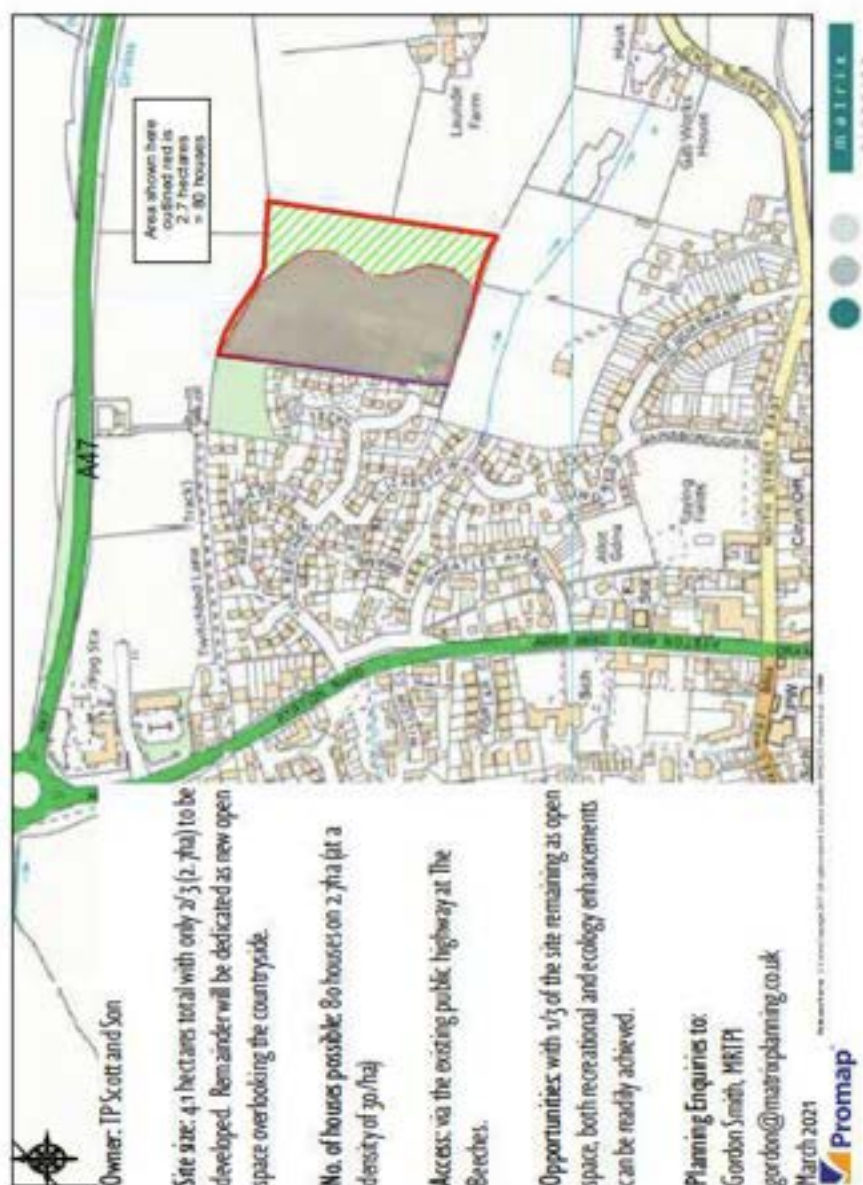
Promap  
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Uppingham LE15 9UP  
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matrix  
PLANNING





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



## UNP21/LS/04

### 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 25 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.



### How it Could Look: Our Initial Thoughts...

- 75 dwellings with frontage lines 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 Fis 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 kerstone 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](mailto:David.Morris@larkfleethomes.co.uk) | Tel: 01778 391 550 | [www.larkfleethomes.co.uk](http://www.larkfleethomes.co.uk)

## UNP21/SS/01

The Badley Orchard  
Developer/Land Owner  
Uppingham Homes Community  
Land Trust  
[www.uppinghamhomes.uk](http://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](http://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



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



## 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, or paper questionnaire if you're unable to do so online.

I particularly want to draw your attention to the bypass survey, 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

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/01 Mixed Use  
Ancer Spa (Uppingham Gate) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/02 Residential Housing  
Matrix Planning (Goldcrest and Firs Ave) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/03 Residential Housing  
Matrix Planning (Land off the Beeches) 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/LS/04 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 (Scaton Road)

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

Site UNP21/SS/02 Bungalows

Mr and Mrs Fenelon (Stockerston Road)

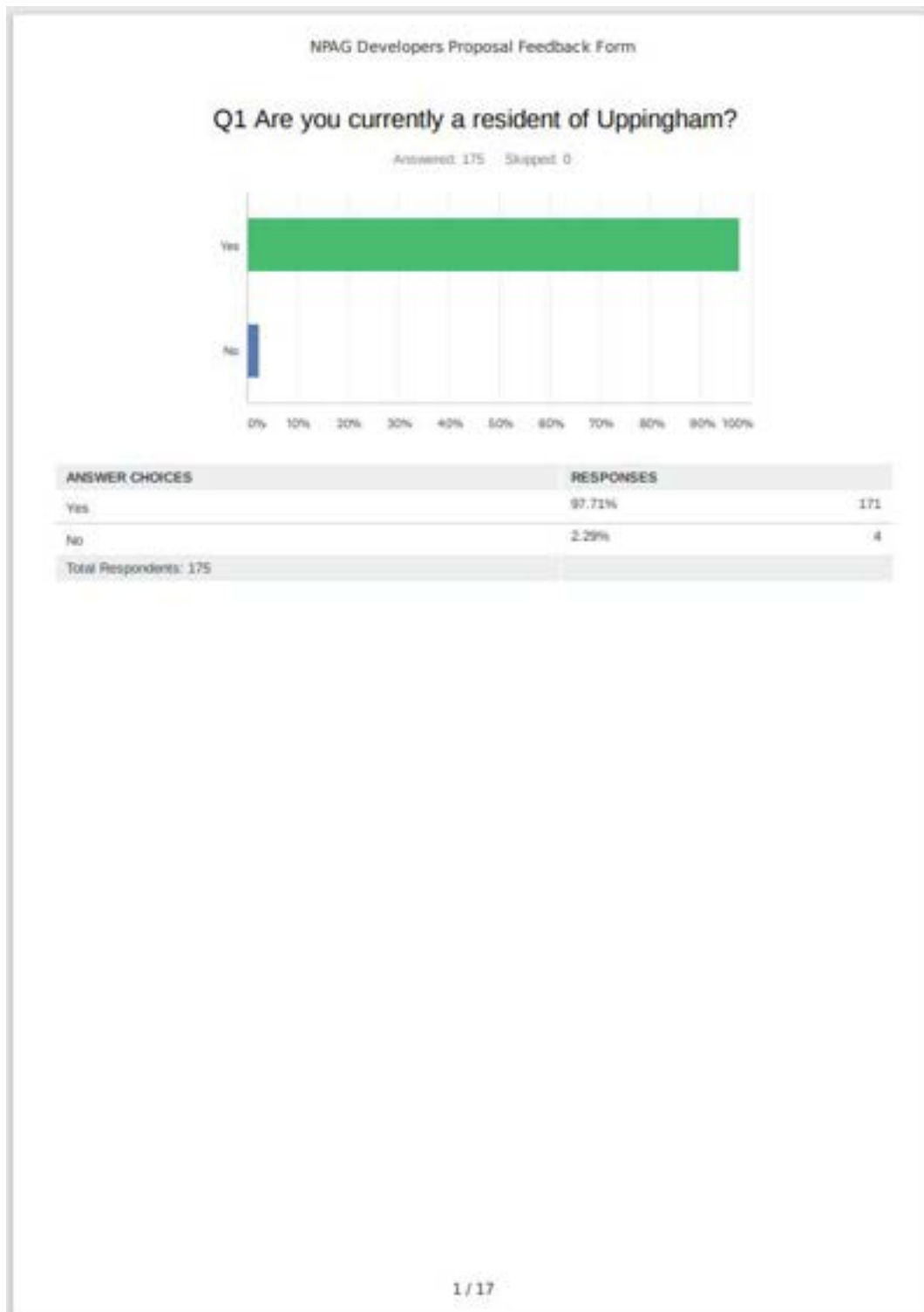
1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

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.uppinghamneighbourhoodplan.co.uk](#). Alternatively you can tear it out and return it to The Town Clerk, Uppingham Town Council, The Town Hall, High Street East LE15 9PY

## Appendix 2 (continued)

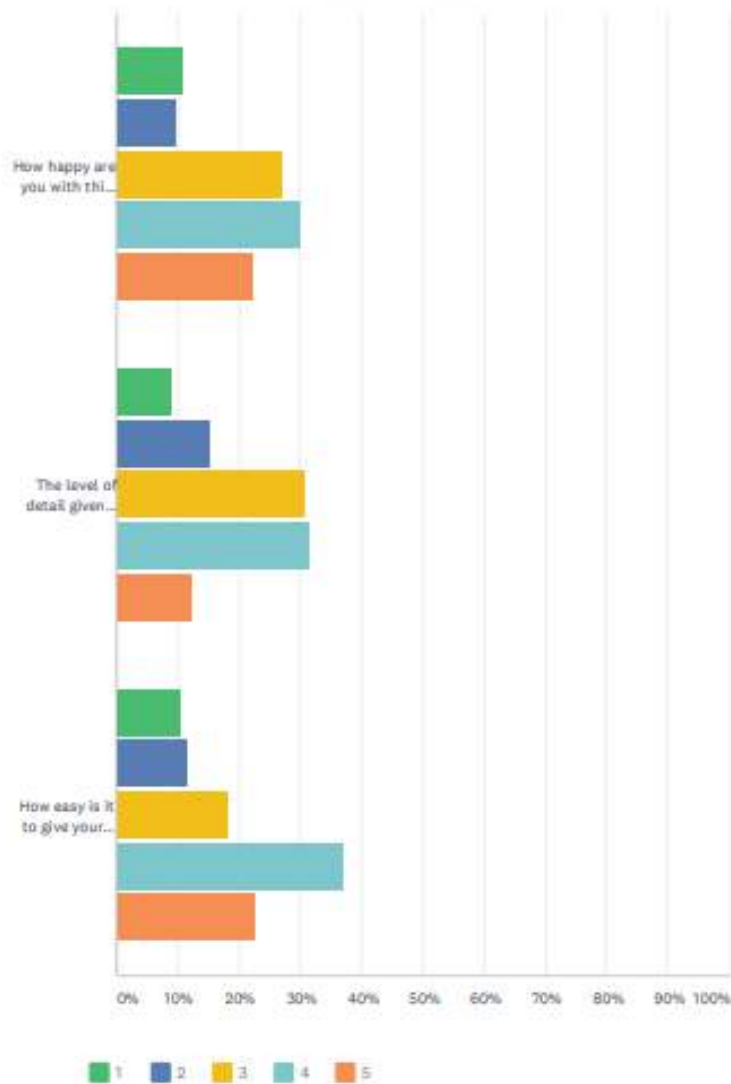
### 3 Consultation Outcomes



NPAG Developers Proposal Feedback Form

Q2 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:

Answered: 174 Skipped: 1





### NPAG Developers Proposal Feedback Form

	1	2	3	4	5	TOTAL
How happy are you with this consultation booklet?	10.92% 19	9.77% 17	27.01% 47	29.89% 52	22.41% 39	174
The level of detail given by the developers on their pages?	9.20% 16	15.52% 27	31.03% 54	31.61% 55	12.64% 22	174
How easy is it to give your views?	10.40% 18	11.56% 20	18.50% 32	36.99% 64	22.54% 39	173

#	IF YOU WOULD LIKE TO GIVE SOME PERSONAL FEEDBACK, PLEASE PROVIDE OPTIONAL CONTACT DETAILS IN THE SPACE BELOW:	DATE
1	Why are out town council not pushing for a forward thinking and socially democratic approach to secure the sustainable development of our town in a post COVID and brexit environment? We do not need more 'executive' four and five bedroom houses, we need you to actually act as custodians of the town and promote a sensible plan that isn't based on greed. As an aside, I totally object to anyone on UTC having any influence over this plan when they have commercial interests that will be enhanced as a by product of the expansion of Uppingham.	5/13/2021 10:16 PM
2	Feedback on the plans or on the survey? email: julietjanereid@gmail.com	5/11/2021 4:32 PM
3	Why some people involved have defaced hard copies is beyond me, disappointing for those investing from outside of Uppingham to see Ron's comments, hardly inclusive of free speech and fairness	5/10/2021 8:51 PM
4	Very upsetting that when I obtained a local copy there was some discouraging connotations on one of the pages by Ron. That does not feel fair to all town residents to have the booklets defaced by personal opinion that one man has. Very disappointing of him and he should lose his vote automatically for such poor behaviour	5/9/2021 5:35 PM
5	The title is incorrect as this is not a neighbourhood plan. The plans are too small to see the detail. There is no date by which it should be returned. It has given rise to confusion within the town as to exactly how many houses will be built. Some people think that all these houses are going to be built.	5/9/2021 12:06 PM
6	Malcolm Touchin, mt00715207@waitrose.com	5/9/2021 11:55 AM
7	Some resident of Uppingham do not receive it on the outskirts	5/6/2021 8:07 PM
8	It appears to me that there is a strategy with builders trying to infill land for their own financial benefit, rather than satisfy an identified housing need. It should be obvious that there is a need for affordable housing at one end, and suitable accommodation for elderly residents at the other end of the spectrum. Whilst taken in the round, these submissions partially satisfy some of that demand, the individual proposals do not, in my opinion.	4/26/2021 10:57 AM
9	Of the 7 proposed plans, only 4 have more details to view to benefit the public. The other 3 are vague and lack information/ details.	4/25/2021 8:03 PM
10	It is good to have this booklet shared with every household as accessing the details during town hall opening hours is not always possible.	4/22/2021 11:55 AM
11	trickytc@gmail.com	4/21/2021 6:34 PM
12	adrianandjanicegreen@gmail.com	4/21/2021 2:08 PM
13	The written text and plans are produced by the developer/landowner with a clear bias towards their own scheme. The PC have failed to compare the schemes to consider the pros and cons of each in planning terms as required by the advice as set out in the NPPF. The promotional site assessments are misleading and fail to consider the possible impacts on Uppingham and its immediate area. Based on such a misleading document the residents are unable to make a proper decision meaning that the NP will be based upon a false premise. It needs to be re-written and re-issued.	4/13/2021 6:57 PM
14	Where does it ask if you want development or not please ?	4/11/2021 6:49 PM
15	Holly Reilly 07852480168 Holly.l.potten@googlegmail.com	4/10/2021 11:02 PM
16	references very confusing and difficult to decipher	4/10/2021 10:46 AM
17	I have no problem with the building of the new housing planned in Uppingham ...I am just concerned that there is a huge lack of infrastructure , schools, doctors surgeries etc, at the	4/9/2021 7:22 PM

### NPAG Developers Proposal Feedback Form

moment in Uppingham. (it has got worse since we moved here nearly 30 years ago) I saw no mention of these to go alongside the building of these new estates.

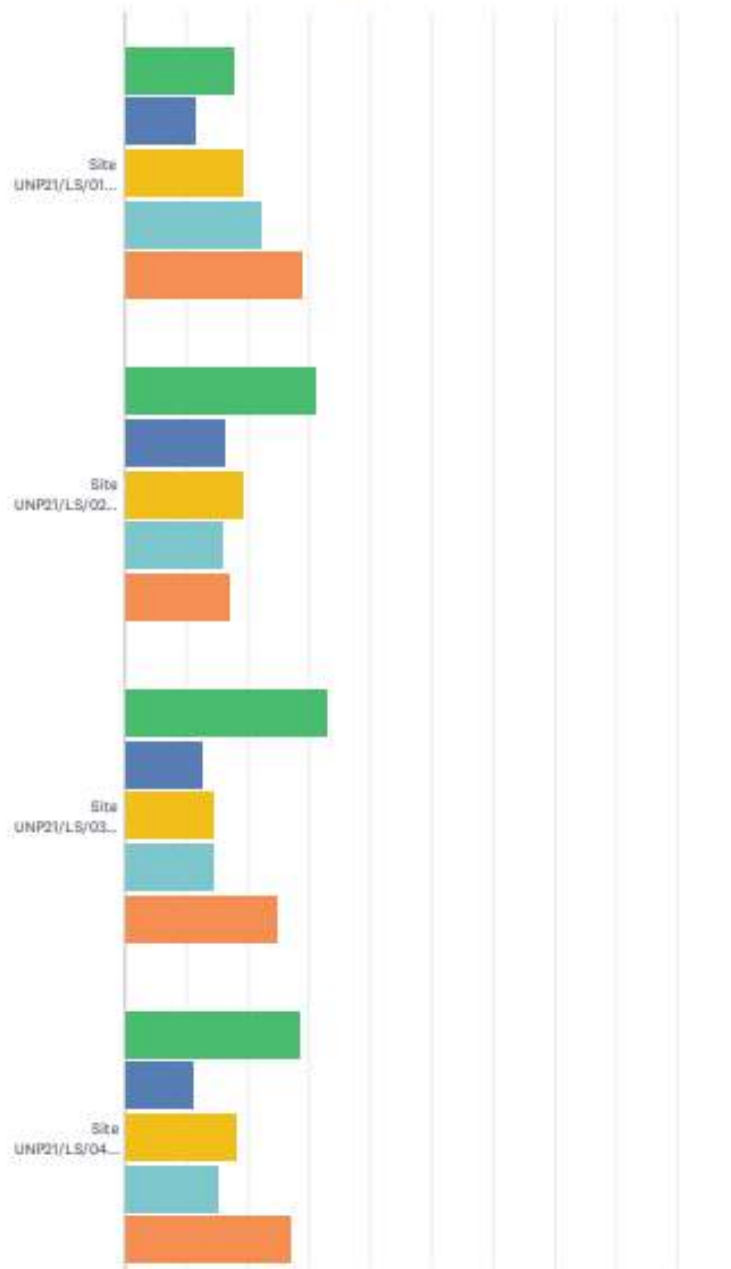
18	Well laid out and detailed. However, I would have liked to see the overall site map in COLOUR, so that we residents can CLEARLY see how the developments come together. This map was very underwhelming and I believe that was for a reason. It would have taken very little time to highlight these areas.	4/8/2021 2:00 PM
19	I am concerned that; 1 the development proposals put forward are outside the areas covered by the original plan circulated in 2016, 2 the authorities are chasing development to fund a bypass 'holy grail'.	4/8/2021 12:51 PM
20	beverleyhubbard@yahoo.co.uk	4/7/2021 8:40 PM
21	I assume this refers to the presentation of the information in the booklet and not what it actually says!	4/7/2021 10:55 AM
22	The booklet is very useful. Thanks to all those involved in its production and distribution.	4/7/2021 10:55 AM
23	No mention at all about Environmental issue and no mention of sustainability. Also the effect of more badly designed housing not cater for in the report.	4/6/2021 6:39 PM
24	The text in the printed booklet is too small on many of the images.	4/6/2021 4:44 PM
25	Robert Apel, 8 Shepherds Way, Uppingham	4/6/2021 2:25 PM
26	It would be helpful to have the entire booklet available online on the Uppingham County Council website with links to the surveys. I am not resident in Uppingham, but I own property in the town and would like to have my views taken into consideration.	4/6/2021 10:38 AM
27	The booklet is poorly presented and inaccessible for many people. You have not considered those with disabilities (e.g. dyslexia) or poor eye see. using number/ letter combinations to identify the sites and to find this survey is poorly considered. Also, the paper is not not easily recyclable nor can it be written on to make notes about the different proposals.	4/6/2021 10:34 AM
28	Maps and text too small	4/5/2021 4:01 PM
29	Text and maps too small. Needed to use magnifying glass.	4/5/2021 3:52 PM
30	UNP21/LS704 difficult to read detail on plan as too small Not clear where Bradley Orchard is Not understand UNP21/SS/02	4/5/2021 9:59 AM
31	Access to this form is not easy if you not a computer addict.	4/4/2021 2:45 PM
32	Unfortunately this booklet only gives the views of the proposers and these will therefore be bias. It would have been beneficial for some constructive comment to have been given so that a balanced reply could be submitted. Comment could then constructively have been made on each proposal.	4/3/2021 12:44 PM
33	Does Uppingham really need anymore affordable housing? Keeping increasing the size / developing of Uppingham will take away its unique charm. We have something different here why make it like everywhere else?	4/2/2021 7:28 AM
34	Uppingham does need to expend, it desperately needs more affordable housing for people just starting on their property journey. There are many small areas to the north, north east and north west where there is land suitable for building parcels of houses (this land is relatively flat and there would be minimal problems of steep slopes). Vehicular access is simplified as the routes would be starting from scratch. The areas to the south of the Town Centre (Market Place and Church) is much less suitable. The geology is of steep slopes and deep valleys which would cause considerable difficulties in construction of dwellings at a reasonable price and providing suitable vehicular access.	4/1/2021 6:55 PM
35	A link should be provided to this site without having to cut and paste	4/1/2021 2:29 PM
36	The type face was quite small. Would have welcomed more on who the developers are. Would have been useful to link these proposals to plans for the town centre.	4/1/2021 11:31 AM
37	it's good that the residents of Uppingham have the opportunity to read about and comment on these proposals	4/1/2021 11:23 AM
38	belmontafica@yahoo.com	3/31/2021 2:51 PM
39	It doesn't appear that there is provision to allow thoughts/comments on each individual proposal, simply a tick box. (Apologies if this is something I can do later on in the Survey.)	3/31/2021 11:21 AM
40	UNP21/LS/03 has very little detail	3/30/2021 11:18 PM

### NPAG Developers Proposal Feedback Form

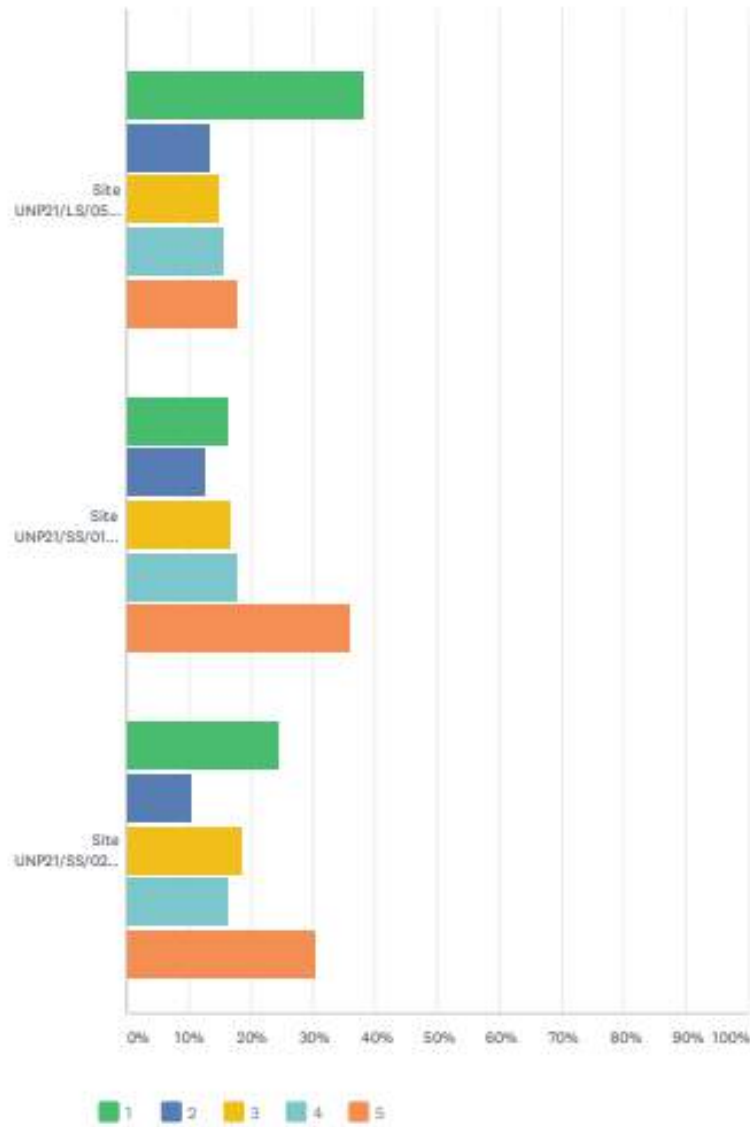
41	Previous year's proposals were in an A4 booklet, I like A5 because it reduces paper. However, the text is very small and will be difficult for many people to read and analyze.	3/30/2021 6:41 PM
42	It would be helpful to let people know where they can access the info in the booklet online. Maps and text is very small for some pages	3/30/2021 1:37 PM
43	VickyjmcFarane@gmail.com	3/29/2021 11:17 PM
44	No real information for UNP21/LS/02 the entrance is a single track road. That means approximately 85 extra cars using an already busy firs road. Sorry the infrastructure is not there.	3/29/2021 6:55 PM
45	Over development.	3/28/2021 1:53 PM
46	stewartwhamblin@gmail.com	3/28/2021 8:31 AM
47	Excellent and informative publication.	3/27/2021 6:37 PM

**Q3 On the scale of 1 to 5 again, please rate the proposals by each developer.**

Answered: 174 Skipped: 1



# NPAG Developers Proposal Feedback Form





# NPAG Developers Proposal Feedback Form

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Site UNP21/LS/01 Mixed Use Ancer Spa (Uppingham Gate)	18.02% 31	11.63% 20	19.19% 33	22.09% 38	29.07% 50	172	3.33
Site UNP21/LS/02 Residential Matrix Planning (Goldcrest and Firs Avenue)	31.18% 53	16.47% 28	19.41% 33	15.88% 27	17.06% 29	170	2.71
Site UNP21/LS/03 Residential Housing Matrix Planning (land off The Beeches)	33.14% 57	12.79% 22	14.53% 25	14.53% 25	25.00% 43	172	2.85
Site UNP21/LS/04 Residential Housing Insight Town Planning Ltd. Langton Homes (Leicester Road)	28.65% 49	11.11% 19	18.13% 31	15.20% 26	26.90% 46	171	3.01
Site UNP21/LS/05 Mixed Use DLP Planning Ltd. Larkfleet Homes (Ayston Road)	38.15% 66	13.29% 23	15.03% 26	15.61% 27	17.92% 31	173	2.62
Site UNP21/SS/01 Affordable Housing Uppingham Homes CLT (Seaton Road)	16.28% 28	12.79% 22	16.86% 29	18.02% 31	36.05% 62	172	3.45
Site UNP21/SS/02 Bungalows Mr and Mrs Fenelon (Stockerston Road)	24.42% 42	10.47% 18	18.60% 32	16.28% 28	30.23% 52	172	3.17

#	PLEASE MAKE ANY OTHER ADDITIONAL COMMENTS THAT YOU FEEL WOULD BE HELPFUL IN THE REFRESHING OF THE UPPINGHAM NEIGHBOURHOOD PLAN.	DATE
1.	Where population increase to purchase houses coming from? No indication on traffic, town parking, leisure facilities, policing, surgeries (most current businesses employ from outside the town) banking or schools. Sadly very poor provision of information, JUST LOKKS LIKE ANICE IDEA. No thought given to the norther approach to the town, compare it with the southern approach.	5/26/2021 3:50 PM
2.	Siting additional retail businesses on the outskirts of the town will have a negative impact on existing retail outlets in the town as well as the weekly produce market. These existing shops and the current local support for them gives Uppingham its unique atmosphere. Far better to improve public transport links to nearby Oakham where there are already larger retail shops. Provision of electric charging points should be considered as a priority.	5/14/2021 8:04 PM
3	Start again. Be transparent and don't send anymore surveymonkey crap. Maybe actually knock on doors and speak to people?	5/13/2021 10:16 PM
4	The Proposal of land off the Beeches is far too large for the existing access point / through roads and too big a development / not in keeping with the current tranquil area.	5/13/2021 3:20 PM
5	UNP21/SS/02 seems particularly inappropriate and unnecessary with implications about traffic and access. Some better uses for the land would be for a community forest or activities such as riding. UNP21/LS/01 seems a complete disaster which will ruin the town by drawing customers away from the town centre as well as increasing traffic and people who will commute away from the town. The plans appear to have been drawn up by developers rather than by planners with the community as their main interest.	5/13/2021 8:03 AM
6	Oakham has been spoilt by it's many housing estates. It will be a great shame for Uppingham to be spoilt in the same way. There is little open space which can be used by the locals and few cross country walks, also Rutland lacks woods. The land around the town is either heavily used farmland or housing, so wildlife is particularly poor apart from evasive badgers. We should plant trees in these spaces and allow people to walk through them. We could make Uppingham a 'green' town.	5/11/2021 4:32 PM
7	The number of potential new homes would amount to approximately in excess of 300 units (probably more) giving an increase in population of 500 - 1000. It would place a considerable strain on the infrastructure - surgery schools and the High Street etc - what proposals are being made to mitigate those concerns?	5/11/2021 1:31 PM
8	This proposed plan speaks volumes. Very clear plan, inclusive of the whole towns needs. Recreation area benefits all and is very likely to draw in those from surrounding areas. Has so much appeal for not only building upon our existing community in the beeches and for those joining from surrounding areas. Already having access does not disrupt the flow of traffic through the town which is paramount. Perfect area to expand, at the heart not away from the heart, close to amenities to make town accessible for all	5/10/2021 8:51 PM
9.	I feel that proposal for development of UNP21/LS/02 is unviable this is far too many houses	5/10/2021 6:02 PM



## NPAG Developers Proposal Feedback Form

for this land & the access through Goldcrest would not suffice for 62 houses nor Firs Avenue as an approach to it

10	I have resided in Uppingham since working at the LRI alongside owning my own business. For the future of the town it is imperative that we continue to make improvements and houses so that local business and tourism can boom. Having looked at great detail in the plans the Beeches access one is by far the preferred option. It already has access which means less disruption on the flow of the town meaning more passers by are likely to stop through. It also provides great opportunities of housing for a range of people such as couples and families and doesn't exclude the range of demographics that other developments do. It is already nestled into the town rather than creating a development on the outskirts which often feel like a secluded venture, creating a divide between the town. It is close and accessible to all the local amenities making it very accessible to those with mobility concerns or wheelchairs. The recreation area is a delight for not only the new development but also those surrounding such as the beeches residents enabling another sanctuary for families which is pivotal to continued community spirit. With the pandemic having affected the town in a range of ways this really fills me with great prospect our fabulous town and local businesses can boom once again. I have heard who the plot of land belongs to and it feels even more fitting to expand our fabulous community on land owned by people at the heart of our community who already give so much. Fabulous plans for the town!	5/10/2021 5:06 PM
11	Having lived in Uppingham during childhood and recently returned the land off the beaches feels like a fantastic choice for the town. The access is already there and unlike the others would not disrupt the town as much and feels like a natural place to expand our beloved town. With so many new developments popping up on the outskirts of towns that feel anonymous and secluded this really is expanding into the heart of our town, yet providing a secluded hub with the recreation area that all those on the beaches will benefit from. It feels this development is private and yet so close to the amenities appealing to a wide range of ages and abilities. The Scott's are a very well respected family and huge part of the community which feels so very apt to develop upon their land. Looking across all proposals and how this may affect the traffic flow in and out of the town I would say this is least disruptive and would not deter visitors to come to Uppingham and our local businesses. With the last year being as it is I very much like the development off the beaches providing the town with opportunity that constitutes to match its style. With neighbouring towns building lone developments on the does it naturally divided the heart of the town where this one enables it to remain. I am most impressed by these plans and am looking forward to be able to see Uppingham grow as it should do, expanding from the heart	5/9/2021 5:35 PM
12	The Beeches proposal is the only one desirable to those who are unfamiliar with the town. It is a discreet entrance providing a haven set back and yet close to all the amenities. With the access already there it is the least disruptive proposal to the town, wildlife and residents. It is a natural space to grow the town without it feeling the town is expanding further from the heart, it still feels inclusive and the plans are very desirable. The recreational area poses great value to families giving the beaches and the new development a hub. I think it is one that will benefit mostly and as someone hoping to live in uppingham with my family I am very keen to see a plan such as this come to fruition.	5/9/2021 5:24 PM
13	The Beeches has always been a very desirable and attractive residential area and just a walk from town - yet blended and hidden! Highways access to further potential development already exists and I would think the proposed recreational area would be an asset.	5/9/2021 5:05 PM
14	Ancor Spa makes no reference to the cinema, cafe, garage for the Hopper originally talked about; also what is meant by 'elderly persons housing'? Matrix Planning -02- worries me as to the access and increased traffic. What is meant by 'potential for new countryside access'? where will it lead? Who will manage this? Matrix Planning 03 lacks sufficient detail. Larkfleet Homes is too close to the A47. Which supermarket is envisaged? Uppingham Homes CLT may be too close to the sewage plant. I dislike the industrial look as shown in the drawings seen earlier.	5/9/2021 12:06 PM
15	The booklet is rather poorly produced. It is not clear that it is not the Neighbourhood Plan itself (despite the title on the front page), that not all of the sites are needed to meet the Local Plan requirements, or what the timescales and overall process for producing the Neighbourhood Plan will be. The booklet does not even state when responses are required or give a date of issue. Some of the developer proposals are difficult to read as the print is too small. There should be space to comment on each proposal, not just to give a score. As regards the detailed proposals, we do not need two supermarkets to be built (LS01/LS05) and there has always been talk of a cinema and a residential/care home at Uppingham Gate, but these are not shown.	5/9/2021 11:55 AM
16	I have concerns on the highway safety impact of the proposed developments where they	5/8/2021 10:20 AM

## NPAG Developers Proposal Feedback Form

feed onto Ayston Road

17	<p>UNP21/LS/01 - good mixed use proposal with decent access. Retail food store needs plenty of parking space. UNP21/LS/02 - too many houses proposed for this area with only the one road (Goldcrest) for access, especially given that the Firs estate is already a busy residential area. UNP21/LS/03 - insufficient road access for so many houses. Needs a new access road from Uppingham Gate/A47 and not through The Beeches, which is not a sufficient service road for this area. Increased traffic on The Beeches will also make access to the children's play area very dangerous. UNP21/LS/04 - would sit well with the recent Elms development, and presumably Hopper access could be extended to this site. UNP21/LS/05 - this really isn't needed as well as the Uppingham Gate development. It simply replicates what has already been proposed, but in a less suitable location. UNP21/SS/01 - affordable housing for young people is needed UNP21/SS/02 - this could work as long as these are bungalows, which will not impact negatively on residents of Chestnut Close, and provided sufficient access can be offered via the current track. More details needed for this plan. MY MAIN CONCERN WITH ALL OF THESE PLANS IS THAT THERE IS FAR TOO MUCH RESIDENTIAL PLANNING AND THE TOWN DOES NOT HAVE THE INFRASTRUCTURE TO SUPPORT SO MANY ADDITIONAL RESIDENTS. WE WOULD NEED MORE SCHOOLS, NURSERY PROVISION AND PROBABLY ANOTHER DOCTOR'S SURGERY AND DENTIST IN ORDER TO PROVIDE SUFFICIENT LIVING SUPPORT.</p>	5/4/2021 1:20 PM
18	<p>There has been a great deal of development in Uppingham in recent years and I now believe it is time to pause. These proposals will damage the village feel that is unique to our beautiful market town. If developments are pursued on the periphery of the town they cannot be undone and will impact negatively on our small town. I doubt that this is the helpful comments you want to read but I say again converting over the green spaces cannot be reversed.</p>	5/3/2021 9:53 PM
19	<p>My concern is with UNP21/LS/03 in that it will make the Beeches seem a much busier neighbourhood. I love that I can take my children to the park nearby on their bikes and there is not much traffic. The Beeches is currently a peaceful estate and I feel the above plans would compromise this greatly. My concern is primarily with the access being via the Beeches. Is there anything that can be done to reduce the impact, maybe access from an alternative route?</p>	5/3/2021 10:27 AM
20	<p>UNP21/LS/03 proposes an excessive number of houses given the size and nature of the Beeches. Any consideration for development should be scaled back significantly and access should not be through the Beeches as this would exceed the safe capacity of the roads within the Beeches</p>	5/3/2021 6:07 AM
21	<p>I am concerned with talk of confidential routes for a bypass not being revealed before consulting on these developments. If a bypass was to be built, it would have to be outside all current houses in Uppingham and not just move the problems away from some residents to other existing and long standing town residents. The current N/S bypass via Duddington A43 should be used for this purpose.</p>	5/2/2021 6:10 PM
22	<p>Would rather see brownfield sites/poor quality agricultural land used for development, not good quality arable land as seen north of the firs and on Leicester road. Do not need 3 supermarkets in Uppingham</p>	4/29/2021 8:08 PM
23	<p>I am happy for poor land that is not suitable for agricultural use to be developed, but do not build on good agricultural land - we struggle to feed the nation already - we need as much agricultural land as possible</p>	4/29/2021 6:33 PM
24	<p>In relation to UNP21/LS/03 - the plan is for all traffic to enter and leave the new development along the road The Beeches. This road is not suitable for more traffic, particularly as the first bend is already a problem with accidents having occurred because of lack of space for passing. The current plan allows for 80 new homes potentially 160 more cars as well as delivery vans etc. As Uppingham Gate is already well into the planning stage I suggest there is a new access road to this new development from Uppingham Gate, thereby making the new development separate from the Beeches estate and thereby avoiding the negative impact on residents already living on the Beeches. The same problem lies with UNP21/LS/02 - the proposed access road using Firs Avenue and Goldcrest is far too small to take an increased amount of traffic.</p>	4/29/2021 1:35 PM
25	<p>Moved from Oakham due to noise from the by-pass which was constructed near our property. Our property was near a round-about, the noise from motorbikes accelerating off the roundabout and empty lorries especially, made the noise unbearable as the road was too close to residential developments. Often speeding traffic, although there is a 40 mile speed limit in place but not often enforced. Although, there are new housing developments in</p>	4/29/2021 8:38 AM



## NPAG Developers Proposal Feedback Form

	Oakham no additional town centre parking is available to accommodate increasing population.	
26	(1) What is the likely progress with as-yet undeveloped sites approved in Edition 1 of UNP, and their impact on this edition? (2) UNP21/SS/02 is completely unsuitable, on steeply graded land in an area suitable for 'green lung' nature conservation.	4/29/2021 7:52 AM
27	Concerned that there is nothing in the proposals re pressures on local services i.e. doctors, dentists, schools, car parking. In addition many of the estates proposed as access points do not have infrastructure that is suitable for the inevitable increase in volumes of traffic. In addition some of these estates have play areas for young children, increasing the volume of traffic increases the risk to their safety. Construction traffic could not access through existing estates.	4/28/2021 7:05 PM
28	I believe the idea of putting 80 more houses on the Beeches is ludicrous. It will increase the traffic on the estate to an unacceptable level for the current road structure and change the whole feel of the estate. I would suggest the scaling back of the number of homes (i.e. at least by 50%) and separate it from the Beeches completely i.e. create a new access to this proposed area of housing e.g. from the north created to link up with the planned development at Uppingham Gate. Also with all this proposed additional housing I would like to see how the town will amenities to cover all these extra people. In my opinion this sort of expansion will be the ruin of what is currently a nice size town in the county of Rutland.	4/28/2021 3:44 PM
29	This is a small market town where the local infra structure is already overloaded and cannot sustain further expansion. Who benefits? landowners and developers not the local community. Uppingham gate development would seriously affect the High Street with a significant loss of trade.	4/28/2021 1:33 PM
30	Beeches development....the open space should between the current estate and the new houses. A new access road is required as the existing access is totally inadequate for an increased traffic volume	4/27/2021 3:19 PM
31	We do not think that there should be any more development of the land off the Beeches ( UNP21/LS/03) The addition of 80+ houses, & the extra road traffic these would create would make the junction of the Beeches & Ayston roads even busier & more hazardous. This is the only entrance/ exit to & from this large estate.	4/27/2021 11:06 AM
32	UNP21/LS/03 will not work if accessed via the existing access road into the Beeches Estate, which already services around 100 houses. It should be either via the existing Twitchbed Lane, or off the A47 northern bypass, and through or around UNP21/LS/01.	4/27/2021 10:50 AM
33	I refer to the application UNP21/LS/03 above. As a resident of The Beeches, I fail to understand how the current road infrastructure will deal with the additional traffic during any construction phase, as vehicles frequently have to park on the pavements to leave sufficient space for others, and emergency services, to access the estate. The access to any development of this site, before and after construction, must surely be from the A47. Given the volume of proposed housing contained within the overall revised Plan, I cannot see the justification for disrupting the lives of 140 households on The Beeches with the additional vehicular traffic this will bring. If we conservatively assume that each proposed new house has one car, this is likely to increase the vehicle movements on the current infrastructure and access to and from Ayston Road by at least 40% from the current level, thus creating bottlenecks when leaving and entering The Beeches. In my opinion, it is an unsuitable and unnecessary proposal, to which I strongly object for the reasons outlined above. I am in favour of the LS/01, LS/02, LS/04, LS/05 and SS/01 proposals, should they be necessary to satisfy confirmed demand, as they all appear to have suitable road access. Overall, however, I would question the need for so many new properties, given the impact this additional housing will create on the current medical and schooling infrastructure.	4/26/2021 10:57 AM
34	UNP21/LS/03, the proposed 80 new homes with access via The Beeches is very concerning. Increasing the current traffic volume will exceed the safety levels and cause congestion at peak times. This will present a risk to lives. The play park at the end of The Beeches is very popular with young children and the proposed plan will increase the volume of traffic passing this area. I have similar concerns with UNP21/LS/02 with the single access via Firs Avenue. Placing speed bumps to slow down traffic is not the answer. It just adds to traffic pollution.	4/25/2021 8:03 PM
35	We worry about the knock on effect of school class sizes with all these new houses and families. Perhaps the schools would have to increase in size. Also, we worry that once one supermarket has come to Uppingham in the North Gate then many other retailers will come eg Starbucks, Mc Donald's etc etc and this will change the feel of Uppingham. Uppingham will then become a large town like Oakham. There needs to be another exit / entry point for	4/23/2021 9:29 AM

### NPAG Developers Proposal Feedback Form

the gold crest development- the current plans would make the first avenue estate really busy as only one way in to the new development.

36	Sites LS01,02,03 & 05 are a logical 'northern expansion' Sites LS04 is too far from centre Site SS01 is not a strategic site - too small, too far out from town (Why bother to cover these small sites in this sort of plan )	4/23/2021 7:40 AM
37	Why no 'Brown Field' sites being developed? Constant development of green areas , in the long term, will be detrimental to everyone. You know all the arguments. Please be brave and protect the green areas we have.	4/22/2021 10:50 AM
38	UNP21LS03 should be in line with the current beeches development of larger homes. There should be a planting strip maintained around the edge of the site as with the latest phase of the beeches and also an additional access road to the properties either of the main A47 or via UNP21LS01. Both UNP21 LS01 and UNP21LS05 show supermarkets. With the co-op in the town is this necessary? What about other infrastructure for the town such as doctors, schools etc.	4/21/2021 2:08 PM
39	1) I have given opinions on individual sites but overall I am very concerned about the number of sites proposed to exit onto Ayston Road close to the A47 roundabout. I understand the Uppingham Gate site also has an exit onto the A47 but the other three sites alone have a total of an additional 203 homes accessing direct to the A6003. Surely no responsible councils can agree to this. 2) The proposal for a supermarket accessed via site UNP21/LS/05 would again cause considerable congestion on both the Ayston Road and the A47. The roundabout would become a bottleneck. There is a supermarket proposed at Uppingham Gate which can be accessed from the A47. This is all that is needed. 3) It is not clear in the booklet that any of these sites which are selected are in addition to those included in the original neighbourhood plan. 4) A submission date would have been helpful	4/20/2021 2:41 PM
40	Ranking houses indicates approval; this is misleading. I don't think we need so many houses. The plan is incomplete; it doesn't include the Bloor Estate or the plans for houses opposite. The proposed housing is too densely packed. Cars will have to park on pavements and grass areas.	4/20/2021 9:53 AM
41	We desperately need affordable housing and another supermarket so I am excited about these plans. The retail and business units will provide jobs too.	4/18/2021 6:53 PM
42	See previous comments As written the document ,and the emerging NP, is in direct conflict with the advice in NPPF Para 16a, 32 and 35b	4/13/2021 6:57 PM
43	The Stockerston Rd plan is entirely out of all proportion to the rest. It is also a wildlife corridor and would ruin a beautiful, secluded corner of the town.	4/12/2021 7:43 AM
44	Affordable property is needed in Uppingham	4/11/2021 6:49 PM
45	I think LS/01 and LS/03 would benefit from a footpath & possibly a cycle track to the East connecting the residential parts of the new developments with the town centre away from the main road. (Perhaps this could connect with the path that runs to Todd's piece?) so much nicer for young families. Likewise LS/04 could benefit from one to the south west. I think it will be absolutely vital for SS/01 to be properly connected with the town with a footpath extended down the roadside as far as the new development. To bring them properly into the town. I think high eco standards should be applied across all of the new developments. I also think dark sky friendly lighting (Downward facing , not over-bright, and yellow not blue in tone) should be mandated for all new street and security lighting (and any replacements to existing lighting elsewhere)- inexpensive if implemented from the start, good for residents and better for nature. I think the town would benefit from a lower cost supermarket.	4/10/2021 11:02 PM
46	We vehemently oppose the proposal UNP21/LS/04 for 75 dwellings by Langton Homes. The amount of construction work necessary would impact on Leicester Road noise and traffic on a relatively minor road and quiet area of the town.	4/10/2021 12:01 PM
47	The roundabout would be incredibly busy, congested, dangerous if all of these developments went ahead	4/10/2021 10:46 AM
48	For most of these developments, the issues as I see it are: 1. Roads and access - in most cases (particularly the A47 ones) increased traffic would make these developments dangerous. No major infrastructure planned which would be needed. Look of the town from these sites would be not good. 2. Access to other developments is via other existing developments, which would lead to a rat run in these estates. 3. Proposals for these developments make no mention of existing services. Additional housing brings increased resident numbers which will have a significant impact on education, transport, roads, and	4/9/2021 5:23 PM



## NPAG Developers Proposal Feedback Form

health provision. Nowhere in these plans are these factors mentioned. Without these additions, living conditions for current residents will decrease significantly

49	You should include ALL planning applications for housing etc. There are 3 that I know of on Leicester Road, 2 of which have been approved, which add a further 190 houses into the plan. What do you believe is the optimum population for this pleasant market town? This plan together with the 3 additional housing plans add a further 500 homes which will mean an extra 1,000 cars and a large number of children. The NP adds 2 supermarkets and light industrial units which will add traffic to the road you are trying to calm.	4/9/2021 4:15 PM
50	Development UNP21/SS/02 will create traffic danger on Stockerston Road. This development is not required given the other more suitable development sites under consideration.	4/9/2021 3:23 PM
51	Site UNP21/SS/02 is totally unsuitable for development. Apart from Mr Fenelon not owning all the land, the terrain is conducive to housing development and the access would be onto a busy B road. The development would have severe ecological implications and is outside the established limits of development for Uppingham. The trackway is designated as 'Important Open Space' and should be retained as a field access without the loss of trees which border it on the west side.	4/8/2021 10:21 PM
52	This plan will change the character of Uppingham for the worse. Too many houses, and too great an increase in the population. It will have an adverse effect on the schools, and on local services (e.g. doctors, dentists)	4/8/2021 2:14 PM
53	The proposed plan, with the creation of almost 300 new houses, would be too great an increase to the population and will destroy the unique character of Uppingham. Plans for large stores are not in keeping with the rural locale.	4/8/2021 2:06 PM
54	The main area of concern that I have are	4/8/2021 12:51 PM
55	No mention of infrastructure plans to support additional housing. Why has a private individual (The Fenelons) been given the opportunity to promote their plans? Did they pay for this advert or is it given free of charge? Reeks of favoritism	4/7/2021 5:23 PM
56	where are the plans for more schools, doctors, dentists etc to go with this extra housing?	4/7/2021 3:04 PM
57	At a time when there is increasing concern about the impact of climate change developers should be encouraged to be clear about the environmental effects of their proposals. They should demonstrate that green spaces will be actively protected and outline the strategies that they propose to protect the local ecology.	4/7/2021 3:03 PM
58	This is a large development proposal for such a small town as Uppingham; a proposal which will ruin this little historical English market town and the life it offers. The Council recently rejected a £29.4m offer of funding to create a garden village at St George's Barracks in North Luffenham. This was defeated by only one vote. St George's Barracks has all the necessary infrastructure already in place for further development without encroaching on existing greenfield land and destroying the country side. This larger proposed development will put pressure on local services and the existing infrastructure, cause congestion on Ayston Road and town centre in particular, create pollution and generate road safety issues. It will have social as well as economic and environmental costs reducing the wellbeing among those already living in town. New developments are already completed or in progress along Leicester Road in Uppingham, these are sufficient for the town at present. I wonder if Council members are impartial in their views about the development across the County and are not driven by their own self-interest in these matters.	4/7/2021 1:32 PM
59	Access to the Stockerston Road from Newtown Road is already dangerous; the agreed development in the garden of No9 will make traffic safety worse and "Site UNP21/SS/02" can only exacerbate the situation. Not too many people obey the 20mph speed limit and the speed bumps are largely ineffective and noisy. We are short enough of trees as it is; where are replacements going to be planted? This proposed development is on a wildlife corridor, despite the survey done for the building at No9, which was extremely inaccurate and clearly inadequate.	4/7/2021 10:55 AM
60	Site UNP21/LS/05 and Site UNP21/LS/02 are both in fields which are regularly used by dog walkers and families. If the last 12 months have taught us anything, it is that such accessible and beautiful areas should be protected. With these 2 proposals, Uppingham Gate, extension to the Beeches and distant plans for construction on the other side of the roundabout (I presume very distant as not included in this Plan) all of this development seems to be grouped in one area of Uppingham. The recent development on Leicester road is well placed and has been very well put together. I would support any extension to this area. I fully support the Uppingham gate proposal and extension to the Beeches (Where I am a resident) However, I have some concerns as to how construction workers/equipment	4/7/2021 10:55 AM

## NPAG Developers Proposal Feedback Form

will access the Beeches extension site. Thank you for the opportunity to provide feedback on the plan. Stephen Lambert [stephen.lambert97@live.com](mailto:stephen.lambert97@live.com)

61	No mention of how the schools and services will cope with more housing.	4/6/2021 6:39 PM
62	I assume the SGB decision by RCC will have an impact upon the revision.	4/6/2021 3:52 PM
63	The Leicester Road UNP21/LS/04 development would be visible from the footpath to Wardley wood, an area of outstanding natural beauty. Its too close to this area. These are all "green field" sites, there is no mention in the developers plans of offsetting this loss with a carbon neutral build, eg Solar Panel roofs, ground source heat pumps, massive tree planting etc. Many trees were felled to build the Elms Development and not many planted, the houses are not fit for the carbon neutral environment necessary within a few decades.	4/6/2021 2:25 PM
64	04 An unnecessary development outside a proposed bi-pass. It also does not make planning sense to insert a bi-pass and then have a housing estate on either side of it.	4/6/2021 9:58 AM
65	We need affordable housing for single people. Rent and to buy but mainly rent.	4/5/2021 8:29 PM
66	UNP21/LS/01 Main concern is that new axis from A47 coming from Leicester could be dangerous as vehicles have to cross A47 going West and it is a very fast piece of road. need to consider roundabout or traffic lights UNP21/LS/02 increase of traffic flow on Firs Avenue and on to Ayston Road will cause congestion. Access through Goldcrest is narrow and houses next to area affected and proposed new country side access already exists and is only onto allotment area or cow field to A47 UNP21/LS/05 access road from Ayston Road will cause problems as increase in congestion to and from roundabout especially for lorries to proposed supermarket and maybe area will experience noise pollution from A. 47. Supermarket siting would be better on UNP21/LS/01 site. Do plans need to consider building of new Primary schools and extending surgery. Sad at loss of green belt on plans 02 and 05	4/5/2021 9:59 AM
67	Uppingham Gate has been in existence for many years and has hardly been developed which gives the impression there is little appetite for businesses to operate in Uppingham. How much of the 75% now committed to the site is commercial, light industrial or small businesses and how much is this going to boost the economy of the town and provide employment for local people? It appears that this developer is using the Uppingham hopper in their submissions as a way to transport people; a charitable service which may or may not continue to run. It appears that affordable housing and bungalows will be on the sites furthest away from the town. This seems flawed especially as bus services are constantly under threat and again the developers are happy to place reliance on a charitable bus service. This is a lot of new housing and commercial development for a small market town and seems out of step with Uppingham's identity.	4/4/2021 11:19 PM
68	Nearly all the proposed sites will increase the volume of traffic on an already busy road, which has considerable traffic problems. None of these sites should be developed until a bypass has been built.	4/4/2021 2:45 PM
69	Frankly, I have no trust in the NP as an exercise in local democracy. The limits on numbers of residential units in the last NP were completely overridden and even more of our green assets surrendered for profit. What is needed is housing suitable for an ageing demographic ie housing with large living spaces and a smaller number of bedrooms to encourage the retiring population to downsize.	4/4/2021 9:57 AM
70	Given the size of the development being proposed at N Luffenham why is any significant residential building being proposed in Uppingham? We expected to see a service station in the Uppingham Gate development (as per the UNP) but can't see one in the plans presented. We hope this doesn't mean that this makes building one on fields on the opposite side of the A47 more likely. The obvious place for building a service station would be on this Uppingham Gate site near the supermarket. The service station in the town centre could then be moved out of the town and the land used to enhance town facilities. UNP21/SS/01 is laudable in its intent but the land is immediately adjacent to the sewage plant. Not sure this is the most appropriate site for residential development. Couldn't homes for local young people be incorporated into the Uppingham Gate development instead?	4/3/2021 9:14 PM
71	The number of houses required can easily be provided by the proposed larger sites, it is just necessary to ensure that the right mix of affordable, retirement and market houses of suitable sizes are provided. Not just an overburden of 3 storey 5 bedroom houses which appear to be the norm. Unfortunately both of the small sites are unsuitable with Seaton Road being too far from the town, in a poor location adjacent to water treatment, costly infrastructure and an unaffordable design. Stockerston Road is an almost impossible site to access without unacceptable tree and shrub loss, an access which would pose highway dangers, extremely costly infrastructure making the development in it's present form financially unviable, detrimental to the existing wide variety of wildlife and having an unreasonable affect upon existing properties.	4/3/2021 12:44 PM



# NPAG Developers Proposal Feedback Form

72	No bypass, no affordable housing	4/2/2021 7:28 AM
73	On the whole, most of the plans and suggestions are reasonable and situated upon ground that is easily accessible, not likely to suffer from flooding from water courses, and with relatively easy access to existing roads. UNP21LS01 - This is a logical site and should be developed UNP21LS02 - Potentially a good site, but it will throw much more traffic on to First Avenue and its egress on to Ayston Road. UNP21LS03 - Again, potentially a good site, however would it be better to have the green space in the western third of the site so as to allow easy access from the other properties along the Beaches? It would also allow the small green space at the end of Twitchbed Lane to be incorporated with the new Public Open Space. UNP21LS04 - This site is one of the best available. If the north/south bypass is built, and it takes this route, then there will need to be some sort of noise pollution control for the estate to the east and south east. UNP21LS05 - Again, a very logical place. UNP21SS01 - A good use of a derelict area. UNP21SS02 - A poor idea, unsuited to development due to its terrain, too limited in scope and will not make a serious inroad in to the plan for the number of dwellings proposed for and required by Uppingham.	4/1/2021 6:55 PM
74	Much more information is required for residents to be able to comment in a fully informed way. The size of the Overall plan (p.3) is too small, as are all the other schematics and it would be helpful to see how this compares to the the 2016 Neighbourhood Plan where it seemed the West side of the town was the only site for a large number of houses to be built, plus the 'Employment Land' UNP21/LS/01, which in principal I agree with, yet wonder what the 75% of committed to businesses actually means, when previous papers have stated that the take up of units in further development here is questionable. Most of the new proposed development is North, East & West of the town, why none to the South? We need more information on evidence for the need of further housing and how many over what period. I am totally against a further 80 houses to be built as a continuation of the Beeches with the sole access being the existing Beeches Road; it will significantly increase vehicles along the Beeches, the design of which does not make for safe passage of residents along the road into the town when walking, with any more vehicles passing along that road, than already do. The proposals seem to now look like they are more akin to the RCC Land Availability assessment where further sites have been highlighted to the East of the town, where potentially the North East corner of the town could be overdeveloped to the detriment of existing housing and the nature of the pleasant estates they currently are. This is a start, but we as residents need a fuller briefing, more information on numbers required, an easily accessible one stop portal to look at all things Uppingham. It is quite confusing with all the different forums, groups and such like that make up the voice of Uppingham and trying to find pertinent information not easy. I hope that COVID allowing, we can have much more public debate and forums for airing our views, in the meantime, can all this information be accessible on Uppingham First and/or the Town Council Website. Thank you; a rather concerned resident.	4/1/2021 4:36 PM
75	Re: LS01 Uppingham Gate. What measures will be taken to ensure Aiston Road does not taken further HGV traffic Re: LS02 First Ave has a 20mph speed limit which is ineffective and not adhered to, additional traffic calming measures are necessary if this goes ahead. With a proposed 63 houses, giving a potential 126 extra vehicles and 240 extra daily traffic movements, the dangers to children and older residents would be unacceptable. Re LS03, The Beeches, Access to this proposal again comes from Ayston Rd, which is already polluted with high sided vehicles and traffic exceeding speed limits. Re LS05 Land at Ayston Rd. Over development as already one retail food outlet planned in the more appropriate Uppingham Gate LS01.	4/1/2021 3:10 PM
76	LS01 and LS05 will their proximity / access to the A47 seem misconceived. LS01 will do nothing to improve the view of the town. LS02/03/05 will create increased traffic for these existing estates	4/1/2021 2:29 PM
77	We are not at all convinced of the need for two supermarkets.	4/1/2021 11:31 AM
78	I wouldn't trust the developer of UNP21/LS02: he is either a surveyor or is advised by one, but it should be pointed out to him the the allotment gardens are to the WEST of his planned development site not east. UNP21/LS05. I cannot accept that another supermarket is necessary on this site. A similar development is proposed on the other side of Ayston road (UNP21/LS/01): do we need two of the same so close to each other? Furthermore, it will generate traffic from early morning till late evening in a residential area with old and young people around, and the access road will be inadequate for the extra traffic generated. Mention is made of 'the north-east of the roundabout junction of the A47 and A6003 ... proposed roadside service etc': why is this proposal missing from the booklet?	4/1/2021 11:23 AM
79	The supermarket on UNP21/LS/01 is sited right at the far end of the development, making it too far for me to walk from Uppingham so I would need to use the Hopper. Therefore I would not do my regular weekly shop there. I think it would have been better sited at the	3/31/2021 2:51 PM

### NPAG Developers Proposal Feedback Form

Uppingham end and putting the Elderly Persons Housing at the far end where there would be less traffic passing. I would go to the supermarket occasionally as an outing. UNP21/LS/05 the same comments apply. I presently use the Co-op which is only four minutes walk for me and I can use my trolley for my weekly shop. I hope that the Co-op will not close down because of the existence of a bigger supermarket(s) in the area as that would make shopping more irksome and time consuming for me.

80	UNP21/LS/01 In principle we like the proposal for the Elderly persons home, light commercial, retail/food, small business. However we feel there are better options for residential housing within the town. UNP21/LS/03 Concerns about additional traffic through the existing Beeches development, also increased traffic at the junction with Ayston Road.	3/31/2021 11:21 AM
81	Further developments on the Leicester Road (other than those already commenced) are a disaster for us who live on the road both from an ecological, environmental and wellbeing viewpoint. Stop greenwashing these plans the developers are solely profit focused, we will just have another modern estate that does nothing for people or planet. NO!	3/31/2021 10:28 AM
82	Huge concern about the additional traffic on The Beeches to access Site UNP21/LS/03. 80 houses would likely add 160 cars to the estate all requiring access via one fairly narrow road. Similarly to lesser extent another 63 houses accessed via The Firs.	3/30/2021 11:18 PM
83	UNP21/LS/03 : the development requires public footpaths through to the Quadrant to reduce car usage for those going into Town. This survey makes no mention of proposed service station on the far side of the A47 island which extends Uppingham beyond the natural boundary of the A47 and impacts the mixed use element of 2 of the proposals.	3/30/2021 9:52 PM
84	Site UNP21/SS/01, we need affordable housing but this site is too elevated. Site UNP21/SS/02 the entrance from Stockerston Rd is very narrow unless more land is taken from no. 7 Mrs. Fenelon's land.	3/30/2021 6:41 PM
85	Proposed bypass does not bypass Uppingham, therefore not a bypass. Also incumbent on Bloor Homes estate existing owners which is mightily unfair considering the property values in that area which currently enjoy open views across countryside and were purchased on that premise. Any bypass should completely bypass the town running from A6003 at Stoke Dry turning perhaps to link directly with the A47, else what use is it directing traffic along minor routes through a developed area along Leicester Road? Hugely unpopular suggestion as far as the residents of The Elms, Bloor are concerned.	3/29/2021 11:17 PM
86	The Leicester Road plan with a feeder road to a potential bypass is particularly alarming. Uppingham's assets lie with the town's unique traditional offerings, AND the outstanding countryside on almost every residents doorstep. This kind of development pushes that further and further away and is totally unnecessary.	3/29/2021 10:05 PM
87	I believe that Leicester road and seating road make sense. All the other sites will upset the community and spoil the views. There is already too much land being spoilt by concrete jungles. Let's not spoil Uppingham.	3/29/2021 6:55 PM
88	If any further housing needs to be added to Uppingham then I feel it should be done where the newer housing estate has already been placed (Leicester Road) This way this is not going to impact any current residents and there views, property prices etc	3/29/2021 6:53 PM
89	The additional developments do not outline for more community support i.e. additional schools, doctors etc. A bypass outlined on the Langton Homes proposal will make surrounding property unattractive to future sales, and unsafe for such a family housing area within the Bloor estate.	3/29/2021 6:39 PM
90	I would like a project that brings something more than just new housing to Uppingham	3/29/2021 9:22 AM
91	We are totally opposed to UNP21/LS/05 which is the Larkfleet proposal. 1. The site location is inappropriate for this sort of development because of the difficulty of access onto the A5003 opposite the entrance to Uppingham Gate and the proximity of the roundabout where further development is anticipated. The addition of a supermarket and attendant traffic will only serve to make this problem worse. 2. Larkfleet's proposals to develop this land have already been turned down by the community and have also been the subject of significant and costly legal argument incurred by the town. 3. The developer has a poor reputation for the quality of its building and failure to deal swiftly with purchasers' complaints. Several MPs in the East Midlands have been involved in trying to bring about resolutions in such matters.	3/28/2021 8:25 PM
92	Larkfleet are traitors and we must not forget that they took RCC to the High Court because they did not agree with neighbourhood plans. I have heard also that their customer service is very poor. I certainly do not see why we need so many homes with little work and/or additional facilities	3/28/2021 5:09 PM

# NPAG Developers Proposal Feedback Form

93	Proposed developments should now stipulate the fitment of renewable energy solutions (Solar PV, Heat Pumps, etc.) as it is imperative that these technologies are integrated at point of build to fully realise their efficiencies. A condition of planning should be that no Oil/Gas boilers are installed on premises - thus driving forward environmentally friendly technologies. A fantastic example is West Highland Housing Association / Sunamp who have integrated latest technologies to reduce CO2 output. The future of Uppingham should be green.	3/28/2021 11:58 AM
94	re LS03, Beeches, Opposed because The Beeches has a single access road. Another 80 houses will mean 160 cars or more, plus addl commercial heavy traffickmaking home deliveries for on-line shoppers, which the entry route cannot safely sustain. Residents of 'The Beeches road' would be subjected to significantly increased environmental pollution, disruption and safety hazards which is unacceptable.	3/28/2021 9:35 AM
95	My feeling is that the last NP was a completely token gesture towards taking into account local opinion. Despite that previous plan laying limits on the proposed developments in terms of number and size of residential units for sites such as Leicester Road, the views seem to have been ignored by the planning committee. Local green sites are being gobbled up and crammed with housing units that don't address local needs in the form of better housing and facilities for an ageing population in a post covid world.	3/28/2021 8:31 AM
96	No provision for facilities health, leisure, recreational	3/28/2021 6:51 AM
97	Whilst it is a very kind gift to assist younger people in getting on to the housing ladder the site does not lend itself to housing of any description due to the proximity and continual pump noise from the sewage works.	3/27/2021 6:37 PM
98	It is clear that lots of hard work and meticulous thought has gone into this document. Our local councillors should be applauded for their work. It is always difficult to see the open countryside we do cherish with artist's impressions of houses on it but our children have to live somewhere, and the locations chosen are appropriate and proportionate. My only suggestions would be that a family dining pub should be included at Uppingham Gate. We try to use local pubs but they are often inappropriate for anything other than a quick drink. A large pub with a play area would be very welcome. And I would also please urge you to think about providing a multi-use games area for our teens somewhere in your plans. Tod's is monopolised by the adult male football team, has no goals and is covered in dog poo. Our children can no longer play cricket or football in the streets because of housing density and the volume of passing traffic and parked cars. An small, enclosed MUGA, like the one at Gretton park or at the park in Stamford would give our bored teens something to do and would keep them active. Maybe developer contributions would help pay for it? Many thanks for all of your hard work.	3/27/2021 12:14 PM

## Manual/hard copy forms

	A	B	C	D	E	F	G
1	<b>Developers' Proposals Feedback Form (33 manual forms)</b>						
2							
3	Resident of Uppingha	<b>Yes</b>		31			
4		<b>No</b>		0			
5		<b>Unstate</b>		2			
6							
7	Q1		<b>1</b>	3			
8			<b>2</b>	1			
9			<b>3</b>	8			
10			<b>4</b>	8			
11			<b>5</b>	11			
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13	Q2		<b>1</b>	2			
14			<b>2</b>	3			
15			<b>3</b>	10			
16			<b>4</b>	9			
17			<b>5</b>	7			
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19	Q3		<b>1</b>	2			
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25	LS/01		<b>1</b>	6			
26			<b>2</b>	1			
27			<b>3</b>	7			
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29			<b>5</b>	10			
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31	LS/02		<b>1</b>	6			
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37	LS/03		<b>1</b>	11			
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43	LS/04		<b>1</b>	5			
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49	LS/05		<b>1</b>	12			
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67	Additional comments	
68		Sealer Rd houses - an odd site sandwiched between sewage works & solar farm, also too far out of town to be family-friendly
69		Too much development if all the projects go ahead
70		Houses with views being built, destroying the views of houses that have views. Why? Doubtless said houses will be brown-top, shoddily-built, unaffordable boxes
71		The estates have enough traffic throughout as they are now, with potentially 160 more cars (2 for each new build)
72		Parking/don't do it at all, stretched to capacity already
73		The people who can afford these houses won't work locally and will not be spending money in the town
74		The consultation booklet provides no context for the proposals, e.g. housing requirements for the plan period
75		L502 access should be via L536 development, to reduce traffic on Firs Ave and Goldcrest is too narrow for access to G3 houses
76		L536 should be only after other sites finished
77		L536 should be only after other sites finished
78		Access to the site from A47 would be dangerous
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## **Appendix 3 Site assessment**

### **1 - Instructions to assessors**

#### **Uppingham Neighbourhood Plan Technical Sites Assessment**

##### **Instructions to Assessors 21<sup>st</sup> June 2021.**

The model adopted by Uppingham Town Council for site assessments is based upon two key components:

- 1) a technical assessment taken from the Locality Model for Neighbourhood Plans and
- 2) a local non-technical assessment that relies upon primary data collected from various sources including the Developers Day and the Sites Booklet that have formed part of the history of refreshing the Uppingham Neighbourhood Plan.

It has been agreed with Rutland County Council to carry out the technical assessments without the assessors having sight or knowledge of the feedback from the recently circulated booklet seeking the non-technical feedback from the residents of Uppingham. This element of the overall model will be fed into the assessments at the next stage once the technical work has been done.

Therefore, for the purposes of the current technical assessment, the assessors should restrict their scoring to Sections A and D of the agreed model for each individual site. Taken together, sections A and D complete the Locality model.

Ideally the Assessing Group should try and reach an agreed score for each individual site but where agreement cannot be unanimously agreed it is in order for each assessor to submit their own scores and an average will be taken across the group for the final score.

There are enough printed copies for each assessor to have an individual scorecard for each of the seven sites being considered (five large sites and two small sites). Once the score sheets for both sections A and D have been completed please ensure that these are returned to Peter Leppard (Acting Town Clerk of Uppingham Town Council) who will supervise the recording of the scores which will be a matter of public record (he will be assisted in this administrative task by Cllr Dave Ainslie).

## 2 - Assessment Sheets

### Uppingham Gate (UNP 21/LS/01)

**TECHNICAL SCORE A+D = 174.42**  
**OVERALL SCORE A+B+C+D = 297.02**

UPPINGHAM NEIGHBOURHOOD PLAN SITE ASSESSMENT MODEL  
 MODEL FORM UNP21/LS/01

SECTION 6 LOCALITY TEMPLATE SAVING A SITE WEIGHING TO THE OVERALL SCORE

SITE DETAILS	
Site reference and name <b>UPPINGHAM GATE</b>	<b>UNP 21/LS/01</b>
Site address	
Area (ha) or boundary existing land use	<b>5.13 ha NOT EMPLOYMENT LAND</b>
Land use being considered (residential, housing, community use, commercial, mixed etc.)	<b>MIXED USE</b>
Have you carried out an assessment of impacts to the environment?	
Site (and boundary) reference (source: Call for sites or identified by other)	<b>UTC CALL FOR SITES</b>
Planning history (past or previous planning decisions)	
Neighbouring uses	<b>HOUSING</b>

Score	Description	Additional Comments if required	Assessment																																												
<b>ENVIRONMENTAL CONSTRAINTS</b>																																															
1	Does the site fall within, or wholly, within or adjacent to the following statutory environmental designations?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Ancient Woodland <input type="checkbox"/> Area of Outstanding Natural Beauty (AONB) <input type="checkbox"/> Registered Heritage <input type="checkbox"/> Local Nature Reserve (LNR) <input type="checkbox"/> National Nature Reserve (NNR) <input type="checkbox"/> National Park <input type="checkbox"/> National Site <input type="checkbox"/> Site of Special Scientific Interest (SSSI) <input type="checkbox"/> Special Area of Conservation (SAC) <input type="checkbox"/> Special Protection Area (SPA)		<table border="1"> <thead> <tr> <th>A</th> <th>B</th> <th>C</th> <th>AVERAGE</th> </tr> </thead> <tbody> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> </tbody> </table>	A	B	C	AVERAGE	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
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3	3	3	3																																												
2	Does the site fall within a 100m impact risk zone and would the proposed use/development trigger the requirement for a Strategic Impact Assessment?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Does the site fall within a 100m impact risk zone and would the proposed use/development trigger the requirement for a Strategic Impact Assessment?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	3	3	3	3																																								
3	3	3	3																																												
3	Does the site fall within, or wholly, within or adjacent to the following non-statutory environmental designations?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Green Infrastructure Corridor <input type="checkbox"/> Local Wildlife Site (LWS) <input type="checkbox"/> Public Open Space <input type="checkbox"/> Site of Importance for Nature Conservation (SINC) <input type="checkbox"/> Nature Improvement Area <input type="checkbox"/> Regionally Important Geological Site (RIGS)		<table border="1"> <tbody> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> </tbody> </table>	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3				
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4	Does the site fall within, or wholly, within Flood Zones 1 or 2?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Does the site fall within, or wholly, within Flood Zones 1 or 2?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	3	3	3	3	3	3	3	3																																				
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5	Does the site fall within, or wholly, within Flood Zones 1 or 2?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Does the site fall within, or wholly, within Flood Zones 1 or 2?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>1</td> <td>3</td> <td>2.3</td> </tr> <tr> <td>3</td> <td>2</td> <td>3</td> <td>2.7</td> </tr> </tbody> </table>	3	3	3	3	3	1	3	2.3	3	2	3	2.7																																
3	3	3	3																																												
3	1	3	2.3																																												
3	2	3	2.7																																												
6	Is the land described in the table and used for arable agricultural land (Arable 1, 2 or 3)?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Is the land described in the table and used for arable agricultural land (Arable 1, 2 or 3)?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>1</td> <td>3</td> <td>2.3</td> </tr> <tr> <td>3</td> <td>2</td> <td>3</td> <td>2.7</td> </tr> </tbody> </table>	3	3	3	3	3	1	3	2.3	3	2	3	2.7																																
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3	1	3	2.3																																												
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7	Does the site contain habitats with the potential to support priority species?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Does the site contain habitats with the potential to support priority species?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>1</td> <td>3</td> <td>2.3</td> </tr> <tr> <td>3</td> <td>2</td> <td>3</td> <td>2.7</td> </tr> </tbody> </table>	3	3	3	3	3	1	3	2.3	3	2	3	2.7																																
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8	Does the site contain local wildlife-rich habitats?		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Does the site contain local wildlife-rich habitats?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>1</td> <td>3</td> <td>2.3</td> </tr> <tr> <td>3</td> <td>2</td> <td>3</td> <td>2.7</td> </tr> </tbody> </table>	3	3	3	3	3	1	3	2.3	3	2	3	2.7																																
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3	2	3	2.7																																												
9	Is the site part of...		Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE																																												
	<input type="checkbox"/> Is the site part of...		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>1</td> <td>3</td> <td>2.3</td> </tr> <tr> <td>3</td> <td>2</td> <td>3</td> <td>2.7</td> </tr> </tbody> </table>	3	3	3	3	3	1	3	2.3	3	2	3	2.7																																
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3	2	3	2.7																																												



- 11 Is the site allocated for a different particular use (e.g. housing / employment) or designated as open space in the adopted ward / or emerging Local Plan?
- 12 Are there any other relevant planning policies relating to the site?

13 Is the site:

Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

- 14 Is the site within, adjacent to or outside the existing built-up area?

Within the existing built-up area (adj)?  
Adjacent to and connected to the existing built-up area?  
Outside and not connected to the existing built-up area?

- 15 Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- 16 Would development of the site result in neighbouring settlements merging into one another?

- 17 Is the size of the site large enough to significantly change the size and character of the existing settlement?

A	B	C	AVERAGE
2	2	2	2
3	3	3	3

Score 3 for PREVIOUS; Score 2 for MIX; Score 1 for GREENFIELD

1	1	1	1
---	---	---	---

Score 3 for WITHIN; Score 2 for ADJACENT; Score 1 for OUTSIDE

2	2	2	2
---	---	---	---

3	3	3	3
---	---	---	---

Score 3 for MIX; Score 2 for YES; Score 1 for UNBROKEN

3	3	3	3
---	---	---	---

2	2	2	2
---	---	---	---

ASSESSMENT OF AVAILABILITY AND VIABILITY - (These elements of the Locality model are considered separately at section 2)

$$\text{WEIGHTED SCORE} = 14 \times 3$$

$$\text{MAX} = 168$$

#### SECTION B PUBLIC FEEDBACK (ON SITE) USING A TOTAL OF 20% WEIGHTING TO THE OVERALL SCORE

Base no. Description Additional Comments if required

- 28 Ranking from Developers Meeting (20%)

6
---

- 29 Ranking from Residents (20%)

6
---

WEIGHTED

$$\text{MAX} = 14$$

$$\text{SCORES} = 28 - 8$$

$$\text{AND} = 43 - 2$$

#### SECTION C WILLINGNESS OF DEVELOPER/LANDOWNER TO WORK WITH NPAS/ETC GIVING A 10% WEIGHTING TO THE OVERALL SCORE

- 41 Attendance at NPAS/ETC Meetings

3
---

- 42 Attendance at relevant events

3
---

- 43 Letter of intent to collaborate

6
---

WEIGHTED

$$\text{MAX} = 11$$

$$\text{SCORE} = 50 \times 6$$

#### SECTION D ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 10% WEIGHTING TO THE OVERALL SCORE

- 44 Is the site suitable for development?

3	N/A	N/A	3
---	-----	-----	---

- 45 Are there any known legal or ownership problems such as unincorporated multiple ownership, leasehold, tenancies, or operational requirements of landowners?

Score 3 for YES; Score 2 for MIX; Score 1 for UNBROKEN

3	N/A	N/A	3
---	-----	-----	---

- 46 Is there a known time barrier to availability of land?

7	N/A	N/A	7
---	-----	-----	---

- 47 Is the site subject to any other known constraints that could affect viability, such as demolition, land remediation or retreating utilities?

Score 3 for YES; Score 2 for MIX; Score 1 for UNBROKEN

2	N/A	N/A	2
---	-----	-----	---

- 48 What is the likely timeframe for development?

7	N/A	N/A	7
---	-----	-----	---

TOTAL 22

$$\text{WEIGHTED SCORE} = 22 \times 1.46 = 32.12$$

$$\text{MAX} = 23$$

[illegible]

TECHNICAL SCORE  $A+D = 166.56$   
OVERALL SCORE  $A+B+C+D = 208.76$



- A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity).
10. Is the site identified by national and local partnerships for habitat management, enhancement, restoration or creation?
11. Is the site predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

#### PHYSICAL CONSTRAINTS

12. Is the site:  
a) Flat or relatively flat  
b) Gently sloping or uneven  
c) Steeply sloping
13. Is there existing vehicle access, or potential to create vehicle access to the site?
14. Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?  
a) Pedestrian  
b) Cycle
15. Are there any known Tree Preservation Orders on the site?

16. Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?  
a) Significant trees  
b) Potentially veteran or ancient trees  
c) Owned by third parties?

17. Are there any Public Rights of Way (PRoW) crossing the site?
18. Is the site likely to be affected by ground contamination?
19. Is there any utilities infrastructure crossing the site i.e. power lines/pipes, or is the site in close proximity to hazardous installations?
20. Should development of the site result in a loss of social, amenity or community value?

#### ACCESSIBILITY

What is the distance to the following facilities (measured from the edge of the site)

21. Town / local centre / shop
22. Bus stop
23. Primary School
24. Secondary School
25. Open Space / recreation facilities
26. Cycle Route

#### LANDSCAPE AND VISUAL CONSTRAINTS

27. Is the site low, medium or high sensitivity in terms of landscape?
28. Is the site low, medium or high sensitivity in terms of visual amenity?

#### HERITAGE CONSTRAINTS

29. Would the development of the site cause harm to a designated heritage asset or its setting?
30. Would the development of the site cause harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

A	B	C	AVERAGE
3	1	3	2.3
3	1	3	2.3
3	1	3	2.3
3	3	3	3

Score 3 for FLAT; Score 2 for UNFLAT; Score 1 for STEEP

2	2	2	2
---	---	---	---

Score 3 for YES; Score 2 for NO; Score 1 for UNKNOWN

2	2	2	2
3	3	3	3
2	2	2	2

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

1	1	1	1
---	---	---	---

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

1	1	1	1
1	1	1	1

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

3	3	3	3
3	1	3	2.3
3	3	3	3
3	3	3	3

Score 3 for <400m; Score 2 for 400-1200m; Score 1 for >1200m

2
---

Score 3 for <400m; Score 2 for 400-800m; Score 1 for >800m

3
---

Score 3 for <400m; Score 2 for 400-1200m; Score 1 for >1200m

2
---

Score 3 for <1600m; Score 2 for 1600-3900m; Score 1 for >3900m

2
---

Score 3 for <400m; Score 2 for 400-800m; Score 1 for >800m

1
---

Score 3 for <400m; Score 2 for 400-800m; Score 1 for >800m

1
---

Score 3 for LOW; Score 2 for MEDIUM; Score 1 for HIGH

3	3	3	3
3	3	3	3

Score 3 for LOW; Score 2 for SOME; Score 1 for DIRECT impact

3	3	3	3
3	3	3	3

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

13. Is the site allocated for a different particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
14. Are there any other relevant planning policies relating to the site?

15. Is the site:

Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

16. Is the site within, adjacent to or outside the existing built up area?

Within the existing built up area (adjacent to and connected to the existing built up area)  
Outside and not connected to the existing built up area?

17. Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

18. Would development of the site result in neighbouring settlements changing their own profile?

19. Is the size of the site large enough to significantly change the size and character of the existing settlement?

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

Scores 3 for PROPOSED; Score 2 for YES; Score 1 for GREENFIELD

3	1	1	1.7
---	---	---	-----

Scores 3 for WITHIN; Score 2 for ADJACENT; Score 1 for OUTSIDE

2	2	2	2
---	---	---	---

2	2	2	2
---	---	---	---

Scores 3 for NO; Score 2 for YES; Score 1 for UNDESIRABLE

2	2	2	2
---	---	---	---

2	2	2	2
---	---	---	---

ASSESSMENT OF AVAILABILITY AND VIABILITY - (these elements of the viability model are considered separately at section 2)

$$\text{WEIGHTED SCORE} = 135.9$$

$$\text{MAX} = 168$$

#### SECTION B PUBLIC FEEDBACK ON SITE GIVING A TOTAL OF 20% WEIGHTING TO THE OVERALL SCORE

Name of: Description: Additional Comments if required:

33. Feedback from Residents' Meeting (20%)

1
---

42. Feedback from Council (25%)

2
---

#### SECTION C VIABILITY OF DEVELOPMENT/PLANNING TO WORK WITH NP/ALP/GC GIVING A 20% WEIGHTING TO THE OVERALL SCORE

43. Attendance at NP/ALP/GC Meetings  
44. Attendance at Neighbourhood Forum  
45. Quality of input to stakeholders

2	2	1
---	---	---

#### SECTION D ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 50% WEIGHTING TO THE OVERALL SCORE

46. Is the site available for development?  
47. Are there any known legal or ownership problems such as unregistered rights, easements, covenants, or other restrictions on the land?  
48. Is there a known owner for the site?  
49. Is the site subject to any planning conditions that could affect viability, such as demolition, land remediation or re-zoning conditions?

3	N/A	N/A	3
1	N/A	N/A	1

7	N/A	N/A	7
---	-----	-----	---

3	N/A	N/A	3
---	-----	-----	---

7	N/A	N/A	7
---	-----	-----	---

TOTAL 21

$$\text{WEIGHTED SCORE} = 21 \times 1.46 = 30.66$$

$$\text{MAX} = 23$$

$$\begin{aligned} \text{MAX} &= 14 \\ \text{WEIGHTED SCORES} &= 4 \times 8 \\ &= 14 \times 4 \\ \text{MAX} &= 11 \end{aligned}$$

$$\text{WEIGHTED SCORE} = 23$$

# The Beeches (UNP 21/LS/03)

UPPINGHAM NEIGHBOURHOOD PLAN SITE ASSESSMENT MODEL  
 (NEEDS TO BE USED FOR UNP 21/LS/03)

SECTION A LOCALITY TEMPLATE SAVING A SIGNIFYING TO THE OVERALL SCORE

SITE DETAILS	
Site Reference and Name	UNP 21/LS/03
Site Address	THE BEECHES LEIS 9 PG
Green site area (hectares)	4.1
Existing land use	OF WHICH 2.7ha TO BE DEVELOPED. AGRICULTURAL
Land use being considered (if known e.g. housing, community use, commercial, industrial, etc.)	HOUSING
Land cover estimate of capacity (if known)	80 HOMES
Site location (within the ward) (if known) (if not, see ward or identified by WPA)	UTC CALL FOR SITES
Planning history (if any) or previous planning applications/decisions	
Designating area	HOUSING AND AGRICULTURE

TECHNICAL SCORE A+D = 181 + 28  
 OVERALL SCORE A+B+C+D = 230 + 68

Score 1 for NPS, Score 2 for PPS, Score 3 for UNP/20/03

ENVIRONMENTAL CONSIDERATIONS	
1. Is the site predominantly, or wholly, within or adjacent to the following statutory environmental designations?	
Ancient Woodland	
Area of Outstanding Natural Beauty (AONB)	
Biodiversity Action Plan (BAP)	
Local Nature Reserve (LNR)	
National Nature Reserve (NNR)	
National Park	
National Site	
Site of Special Scientific Interest (SSSI)	
Special Area of Conservation (SAC)	
Special Protection Area (SPA)	

Score 3 for NPS, Score 2 for PPS, Score 1 for UNP/20/03

A	B	C	AVERAGE
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for NPS, Score 2 for PPS, Score 1 for UNP/20/03

3	3	3	3
---	---	---	---

Score 3 for NPS, Score 2 for PPS, Score 1 for UNP/20/03

3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for NPS, Score 2 for PPS, Score 1 for UNP/20/03

3	3	3	3
3	3	3	3

Score 3 for NPS, Score 2 for PPS, Score 1 for UNP/20/03

1	1	1	1
1	1	1	1
1	1	1	1

Score 3 for NPS, Score 2 for PPS, Score 1 for UNP/20/03

Is the site part of:

9. A wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity)
10. Wildlife corridors (and stepping stones that connect them), and/or
11. An area identified by national and/or local partnerships for habitat management, enhancement, restoration or creation?
12. Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

#### PHYSICAL CONSTRAINTS

13. Is the site:  
a) Flat or relatively flat  
b) Gently sloping or uneven  
c) Steeply sloping
14. Is there existing vehicle access, or potential to create vehicle access to the site?
15. Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?  
a) Pedestrians  
b) Cycle

16. Are there any known Tree Preservation Orders on the site?

17. Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?  
a) Significant Trees  
b) Potentially veteran or ancient trees  
c) Owned by third parties?

18. Are there any Public Rights of Way (PRoW) crossing the site?
19. Is the site likely to be affected by ground contamination?
20. Is there any utilities infrastructure crossing the site i.e. power lines/pipes/roads, or is the site in close proximity to hazardous installations?
21. Would development of the site result in a loss of local, amenity or community value?

#### ACCESSIBILITY

What is the distance to the following facilities (measured from the edge of the site)

22. Town / local centre / shop
23. Bus stop
24. Primary School
25. Secondary School
26. Open Space / recreation facilities
27. Cycle Route

#### LANDSCAPE AND VISUAL CONSTRAINTS

28. Is the site low, medium or high sensitivity in terms of landscape?
29. Is the site low, medium or high sensitivity in terms of visual amenity?

#### HERITAGE CONSTRAINTS

30. Would the development of the site cause harm to a designated heritage asset or its setting?
31. Would the development of the site cause harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

A	B	C	AVERAGE
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for H1; Score 2 for H2/H3; Score 1 for H4/H5

3	3	3	3
---	---	---	---

Score 3 for YES; Score 2 for NO; Score 1 for UNKNOWN

3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

3	3	3	3
---	---	---	---

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

3	3	3	3
3	3	3	3
2	2	2	2
3	3	3	3

Score 1 for <400m; Score 2 for 400-1200m; Score 3 for >1200m

2
---

Score 3 for <400m; Score 2 for 400-800m; Score 1 for >800m

3
---

Score 3 for <400m; Score 2 for 400-1200m; Score 1 for >1200m

2
---

Score 1 for <1000m; Score 2 for 1000-2000m; Score 3 for >2000m

2
---

Score 3 for <400m; Score 2 for 400-800m; Score 1 for >800m

1
---

Score 3 for <400m; Score 2 for 400-800m; Score 1 for >800m

1
---

Score 3 for LOW; Score 2 for MEDIUM; Score 1 for HIGH

3	3	3	3
3	3	3	3

Score 3 for LIMITED; Score 2 for SOME; Score 1 for DIRECT IMPACT

3	3	3	3
3	3	3	3

Score 3 for NO; Score 2 for YES; Score 1 for UNKNOWN

33. Is the site allocated for a different purpose use (e.g. housing / employment) or designated as open space in the allocated land / or emerging local plan?
34. Are there any other relevant planning policies relating to the site?

35. Is the site:

Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

36. Is the site within, adjacent to or outside the existing built up area?

Within the existing built up area (400)?  
Adjacent to and connected to the existing built up area?  
Outside and not connected to the existing built up area?

37. Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

38. Would development of the site result in neighbouring settlements merging into one another?

39. Is the size of the site large enough to significantly change the size and character of the existing settlement?

ASSESSMENT OF EXISTING AND VISIBILITY (These elements of the locality model are considered separately at section 6)

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

Score 3 for PROPOS; Score 2 for MIX; Score 1 for GREENFIELD

1	1	1	1
---	---	---	---

Score 3 for WITHIN; Score 2 for ADJACENT; Score 1 for OUTSIDE

2	2	2	2
---	---	---	---

2	2	2	2
---	---	---	---

Score 2 for NO; Score 1 for YES; Score 1 for UNKNOWN

2	2	2	2
---	---	---	---

2	2	2	2
---	---	---	---

WEIGHTED SCORE  
= 147.7

MAX = 168

#### SECTION B PUBLIC FEEDBACK ON SITE GIVING A TOTAL OF 27% WEIGHTING TO THE OVERALL SCORE

How to: Description Additional Comments if required

30. Feedback from Developers Meeting (20%)

1
---

31. Feedback from Localities (27%)

3
---

#### SECTION C FEEDBACK OF DEVELOPER/LANDOWNER TO SCORE WITH MINUS/PLUS GIVING A 20% WEIGHTING TO THE OVERALL SCORE

40. Attendance at PUBLICITY Meetings  
41. Attendance at Consultation Events  
42. Quality of input to submissions

2
2
1

#### SECTION D ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 20% WEIGHTING TO THE OVERALL SCORE

43. Is the site available for development?

44. Are there any known legal or planning problems such as pre-empted multiple ownership, restrictive covenants, easements, or operational requirements of businesses?

45. Is there a known time frame for availability of land?

46. Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or recontouring activities?

47. What is the likely timeframe for development?

3	N/A	N/A	3
---	-----	-----	---

3	N/A	N/A	3
---	-----	-----	---

7	N/A	N/A	7
---	-----	-----	---

3	N/A	N/A	3
---	-----	-----	---

7	N/A	N/A	7
---	-----	-----	---

TOTAL 23  
WEIGHTED SCORE  
 $23 \times 1.46 = 33.6$

MAX = 14

WEIGHTED SCORES!  
 $2.8$   
 $21.6$

MAX = 11

WEIGHTED SCORE = 23

MAX = 23



# Leicester Road (UNP 21/LS/04)

TECHNICAL SCORE A+D = 171.88  
OVERALL SCORE A+B+C+D = 275.28

## LIPPINGHAM NEIGHBOURHOOD PLAN SITE ASSESSMENT MODEL MODEL TO BE USED FOR LARGE SITES

SECTION 2: LOCALITY TEMPLATE CHANGING THE WEIGHTING TO THE OVERALL SCORE

Site Details	
Site reference and name	UNP 21/LS/04
Site address	
Current use (existing)	
Existing land use	AGRICULTURAL
Land use being considered if known (e.g. housing, commercial, recreational, mixed use)	HOUSING
Land owner (name and address of agency if relevant)	75 HOMES
Site (describe what is on site, i.e. what is on site, what is on site, what is on site)	UTC CALL FOR SITES
Planning history (past or present planning applications/decisions)	
Neighbouring uses	HOUSING AND AGRICULTURAL AND SPORTS

Item no. Description Additional Comments if required Assessment

### ENVIRONMENTAL (LOCALITY)

1. Is the site predominantly, or wholly, within or adjacent to the following statutory environmental designations?

Active Woodland
Area of Outstanding Natural Beauty (AONB)
Geophane Reserve
Local Nature Reserve (LNR)
National Nature Reserve (NNR)
National Park
Former Site
Site of Special Scientific Interest (SSSI)
Special Area of Conservation (SAC)
Special Protection Area (SPA)

Scores 1 for NNR, Scores 2 for NNR, Scores 3 for UNB/NNR

A	B	C	AVERAGE
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

2. Does the site fall within a TID (Impact Risk Zone) and would the proposed development trigger the requirement to consult Natural England?

Scores 1 for NNR, Scores 2 for NNR, Scores 3 for UNB/NNR

A	B	C	AVERAGE
3	3	3	3

3. Is the site predominantly, or wholly, within or adjacent to the following non-statutory environmental designations?

Green Infrastructure Corridor
Local Wildlife Site (LWS)
Public Open Space
Site of Importance for Nature Conservation (SINC)
Former flood management area
Regionally important landscape (RIL)
Other

Scores 1 for NNR, Scores 2 for NNR, Scores 3 for UNB/NNR

A	B	C	AVERAGE
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

4. Is the site predominantly, or wholly, within (Water) Score 1 or 2?

Scores 1 for NNR, Scores 2 for NNR, Scores 3 for UNB/NNR

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

5. Is the site at risk of surface water flooding?

Scores 1 for NNR, Scores 2 for NNR, Scores 3 for UNB/NNR

A	B	C	AVERAGE
3	1	1	1.7
1	1	1	1
1	1	1	1

6. Is the land classified as the best and most versatile agricultural land (Classes 1, 2 or 3a)?

Scores 1 for NNR, Scores 2 for NNR, Scores 3 for UNB/NNR

7. Do certain habitats with the potential to support priority species?

8. Does the site contain local wildlife-rich features?

Is the site part of:

9. Is the ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity)?
10. Are there any other land sharing zones (e.g. forest, wetland, etc.)?
11. Are there any other land sharing zones (e.g. forest, wetland, etc.)?
12. Are there any other land sharing zones (e.g. forest, wetland, etc.)?
13. Are there any other land sharing zones (e.g. forest, wetland, etc.)?

#### PHYSICAL CONSTRAINTS

14. Is the site:
- (a) Flat or relatively flat?
- (b) Gently sloping or uneven?
- (c) Steeply sloping?
15. Is there existing vehicle access, or potential to create vehicle access to the site?
16. Are there existing pedestrian/cycle paths, or potential to create pedestrian/cycle paths to the site?
- (a) Pedestrian
- (b) Cycle

17. Are there any known Free Preservation Orders on the site?

18. Are there any known Free Preservation Orders on the site?
- (a) Significant Trees
- (b) Substantially mature or ancient trees
- (c) Listed by local authority

19. Are there any Public Rights of Way (gradients) crossing the site?

20. Is the site likely to be affected by ground contamination?

21. Are there any existing infrastructure (existing the site i.e. power lines, gas lines, etc.) or is the site likely to be affected by infrastructure installations?

22. Would development of the site result in a loss of local, amenity or community value?

#### ACCESSIBILITY

- What is the distance to the following facilities (measured from the edge of the site)?

23. Town / local centre / village

24. Bus stop

25. Primary school

26. Secondary school

27. Open Space / recreation facilities

28. Cycle Route

#### LAND-USE AND VISUAL CONSTRAINTS

29. Is the site use, medium or high sensitivity to noise or vibration?
30. Is the site use, medium or high sensitivity to noise or vibration?

#### WIND-USE CONSTRAINTS

31. Would the development of the site cause harm to a designated heritage asset or its setting?
32. Would the development of the site cause harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

A	B	C	AVERAGE
3	3	3	3
3	1	3	2.3
3	3	3	3
3	3	3	3

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

A	B	C	AVERAGE
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

A	B	C	AVERAGE
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

A	B	C	AVERAGE
3	3	3	3
3	1	3	2.3
3	3	3	3
3	2	3	2.7

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

Score 3 for L140; Score 3 for L140/141; Score 3 for L140/141

- 20 Is the site allocated for a different particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
- 21 Are there any other relevant planning policies relating to the site?

24 Is the site:

Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

- 25 Is the site within, adjacent to or outside the existing built-up area?

Within the existing built-up area (adj)?  
Adjacent to and connected to the existing built-up area?  
Isolated and not connected to the existing built-up area?

- 26 Is the site within, adjacent to or outside the existing settlement boundary (if any)?

- 27 Would development of the site result in neighbouring settlements merging into one another?

- 28 Is the size of the site large enough to significantly change the size and character of the existing settlement?

ASSESSMENT OF AVAILABILITY AND VIABILITY - (These elements of the locality model are considered separately in section D)

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

Scores 3 for PREVIOUS, Score 2 for MIX, Score 3 for GREENFIELD

1	1	1	1
---	---	---	---

Scores 1 for WITHIN, Score 2 for ADJACENT, Score 3 for OUTSIDE

1	1	1	1
---	---	---	---

2	2	2	2
---	---	---	---

Scores 3 for NO, Score 2 for YES, Score 3 for UNKNOWN

3	3	3	3
---	---	---	---

2	2	2	2
---	---	---	---

WEIGHTED SCORE =

MAX = 168

#### SECTION B: PUBLIC FEEDBACK ON SITE AVAILABILITY AND VIABILITY TO THE OVERALL SCORE

Date Rec'd Description Additional Comments if required

- 30 Feedback from Developers Meeting (20%)

Score 7 for PERFECT, Score 6 for SECONDARY, Score 5 for DID NOT ATTEND

5

- 31 Feedback from Resident (20%)

Score 7 for PERFECT, Score 6 for SECONDARY, Score 5 for SAT

14

#### SECTION C: MEASURES OF DEVELOPER/LANDOWNER TO WORK WITH RPA/STC DURING A JEN WEIGHING TO THE OVERALL SCORE

- 41 Attendance at RPA/STC Meeting
- 42 Attendance at Transport Search
- 43 Nature of input to initiatives

Score 7 for PERFECT, Score 6 for SECONDARY, Score 5 for SAT

3

3

5

#### SECTION D: ASSESSMENT OF LIKELIHOOD OF DELIVERY DURING A JEN WEIGHING TO THE OVERALL SCORE

- 44 Is the site suitable for development?

Scores 3 for YES, Score 2 for NO, Score 1 for UNKNOWN

3 N/A N/A 3

- 45 Are there any known/legal or ownership problems such as uncompleted multiple ownership, various claims, tenancies, or operational requirements of landowners?

Scores 3 for YES, Score 2 for NO, Score 1 for UNKNOWN

3 N/A N/A 3

- 46 Is there a known time frame for availability of land?

Scores 7 for 0-5 yrs, Score 6 for 6-10 yrs, Score 5 for 10-15 yrs

7 N/A N/A 7

- 47 Is the site subject to any abnormal costs (such as flood alleviation, earthworks, remediation or landscaping) which could affect viability?

Scores 3 for YES, Score 2 for NO, Score 1 for UNKNOWN

3 N/A N/A 3

- 48 What is the likely timeframe for development?

Scores 7 for 0-5 yrs, Score 6 for 6-10 yrs, Score 5 for 10-15 yrs

7 N/A N/A 7

TOTAL 23

WEIGHTED SCORE  
23 x 1.46 = 33.6

MAX = 23

MAX = 14  
WEIGHTED SCORES = 24  
28+8

MAX = 11

WEIGHTED SCORE = 50.6

## Land North of Leicester Road



TECHNICAL SCORE A+D = 166.66  
OVERALL SCORE A+B+C+D = 192.46.

LEPPINGHAM NEIGHBOURHOOD PLAN SITE ASSESSMENT MODEL  
MODEL TO BE USED FOR LARGE SITES

SECTION A LOCALITY TEMPLATE (USEFUL FOR WRITING TO THE OVERALL SCORE)

SITE DETAILS	
Site Reference and Name	
Site Address	LAND NORTH OF LEICESTER ROAD
Current site area (hectares)	
Current land use	AGRICULTURAL
Can it use being considered if it is used in a housing, community, commercial, cultural, etc.	HOUSING
Can it use be used in a capacity of (other)	OUTLINE PP FOR 150 DWELLINGS APPLIED FOR
Can it use be used in a capacity of (other)	WITHIN CURRENT NEIGHBOURHOOD PLAN
Can it use be used in a capacity of (other)	LIVE OUTLINE PP IN PROGRESS
Can it use be used in a capacity of (other)	AGRICULTURE AND HOUSING

Score 10  
Description  
Additional Comments if required

Assessment

Score 1 for NO; Score 2 for YES; Score 3 for UNKNOWN

AGREED TEAM SCORES

3
3
3
3
3
3
3
3
3
3

Score 1 for NO; Score 2 for YES; Score 3 for UNKNOWN

3
---

Score 1 for NO; Score 2 for YES; Score 3 for UNKNOWN

3
3
3
3
3
3
3
3
3
3

Score 1 for NO; Score 2 for YES; Score 3 for UNKNOWN

3
3

Score 1 for NO; Score 2 for YES; Score 3 for UNKNOWN

1
2
2

Score 1 for NO; Score 2 for YES; Score 3 for UNKNOWN

1  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

2  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

3  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

4  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

5  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

6  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

7  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

8  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

9  
Does the site fall within a CDD Impact 100 Zone and would the proposed development trigger the requirement to consult Natural England?

Is the site part of:

- 16 Is within ecotone network (including the hierarchy of international, national and locally designated sites of importance for biodiversity)?
- 17 What is vegetation (and shading) status (what percent there) and/or
- 18 Are any identified by national and local partnerships for habitat management, enhancement, restoration or creation?
- 19 Is it predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

#### PHYSICAL CONSTRAINTS

- 20 Is the site:  
a) Flat or relatively flat  
b) Gently sloping or uneven  
c) Steeply sloping
- 21 Is there existing vehicle access, or potential to create vehicle access to the site?
- 22 Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?  
a) Pedestrian  
b) Cycle

- 23 Are there any known flood-prone areas (floods) on the site?

- 24 Are there existing (or past or other) significant trees within or adjacent to the site? Any (Yes/No) for the site?  
a) Significant trees  
b) Non-significant trees or other trees  
c) Owned by third parties?

- 25 Are there any Public Rights of Way (PRoW) crossing the site?

- 26 Is the site likely to be affected by ground contamination?

- 27 Is there any existing infrastructure crossing the site (e.g. power lines, gas lines, or in the site or close proximity to hazardous installations)?

- 28 Would development of the site result in a loss of social, amenity or community value?

#### NEIGHBOURHOOD

- 29 What is the distance to the following facilities (measured from the edge of the site)

- 30 Town / Local centre / village

- 31 Bus stop

- 32 Primary School

- 33 Secondary School

- 34 Open Space / Recreation facilities

- 35 Cycle Route

#### LANDSCAPE AND VISUAL CONSTRAINTS

- 36 Is the site low, medium or high sensitivity in terms of landscape?
- 37 Is the site low, medium or high sensitivity in terms of visual amenity?

#### HERITAGE CONSTRAINTS

- 38 Would the development of the site cause harm to a designated heritage asset or its setting?
- 39 Would the development of the site cause harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

### AGREED TEAM SCORES

3
2
3
3

Scores 3 for FLAT; Scores 1 for SLOPING; Scores 1 for STEEP

3
---

Scores 3 for YES; Scores 2 for NO; Scores 1 for UNKNOWN

3
3
3

Scores 3 for YES; Scores 2 for NO; Scores 1 for UNKNOWN

1
---

Scores 3 for YES; Scores 2 for NO; Scores 1 for UNKNOWN

3
2
1

Scores 3 for YES; Scores 2 for NO; Scores 1 for UNKNOWN

3
1
2
3

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

2
---

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

3
---

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

2
---

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

2
---

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

2
---

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

1
---

Scores 3 for YES; Scores 2 for MAYBE; Scores 1 for NO

2
2

Scores 3 for <100m; Scores 2 for 100-200m; Scores 1 for >200m

1
2

Scores 3 for YES; Scores 2 for NO; Scores 1 for UNKNOWN



- 32 Is the site allocated for a different particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?
- 33 Are there any other relevant planning policies relating to the site?

3
2

Score 3 for REDUCED Score 2 for MD Score 1 for GREENFIELD

34 Is the site:

Greenfield
At risk of greenfield and previously developed land
Previously developed land

1
---

Score 3 for WITHIN Score 2 for ADJACENT Score 1 for OUTSIDE

35 Is the site within, adjacent to or outside the existing built up area?

Within the existing built up area (adjacent to and connected to the existing built up area)
Outside and not connected to the existing built up area

1
---

36 Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

3
---

Score 3 for MD Score 2 for YES Score 1 for UNKNOWN

37 Would development of the site result in neighbouring settlements merging into one another?

2
---

38 Is the size of the site large enough to significantly change the size and character of the existing settlement?

2
---

ASSESSMENT OF AVAILABILITY AND VIABILITY (These elements of the Locality model are considered separately at section 6)

WEIGHTED SCORE

= 136

MAX = 168

#### SECTION 6 PUBLIC FEEDBACK ON SITE GIVING A TOTAL OF 20% WEIGHTING TO THE OVERALL SCORE

Item no	Description	Additional Comments if required	Assessment Score 3 for HIGHEST Score 2 for SECOND HIGHEST Score 1 for DID NOT ATTEND
39	Barriers from Developers Meeting (20%)		1
40	Barriers from Resident (20%)		1

Score 3 for HIGHEST Score 2 for SECOND HIGHEST Score 1 for DID NOT ATTEND

WEIGHTED SCORES = 4.8  
7.2

MAX = 14

#### SECTION 7 WILDERNESS OF DEVELOPMENT/LANDOWNER TO WORK WITH HIGHEST GIVING A 10% WEIGHTING TO THE OVERALL SCORE

41 Attendance at INITIAL/FC Meeting	Score 3 for YES Score 2 for NO Score 1 for UNKNOWN
42 Attendance at Strategic Board	Score 3 for YES Score 2 for NO Score 1 for UNKNOWN
43 Letter of intent to collaborate	Score 3 for YES Score 2 for NO Score 1 for UNKNOWN

MAX = 11

#### SECTION 8 ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 10% WEIGHTING TO THE OVERALL SCORE

44 Is the site available for development?	Score 3 for YES Score 2 for NO Score 1 for UNKNOWN
45 Are there any known legal or ownership problems such as unresolved multiple ownerships, narrow strips, easements, or conditional requirements of landowners?	Score 3 for YES Score 2 for NO Score 1 for UNKNOWN
46 Is there a known time frame for availability of land?	Score 3 for 0-5 yrs Score 2 for 6-10 yrs Score 1 for 11-20 yrs
47 Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or reworking of plans?	Score 3 for YES Score 2 for NO Score 1 for UNKNOWN
48 What is the likely timeline for development?	Score 3 for 0-5 yrs Score 2 for 6-10 yrs Score 1 for 11-20 yrs

WEIGHTED SCORE = 13.8

TOTAL = 21 MAX = 23

WEIGHTED SCORE

21 x 1.46 = 30.66

# Ayston Road



UPPINGTON NEIGHBOURHOOD PLAN SITE ASSESSMENT MODEL  
MODEL TO BE USED FOR LARGE SITES

SECTION A: LOCALITY TEMPLATE, UPPING A SBN WEIGHING IN TO THE OVERALL SCORE

SITE DETAILS	
Site Reference and name	AYSTON ROAD UNP 21/15/05
Site address	
Current site area (hectares)	
Current land use	AGRICULTURAL
Land use being considered if consent is to be granted, commercially, residential, or other use	HOUSING
Current water resources or capacity of reservoir	60-65 DRAINAGES
Site identification method / source (Full for sites as identified by NVA)	UTC CALL FOR SITES
Planning history (list all previous planning applications/permissions)	
Neighbouring uses	HOUSING AND AGRICULTURE

TECHNICAL SCORE A+D = 164 = 88

OVERALL SCORE A+B+C+D = 241 = 88

Score	Description	Additional Comments if required	Assessment																																												
1	<b>Environmental Constraints</b> Is the site predominantly, or wholly, within or adjacent to the following statutory environmental designations?		Score 1 for NVA Score 2 for YES Score 3 for UNKNOWN																																												
	<input type="checkbox"/> Protected Woodland <input type="checkbox"/> Area of Outstanding Natural Beauty (AONB) <input type="checkbox"/> Biological Reserves <input type="checkbox"/> Local Nature Reserves (LNR) <input type="checkbox"/> National Nature Reserves (NNR) <input type="checkbox"/> National Park <input type="checkbox"/> Ramsar Site <input type="checkbox"/> Site of Special Scientific Interest (SSSI) <input type="checkbox"/> Special Area of Conservation (SAC) <input type="checkbox"/> Special Protection Area (SPA)		<table border="1"> <thead> <tr> <th>A</th> <th>B</th> <th>C</th> <th>AVERAGE</th> </tr> </thead> <tbody> <tr><td>1</td><td>1</td><td>1</td><td>1</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> </tbody> </table>	A	B	C	AVERAGE	1	1	1	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
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2	Does the site fall within a SSSI Impact Red Zone and would the proposed use/development trigger the requirement to consult Natural England?		Score 1 for NO Score 2 for YES Score 3 for UNKNOWN																																												
			<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	3	3	3	3																																								
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3	Is the site predominantly, or wholly, within or adjacent to the following non-statutory environmental designations?		Score 1 for NO Score 2 for YES Score 3 for UNKNOWN																																												
	<input type="checkbox"/> Green Infrastructure Corridor <input type="checkbox"/> Local Wildlife Site (LWS) <input type="checkbox"/> Public Open Space <input type="checkbox"/> Site of Importance for Nature Conservation (SINC) <input type="checkbox"/> Nature Regeneration Area <input type="checkbox"/> Regional Wildlife Action Plan (RWAP) <input type="checkbox"/> Other		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3				
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4	Is the site predominantly, or wholly, within Flood Zones 2 or 3?		Score 1 for YES Score 2 for UNKNOWN Score 3 for NO																																												
	<input type="checkbox"/> Does it sit at risk of surface water flooding?		<table border="1"> <tbody> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>3</td> <td>3</td> <td>3</td> <td>3</td> </tr> </tbody> </table>	3	3	3	3	3	3	3	3																																				
3	3	3	3																																												
3	3	3	3																																												
5	Is the land classified as the best and most versatile agricultural land (grades 1, 2 or 3)?		Score 1 for YES Score 2 for YES Score 3 for UNKNOWN																																												
	Does the site contain habitats with the potential to support priority species?		<table border="1"> <tbody> <tr> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>1</td> <td>2</td> <td>1</td> <td>1.3</td> </tr> </tbody> </table>	1	1	1	1	1	1	1	1	1	2	1	1.3																																
1	1	1	1																																												
1	1	1	1																																												
1	2	1	1.3																																												
6	Does this site contain land suitable for habitats?		Score 1 for YES Score 2 for YES Score 3 for UNKNOWN																																												
	Is the site part of...																																														

8. Is an ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity)?
9. Is the site within, and does it connect, zones that connect them, and/or
10. Is an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?
11. Is the site predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

#### PHYSICAL CONSTRAINTS

12. Is the site:
- (a) Flat or relatively flat
- (b) Gently sloping or uneven
- (c) Steeply sloping
13. Is there existing vehicle access, or potential to create vehicle access to the site?
14. Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?
- (a) Pedestrian
- (b) Cycle
15. Are there any known tree preservation orders on the site?

16. Are there other factors or other significant issues within or adjacent to the site? Are they covered by third parties?
- (a) Significant issues
- (b) Potentially water or air quality issues
- (c) Covered by third parties?

17. Are there any other signs of 'stop' (PHEU) around the site?
18. Is the site likely to be affected by ground contamination?
19. Is there any existing infrastructure crossing the site (e.g. power lines/cable lines, or to the site or close proximity to residential developments)?
20. Would development of the site result in a loss of social, amenity or community value?

#### ACCESSIBILITY

What is the distance to the following facilities (measured from the edge of the site)?

21. Local centre (1000m)
22. Bus stop
23. Primary school
24. Secondary school
25. Open Space / Recreation facilities
26. Cycle route

#### LANDSCAPE AND VISUAL CONSTRAINTS

27. Is the site low, medium or high sensitivity in terms of landscape?
28. Is the site low, medium or high sensitivity in terms of visual amenity?

#### HERITAGE CONSTRAINTS

29. Would the development of the site cause harm to a designated heritage asset or its setting?
30. Would the development of the site cause harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

A	B	C	AVERAGE
1	1	1	1
3	1	3	2.3
3	3	3	3
3	3	3	3

Scores 3 for FLAT, Scores 2 for UNIFORM, Scores 1 for DIVERSE

1	1	1	1
---	---	---	---

Scores 3 for YES, Scores 2 for NO, Scores 1 for UNKNOWN

3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Scores 3 for NO, Scores 2 for YES, Scores 1 for UNKNOWN

1	1	1	1
---	---	---	---

Scores 3 for NO, Scores 2 for YES, Scores 1 for UNKNOWN

1	1	1	1
1	1	1	1

Scores 3 for NO, Scores 2 for YES, Scores 1 for UNKNOWN

3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

Scores 3 for <100m, Scores 2 for 100-1200m, Scores 1 for >1200m

2	2	2	2
---	---	---	---

Scores 3 for <100m, Scores 2 for 100-1000m, Scores 1 for >1000m

3	3	3	3
---	---	---	---

Scores 3 for <100m, Scores 2 for 100-1000m, Scores 1 for >1000m

2	2	2	2
---	---	---	---

Scores 3 for <100m, Scores 2 for 100-1000m, Scores 1 for >1000m

2	2	2	2
---	---	---	---

Scores 3 for <100m, Scores 2 for 100-1000m, Scores 1 for >1000m

2	2	2	2
---	---	---	---

Scores 3 for <100m, Scores 2 for 100-1000m, Scores 1 for >1000m

1	1	1	1
---	---	---	---

Scores 3 for LOW, Scores 2 for MEDIUM, Scores 1 for HIGH

1	1	1	1
1	1	1	1

Scores 3 for UNSETTLED, Scores 2 for SETTLING, Scores 1 for SETTLED

3	3	3	3
3	3	3	3

Scores 3 for YES, Scores 2 for NO, Scores 1 for UNKNOWN

- 33 Is the site allocated for a different particular use (e.g. housing, employment) or designated as countryside or the allocated and / or emerging land class?
- 34 Are there any other relevant planning policies relating to the site?

35 Is the site:

Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

36 Is the site within, adjacent to or outside the existing built up area?

Within the existing built up area (adjacent to and connected to the existing built up area)?  
Outside and not connected to the existing built up area?

37 Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

38 Would developments of the site result in neighbouring settlements merging into one another?

39 Is the size of the site large enough to significantly change the size and character of the existing settlement?

ASSESSMENT OF AVAILABILITY AND VIABILITY - (These elements of the Locality model are considered separately at section 12)

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

Scores 1 for PREVIOUS, Score 3 for MIX, Score 1 for GREENFIELD

1	1	1	1
---	---	---	---

Scores 1 for WITHIN, Score 2 for ADJACENT, Score 1 for OUTSIDE

2	2	2	2
---	---	---	---

2	2	2	2
---	---	---	---

Scores 1 for MIX, Score 2 for YES, Score 1 for UNDEVELOPED

2	2	2	2
---	---	---	---

2	2	2	2
---	---	---	---

WEIGHTED SCORE  
= 131.3

MAX = 168

#### SECTION 6 PUBLIC FEEDBACK (DO NOT GIVE A TOTAL OF 25% WEIGHING TO THE OVERALL SCORE)

Item no Description Additional Comments if required

39 Funding From Developer Meeting (25%)

Scores 1 for HIGHEST, Score 2 for SECOND, etc. Score 1 for DO NOT ATTEND

40 Funding From Developer (25%)

Scores 1 for HIGHEST, Score 2 for SECOND, etc. Score 1 for NOT

MAX = 14  
WEIGHTED SCORES 14.2  
1.7.2

#### SECTION 7 CHALLENGES OF DEVELOPMENT/LANDOWNER TO WORK WITH NPA/LOCAL GOV A 25% WEIGHING TO THE OVERALL SCORE

41 Dependence on NPA/LOCAL GOV

Scores 1 for HIGHEST, Score 2 for SECOND, etc. Score 1 for NOT

42 Dependence on Local Govt

Scores 1 for YES, Score 2 for NO, Score 1 for UNDEVELOPED

43 Cost of land to develop

5

MAX = 11

#### SECTION 8 ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 25% WEIGHING TO THE OVERALL SCORE

44 Is the site suitable for development?

Scores 1 for YES, Score 2 for NO, Score 1 for UNDEVELOPED

45 Are there any known legal or ownership problems such as contaminated land, easements, rights of way, etc. or other requirements of the development?

3 N/A N/A 3

46 Is there a known time frame for availability of land?

7 N/A N/A 7

47 Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or landscaping etc?

3 N/A N/A 3

48 What is the likely timeframe for development?

7 N/A N/A 7

TOTAL 23

MAX = 23

WEIGHTED SCORE

23 x 1.46 = 33.6

# Badley Orchard/Seaton Road (UNP 21/SS/01)

TECHNICAL SCORE A+D = 188.4  
OVERALL SCORE A+B+C+D = 452.53.

UPPINGHAM NEIGHBOURHOOD PLAN SITE ASSESSMENT SCORES  
MODEL TO BE USED FOR SMALL SITES (LESS THAN 10 DWELLINGS)  
SECTOR A LOCALITY TEMPLATE (GIVING A 50% WEIGHTING TO THE OVERALL SCORE)

SITE DETAILS	
Site Reference and name	UNP 21/SS/01
Site address	
Site address	
Current site use (if different)	
Current land use	ORCHARD
Land use being considered if known (e.g. housing, commercial, industrial, etc.)	SPECIAL HOUSING
Current number of dwellings or units	6 HOMES
Site identification method (e.g. Section 2 of the Act or identified by WPA)	UTC CALL FOR SITES
Planning history (date of previous planning application and outcome)	PLANNING DECLINED
Neighbouring uses	WATER TREATMENT SEWER FARM

Score	Description	Additional Comments if required	Assessment																																				
<p><b>1. Environmental Constraints</b></p> <p>1.1 Is the site predominantly, or wholly, within or adjacent to the following statutory environmental designations?</p> <table border="1"> <tr><td>Area of Outstanding Natural Beauty (AONB)</td><td></td></tr> <tr><td>Special Reserve</td><td></td></tr> <tr><td>Local Nature Reserve (LNR)</td><td></td></tr> <tr><td>Nature Reserve (NR)</td><td></td></tr> <tr><td>National Park</td><td></td></tr> <tr><td>Other</td><td></td></tr> <tr><td>Site of Special Scientific Interest (SSSI)</td><td></td></tr> <tr><td>Special Area of Conservation (SAC)</td><td></td></tr> <tr><td>Special Protection Area (SPA)</td><td></td></tr> </table>				Area of Outstanding Natural Beauty (AONB)		Special Reserve		Local Nature Reserve (LNR)		Nature Reserve (NR)		National Park		Other		Site of Special Scientific Interest (SSSI)		Special Area of Conservation (SAC)		Special Protection Area (SPA)																			
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<p>Score 1 for NIS Score 2 for NIS Score 3 for UNB/NONB</p> <table border="1"> <thead> <tr> <th>A</th> <th>B</th> <th>C</th> <th>AVERAGE</th> </tr> </thead> <tbody> <tr><td>1</td><td>3</td><td>3</td><td>2.3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> <tr><td>3</td><td>3</td><td>3</td><td>3</td></tr> </tbody> </table>				A	B	C	AVERAGE	1	3	3	2.3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
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1	3	3	2.3																																				
2	3	3	2.7																																				
<p>Score 1 for NIS Score 2 for NIS Score 3 for UNB/NONB</p>																																							



14. Is water ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity)
15. Is the site a protected area (including those that contain them) and/or
16. Is the site identified by national and local authorities for habitat management, enhancement, restoration or creation?
17. Is the site predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

#### PHYSICAL CONSTRAINTS

18. Is the site
- a) Flat or relatively flat
- b) Heavily sloping or uneven
- c) Heavily sloping
19. Is there existing vehicle access, or potential to create vehicle access to the site?
20. Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?
- a) Pedestrian
- b) Cycle

21. Are there any known Tree Preservation Orders on the site?

22. Are there references to other significant trees and/or adjacent to the site? Are they owned by third parties?
- a) Significant trees
- b) Potentially references to ancient trees
- c) Owned by third parties?

23. Are there any Public Rights of Way (PRoW) crossing the site?
24. Is the site likely to be affected by ground contamination?
25. Is there any utility infrastructure (existing the site i.e. power lines/cable lines, or is the site in close proximity to hazardous installations)?
26. Would development of the site result in a loss of social, amenity or community value?

#### ACCESSIBILITY

What is the distance to the following facilities measured from the edge of the site?

27. Town / local centre / shops
28. Bus stop
29. Primary School
30. Secondary School
31. Open Space / recreation facilities
32. Cycle route

#### LANDSCAPE AND VISUAL CONSTRAINTS

33. Is the site low, medium or high sensitivity because of landscape?
34. Is the site low, medium or high sensitivity because of visual amenity?

#### HERITAGE CONSTRAINTS

35. Would the development of the site harm to a designated heritage asset or its setting?
36. Would the development of the site harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

A B C AVERAGE

3	3	3	3
1	3	3	2.3
3	3	3	3
3	3	3	3

Score 3 for FLP; Score 2 for LDP/PPW; Score 1 for EPPW

Score 3 for YES; Score 2 for NO; Score 1 for UNKNOWN

3	3	3	3
2	2	2	2

Score 3 for YES; Score 2 for YES; Score 1 for UNKNOWN

Score 3 for YES; Score 2 for YES; Score 1 for UNKNOWN

1	3	3	2.3
1	3	3	2.3

Score 3 for YES; Score 2 for YES; Score 1 for UNKNOWN

3	3	3	3
1	1	1	1
3	3	3	3
3	3	3	3

Score 3 for YES; Score 2 for YES; Score 1 for YES

Score 3 for YES; Score 2 for YES; Score 1 for YES

Score 3 for YES; Score 2 for YES; Score 1 for YES

Score 3 for YES; Score 2 for YES; Score 1 for YES

Score 3 for YES; Score 2 for YES; Score 1 for YES

Score 3 for YES; Score 2 for YES; Score 1 for YES

Score 3 for YES; Score 2 for YES; Score 1 for YES

3	3	3	3
3	3	3	3

Score 3 for YES; Score 2 for YES; Score 1 for YES

3	3	3	3
3	3	3	3

Score 3 for YES; Score 2 for YES; Score 1 for YES

- 32) Is the site allocated for a different particular use (e.g. housing/employment) or designated as open space in the adopted and/or emerging Local Plan?
- 33) Are there any other relevant planning policies relating to the site?

34) Is the site:

Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

35) Is the site within, adjacent to or outside the existing built-up area?

Within the existing built-up area (if not)  
Adjacent to and connected to the existing built-up area?  
Outside and not connected to the existing built-up area?

36) Is the site within, adjacent to or outside the existing settlement boundary (if any exists)?

37) Would development of the site result in neighbouring settlements merging into one another?

38) Is the size of the site large enough to significantly change the size and character of the existing settlement?

ASSESSMENT OF AVAILABILITY AND VIABILITY - (These elements of the Locality Model are considered separately at section 2)

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

Score 3 for PREVIOUS; Score 2 for MIX; Score 1 for GREENFIELD

1	1	1	1
---	---	---	---

Score 3 for WITHIN; Score 2 for ADJACENT; Score 1 for OUTSIDE

1	1	1	1
---	---	---	---

1	1	1	1
---	---	---	---

Score 3 for MIX; Score 2 for YES; Score 1 for UNKNOWN

3	3	3	3
---	---	---	---

3	3	3	3
---	---	---	---

$$\text{WEIGHTED SCORE} = 140.1$$

$$\text{MAX SCORE} = 168$$

#### SECTION 8 PUBLIC FEEDBACK ON SITE GIVING A TOTAL OF 80% WEIGHING TO THE OVERALL SCORE

Item no	Description	Additional Comments if required	Assessment
39	Ranking from Developers Interview (20%)		Score 7 for HIGHEST; Score 5 for SECOND ETC; Score 3 for DID NOT ATTEND
40	Ranking from Developer (20%)		Score 7 for HIGHEST; Score 5 for SECOND ETC; Score 3 for LAST

$$\text{WEIGHTED SCORES} = 72.1$$

#### SECTION 9 WILLINGNESS OF DEVELOPER/LANDOWNER TO WORK WITH NPAS/STC GIVING A 10% WEIGHING TO THE OVERALL SCORE

41) Commitment of NPAS/STC Interview	Score 3 for +ONCE; Score 2 for -ONCE; Score 1 for NEVER
42) Commitment of Transport Board	Score 3 for YES; Score 2 for MIX; Score 1 for UNKNOWN
43) Other of interest to stakeholders	

$$\text{MAX SCORE} = 11$$

#### SECTION 10 ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 10% WEIGHING TO THE OVERALL SCORE

44) Is the site available for development?	Score 1 for YES; Score 2 for MIX; Score 3 for UNKNOWN
45) Are there any known legal or ownership problems such as unresolved multiple ownership, tenancy disputes, limitations, or operational requirements of landowner?	Score 1 for YES; Score 2 for MIX; Score 3 for UNKNOWN
46) Is there a known time frame for availability of land?	Score 7 for 0-2 yrs; Score 6 for 3-5 yrs; Score 5 for 6-10 yrs
47) Is the site subject to any abnormal costs that would affect viability, such as demolition, land remediation or relocating utilities?	Score 3 for MIX; Score 2 for YES; Score 1 for UNKNOWN
48) What is the likely time frame for development?	Score 7 for 0-2 yrs; Score 6 for 3-5 yrs; Score 5 for 6-10 yrs

$$\text{TOTAL} = 23$$

$$\text{WEIGHTED SCORE} = 23 \times 2.1 = 48$$

$$\text{MAX SCORE} = 23$$

### Stockerston Road (UNP 21/SS/02)

TECHNICAL SCORE A+D = 187.8  
OVERALL SCORE A+B+C+D = 373.65

LUPPINGHAM NEIGHBOURHOOD PLAN SITE ASSESSMENT MODEL  
MODEL TO BE USED FOR SSMs WITH LESS THAN 20 DWELLINGS

SECTION 4: LOCALITY TRAINING WITH GROUPS: A NEW BRANCHING TO THE OUTRIGG HOME

Site details	
Site reference and name	UNP 21/35/02
Site address	STOCKERSIDE RD UPPINGHAM
Access site area (hectares)	
Existing land use	GARDEN
Land was being considered if before this meeting, currently not considered, select one	BUNGALOWS
Land owner estimate of capacity of property	5 OR 6 BUNGALOWS
Use description (method of storage) all the sites are classified by NPPF	UTC CAR FOR SITES
Planning history (has or has not planning application been made)	
Neighbouring uses	HOUSSING

Page 10

Description

Additional Comments if required

Assessment

**ENVIRONMENTAL CONSIDERATIONS**

1) (Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations)

☐ Ancient Woodland  
☐ Area of Outstanding Natural Beauty (AONB)  
☐ European Heritage  
☐ Local Nature Reserve (LNR)  
☐ National Nature Reserve (NNR)  
☐ National Park  
☐ Ramsar Site

☐ Site of Special Scientific Interest (SSSI)  
☐ Special Area of Conservation (SAC)  
☐ Special Protection Area (SPA)

Score 1 for MD; Score 2 for YES; Score 3 for UNDESIRABLE

A	B	C	AVERAGE
1	2	3	2.3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	N/A	3
3	3	3	3

2) (Does the site fall within a GSS Impact Risk Zone and would the proposed development trigger the requirement to consult Natural England?)

Score 1 for MD; Score 2 for YES; Score 3 for UNDESIRABLE

3	3	3	3
---	---	---	---

3) (Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations)

☐ Green Infrastructure Corridor  
☐ Local Wildlife Site (LWS)  
☐ Public Open Space  
☐ Site of Importance for Nature Conservation (SINC)  
☐ Nature Improvement Area  
☐ Regionally Important Geological Site  
☐ Other

Score 1 for MD; Score 2 for YES; Score 3 for UNDESIRABLE

A	B	C	AVERAGE
1	4	3	2.3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3
3	3	3	3

4) (Site is predominantly, or wholly, within Flood Zones 2 or 3)

Score 1 for MD; Score 2 for UNDESIRABLE; Score 3 for YES; Score 4 for YES AND FLOOD

3	3	3	3
3	3	3	3

5) (Site is at risk of surface water flooding?)

Score 1 for MD; Score 2 for YES; Score 3 for UNDESIRABLE

3	1	1	1.7
1	1	1	1
1	1	1	1

6) (Is the land classified on the best and most sensitive agricultural land Grades 1, 2 or 3a)

7) (Site contains habitats with the potential to support priority species?)

8) (Does the site contain local wildlife-rich habitat?)

Is this document valid?

Score 1 for MD; Score 2 for YES; Score 3 for UNDESIRABLE

84. A wider ecological network (including the surrounding of international, national and locally designated sites of importance for biodiversity)
85. Wildlife corridors (and stepping stones that connect them) and/or
86. An area identified by national and local partnerships for habitat management, enhancement, restoration or creation?
87. Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

#### PHYSICAL CONSTRAINTS

88. Is the site:
- (a) Flat or relatively flat
- (b) Gently sloping or uneven
- (c) Steeply sloping
89. Is there existing vehicle access, or potential to create vehicle access to the site?
90. Is there existing pedestrian/cycle access, or potential to create pedestrian/cycle access to the site?
- (a) Pedestrian
- (b) Cycle

91. Are there any known Tree Preservation Orders on the site?

92. Are there religious/cultural or other significant trees within or adjacent to the site? Are they owned by third parties?
- (a) Significant trees
- (b) Potentially religious or cultural trees
- (c) Owned by third parties?

93. Are there any Public Rights of Way (PROW) crossing the site?

94. Is the site likely to be affected by ground contamination?

95. Is there any existing infrastructure crossing the site i.e. power lines/cable wires, or is the site in close proximity to overhead installations?

96. Would development of the site result in a loss of social, amenity or community value?

#### ACCESSIBILITY

- What is the distance to the following facilities measured from the edge of the site?

97. Town / Local centre / Shop

98. Bus stop

99. Primary School

100. Secondary School

101. Green Space / Recreation facilities

102. Cycle Route

#### LANDSCAPE AND VISUAL CONSTRAINTS

103. Is the site low, medium or high visibility in terms of landscape?

104. Is the site low, medium or high visibility in terms of visual amenity?

#### HERITAGE CONSTRAINTS

105. Would the development of the site cause harm to a designated heritage asset or its setting?

106. Would the development of the site cause harm to a non-designated heritage asset or its setting?

#### PLANNING POLICY CONSTRAINTS

A B C AVERAGE

3	3	3	3
1	3	3	2+3
1	3	3	2+3
3	3	3	3

Score 3 for PLT, Score 2 for SDCRHS, Score 1 for SDCRHS

Score 2 for YES, Score 1 for NO, Score 1 for UNKNOWN

2	2	2	2
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for YES, Score 2 for YES, Score 1 for UNKNOWN

Score 3 for YES, Score 2 for YES, Score 1 for UNKNOWN

2	2	2	2
3	3	3	3
3	3	3	3
3	3	3	3

Score 3 for YES, Score 2 for YES, Score 1 for UNKNOWN

3	3	3	3
1	1	1	1
3	3	3	3
3	3	3	3

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

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Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

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Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

Score 3 for <100m, Score 2 for 100-199m, Score 1 for >200m

- 12 Is the site allocated for a different particular use (e.g. housing, employment) or designated as open space (in the adopted and / or emerging Local Plan)?
- 13 Are there any other relevant planning policies relating to the site?

14 Is the site:

14a Greenfield  
A mix of greenfield and previously developed land  
Previously developed land?

- 15 Is the site within, adjacent to or outside the existing built-up area?

15a Within the existing built-up area (YES)?  
Adjacent to and connected to the existing built-up area?  
Outside and not connected to the existing built-up area?

- 16 Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- 17 Would development of the site result in neighbouring settlements merging into one another?

- 18 Is the size of the site large enough to significantly change the size and character of the existing settlement?

A	B	C	AVERAGE
3	3	3	3
3	3	3	3

Score 2 for PREVIOUS; Score 1 for NEW; Score 1 for UNDESIRABLE

1	1	1	1
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Score 3 for WITHIN; Score 2 for ADJACENT; Score 1 for OUTSIDE

3	3	3	3
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3	3	3	3
---	---	---	---

Score 3 for YES; Score 2 for YES; Score 1 for UNDESIRABLE

3	3	3	3
---	---	---	---

3	3	3	3
---	---	---	---

ASSESSMENT OF AVAILABILITY AND VIABILITY (these elements of the Locality model are considered separately in section 2)

WEIGHTED SCORE = 139.5

MAX SCORE = 168

#### SECTION 6 PUBLIC PERIOD ON SITE (GIVING A TOTAL OF 40% WEIGHTING TO THE OVERALL SCORE)

Item no Description Additional Comments if required

- 39 Rating from Developers Meeting (20%)

4
---

- 40 Rating from Council (20%)

5
---

WEIGHTED SCORES = 41.2  
AND 85.07

MAX SCORE = 14

MAX SCORE = 11

#### SECTION 7 WEIGHTING OF DEVELOPER/PLANNING TO WORK WITH SPATIALITY GIVING A 30% WEIGHTING TO THE OVERALL SCORE

- 41 Attendance at SPATIALITY Meetings  
42 Attendance at Regional Briefs  
43 Letter of intent to collaborate

3
3
5

WEIGHTED SCORE = 58.95

#### SECTION 8 ASSESSMENT OF LIKELIHOOD OF DELIVERY GIVING A 30% WEIGHTING TO THE OVERALL SCORE

- 44 Is the site suitable for development?

N/A	N/A	3	3
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- 45 Are there any known legal or ownership problems such as unresolved multiple ownership, tenancy issues, tenancies, or other legal requirements of landowners?

N/A	N/A	3	3
-----	-----	---	---

- 46 Is there a known time frame for availability of land?

N/A	N/A	7	7
-----	-----	---	---

- 47 Is the site subject to any environmental constraints that could affect viability, such as floodplains, land remediation or relocating utilities?

N/A	N/A	3	3
-----	-----	---	---

- 48 What is the likely timeframe for development?

N/A	N/A	7	7
-----	-----	---	---

TOTAL 23

WEIGHTED SCORE = 23 x 2.1 = 48

MAX SCORE = 23



## Appendix 4 SHELAA Extracts used in assessment

Site Description	Identifying code	SHELAA Number
Uppingham Gate	UNP21/LS/01	SHELAA/UPP/02
Goldcrest Road	UNP21/LS/02	SHELAA/UPP/11
The Beeches	UNP21/LS/03	SHELAA/UPP/01 and UPP/12
Cricket Club Leicester Road	UNP21/LS/04	SHELAA/UPP/04
Ayston Road (Larkfleet)	UNP21/LS/05	SHELAA/UPP/05
Land North of Leicester Road	UNP sites A & B	SHELAA/UPP/08
UHCLT	UNP21/SS/01	N/A Site withdrawn from NP
7 Stockerston Road	UNP21/SS/02	SHELAA/UPP/03

### UNP21/LS/01 Uppingham Gate

SHELAA Reference: SHELAA/UPP/02

Site Address: Uppingham Gate, Ayston Road, Uppingham

	Parish: Uppingham				
	Gross Site Area (ha): 6.80				
	Developable Site Area (ha): 4.08				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Mixed				
	Further detail where mixed or other use promoted: Residential; Employment; Retail; Community Facility; Sports & Leisure				
	Indicative Capacity: 6.8 hectares				
	Additional Notes on Capacity: The covering letter of the site submission form identifies the field to the east as being promoted for residential use. This area equates to 3.13 hectares. 80% of this equates to 2.50 hectares. At a density of 30dph this would equate to 77 dwellings (2.50 x 30 = 76.56). This would leave 3.614ha of land for employment uses. However due to the site being allocated in the Core Strategy and Uppingham Neighbourhood Plan for employment the site is assessed for employment use only at this time.				
	Currently Allocated: Yes	CS13			
Earliest point site is available: Immediately					
Overall Deliverability Status: Developable					
Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
B	G	G	G	A	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	G	G	G	G	G	F	A	G

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3389	Distance to nearest Local Wildlife Site (m)	358	Distance to nearest BAP Habitat (m)	1029
Distance to nearest Conservation Area (m)	441	Distance to nearest Registered Park or Garden (m)	7787	Distance to nearest Scheduled Ancient Monument (m)	1586
Distance to nearest Listed Building (m)	599	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Part of site within the Planned Limits of Development and the site outside adjoins on 2 sides.
% of site on Grade 1 or 2 Agricultural Land	67.73	% of site on Grade 3 Agricultural Land	32.25	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0	% of site in Medium Landscape Sensitivity Area	54.34	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Flood Zone 1	Surface Water Flood Risk	No areas of high or medium surface water flood risk are present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	Yes

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Access via Northgate would be acceptable.	
Relationship to Settlement Comments	Bounds existing development on part of the southern boundary but does protrude further east. In the longer term in combination with SHELAA/UPP/12 it may make a logical extension to the settlement. The western part of the site is current safeguarded employment land.	
Topography	The site is within zone U2A of the landscape study. Part of broad ridge of gently sloping open arable farm land.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	Public right of way footpath adjoins site to west.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Hedgerow. Surveys required include badger and hedges. Mitigation includes retention of hedges/stream with 5m buffer zone natural vegetation. Other mitigation pending surveys.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include Lithic scatter and medieval pottery scatter to immediate east. Further similar scatters 300m to west. Roman/Iron Age 200m north. Large development area. Faint traces of ridge and furrow.	A
Landscape	Landscape and Settlement Character Sensitivity Low to Moderate in accordance with the following criteria: Common place elements and combination of features which create generally unremarkable character but some sense of place. Is not important intervening open land between settlements. Of some importance to the setting of the town but the break between town and countryside is less distinctive. Development would be an appropriate extension of the town to the east with no impact on important aspects of settlement form or pattern. Consultation with Landscape Architect provides the following comments, 'As with sites UPP/01 and UPP/12, assessment within the LS&C Study 2010 is moderate overall landscape sensitivity and medium to high overall landscape capacity for the entire zone U2A. Site UPP/02 lies in the northern half of this zone which was assessed in 2010 as having lower landscape capacity, recognising that this northern part of the zone is more sensitive as development would be somewhat isolated until employment allocation on land to the west is realised. Thus sites UPP/01 and UPP/12 should be developed before site UPP/02. Consequently a landscape RAG rating of amber is considered more appropriate than green'.	A
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Existing employment in this area. Potential amenity issues for sensitive development such as housing in this area. Noise survey & mitigation through design. Air quality assessment required, possible mitigation.	A
Highways Authority Access	Access via Northgate would be acceptable.	G

Highways Authority: Wider Road Network	Low impact given recent improvements in vicinity of Northgate/Ayrton road junction.	G
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## UNP21/LS/02 Goldcrest Road

SHELAA Reference: SHELAA/UPP/11

Site Address: Land off Goldcrest Road and north of Firs Avenue, Uppingham

Parish: Uppingham
Gross Site Area (ha): 2.83
Developable Site Area (ha): 2.11
Brownfield/ Greenfield Status: Greenfield
Current Use: Agriculture
Use Promoted: Residential
Further detail where mixed or other use promoted: Not applicable
Indicative Capacity: 63
Additional Notes on Capacity: None
Currently Allocated: No
Earliest point site is available: 1-5 years
Overall Deliverability Status: Developable.

Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable
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267

Suitability BAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
A	C	C	C	A	C	C	C	C
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
A	B	B	B	C	C	C	C	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3051	Distance to nearest Local Wildlife Site (m)	265	Distance to nearest BAP Habitat (m)	1054
Distance to nearest Conservation Area (m)	421	Distance to nearest Registered Park or Garden (m)	7373	Distance to nearest Scheduled Ancient Monument (m)	1002
Distance to nearest Listed Building (m)	456	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Partially adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.01	% of site in Medium Landscape Sensitivity Area	99.40	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Flood Zone 1	Surface Water Flood Risk	No areas of high or medium surface water flood risk are present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

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Consideration of Sustainability following technical consultation		
Initial Highway Officer Comments	A combined approach needs to be taken for the sites north of Uppingham. This development could be served through the land east of the site joining Ayston Road. Additional highway improvements and contributions could be collected. The access through Fir Avenue may be acceptable, if the spur road north of Fir Avenue is a minimum of 5.5m wide.	
Relationship to Settlement Comments	Site connected to existing built form along the southern boundary only with allotments to the west. Directly to the west of the allotments is the Neighbourhood Plan Allocation SHELAA/UPP/05.	
Topography	The site is within zone 4 of the landscape study. Flat ridge running west – east with steep sided valley.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, hedges, very good species-rich grassland habitat to south west and south east. 2 veteran trees (SLWS) in south east boundary. Surveys required include badger and Great Crested Newts of nearby ponds (known population within 200m). Mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain veteran trees with buffer zones; 50m buffers alongside SW/SE boundaries to sap-rich grassland. Other mitigation pending surveys including for GC.	A
Heritage	No designated heritage assets on site. 400m from Uppingham Castle Scheduled Monument. Consultation with Conservation Officer carried out due to heritage assets being raised by archaeological consultation. No significant impact likely.	G
Archaeology	Known archaeological remains on site include fieldwalking has produced varying range & quantity of finds: Lower/Middle Palaeolithic hand axe, 7 Palaeolithic flints, Mesolithic/ Neolithic/ Bronze Age flints, Roman, Saxon and medieval pottery and a concentration of iron slag. (metalworking site). Known archaeological remains within vicinity include Pit alignment and double ditch in neighbouring NW and NE fields, lithic and medieval scatter to south, Iron Age pits and ditches to SE and Uppingham Castle site 300m to west. Possible setting issues for Uppingham Castle. Fieldwalking has produced a quantity of prehistoric material and some suggestion of later activity. Cropmark evidence suggests activity in surrounding landscape.	A
Landscape	Zone/Site no. 4 of addendum study. Overall the site is assessed as Low to moderate landscape settlement character sensitivity in accordance with the following criteria in Table 2: • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Is not important intervening open land between settlements. • Of some importance to the setting to the setting of the town but the break between town and countryside is less distinctive. • Open space of little or no importance to the appearance, form and character of the built environment.	A

	<ul style="list-style-type: none"> <li>Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern.</li> <li>The site is assessed as moderate to high visual sensitivity in accordance with the following criteria:</li> <li>Views into and out of the town are of some importance and there may be scope for mitigating potential visual impacts.</li> <li>Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable.</li> <li>The site is very open to public or private views where views of the countryside or open space are important.</li> <li>Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.</li> </ul> <p>A judgement has been made on overall landscape sensitivity. Overall landscape sensitivity is judged as moderate. A judgement has been made on landscape capacity. Overall, moderate landscape sensitivity and low to moderate landscape value results in medium capacity for site 8.</p> <p>Consultation with Landscape Architect provides the following comments, 'There seems to be some confusion where this site lies in relation to previous LSSC studies. Site UPP/11 is located within study zone 3 within the LSSC Addendum Study 2017 (located in the west of that study site, with site UPP/05 located in the east of the same study site 3). RAG landscape sensitivity rating should be amber (medium) not red. The 2017 LSSC Addendum Study allocated overall moderate landscape sensitivity and medium overall landscape capacity for the wider study site 3. Development here would be a continuation of recent growth of the town to the north which lies on higher ground than the site. A landscape RAG rating of amber is appropriate although any development should be set back from the well-wooded minor valley defining the site's northern limit. The site lies in the western half of study site 3 in the 2017 Addendum, recognised as visually less sensitive than land to the east and where development would potentially be better screened and less prominent. Development within site UPP/11 should be prioritised over development within site UPP/05.'</p>	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/11, 8 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority Access	Good access and good visibility in both directions. Look to join access with OL 06 and 09 Access to site from Leicester Road.	G
Highways Authority Wider Road Network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road.	A

# UNP21/LS/03 Beeches

SHELAA Reference: SHELAA/UPP/12

Site Address: Land off the Beeches, Uppingham

	Parish: Uppingham				
	Gross Site Area (ha): 4.12				
	Developable Site Area (ha): 2.67				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 76				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
Earliest point site is available: 3-5 years					
Overall Deliverability Status: Developable.					
Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable

291

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a				
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building	
A	B	B	B	B	B	B	B	B	B
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement	
B	B	B	B	B	B	B	B	B	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3350	Distance to nearest Local Wildlife Site (m)	467	Distance to nearest BAP Habitat (m)	797
Distance to nearest Conservation Area (m)	342	Distance to nearest Registered Park or Garden (m)	7763	Distance to nearest Scheduled Ancient Monument (m)	1679
Distance to nearest Listed Building (m)	352	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.33	% of site in Medium Landscape Sensitivity Area	97.65	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Flood Zone 1	Surface Water Flood Risk	No areas of high or medium surface water flood risk are present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	Yes

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Consideration of suitability following technical consultation		
Initial Highway Officer Comments	Access through the Beeches is suitable to take additional traffic. The road is wide with good pedestrian access throughout.	
Relationship to Settlement Comments	Appears well connected to existing settlement creating a natural extension to the existing residential estate to the west. To the south there is built form which protrudes further east along The Quadrant. Contains the site SH/LAA/UPP/01.	
Topography	The site is within zone U2A of the landscape study. Zone W1 is characterised as gently sloping.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, hedgerows. Surveys required include hedgerow. Retain hedges with 5m buffer zone of natural vegetation, other mitigation pending survey.	A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.	G
Archaeology	No known archaeological remains on site. Known archaeological remains within vicinity include negative evaluation to immediate west. Flint scatter to immediate north. Large site area.	A
Landscape	<p>The site is within zone U2A of the landscape study. Landscape and Settlement Character Sensitivity low to moderate in accordance with the following:</p> <ul style="list-style-type: none"> <li>Common place elements and combination of features which create generally unremarkable character but some sense of place.</li> <li>Is not important intervening open land between settlements.</li> <li>Of some importance to the setting of the town but the break between town and the countryside is less distinctive.</li> <li>Development would be an appropriate extension of the town to the east with no impact on important aspects of settlement form or pattern.</li> </ul> <p>Visual Sensitivity Moderate in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>Views into and/or out of the town are of some importance but there is scope for mitigating potential visual impacts.</li> <li>Of some importance to the setting of the town but development could be mitigated so that intrusion in to the countryside is acceptable.</li> <li>Site is partially open to public or private views where views of the countryside are important.</li> <li>Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.</li> </ul> <p>Overall moderate landscape sensitivity. Moderate to low landscape value due to the following:</p> <ul style="list-style-type: none"> <li>Lies within a designated landscape but where localised character and scenic value is less distinctive.</li> <li>Does not present locally important/distinctive landscape characteristics or scenic value/interest.</li> </ul>	G

# UNP21/LS/04 Leicester Road in front of Cricket Club

SHELAA Reference: SHELAA/UPP/04

Site Address: Leicester Road, Uppingham

		Parish: Uppingham
		Gross Site Area (ha): 8.87
		Developable Site Area (ha): 5.02
		Brownfield/ Greenfield Status: Greenfield
		Current Use: Agriculture
		Use Promoted: Residential
		Further detail where mixed or other use promoted: Not applicable
		Indicative Capacity: 151
		Additional Notes on Capacity: None
		Currently Allocated: No
		Earliest point site is available: Immediately
		Overall Deliverability Status: Developable.
		Suitability Status: Suitable
Availability Status: Available		
Achievability Status: Marginal achievability		

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
G	G	R	G	R	G	G	G	G
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
R	G	G	G	G	G	G	A	A

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2604	Distance to nearest Local Wildlife Site (m)	0	Distance to nearest BAP Habitat (m)	406
Distance to nearest Conservation Area (m)	473	Distance to nearest Registered Park or Garden (m)	6821	Distance to nearest Scheduled Ancient Monument (m)	354
Distance to nearest Listed Building (m)	530	Impact on Trees protected by Tree Preservation Order	Yes	Connectivity to settlement	Partially adjoins the Planned Limits of Development on 1 side.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.26	% of site in Medium Landscape Sensitivity Area	98.87	% of site in Low Landscape Sensitivity Area	0.05
Flood Risk Zone	Flood Zone 1	Surface Water Flood Risk	No areas of high or medium surface water flood risk are present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No

Consideration of Suitability following technical consultation		
Initial Highway Officer Comments	Good access and good visibility in both directions. Look to join access with 04, 07, 09.	
Relationship to Settlement Comments	Bounds new residential development to the south east boundary and existing built form to the north eastern boundary. Considered well connected to settlement on this basis.	
Topography	The site is within zone 4 of the landscape study. Flat ridge running west – east with steep sided valley.	A
Green Infrastructure	No loss or impact.	G
Important Open Space	Not designated.	G
Rights of Way	None.	G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.	G
Local Ecology Designations	Arable, hedges, very good species-rich grassland habitat to south west and south east, 2 veteran trees (GLWS) in south east boundary. Surveys required include badger and Great Crested Newts of nearby ponds (known population within 200m). Mitigation includes retention of hedges with 5m buffer zone natural vegetation; retain veteran trees with buffer zone; 10m buffers alongside SW/SE boundaries to spp-rich grassland. Other mitigation pending surveys; including for GC.	A
Heritage	Consultation with Conservation Officer due to comments raised by Archaeological comments. 'Development on this site would potentially impact on the Castle Hill at Beaumont Chase, a Scheduled Ancient Monument (SAM) that is considered to be a particularly well-preserved example of a major defensive medieval earthwork and an important landmark mentioned in the Anglo-Saxon Charter. Although only earthworks survive they are an important feature in the landscape. Clearly this is a nationally important heritage asset. The castle was built to dominate its surroundings and a Heritage Impact Assessment would be required to establish the extent to which development might compromise its setting. Clearly, the further west built development encroaches, the more likely it is to impact on the setting of the SAM. If this site were to be allocated, development should be restricted in height to 2 – 2½ storeys. It would be interesting to know the thoughts of Historic England on the allocation of this site in relation to the SAM.'	A
Archaeology	Known archaeological remains on site include fieldwalking has produced varying range & quantity of finds: Lower/Middle Palaeolithic hand axe, 7 Palaeolithic flints, Mesolithic/ Neolithic/ Bronze Age flints, Roman, Saxon and medieval pottery and a concentration of iron slag. (metalworking site). Known archaeological remains within vicinity include Pit alignment and double ditch in neighbouring NW and NE fields, lithic and medieval scatter to south, Iron Age pits and ditches to SE and Uppingham Castle site 100m to west. Possible setting issues for Uppingham Castle. Fieldwalking has produced a quantity of prehistoric material and some suggestion of later activity. Cropmark evidence.	A
Landscape	Zone/Site no. 4 of addendum study. Overall the site is assessed as low to moderate landscape settlement character sensitivity in accordance with the following criteria in Table 2: • Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place. • Is not important intervening open land between settlements.	A

	<ul style="list-style-type: none"> <li>• Of some importance to the setting of the town but the break between town and countryside is less distinctive.</li> <li>• Open space of little or no importance to the appearance, form and character of the built environment.</li> <li>• Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern.</li> </ul> <p>The site is assessed as moderate to high visual sensitivity in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>• Views into and out of the town are of some importance and there may be scope for mitigating potential visual impacts.</li> <li>• Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable.</li> <li>• The site is very open to public or private views where views of the countryside or open space are important.</li> <li>• Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.</li> </ul> <p>A judgement has been made on overall landscape sensitivity. Overall landscape sensitivity is judged as moderate. A judgement has been made on landscape capacity. Overall, moderate landscape sensitivity and low to moderate landscape value results in medium capacity for site 4.</p> <p>Consultation with Landscape Architect provides the following comments, 'At the time of the 2017 LS&amp;C Addendum Study the site had a clearly rural, countryside character although slightly diluted by housing on the northern side of Leicester Road. At that time land to the east was also open countryside although allocated for development which is now being constructed. This serves to reduce the site's landscape sensitivity and increase landscape capacity to accommodate development. This will continue to be the case should land to the north allocated for housing within the Uppingham Neighbourhood Plan also be constructed. The assessment made in 2017 of overall medium landscape capacity could have been slightly higher capacity at that time (medium to high) which is probably more appropriate now. Consequently a R&amp;S rating of amber is probably appropriate although a green rating could also be considered where detailed design reduces visual impact and includes mitigation roadside tree planting to retain the present picturesque leafy western approach into the town as referred to in the 2017 LS&amp;C Addendum Study.'</p>	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 5 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority: Access	Good access and good visibility in both directions. Look to join access with 04, 06 and 09 Access to site from Leicester Road.	G
Highways Authority: Wider Road Network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road.	A

## UNP21/LS/05 Larkfleet Site off Ayston Road

SHELAA Reference: SHELAA/UPP/05

Site Address: Land off Ayston Road, Uppingham

	Parish: Uppingham				
	Gross Site Area (ha): 4.17				
	Developable Site Area (ha): 2.50				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 75				
	Additional Notes on Capacity: None				
	Currently Allocated: No				
Earliest point site is available: Immediately					
<b>Overall Deliverability Status:</b> Developable					
Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability Status: Suitable					If unsuitable – reason: n/a				
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building	
A	G	G	G	A	G	G	G	G	
Agricultural Land Quality	Fluvial Flood Risk	Surface water Flood risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement	
A	G	G	G	G	G	G	G	A	

### Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	3197	Distance to nearest Local Wildlife Site (m)	407	Distance to nearest BAP Habitat (m)	1063
Distance to nearest Conservation Area (m)	349	Distance to nearest Registered Park or Garden (m)	7516	Distance to nearest Scheduled Ancient Monument (m)	1072
Distance to nearest Listed Building (m)	398	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Edged on one side. The right hand side of the site is partly adjoined to the PLD but across Ayston Road.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.32	% of site in Medium Landscape Sensitivity Area	99.67	% of site in Low Landscape Sensitivity Area	0
Flood Risk Zone	Flood Zone 1	Surface Water Flood Risk	No areas of high or medium surface water flood risk are present on site	Groundwater source protection zones	Not within an SP2



% of site that overlaps with Public Open Space	0	Intersection of site with a Minerals Safeguarding Area	No	Loss of Employment Site	No
<b>Consideration of Suitability following technical consultation</b>					
Initial Highway Officer Comments	Access close to A47 and a steep gradient to the land. Junction on Aylton Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site.				
Relationship to Settlement Comments	Site is connected to the existing built form along the southern boundary and with built form to the east.				
Topography	The site is categorised as site 3 of the 2017 landscape study (addendum). It falls eastwards from approximately 145m Above Ordnance Datum (AOD) at its western end to around 130m AOD at the A47 / A6003 / Aylton Road roundabout.				A
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	None.				G
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Arable, good stream/hedge/woodland corridor to NW. Surveys required include badger and hedges. Mitigation includes 5m buffer zone natural vegetation to N; other mitigation pending surveys.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains on site include fieldwalking has produced Mesolithic/Neolithic flint scatter and a smaller amount of medieval pottery. Geophysical survey has located 3+ linear features and other anomalies. Known archaeological remains within vicinity include flint scatters and cropmarks to west and north. The site lies in an area of considerable archaeological interest. Prehistoric, Roman, Saxon and medieval artefacts and features have all been recorded adjacent to the site.				A
Landscape	<p>Site categorised as 'site 3' within the 2017 study. Low to moderate landscape and settlement character sensitivity in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>Common place elements and combination of features present, some of which could not be replaced and which create generally unremarkable character but some sense of place.</li> <li>Is not important intervening open land between settlements</li> <li>Of some importance to the setting of the town but the break between town and countryside is less distinctive.</li> <li>Open space of little or no importance to the appearance, form and character of the built environment.</li> <li>Development would be an appropriate extension of the town with no adverse impact on important aspects of settlement form and pattern.</li> </ul> <p>The site is assessed as moderate visual sensitivity in accordance with the following criteria in Table 3.</p> <ul style="list-style-type: none"> <li>Views into and/or out of the town are of some importance and there may be scope for mitigating potential visual impacts.</li> </ul>				A

	<ul style="list-style-type: none"> <li>Of some importance to the setting of the town but development could be mitigated so that visual intrusion into the countryside is acceptable.</li> <li>The site is partially open to public or private views where views of the countryside or open space are important.</li> <li>Development likely to be perceptible but would not significantly alter the balance of features or elements within the existing view.</li> </ul> <p>Overall, the site has been judged as moderate landscape sensitivity. Site 2 is assessed as Moderate landscape in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>Lies wholly within a previously locally designated landscape (Area of Particularly Attractive Countryside) where localized character and scenic value is less distinctive.</li> <li>Presents locally distinctive landscape characteristics with some scenic interest.</li> <li>Presents some public amenity value by way of views, access and biodiversity interest.</li> </ul> <p>Overall moderate landscape sensitivity and moderate landscape value results in medium capacity for the site to accommodate development.</p> <p>Consultation with Landscape Architect provides the following comments, RAG landscape sensitivity rating should be amber (medium) not red. The 2017 LSS/C Addendum Study allocates overall moderate landscape sensitivity and medium overall landscape capacity for the wider study site 3 (which includes site UPP/11 immediately to the west). Development here would be a continuation of recent growth of the town to the north which lies on higher ground than the site. A landscape RAG rating of amber is appropriate although any development should be set back from the well-wooded minor valley defining the site's northern limit. The site lies in the eastern half of study site 3 in the 2017 Addendum, recognised as visually more sensitive than land to the west and where development would potentially be more prominent and exposed, although mitigation by way of sensitive layout and design, together with boundary planting, should reduce significant adverse effects.</p>	
Lead Flood Authority Flood Risk	The land slopes towards a ditch to the north. This site will need to provide a SuDs Scheme, taking into account the gradient fall.	A
Environmental Health & Contamination	Contamination unlikely. Noise and air pollution from the A47 / A6003. Assessment and mitigation if required.	A
Highways Authority: Access	Access close to A47 and a steep gradient to the land. Junction on Aylton Road will need careful consideration to ensure vehicles do not wait on the highway before turning right into the site.	A
Highways Authority: Wider Road Network	Low impact on B6003 given proximity of by-pass.	G

## Sites A&B in existing Uppingham Neighbourhood Plan – Land North of Leicester Road

SHELAA Reference: SHELAA/UPP/08

Site Address: Land north of Leicester Road, Uppingham

	Parish: Uppingham				
	Gross Site Area (ha): 6.30				
	Developable Site Area (ha): 3.78				
	Brownfield/ Greenfield Status: Greenfield				
	Current Use: Agriculture				
	Use Promoted: Residential				
	Further detail where mixed or other use promoted: Not applicable				
	Indicative Capacity: 163				
	Additional Notes on Capacity: 2019/0524/OUT pending consideration for 163 dwellings which demonstrates the ability to accommodate this level of development on site. Therefore capacity increased from 114 to 163.				
	Currently Allocated: Yes UNP Site A; UNP Site B				
Earliest point site is available: Immediately					
Overall Deliverability Status: Developable					
Suitability Status:	Suitable	Availability Status:	Available	Achievability Status:	Achievable

Suitability RAG Rating – Based on initial GIS constraint check completed only.

Suitability status: Suitable					If unsuitable – reason: n/a				
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	BAP Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building	
G	G	A	G	R	G	G	G	G	
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement	
N	G	G	G	G	G	G	G	G	

Suitability Assessment Constraint Data

Distance to nearest SSSI Impact Risk Zone (m)	2786	Distance to nearest Local Wildlife Site (m)	6	Distance to nearest BAP Habitat (m)	768
Distance to nearest Conservation Area (m)	250	Distance to nearest Registered Park or Garden (m)	7107	Distance to nearest Scheduled Ancient Monument (m)	710
Distance to nearest Listed Building (m)	442	Impact on Trees protected by Tree Preservation Order	No	Connectivity to settlement	Adjoins the Planned Limits of Development on 1 side in the Site Allocations Plan. Site is allocated in UNP as site for housing (split into two parts – now and future) and shown as within the Planned Limits of Development.
% of site on Grade 1 or 2 Agricultural Land	100	% of site on Grade 3 Agricultural Land	0	% of site on Grade 4, 5 or urban Agricultural Land	0
% of site in High Landscape Sensitivity Area	0.01	% of site in Medium Landscape Sensitivity Area	99.56	% of site in Low Landscape Sensitivity Area	0



Flood Risk Zone	Flood Zone 1	Surface Water Flood Risk	No areas of high or medium surface water flood risk are present on site	Groundwater source protection zones	Not within an SPZ
% of site that overlaps with Public Open Space	0	Intersection of site with a Miner's Safeguarding Area	No	Loss of Employment Site	No
<b>Consideration of Suitability following technical consultation</b>					
Initial Highway Officer Comments	Just within the 30mph. Good visibility on a straight road.				
Relationship to Settlement Comments	Allocated site in Uppingham Neighbourhood Plan. Well connected to existing settlement being located between existing residential built form to the west and south and allotments to the east.				
Topography	The site is within zone U7B of the landscape study. The southern and western half of the zone, alongside Leicester Road, is relatively flat and is more characteristic of the plateau landscape to the west.				G
Green Infrastructure	No loss or impact.				G
Important Open Space	Not designated.				G
Rights of Way	Public footpath right along eastern edge of site.				A
National Ecology Designations	The site is within a Natural England Impact Zone but is unlikely to have adverse impact on any national/international designated site meaning that Natural England consultation is not required.				G
Local Ecology Designations	Hedgerow, mature trees. Surveys required include Badger and Great Crested Newts within 500m. Mitigation includes retention of hedges/stream with 5m buffer zone natural vegetation; other mitigation pending survey.				A
Heritage	Site not within 50m of Built Heritage Asset. No significant impact likely.				G
Archaeology	Known archaeological remains on site include Geophysical survey and cropmarks of a double ditch, possible round barrow, prehistoric enclosure/field system, flint scatters and medieval pot scatters. Known archaeological remains within vicinity include much prehistoric activity in surrounding landscape. Large site.				A
Landscape	Zone 7B: Further expansion of the town westwards along Leicester Road would be in keeping with settlement form and pattern and would complement development proposed to the south side of Leicester Road. Although it would close the gap between the town and Westlands, this break between built development is not considered important to the setting, appearance, form or character of the town. Views into the site from Leicester Road are limited by built form and vegetation, in particular the roadside hedge and trees, and those dividing the arable fields within the site. These filter views across the site towards the houses on the western edge of the town. Overall sensitivity to development is low to moderate and visual sensitivity is moderate. Consultation with Landscape Architect provides the following comments, 'RAG landscape sensitivity rating should be amber (medium) not red. Overall moderate landscape sensitivity of this site lying within study site U7B within the LS&C Study 2010, and overall medium landscape capacity. Since that assessment the site has been allocated for housing within the Uppingham Neighbourhood Plan and residential development has begun on				A

	previously open land to the south. Consequently landscape sensitivity has probably reduced and capacity has increased slightly thus a landscape RAG rating of amber or even green would be appropriate.'	
Lead Flood Authority Flood Risk	None identified.	G
Environmental Health & Contamination	Contamination unlikely. Possible off site impacts on air quality North Streets / Ayston Rd/ Orange St Junction - could apply to UPP/4, 8 and 6 especially if combined. Assessment and mitigation if required.	A
Highways Authority: Access	Good accessibility - Good access and good visibility in both directions. Look to join access with other UNP residential allocations.	G
Highways Authority: Wider Road Network	Cumulative impact with existing residential land allocations may require moderate mitigation along Leicester Road and at junction with Ayston Road.	A

# UNP21/SS/02 7 Stockerston Road

SHELAA Reference: SHELAA/UPP/03

Site Address: 7 Stockerston Road, Uppingham

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	Parish: Uppingham
	Gross Site Area (ha): 0.57
	Developable Site Area (ha): 0.54
	Brownfield/ Greenfield Status: Greenfield
	Current Use: Agriculture
	Use Promoted: Residential
	Further detail where mixed or other use promoted: n/a
	Indicative Capacity: 16
	Additional Notes on Capacity: None
	Currently Allocated: No
Earliest point site is available: Immediately	
Overall Deliverability Status:	
Not deliverable = unsuitable site.	
Suitability Status: Unsuitable	
Availability Status: Available	
Achievability Status: Achievable	

## Suitability RAG Rating

Suitability Status: Unsuitable					If unsuitable = reason: Access would cause detrimental highway impact.			
Brownfield/ Greenfield	SSSI Impact Risk Zone	Local Wildlife Site	SAF Priority Habitat	Landscape Sensitivity	Conservation Area	Registered Park or Garden	Scheduled Monument	Listed Building
<b>R</b>	<b>G</b>	<b>G</b>	<b>G</b>	<b>N/A</b>	<b>R</b>	<b>G</b>	<b>G</b>	<b>G</b>
Agricultural Land Quality	Fluvial Flood Risk	Surface Water Flood Risk	Groundwater Source Protection Zone	Loss of Open Space	Minerals Safeguarding Area	Loss of Employment Site	Tree Preservation Order	Logical extension to Settlement
<b>A</b>	<b>G</b>	<b>G</b>	<b>G</b>	<b>R</b>	<b>G</b>	<b>G</b>	<b>G</b>	<b>A</b>

## Appendix 5 Landowner and developer engagement

### (1) Developers Morning - December 2019

Langton Homes

Ancer Spa

Larkfleet Homes

Charles Richardson

Uppingham Homes CLT

to be contacted by letter Uppingham, Rutland, LE15 9UD

Dear Sirs,

#### **Developers Morning invitation**

As you will be aware, Uppingham currently enjoys the benefits of a “made” Neighbourhood Plan that covers the period until 2026. Uppingham Town Council has now decided to refresh this Neighbourhood Plan and to extend it to cover the period to 2036 in line with the current plans by Rutland County Council to refresh its Local Plan.

As part of this process a Neighbourhood Plan Advisory Group has been authorised by Uppingham Town Council to seek the views of the public as to which future sites should be developed for housing within the lifetime of the refreshed plan and what types of properties and designs the public would like to see. You have all previously expressed a desire for sites that you are involved with to be considered within the towns future development and so we would like to formally invite you to participate in an event to show the public your ideas so that we can collect feedback from them as part of our formal Neighbourhood Planning process.

Our intention is to hold a Developers Morning between 10am and 12 noon on Saturday 7<sup>th</sup> December 2019 at the Town Hall in the Council Chambers and the Members Room. We are styling the event as a “drop-in” by the public to meet potential developers and to have the opportunity to speak directly to you about your ideas. The event will also provide an opportunity for you to gather valuable first-hand feedback from the public as part of your own design process.

You are not asked to make any formal presentations at this time but we would appreciate it if you could put up some form of temporary exhibition of your outline thoughts and plans (where they exist) to give a focal point for conversations.

We do hope that you will feel able to support this initiative which we actually utilised to very good effect in the establishment of the current Neighbourhood Plan. I shall be most grateful if you will kindly confirm your attendance (or otherwise) to Cllr Dave Ainslie via e mail by Monday 18<sup>th</sup> November 2019 in order that we can advertise this event.

Yours faithfully,

Jane Lang

Chair of Uppingham Neighbourhood Plan Advisory Group.

C/o Uppingham Town Hall, 49 High Street East, Rutland, LE15 9PY

## Responses

Developer's Morning feedback forms 7th December 2019											
SCORES 1-5 with 1 being 'not at all' and 5 'completely happy'											
Respondent number or name	Resident Yes	Resident No	Event overall	Availability of Developers	How developers listened to	Uppingham Homes CLT	Ancer Spa Uppingham Gate	Langton Homes	Mr and Mrs Fenelon	Larkfleet Homes	Additional comments
1	1	0	5	4	4	4	4	4	4	4	
2	1	0	3	2	2	4	4	1	2	2	
3	1	0	5	5	5						
4	1	0	5	4	4	5	4	2	4	1	After lighting torch and nail against the Larkfleet development, I am unhappy to see it restricted.
5	1	0	3	4	4	5	2	5	1	4	I do not believe the event was particularly well advertised. It was purely by chance I heard about it, especially as we are directly affected by one of the proposals.
6	1	0	2	2	2	1	1	2	2	1	
7	1	0	5	5	4	4		4		4	
8	1	0	3	3	4		4		4		Both resident/business. Very busy when we arrived. Would like more info on things like transport links, how the Caldercott (proposed bypass) would impact on the A47, whether additional public transport. Availability.
9	0	0	5	5	5	5	5	1	5	4	Put a roundabout on A47 reversing. It is a shame "Bloor" Homes weren't.
10	1	0	4	4	4	4	3	4	1	4	The event was not very well publicised.
11	1	0	2	2	2	2	2	4	2	2	
12	1	0	5	5	5	5	5	3		2	More green homes.
13	1	0	5	5	5	5	5	5	5	5	
14	1	0	5	4	3	4	4	4	5	5	
15	1	0	5	3	4	5	4	4	1	2	Interesting & informative - thank you.
16	1	0	4	4	2	4	4	3	5	3	
17	0	0	5	5	5	5	3	5	1	4	
18	1	0	4	4	4			2			It is important to manage potential expansion so as not to damage the identity of Uppingham.
19	1	0	5	5	5	4	3	3	2	1	We are concerned about the impact on our extraordinarily bio-diverse area in the Fenelon proposal. This is an important green space close to the town centre and Uppingham School.
20	1	0	5	4	4				3		
21	1	0	5	5	5	5					
22	1	0	5	5	5	5	4	5		5	Very interested to speak to Larkfleet regarding their revised proposal. Very well organised - hosted refreshments. Still to see Mr and Mrs Fenelon.
23	1	0	4	4	4	4	4	3	1	2	No more executive homes - family & starter homes pls.
24	0	1	5	4	5	5	5	5	5	2	Too busy to get to Ancer Spa (in and).
25	1	0	5	5	5	5	5	5	4	1	Nothing to see (Mr and Mrs Fenelon proposal).
26	1	0		4	4	3		3			Can Leicester Road infrastructure really cope with 3 additional years of development as well as the existing Bloor development? Did not speak to Ancer Spa, Mr and Mrs Fenelon and Larkfleet Homes.
27	1	0	4	4	4						
28	1	0	5	5	5			5	5		
29	1	0	5	5	5	1	5	5	4	4	
30	1	0	5	5	4	5	5	5	5	5	
31	1	0	5	5	4	4	5	4	4	2	Well done on the organisation!
32	0	1	5	5	5	4	4	5	4	4	
33	0	1	4	4	5	4	5	4	4	4	We need an ASBLUB.
34	1	0	4	4	4	5		4	4	4	
35	1	0	3	4	4	1	1	1	1	1	Uppingham infrastructure is already unable to serve the present population - more would be impossible.
Totals	30	2									
Percentages	86%	6%									
(%) did not identify/residing											
Number of active scored			33	25	25	29	25	36	26	26	
% of respondents giving an active score			94%	80%	80%	83%	71%	94%	74%	74%	
Average where actively scored			4.42	4.2	4.2	4	3.8	3.7	3.2	3.2	

## Commentary

Whilst around 100 people visited the Developer's Morning event held on Saturday 7th December 2019, we only received 35 completed feedback forms. This is an approximate 35% return which is historically quite high for this type of event and gives some statistical validity to the conclusions. Of those declaring their residency 86% were existing residents of Uppingham but this does not necessarily mean that 86% of visitors to the event were also residents (it is reasonable to assume that non-residents may not have felt as empowered to comment on Uppingham matters as do the residents). The event overall was rated on the scale of 1-5 at an average of 4.2 by 94% of those providing feedback and 100% of respondents contributed to scores of 4.2 for both availability of developers and how they were listened to.

Turning to the individual developers proposals, Uppingham Homes CLT has scored the highest at an average score of 4, closely followed by both Langton Homes at 3.8 and Ancer Spa at 3.7 but it must be noted that the percentage of respondents actually giving an active score varied quite strongly across these three developers with Langton Homes attracting active scores from 86% of respondents, Uppingham Homes CLT 83% and Ancer Spa relatively lower at 71%. Both of the proposals from Mr & Mrs Fenelon and Larkfleet Homes attracted almost identical average scores and percentage response feedback at 3.2 and 74%.

It is fair to say that this event cannot claim to be the definitive verdict upon the various schemes but there is at least now some empirical data upon which to report to the Neighbourhood Plan Advisory Group.

## **(1) Vanguard Board Meetings**

**25<sup>th</sup> February 2021**

# **Uppingham Vanguard Board**

**Working Together to help Uppingham Become an Exemplar Market Town**

**Summary Notes of the Eighth Meeting of the Uppingham Vanguard Board held at  
10am on February 25<sup>th</sup> 2021 on Zoom**

### **In Attendance**

Members/Representatives of – Ancer Spa; CPRE Rutland, BRA Ltd, Limes Firs & Spurs Residents Association, Uppingham Neighbourhood Forum, Uppingham Community College, Uppingham Business Forum, Uppingham First, Langton Homes, Larkfleet Homes, Matrix Planning, UTC, RCC, UNP/Town Plan Groups, Uppingham C of E School (from 10.36am), Little Angels and Uppingham Homes Community Land Trust.

Invited but not present: Leighfield School; J Fenelon

**1. Welcome and Apologies** While awaiting the arrival of the Chair (Edward Baines) David Ainslie BEM (Vice Chair of Uppingham First) welcomed everyone to the meeting. Apologies for absence were noted from Bloor Homes.

**2. Declarations of Interest** The community, council and business interests of those participating were noted.

**3. Rutland Local Plan Update** Uppingham First Chair Edward Baines joined the meeting during this item and chaired the meeting from item 4 onward. The meeting noted that the draft Rutland Local Plan had now been forwarded to the Planning Inspectorate with minimal change. Discussion revealed that many of the developers and groups represented in the meeting had registered objections to the Plan, principally because of the scale of what was proposed at St Georges and/or the likely impact on neighbouring communities. The significance of the planned March 22<sup>nd</sup> RCC meeting to debate/agree the infrastructure funding relevant to St Georges was noted.

**4. The Uppingham Bypass Options** The Secretary updated the meeting on UTC's actions in commissioning the mapping of possible alternative routes for an A6003 north/south bypass/relief road around Uppingham for inclusion in the updated Neighbourhood Plan. The currently confidential town council report revealed three possible lines for such a road with the preferred option to be determined at the council's next meeting on March 4<sup>th</sup> 2021. Parish Transparency Code requirements meant that the relevant document should be attached to the council agenda and reports for public examination prior to the council debate. It was acknowledged that at least one of the proposed seven housing sites for Uppingham was severely impacted by two of the proposed routes. It was therefore suggested that concerned developers consider attending the town council meeting to hear the debate. They would also have the opportunity to air their views in the public participation session.

**5. Neighbourhood Plan – Site updates and assessment proposals** David Ainslie BEM used Zoom screenshare to present the recommendations of the Neighbourhood Plan Advisory Group on the approach to be taken to site assessment being commended to the town council. Large sites had a slightly different model to small sites. Following questions and discussion after the presentation, it was agreed that as the draft models were already in the public domain, they should be attached to the notes of this meeting for developer feedback prior to the town council meeting.

It was noted that each site owner/developer would be allocated two pages in the site options booklet to be distributed to every household. Submissions should include a map. The updated timeline for the revised N Plan agreed at the NPAG was also noted (Referendum before the end of the year).

**6. Neighbourhood Planning in Rutland – Implications of the Barrowden Decision** The not insignificant county wide implications for Neighbourhood Planning of the recent RCC development control decision on the Barrowden Community Hub was discussed. In the opinion of many, the previously positive reputation of the county council on N Planning matters had been severely damaged



by the publicity surrounding the affair. Huge quantities of community volunteer and professional time, as well as significant public and private sector funds, are being invested in a new generation of neighbourhood plans. Recent development control actions had cast considerable doubt on the planning function's regard for the balloted public opinion and decisions inherent in these plans. Urgent meetings were being sought with RCC accountable members and officers to help understand the county council position on the matter, prior to the forwarding of a letter of concern to government. Outcomes would be reported to the next meeting of the Vanguard Board.

**7. CPRE Future Vision for Rutland** Malcolm Touchin, Chair of the CPRE Rutland, provided members of the board with an update on the countryside charity's plans to prepare a 'future vision of Rutland' publication before the end of the year. It was hoped to collaborate with RCC (who are also undertaking a visioning exercise) on the matter so that a shared vision for the county results rather than two, possibly conflicting, publications.

**8. CIL and Section 106 Agreements – Uppingham requirements** It was agreed that a sensible way forward with agreements emanating from the updated Uppingham N Plan would be for developers to share a draft of any future agreement with the Town Council prior to any formal agreement with the county council.

**9. Education Academies – an update** Liz Clarke, Deputy Town Mayor and Chair of Uppingham C of E Primary School governors outlined the challenges presented by falling roles and implications for the future housing mix required by the town.

Geoff Thompson, Chair of Uppingham Community College governors, updated board members on a meeting with town and county councils and the collaborative effort being made by all three academies in the town to put together a mutual bid for CIL money support for school development projects.

**10. Health and Wellbeing in Rutland – Current issues** The efforts of the Uppingham community to address the Covid-19 pandemic were briefly outlined and are to feature in a number of case studies. A graphic representation of this effort prepared by the town's Community Emergency Plan Coordinators is attached for information.

#### **11. Additional Matters**

- a) Janet Thompson (Chair of the Neighbourhood Forum) – In the light of the schools' debate can all developer site booklet submissions please incorporate house type information? Agreed
- b) David Ainslie BEM – Noting the significance of the current design guide consultation to ensuring a vibrant town, the N Plan housing sub group will have regard for the housing mix in developer proposals
- c) Ron Simpson BEM, Neighbourhood Planning Champion- Gave notice of a number of economic/social environmental policies likely to be considered for the updated N Plan
- d) Gordon Smith (Matrix Planning) - Commenting on the proposed site booklet, reminded board members of the required relationship between the models that bring housing to market, design and the desired/required housing mix
- e) Lucy Lewin (Little Angels) pointed out the obvious links between housing mix and demand for child care.

**12. Date of next meeting** May 2021 following completion of site assessments. Date to be advised.

#### **14<sup>th</sup> September 2021**

# **Uppingham Vanguard Board**

**Working Together to help Uppingham Become an Exemplar Market Town**

**Summary Notes of the Ninth Meeting of the Uppingham Vanguard Board held on  
September 14<sup>th</sup> 2021 at 10am in The Falcon Hotel LE15 9PY**

#### **In Attendance**

Members/Representatives of – Ancer Spa; CPRE Rutland, BRA Ltd, Limes Firs & Spurs Residents Association, Uppingham Neighbourhood Forum, Uppingham Community College,

Uppingham Business Forum, Uppingham First, Langton Homes, Larkfleet Homes, UTC, RCC, UNP/Town Plan Groups, and the Uppingham Homes Community Land Trust.

Invited but not present: Matrix Planning; J Fenelon; Chris Merricks

**1. Welcome and Apologies** Chair Edward Baines welcomed everyone to the meeting. Apologies for absence were noted. It was acknowledged that this meeting would concentrate on housing, hence the lack of education and health representatives.

**2. Declarations of Interest** The community, council and business interests of those participating were noted.

### **3. Rutland Local Plan Withdrawal – the implications for development in Uppingham**

- a) **Developer/landowner perspectives** – Each developer present provided a brief opinion of the current position in Rutland following the decision to withdraw the Local Plan. There was general agreement that Rutland CC now found itself in an extraordinary position with planning applications likely to be submitted early on behalf of a range of landowners.
- b) **A Neighbourhood Planning perspective** - Uppingham representatives confirmed that the position of the emerging update of the N Plan was now strengthened and the town was likely to press forward with completion of an updated plan. It was hoped that all developers would continue to collaborate. Noting that Matrix Planning was not able to be present (on holiday), it was agreed that a separate updating meeting would be offered at a later date.

### **4. The Uppingham Bypass route options – Where are we?**

A UTC decision on the choice of route was still awaited but it was confirmed that amendments had been made to the draft routes impacting on the Langton Homes site.

### **5. Neighbourhood Plan**

- a) **Chair's Update** – In the absence of the N Plan Chair, Vice Chair RS provided a brief update on the current position
- b) **Employment site actions** – Station Road – A visit by the RCC Director of Places is being organised - Uppingham Gate – Great efforts are being made to attract an engineering design company to the site
- c) **Site updates and assessments** – UNP Housing lead DA provided a clear overview of the scoring outcome of the sites represented at the meeting. All three were being viewed positively while UTC awaited a revised housing numbers allocation from RCC
- d) **Likely policy areas in new plan** – RS advised that design, environmental impact and high street protection/sustainability were likely to be significant in the updated plan.

### **6. Collaboration and the way forward – What will work for all parties?**

It was unanimously agreed that all parties would benefit from continued collaboration and the prompt delivery of an updated N Plan.

**7. Uppingham Homes CLT – Homes England Policy Recommendation** Declaring an interest as a director of UHCLT, RS reported that Homes England had advised the Trust to seek a community benefit society preferred policy on development sites approved in the updated N Plan.

**8. Date and content of next meeting** To be determined by the Chair.

**17<sup>th</sup> February 2022**

# **Uppingham Vanguard Board**

**Working Together to help Uppingham Become an Exemplar Market Town**

## **Summary Notes of the Ninth Meeting of the Uppingham Vanguard Board held at 10am on February 17<sup>th</sup> 2022 in The Falcon Hotel**

**In Attendance** Members/Representatives of – Ancer Spa; CPRE Rutland, BRA Ltd, Limes Firs & Spurs Residents Association, Uppingham Neighbourhood Forum, Uppingham Community College, Uppingham Business Forum, Uppingham First, Langton Homes, Marrons Planning, Allison Homes, The Vistry Group, SEC Newgate, RCC, UNP/Town Plan Groups, Uppingham Patient Participation Group, King West and members of the Wills family, Uppingham Homes Community Land Trust.

**1. Welcome and Apologies** Cllr Edward Baines, Chair of Uppingham First welcomed everyone to the meeting. Apologies for absence were noted from Chris Merricks (Chair of NPAG) Liz Clarke (C of E Primary School) and Gordon Smith (Matrix Planning).

**2. Declarations of Interest** Community, council & business interests of those participating were noted.

### **3. Rutland Local Plan Update – Implications for Uppingham**

- a) Developer/Landowner Perspectives – Following an introduction by the Chair in which he outlined member thinking behind the recent planning permission refusal at Ketton against officer advice, various developers/landowners offered their own perspective on the current position regarding the preparation of a new Local Plan. Concerns included the length of the timetable, the apparent repetition and the cost involved
- b) Uppingham Neighbourhood Plan Status – In the absence of the NPAG Chair, RS provide an update on the weight, legal status and juxtaposition of the emerging updated N Plan, the existing Neighbourhood Plan, the existing Rutland Local Plan and the updated NPPF. It was clear to all that working together with the new Neighbourhood Plan was the right way forward.

**4. The Uppingham Bypass Options** A visual presentation of the three bypass routes commended by the UTC appointed consultants and now in the public domain was offered on screen. It was noted that for RCC, an Uppingham Bypass was not the top priority.

### **5. Neighbourhood Plan Updates**

- a) NPAG Vice Chair Report - In the absence of the NPAG Chair, RS brought the meeting up to date with progress made on the new plan. Significant was the fact that the UTC appointed consultant, Clive Keble, had now commenced his work on the drafting of policies based upon the data forwarded from the NPAG working groups and the existing N Plan and it was expected that he would be forwarding his first efforts by the end of the month. Once considered by NPAG and UTC, the draft policies should be available to developers /landowners by April 2022
- b) Employment Sites  
**Uppingham Gate** - Ancer Spa led the meeting through an updated on screen presentation of the Uppingham Gate site which incorporates commercial workshop units, a residential care home, a proposed Sainsburys supermarket and some mixed housing. In discussion it was made clear that the case made for a new access to the A47 was critical to the project's success.

It clear that the final design of the Uppingham Gate could also help empower further housing to the east side of the town and convenient access to the surgery, shopping and Hopper service. No further progress reported on the discussions to enable the move of a Rutland electronics company to the site. It requires an upgraded power supply and more competitive pricing.

**Station Road Industrial Estate** - The visit of the town's MP Alicia Kearns and her offer to help explore a wider future for the estate and engage with Lincolnshire LEP was welcomed. Also, the offer of research support from Leicester University. RCC Director of Places Penny Sharp has also visited the site and arranged for a Tarmac representative to assess some highway improvement costings. Research is also underway to identify land for a suitable turning point with a view to attracting it in the current Local Plan call for sites

Welland Vale – Interest has been expressed in some limited further development of this site to widen the customer service offer and create further business/employment opportunities. The updated N Plan policies could help empower this

- c) Housing Sites - Housing Group Chair DA led the meeting through each of the sites in turn illustrating current proposals on screen where relevant. The town's need for more bungalows was stressed with a number of proposals requiring improvement in this respect
- d) Health, Education and Skills - Chair of the Uppingham Patient Participation Group, John Leslie provide an on screen analysis of the issues and statistics relevant to the Uppingham Surgery
- e) CIL and Section 106 Priorities - It was again agreed that a sensible way forward with CIL and S106 agreements emanating from the updated Uppingham N Plan would be for developers to share a draft of any future agreement with the community and the Town Council prior to any formal agreement with the county council
- f) Likely Policy Areas in the Updated N Plan - As indicated at minute 5a, it is hoped to circulate these at the next meeting once in draft form, but are likely to include a number carried forward from the existing plan. These include housing density, the Station Road development, broadband infrastructure, housing types required and independent reviews on larger sites.

**6. Open Questions and Debate** In discussion before lunch issues addressed included: -

- a) The potential mutual benefit of dialogue between Ancer Spa and Marrons Planning concerning access
- b) The potential mutual benefit of dialogue between Matrix Planning and King West with regard to access and the proposed roundabout on Leicester Road
- c) As some developers had not been notified of the RCC call for sites and (despite the RCC website being consulted during the meeting) the view that it was unclear whether resubmission was necessary for sites already captured by the N Plan updating work, it was agreed that Secretary RS consult with the planning department and circulate the response (Actioned).

**7. Review of Purpose** Following a closing summary from the Chair EB, developer representatives were invited to give feedback on the value, role and operation of the Vanguard Board. It was unanimously agreed that Uppingham was unique in creating such a body and that the Vanguard Board created a positive and worthwhile engagement opportunity for all involved in the future development of the town.

**8. Date of next meeting** April/May date to be advised.

**14<sup>th</sup> June 2022**

# **Uppingham Vanguard Board**

**Working Together to help Uppingham Become an Exemplar Market Town**

## **Summary Notes of the Tenth Meeting of the Uppingham Vanguard Board**

**Held at 10am on June 14<sup>th</sup> 2022 in The Falcon Hotel**

**In Attendance** Members/Representatives of – Ancer Spa; CPRE Rutland, BRA Ltd, Limes Firs & Spurs Residents Association, Uppingham Neighbourhood Forum, Uppingham Business Forum, Uppingham First, Langton Homes, Marrons Planning, Matrix Planning, Allison Homes, The Vistry Group, SEC Newgate, RCC, NPAG, Uppingham Patient Participation Group, a representative of the Wills family, Uppingham Homes Community Land Trust.

**1. Welcome and Apologies** Cllr Edward Baines, Chair of Uppingham First welcomed everyone to the meeting. Apologies for absence were noted from Liz Clarke (Town Mayor and C of E Primary School) and Cllr Lucy Stephenson (UF and RCC). A special welcome was given to Clive Keeble, UTC consultant authoring the updated Neighbourhood Plan.

**2. Declarations of Interest** The community, council and business interests of those participating were noted.

**3. Rutland Local Plan Update – Implications for Uppingham** The Chair updated board members on progress to date at RCC in preparing a new local plan. An Issues and Options Consultation was under preparation. A new 'call for sites' was also under way. It was noted that the new Planning Portfolio Holder was independent councillor Rosemary Powell. It was agreed that she should be invited to a future meeting of the board.

**4. Gigaclear Fibre Network** Board members were updated on the announcement by Gigaclear that it was to extend its fibre to the premise network such that it would serve the whole town, including the proposed new development sites. Uppingham First would be acting as community champion for the project.

**5. Neighbourhood Plan Update - Working Version No 9** Following introductory words from Clive Keeble and Housing Group Chair David Ainslie BEM, Developer and Land representatives were invited to give feedback (with particular reference to their site) on Version 9 of the plan which had been circulated in advance. Following extensive discussion, and largely positive feedback, it was agreed that site colleagues would confirm their feedback after the meeting in writing where appropriate. Updated maps were also requested.

**6. Open Questions and Debate** Following questions of detail relevant to one or two housing and commercial sites it was agreed that all were content with the general direction of the plan.

**7. Timetable** It was agreed that a timetable for the plan including a Regulation 14 consultation would be agreed with UTC and RCC as soon as possible and then published.

**8. Levelling Up** It was agreed that given the collaborative nature of the Vanguard Board, and the messages this held for planning generally, the Minister of the Day be invited to a future meeting

**9. Any Other Business** None.

**10. Date of Next Meeting Date** To be advised in consultation with the Chair.



## **(2) Minutes of Uppingham First Meetings**

**17<sup>th</sup> December 2020**

### **Minutes of a Board Meeting held via Zoom on Thur. December 17<sup>th</sup> 2020**

#### **In Attendance**

**Business Directors:** Edward Baines (Chair), Kath Gilbert, Ron Simpson BEM, James Torbell, Nick Townsend

**Community Directors:** David Ainslie BEM, Mark Shaw, Janet Thompson

**Statutory Sector Directors:** Lucy Stephenson, Geoff Thompson

**Community Liaison:** Christine Edwards

**1. Apologies for Absence** Business Director Trevor Ellis.

**2. Chair's Opening Remarks** Edward Baines welcomed everyone to the meeting and congratulated directors on continuing to keep the partnership functional and effective during the Covid 19 crisis.

**3. Declarations of Interest** Board member interests in various businesses, charities and community groups within the town and the county were noted. Agenda item 8d (Uppingham Homes), was acknowledged as a personal and non - pecuniary interest for David Ainslie BEM, Edward Baines, Christine Edwards, Mark Shaw, Geoff Thompson, Janet Thompson, Nick Townsend.

#### **4. Minutes of a Board Meeting Held on September 29<sup>th</sup> 2020**

Circulated and approved as a true record

#### **5. Matters Arising**

None

#### **6. Secretary/Treasurer Report**

- a) **Quarterly Finance Update** - In accordance with insurance requirements, transactions for the period September 29<sup>th</sup> to December 16<sup>th</sup> were recorded as being witnessed by a director. Current bank balance was £15,050.87 (Incorporates the Hopper, Rutland Lottery, Stilton Cheese Run, CPRE Quiz and UppShop funds). It was noted that the partnership now had both PayPal and Sum Up accounts to facilitate incoming payments
- b) **Significant Correspondence and Meetings** - Highlights included:- Window of Hope activities, N Plan participation, Local Plan engagement, Radio project meetings with representatives of two projects, Liaison and joint working with Uppingham Homes CLT and CPRE Rutland; RCC CEO engagement, Locality (Housing Design), and CTA (member update) online events.

**7. Rutland and Stamford Radio Project** The Secretary reported on ongoing discussions with advocates of both proposed projects. UTC has now formed a radio station working party to explore the potential benefits for Uppingham.

#### **8. Planning and Economic Development**

- a) **CPRE Affordable Housing Survey** - The very successful Uppingham pilot was now complete and would help inform the work of Uppingham Homes CLT. Also of interest to the partnership was the economic development data generated in the 'access to local services' section of the survey.

- b) **Uppingham Neighbourhood Plan** - Board members were updated on recent developments including the possibility of a second supermarket, a second local garage, a UTC funded survey of the possible line of a western relief road and a UTC 'call for sites' response (closing date December 31<sup>st</sup> 2020) offering twice the number of homes suggested by the draft local plan.
- c) **Rutland Local Plan** – The RCC response to the numerous public replies to the Reg 19 consultation is still awaited.
- d) **Uppingham Homes CLT** - The Secretary reported on a shared back office agreement between the CLT and Uppingham First. A fee had been charged for this and other research & development work undertaken for the CLT

**9. Uppingham Hopper** UF Vice Chair David Ainslie BEM updated members of the board on the Hopper team achievements in the face of the Covid-19 pandemic and warned of the financial implications and issues arising from the consequential reduction in bus income. It was unanimously agreed that the Hopper should continue to offer its scheduled service in addition to delivering food and medicines.

**10. Uppingham First Post-Brexit** Following consideration of a paper prepared by director Nick Townsend followed by extensive discussion on the future potential and expanding role of the partnership it was agreed that:-

- a) The partnership's construct, articles and policies be reviewed with a view to agreed and appropriate updates being presented to the 2021 AGM
- b) Service provision be updated to include a more substantial range of physical and online events
- c) The viability of an artisan/community hub and pop-up shop service in vacant shop premises be explored

**11. Any Other Business** It was agreed that the final decision on the practicality of running the Stilton Cheese Run on the last Sunday in April 2021 be delayed until March in order to ascertain the government Covid-19 regulations on events likely to be in force at that time.

**12. Date of Next Meeting** Jan 28<sup>th</sup> 2021 at 6pm (later amended to Thur. February 11<sup>th</sup> 2021 at 6pm)

**11<sup>th</sup> February 2021**

## **Minutes of a Board Meeting held via Zoom on Thursday February 11<sup>th</sup> 2021**

### **In Attendance**

**Business Directors:** Edward Baines (Chair), Ron Simpson BEM, James Torbell, Nick Townsend

**Community Directors:** David Ainslie BEM, Mark Shaw, Janet Thompson

**Statutory Sector Directors:** Lucy Stephenson, Geoff Thompson

**Community Liaison:** Christine Edwards

**1. Apologies for Absence** Business Directors Trevor Ellis and Kath Gilbert.

**2. Chair's Opening Remarks** Edward Baines welcomed everyone to the meeting and noted the partnership's ongoing community engagement during the Covid 19 pandemic.

**3. Declarations of Interest** Board member interests in various businesses, charities and community groups within the town and the county were noted. Agenda item 11 (Uppingham Homes), was acknowledged as a personal and non - pecuniary interest for David Ainslie BEM,

Edward Baines, Christine Edwards, Ron Simpson BEM, Mark Shaw, Geoff Thompson, Janet Thompson, Nick Townsend.

**4. Minutes of a Board Meeting Held on December 17<sup>th</sup> 2020** Circulated and approved as a true record

**5. Matters Arising** None

## **6. Secretary/Treasurer Report**

- c) **Quarterly Finance Update** - In accordance with insurance requirements, transactions for the period January 21<sup>st</sup> to February 11<sup>th</sup> were witnessed by all attending directors via Zoom screenshare. Current bank balance was £17, 171.28 (Incorporates the Hopper, Rutland Lottery, Stilton Cheese Run and Defibrillator funds). It was noted that the partnership now had HSBC current and deposit accounts. Also, HSBC debit and credit cards as well as PayPal and Sum Up accounts to facilitate incoming payments. All were administered by the Secretary/Treasurer with electronic payments in excess of £3k being referred to the board for approval. All cheques require two signatures. The Secretary is authorised to update bank mandates.
- d) **2020 Accounts** – The Secretary/Treasurer led members of the board through a thorough examination of the 2020 Income and Expenditure schedules via Zoom. It was noted that the annual VAT return had been submitted on time (January 31<sup>st</sup>) It was agreed to again seek the help of accountant TA to finalise the annual accounts and submit them to Companies House and HMRC
- e) **Banking Mandates** – i) HSBC – This requires updating due to two director deaths in recent times. Agreed that any two of the following four directors be authorised to sign cheques:- Edward Baines, David Ainslie BEM, James Torbell and Ron Simpson BEM. Electronic banking arrangements detailed in 6a to remain unchanged with all transactions to be reported at the subsequent board meeting and witnessed by at least one non-involved director ii) PayPal Account Mandate Update - Agreed that the Secretary/Treasurer continue to administer this account (used primarily for income)
- f) **Significant Correspondence and Meetings** - Highlights included:- Window of Hope activities, N Plan participation, Local Plan response, Vanguard Board dialogue with developers and landowners, Radio project meetings with representatives of two projects, Liaison and joint working with Uppingham Homes CLT and CPRE Rutland; dialogue and meetings with Locality, NCVO and the CTA.

## **7. Social and Economic Forums**

- a) **Business Forum** – Date of next meeting agreed as Thursday February 25<sup>th</sup> at 6pm on Zoom. All businesses to be invited
- b) **Uppingham Neighbourhood Forum** - UNF Chair Janet Thompson proved a brief update on the work being undertaken by UppWatch and the Uppingham Community Emergency Plan Coordinator Committee during the pandemic. Next significant social event was to be a live performance on Valentine's evening by The Roamantics
- c) **Vanguard Board** - Date of next meeting agreed as Thursday February 25<sup>th</sup> 2021 at 10am on Zoom

## **8. Planning and Economic Development**

- e) **Uppingham Neighbourhood Plan** – UF Vice Chair David Ainslie updated the board on recent developments in the NPAG housing sub group including the response to the UTC call for sites and the development of a local site evaluation process. A planning proposal for a second filling station on the A47/A6003 junction is outside the UNP boundary but is attracting community concern. A UTC funded survey of the possible line of a north/south relief road for the town is nearing completion. Concern was expressed at a recent RCC/Barrowden planning decision in which officers recommended, and the council ultimately approved, a major proposal which conflicted with the parish Neighbourhood Plan. This threw doubt on the county council's

commitment to Neighbourhood Planning and had significant implications for community engagement and commitment to completing the update of the Uppingham Neighbourhood Plan.

- f) **Rutland Local Plan** – It was noted that RCC had now forwarded the new local plan to the Planning Inspectorate complete with the numerous public replies to the Reg 19 consultation. Chair Edward Baines noted that the next significant meeting on the matter was on February 22<sup>nd</sup> 2021 when there would be final consideration of the government's Housing Infrastructure Funding offer
- g) **Town Centre Development Working Group** - The Secretary reported on the Covid – 19 challenges confronting local businesses and the difficulties in conducting a forward looking debate. The current priority for many was survival. All businesses had been written to individually inviting their views on what might help empower the town centre post lockdown and in the period up to 2036. Some targets and proposals in the Town Centre and Business Zones Plan now needed revision. The possibility of a town relief road also required consideration and consultation. It was agreed that all matters should be progressed at the next meeting of the town's Business Forum
- h) **Pop up Shops and Artisan Hubs - Founded** on the success and public feedback received on the partnership's Window of Hope in December 2020 (supported by Uppingham School and local businesses), it was agreed that UF offer a temporary pop-up shop window and artisan hub facility to the owners of empty premises in the town centre awaiting a new let or owner.

**9. Community Transport** UF Vice Chair David Ainslie BEM updated members of the board on the Uppingham Hopper team achievements in the face of the Covid-19 pandemic and again pointed out the financial implications and issues arising from the consequential reduction in bus income. This shortfall was reflected in the 2020 income and expenditure summaries considered earlier in the meeting. Following debate on the way forward and possible second bus linking to local villages at some point in the future, it was unanimously agreed that the Hopper should continue to offer its scheduled service, in addition to delivering food and medicines, but that further support be sought from the National Lottery.

Following consideration of three options it was unanimously agreed to pay RCC a further £5k immediately toward settling the interest free loan on the Hopper bus. The remaining balance would then be £7500.

## **10. Health and Wellbeing**

- a) **Community Emergency Committee** – The Secretary reported that this is now meeting weekly and taking action as appropriate. The committee is liaising with RCC through their regular online meetings with voluntary sector. Food, medicine, and emergency help continues to be provided through UppWatch and the Hopper team
- b) **Home Learning Support** - The Secretary reported on the partnership's collaboration with local IT company ClockedIn (MD is UF director Mark Shaw) to help local families without the necessary technology be equipped to benefit from the home learning opportunities currently on offer from schools. Thirteen tablets had so far been delivered to local children with a very positive and warm response from the recipient households. Mark confirmed that a small number of tablets were still available if further need was identified.

## **11. Housing**

- a) **Uppingham Homes CLT** – The Secretary reported that this FCA registered community benefit society has now submitted its application to the Housing Regulator to become a Registered Housing Provider. Success will represent a huge step forward for the town. The Society's first project is to build 6 first homes for local young people. The Society also hopes to offer local investment opportunities through Community Shares at some point in the future. The Society is currently seeking an accountant to join their board.

- b) **Badley Orchard Project** – This Uppingham Homes project will offer two 2 bedroomed properties for sale (shared equity) and four 1 bedroomed apartments to rent at below market rates. The initiative awaits planning approval
- c) **UHCLT Donation** – It was approved by directors eligible to vote (See declarations of interest) that a donation of £1650 be made to support the important work of this local community benefit society

## 12. Events

- a) **Live and Local** - It was agreed that the partnership subscribe to this initiative with a view to mounting a local event
- b) **Valentine's Evening** - It was agreed the partnership underwrite and facilitate this event in support of the Covid-19 work being undertaken by the Neighbourhood Forum and its Community Emergency Plan Coordinators
- c) **Stilton Cheese Run 2021** – It was agreed that a final decision on the mounting of this event in 2021 be taken in March in order that the prevailing government Covid-19 regulations may be taken into account
- d) **Social Sundays 2021** – It was agreed that a sub group be formed to plan and deliver a series of self-funding Social Sunday events in 2021 commencing in May or such start date that government regulations permitted. All relevant hospitality businesses to be invited to participate and local traders to be given preferential trading opportunities. Sub group members to be Lucy Stephenson, James Torbell, Mark Shaw and David Ainslie.

**13. UF Governance** Following detailed consideration of the company's modus operandi, flexibility of operation and record of success, it was agreed that limited updating change was required to move the partnership forward and comply with best practice standards in governance. Acknowledging the written opinion of director Nick Townsend and the structural options before it, as well as the work done by constituent and social/economic partners, it was agreed that: -

- a) The company's articles simply be updated with regard to membership, an updated Code of Conduct, delegated powers and duties of directors, notification of interests and simple financial regulations. All to be submitted to the 2021 AGM for member approval
- b) The updated governance documentation be published on the website once approved
- c) Uppingham Neighbourhood Forum Executive be invited to consider the merits of charitable status

**14. Any Other Business** None.

**15. Date of Next Meeting** To be agreed subject to invited guests' diaries. In the light of her work in support of the community it was agreed that Alicia Kearns MP be the invited principal guest at the partnership's 2021 AGM.

**27<sup>th</sup> April 2021**

## **Minutes of Board Meeting held via Microsoft Teams on Tue April 27<sup>th</sup> 2021**

### **In Attendance**

**Business Directors:** Edward Baines (Chair), Trevor Ellis, Ron Simpson BEM, Nick Townsend  
**Community Directors:** David Ainslie BEM, Mark Shaw, Janet Thompson

### **1. Apologies for Absence**

**Business Directors:** James Torbell and Kath Gilbert.

**Statutory Sector Directors:** Lucy Stephenson, Geoff Thompson  
**Community Liaison:** Christine Edwards

**2. Chair's Opening Remarks** Edward Baines welcomed everyone to the meeting and noted the partnership's very active community engagement during the ongoing pandemic. Following his sad death, the Chair also led the board in a recognition of the many years of public service by HRH Prince Philip.

**3. Declarations of Interest** Board member interests in various businesses, charities and community groups within the town and the county were noted. Agenda item 8a (Housing development site owned by Uppingham Homes CLT), was acknowledged as a personal and non - pecuniary interest for David Ainslie BEM, Edward Baines, Ron Simpson BEM, Mark Shaw, Janet Thompson and Nick Townsend.

**4. Minutes of a Board Meeting Held on February 11<sup>th</sup> 2021** Circulated and approved as a true record

**5. Matters Arising** None

## **6. Secretary/Treasurer Report**

- a) **Quarterly Finance Update** - In accordance with insurance requirements, transactions for the period February 11<sup>th</sup> to April 26<sup>th</sup> were witnessed in advance of the meeting by attending director Mark Shaw. Current bank balance is £17,106.68 (Incorporates the Hopper, Rutland Lottery, Stilton Cheese Run and Defibrillator funds).
- b) **2020 Accounts** – It was unanimously agreed that, following their examination and adjustment by the company's volunteer accountant, the updated circulated 2020 accounts be approved for submission to HMRC and Companies House.
- c) **Banking Mandates** – Following advice from HSBC stating that their systems cannot handle different payment procedures for cheques and online transactions, it was unanimously agreed that cheque payments be brought into line with the previously approved process and regulations for online and card payments and that any one of the following four directors be authorised to sign cheques: - Edward Baines, David Ainslie BEM, James Torbell and Ron Simpson BEM. Resolved that: an updated mandate be submitted by the Secretary/Treasurer to HSBC.
- d) **Forward Budget** – It was agreed that this be prepared in time for approval at the 2021 AGM
- e) **Draft New Company Articles** – It was agreed that these now be reviewed by director Nick Townsend
- f) **Artisan/ Community Hub Survey** – Following consideration of the survey it was agreed that this proposition be progressed if there is sufficient artisan interest
- g) **Significant Correspondence and Meetings** - Highlights included:- Vanguard Board dialogue with developers, agents and landowners, Liaison and joint working with Uppingham Homes CLT, dialogue and meetings with Locality, Hopper funding and volunteer training correspondence, contractual arrangements with Live and Local, and 2021 events preparation, and finally, a letter from The Friends of Leighfield parent group seeking business support for its litter picking and astro-turf mini pitch initiatives.

## **7. Social and Economic Forums**

- a) **Business Forum** – Notes of a meeting held on Thursday February 25<sup>th</sup> were circulated and noted
- b) **Uppingham Neighbourhood Forum** - Notes of a public meeting and election hustings held on April 22<sup>nd</sup> 2021 have been posted on the UF website and at



[www.uppinghamonline.co.uk](http://www.uppinghamonline.co.uk) A link to an audio recording of the meeting is posted within the notes

- c) **Vanguard Board** – It was agreed that the next meeting of the Uppingham Vanguard Board be held in late May/early June once RCC had declared its position on the next steps with the Rutland Local Plan.

## 8. Planning and Economic Development

- a) **Uppingham Neighbourhood Plan** – UF Vice Chair David Ainslie BEM further updated the board on recent developments in the UTC NPAG housing sub group including the responses to the UTC call for sites and the development of a local site evaluation process. He confirmed that the closing date for resident responses to the UNP site preferences booklet had been extended to June 30<sup>th</sup> 2021 because of the expected delay in determining the direction to be taken by RCC on the new Local Plan
- b) **Rutland Local Plan** – The Chair reported that there was no official news yet on the way forward with the Rutland Local Plan following the county council's rejection of the offered housing infra structure funding for St Georges.
- c) **Economic and Skills Development Zone** – The Secretary reported on a very positive meeting between the members of the NPAG town centre development working group, UF board members and employer representatives of the Station Road Industrial Estate. Lack of progress with the upgrading of Station Road (as proposed in the current Neighbourhood Plan) and new government funding for town centre regeneration and job creation were discussed. It was agreed that the support of UTC, RCC, The Greater Lincolnshire LEP and Alicia Kearns MP be sought for bids to i) secure a feasibility study of an upgrade Station Road and adopt it as a public highway ii) submit a bid for government support to create new jobs and economic growth for Uppingham by expanding the Station Road area to the east to form an expanded new economic and skills development zone by creating a new entrance/exit to the east connected to a new relief road to the A6003. It was further agreed that, as the town's principal centre of community learning and development, UCC be invited to join the initiative
- d) **Town Centre Development Working Group** – It was agreed to support the aspirations of this UTC NPAG working group to include a town centre regeneration policy in the updated Neighbourhood Plan and assist a bid to Locality for policy support and grant aid
- e) **Community/Artisan Hub** - Seven expressions of interest have been received so far. Ten or eleven are expected.

**9. Community Transport** UF Vice Chair David Ainslie BEM updated board members on progress with the Uppingham Hopper and the award of a further grant of £9405 from the National Lottery toward its operating costs. These include the reliability issues emanating from the electric door. It was noted with pleasure that the Hopper is to feature in a Lottery commissioned case study on projects supported by its Community Fund. With the help of RCC, all volunteer drivers have now been offered and accepted Covid -19 vaccinations. Hopper volunteer updating training has been organised for two dates in May.

## 10. Health and Wellbeing

- a) **Covid-19 and the Community Emergency Plan Committee** – The Secretary reported that this committee continues to meet at regular intervals and take action as appropriate. The committee is liaising with RCC through their regular online meetings with voluntary sector. Food, medicine, and emergency help continues to be provided through UppWatch and the Hopper team
- b) **Hospital Reorganisation Update** – Concerns remain around the future role of Oakham hospital and the level of support to be offered within the county. Developments are being monitored by community groups and Healthwatch Rutland

- c) **Mental Health Community Group for Uppingham** – Following an approach from a professional involved in the Oakham based mental health safe place café, it was agreed that the partnership help in establishing a similar group in Uppingham.

**11. Events Working Group Report** On behalf of the Events Working Group community directors Mark Shaw and David Ainslie BEM, together with the Secretary, updated board members on the progress being made the 2021 programme of events. Social Sundays will now commence on May 23<sup>rd</sup> and probably end one week after the, now arranged, Round Rutland Run on September 19<sup>th</sup>. Businesses and community groups will be contacted about stall placement opportunities in the very near future. The Big Picnic will be led by The Crown with UTC agreement. Children's entertainment for the day has been commissioned by Uppingham First. Community director Janet Thompson reported on a resumption of face-to-face meetings of The Brownies to be held in the Scout Hut.

## **12. Any Other Business**

- a) Conflict of Interest – The Secretary reported on a possible occasional new conflict of interest arising from his possible nomination to lead a local charity
- b) High Street changes – The UF Secretary and Busies Forum Chair updated colleagues on business arrivals and movements in the high street
- c) Youth Group Initiative – Janet Thompson updated the board on a youth hub grant bid being prepared by Geoff Thompson with colleagues.

**13. Date of Next Meeting** To be agreed with the MP for around June 8<sup>th</sup> 2021. This will be a real meeting. Venue to be announced.

**July 30<sup>th</sup> 2021**

## **Minutes of a Board Meeting held in The Falcon Hotel on Friday July 30<sup>th</sup> 2021**

### **Prior to the 2021 AGM**

#### **Present**

**Business Directors:** Edward Baines, Trevor Ellis, Kath Gilbert, Ron Simpson BEM, James Torbell, Nick Townsend

**Community Directors:** David Ainslie BEM, and Mark Shaw

**Statutory Sector Director:** Lucy Stephenson (Local Government)

**UNF Community Liaison Representative:** Christine Edwards

**Special Guests:** Host - Philippa Wills, Alicia Kearns MP - Member of Parliament for Melton and Rutland, and David Wood - High Sheriff of Rutland

#### **1. Apologies for absence**

**Statutory Sector Director:** Geoff Thompson (Education)

**Community Director:** Janet Thompson BEM

**2. Chair's Opening Remarks** Edward Baines welcomed everyone to this short pre-AGM board meeting. In doing so he acknowledged the presence of AGM host Philippa Wills and special guests Alicia Kearns MP and David Wood, High Sheriff of Rutland.

**3. Declarations of Interest** Director interests in a range of community, business and statutory sector organisations were noted.

**4. Minutes of a board meeting held on Tuesday April 27<sup>th</sup> 2021** These were agreed as a true record.

**5. Matters Arising** None

**6. Secretary/Treasurer Report**

- h) **Quarterly Finance Update** - In accordance with insurance requirements, transactions for the period April 27<sup>th</sup> to July 30<sup>th</sup> 2021 were witnessed after the meeting by the Chair Edward Baines. Current bank balance is £14870.01 (Incorporates the Hopper, Rutland Lottery, Stilton Cheese/Round Rutland Runs and Defibrillator funds).
- i) **Significant Correspondence and Meetings** - Highlights included: - Station Road and Uppingham Gate employer engagement meetings, the 2021 AGM of the Uppingham Business Forum, Liaison and joint working with Uppingham Homes CLT, dialogue and meetings with Locality, completion of contractual arrangements with Live and Local, and 2021 events support (including Social Sundays and the Round Rutland Run).

**7. New Company Articles** The meeting unanimously agreed to approve the circulated draft new company Articles of Association and.... **Resolved:** That the same be submitted for adoption at the subsequent Annual General Meeting of the company.

**8. Date of Next Meeting** To be agreed with the Chair.

## **Notes**

Following the subsequent 2021 Partnership AGM (separately minuted) the meeting was reconvened for confidential discussion with the host and guests on the Partnership's achievements and forward plans.

Following short presentations from Alicia Kearns MP and David Wood, High Sheriff of Rutland, Partnership Chair Edward Baines led a wide ranging discussion which sought to address the future economic and social needs of Uppingham and what might foreseeably be addressed by the Partnership. Areas for action included Community Transport, CCTV, Station Road, Uppingham Gate and town centre priorities. It was agreed that:-

- a) A further meeting of the board be held to brainstorm a wish list to be sent to Alicia Kearns MP
- b) The invited guests would be again be welcome at a suitable future meeting.

## **7<sup>th</sup> December 2021**

### **Minutes of a Board Meeting held at 6pm on Tue. Dec. 7<sup>th</sup> 2021**

#### **In Attendance**

**Business Directors:** Edward Baines (Chair), Kath Gilbert, Ron Simpson BEM,  
**Community Directors:** David Ainslie BEM, Mark Shaw, Janet Thompson BEM

#### **1. Apologies for Absence**

**Business Directors:** Trevor Ellis, James Torbell and Nick Townsend  
**Statutory Sector Director:** Lucy Stephenson  
**Community Liaison:** Christine Edwards

**2. Chair's Opening Remarks** Edward Baines welcomed everyone to the final meeting of 2021 and invited directors to raise a glass to the memory of those who had served the Uppingham community but had sadly died since the partnership's inception.

**3. Declarations of Interest** Board member interests in various businesses, charities and community groups within the town and the county were noted. Agenda item 5c (Minute 6c - Uppingham Homes CLT), was acknowledged as a personal and non - pecuniary interest for David Ainslie BEM, Edward Baines, Ron Simpson BEM, Mark Shaw and Janet Thompson BEM.

**4. Minutes of a Board Meeting Held on July 30<sup>th</sup> 2021** Circulated and approved as a true record

**5. Matters Arising** None

## **6. Secretary/Treasurer Report**

- j) **Finance Update** - In accordance with insurance requirements, transactions for the period August 1<sup>st</sup> to December 4<sup>th</sup> were witnessed by an attending director. Current bank balance was £12,574.44 (Incorporates the Hopper, Rutland Lottery, Stilton Cheese Run and Defibrillator funds). Credit Card balance to be cleared was £309.44
- k) **Wish List for MP** – The Secretary/Treasurer led members of the board through the final version of the wish list for Uppingham which directors had prepared at the request of Alicia Kearns MP. This had now been forwarded to her and would form the basis of the partnership's 2022 work programme and budget
- l) **Donation to Uppingham Homes CLT** – It was agreed that this matter be considered in 2022
- m) **Significant Correspondence and Meetings** - Highlights included: - Vanguard Board dialogue with developers and landowners, New business liaison meetings, Liaison and joint working with Uppingham Homes CLT and CPRE Rutland; Dialogue and a number of online meetings with Locality, NCVO and the CTA
- n) **2022 Budget** – It was agreed that this be deferred until January 2022 to allow the 'actual' outturns for the 2021 financial and calendar year to be calculated.

## **7. Social and Economic Forums**

- d) **Uppingham Business Forum** - Notes of the 2021 AGM were received and the date of the next meeting agreed as Tuesday January 25<sup>th</sup> 2022 commencing at 6pm. All businesses to be invited
- e) **Uppingham Neighbourhood Forum** - Notes of the 2021 AGM were received and the date of the next public meeting agreed as Thursday January 20<sup>th</sup> 2022 commencing at 7.30pm, with an Executive Committee at 7pm.
- f) **Vanguard Board** - Date of next meeting agreed as Thursday February 17<sup>th</sup> 2022 commencing at 10am.

## **8. Planning and Economic Development**

- f) **Uppingham Neighbourhood Plan** – UF Vice Chair David Ainslie updated the board on recent developments in the NPAG housing sub group including the response to the UTC call for sites and the development of a local site evaluation process. Planning Officer Roger Ranson of RCC is to meet with NPAG on January 13<sup>th</sup> which should enable most housing matters to progress
- g) **Station Road Development** – RCC Director of Places Penny Sharp has now met with employers on site and has arranged for a highway specialist to cost refurbishment work. Land is being sought to create a turn round for articulated lorries. A Station Road defibrillator is being sponsored by local employers and should become operational soon. An official announcement will be made when activated.
- h) **Town Centre Development Working Group** – UTC has secured Locality support and a possible grant of £15K for a range of town centre improvement policies. Progress should be made at a meeting on December 15<sup>th</sup> 2021
- i) **AU Pop-Up Shop and Artisan Hub** - Further to the agreement that UF offer a temporary pop-up shop window and artisan hub facility to the owners of empty premises in the town centre awaiting a new let or owner, a start has been made with

the support of The Falcon Hotel, Rotary and RMJS Associates to enable a three month trial in the former art gallery at the rear of The Falcon Hotel. The new group call themselves AU The Artisans of Uppingham

- j) **Leicester Road Roundabout** – Progress on this matter is being made following a meeting with UTC and RCC.
- k) **Local Plan** – RCC has created a cross-party group of four politicians, chaired by the CEO, to begin work on a new Local Plan
- l) **Crematorium update** – A letter has now been sent to the landowners of the relevant site inviting dialogue.

#### **9. Board Debates**

- a) **The Future of the Uppingham Hopper** – Following consideration of an ‘afternoon call and collect’ proposal from the volunteer Hopper team it was agreed that this suggestion be submitted for community consultation in January and then reconsidered at the next meeting of the board. It was further agreed that from Jan to March the Hopper service terminate at 4pm
- b) **RCC Vision for Rutland** – The progress made by RCC in this matter was noted
- c) **Rutland Health and Wellbeing Strategy** – It was agreed that UF participate in the next round of dialogue on this strategy

#### **10. 2022 Events** Subject to Covid regulations it is intended that these include: -

- a) A Live and Local Event - to be agreed
- b) The Stilton Cheese Run 2022
- c) Round Rutland Run 2022
- d) Social Sundays Programme for 2022 – Details to be agreed

#### **14. Any Other Business** None.

#### **15. Date of Next Meeting** Thursday January 27<sup>th</sup> 2022

### **3<sup>rd</sup> March 2022**

#### **Minutes of a Board Meeting held at 6pm on Thursday March 3<sup>rd</sup> 2022 in Don Paddy’s**

##### **In Attendance**

**Business Directors:** Edward Baines (Chair), Trevor Ellis, Kath Gilbert, James Torbell, Ron Simpson BEM and Nick Townsend

**Community Directors:** David Ainslie BEM, Mark Shaw, Janet Thompson BEM

**Special Guest:** David Wood, High Sheriff of Rutland.

##### **1. Apologies for Absence**

**Statutory Sector Director:** Lucy Stephenson

**Community Liaison:** Christine Edwards

**2. Chair’s Opening Remarks** Edward Baines welcomed everyone to this first quarterly meeting of 2022 and in particular David Wood, the High Sheriff of Rutland. The Chair also briefly welcomed the town’s beat officer, Anna Ingram who had been attending another meeting on site and had been invited by her host, James Torbell, to meet the UF board prior to the meeting commencing. Anna agreed to forward recent crime and speed detection statistics for distribution.

**3. Declarations of Interest** Board member interests in various businesses, charities and community groups within the town and the county were noted.

**4. Minutes of a Board Meeting Held on December 7<sup>th</sup> 2021** Circulated and approved as a true record

## 5. Matters Arising None

## 6. Secretary/Treasurer Report

- o) **Finance Update** - In accordance with insurance requirements, transactions for the period January 1<sup>st</sup> to March 3<sup>rd</sup> were witnessed and signed by an attending director. Current bank balance was £14,151 (Incorporates the Hopper, Rutland Lottery, CLT consultancy, Event and Defibrillator funds). Credit Card balance yet to be cleared was £204.90. A detailed analysis of all 2021 income and expenditure was presented by the Treasurer prior to consideration of the draft 2021 accounts prepared by DA. Following debate on the positive picture presented by the accounts and partnership residual balances, it was agreed that the accounts be signed by the Treasurer and submitted via DA to TA (accountant) for his observations on the issue of CT liability, prior to their submission to Companies House and HMRC
- p) **Meeting with Alicia Kearns MP** – Director JT reported on a visit by Alicia Kearns, the town's MP, to view the Wills and Co factory led by Philipp Wills, and a subsequent very positive meeting with RS representing Uppingham First at The Falcon Hotel. AK had subsequently reported warmly on the meeting in both county newspapers. Issues discussed included the future development of the Station Road Estate and the need for a visit by the Lincolnshire Enterprise Partnership, the proposed research on the case for a Skills and Enterprise Zone in the area (to be supported by Leicester University), and the opportunity to press the case for a future joint blue light station being hosted on the A47
- q) **2022 Budget and Work Programme** – The Chair led members of the board through the proposed 2022 budget and work programme on which there was extensive positive debate. Noting in discussion the considerable extent and ambition of the programme, along with the need for succession planning to ensure sustainability, the draft budget and work programme was agreed.
- r) **Significant Correspondence and Meetings** - Highlights since the last meeting included: - A meeting with the CEO of the Lincolnshire Chamber of Commerce (they now cover Rutland), a meeting with a Cabinet Office Small Business Representative, further dialogue with a major Crematorium company, the reopening of the partnership's free job advertising offer for local business, the updating of the ABC Trail web page and a change of business ownership in the town centre.

## 7. Social and Economic Forums

- g) **Uppingham Business Forum** - The date of the next meeting was agreed as March 29<sup>th</sup> 2022 commencing at 6pm in The Falcon Hotel. All businesses to be invited
- h) **Uppingham Neighbourhood Forum** - Notes of the meeting held on January 20<sup>th</sup> 2022 were received and the excellent public attendance noted
- i) **Vanguard Board** - Notes of the very positive meeting with landowners, agents and housing developers hoping to help develop the town, held on February 17<sup>th</sup> 2022, were received and the positive progress made noted.

## 8. Planning and Economic Development

- m) **Uppingham Neighbourhood Plan** – UF Vice Chair DA updated the board on progress made with the update of the Neighbourhood Plan. This was being drafted by planning consultant Clive Keble. It was expected that the key policy proposals and agreed new housing numbers would be published by late April. A new roundabout would be part of the plan for Leicester Road together with a strengthening of the protection for shop fronts in the town centre area.
- n) **Rutland Local Plan** – RCC has now published a fresh call for sites and it is understood that the St Georges Barracks site is now to be retained by the MOD. Land is still being sought to create a turn round for articulated lorries in Station Road and it is hoped that an appropriate proposal may come from a local landowner in response to the call for sites. This could then be included in the update of the



Neighbourhood Plan. Vice Chair DA undertook to progress this matter with a family contact identified by director KG

- o) **Constituency Boundary Proposals** – It was agreed that links with Leicestershire remained important and that further business opinion be sought at the March 29<sup>th</sup> meeting of the Business Forum
- p) **Government Levelling Up Agenda** – A paper prepared by the National Association of Local Councils was circulated and the content noted. The recognition afforded to Leicestershire in government thinking suggests it is in the interest of Uppingham to sustain political, social and economic links to the west as well as with Stamford.

## 9. Transport

- d) **RCC Draft Transport Plan** – Listed in the covering letter circulating to the document as a consultee, it was agreed that UF welcomed the published draft and endorse the concept of an 'enhanced partnership'. Also welcomed was the desire to trial an electric bus, the enhancement of the Uppingham bus interchange, improvements to signage and the move toward electronic ticketing.
- e) **Uppingham Hopper Forward Plan** – Following a short consideration of a brainstorming paper on the long term future of the Uppingham Hopper, its outstanding loan debt of £7.5K, falling passenger numbers and income early and late in the day, rising fuel and repair costs, a generous anonymous gift of £5K from a local resident and the need to plan ahead for the long term it was agreed that;
  - The Hopper's hours be reduced to 10am to 4pm Monday to Friday
  - £2.5k be immediately paid to RCC to reduce the loan debt balance on the Hopper to £5K
  - That the remaining £5K be paid back to RCC if DA's bid for additional grant was successful
  - That a special meeting on the future of the Hopper be called to consider such matters as electrification and future charitable status

## 10. Health and Wellbeing

- a) **Rutland Joint Health and Wellbeing Delivery Plan** – The Secretary' engagement with this plan was noted along with some remaining community concerns. A community priority is access to medical care (hospitals and surgery) via public transport for those who are unable to drive for whatever reason
- b) **Uppingham Surgery and Health Representative** – Members of the board recorded their thanks to John Leslie, Chair of the Uppingham Surgery Patient Participation Group (PPG), for his recent very clear presentations to the Neighbourhood Forum and the Vanguard Board. Given JL's work experience, skill set and current role, it was agreed that JL be invited to occupy the health seat.
- c) **Defibrillators** – The donation of two extra and nearly new defibrillators to the town from local business PCS was welcomed. One device is now being hosted in a public cabinet on Station Road by Graham Kendrick at his new storage business there. The other (not new but in a portable case) device is being hosted by Uppingham Football Club with updating supplies funded by the club. Uppingham Cricket Club is to purchase a new device and mount it on an external wall at the club. This will also join the town's network and is likely to receive a donation from Rotary in Uppingham. It was further noted that the Hopper also now carries a defibrillator, that the Town Council will update its defibrillator in April, and that the device in the market place will shortly be removed to enable modernisation of the public toilet block.

## 11. Housing

- a) **Longhurst Group** – The Secretary reported mounting community concern over the current service provision of the Longhurst group, the county council's major housing partner. Letters of complaint had been sent to the RCC Director of Places by the Secretary and to Alicia Kearns MP by a resident who were following the matters up.

- b) **Uppingham Homes CLT** - It was noted that the town council is considering donating a section of the allotments on Tod's Piece to the CLT to enable the construction of up to 10 dwellings. The partnership continues to provide administrative and consultancy support to the CLT.

## 12. 2022 Events

- a) **Stilton Cheese Run – April 24<sup>th</sup>** – 110 cars are registered to date. UTC Town Clerk Sharon Coe has submitted the relevant road closure order to RCC Highways
- b) **International Women's Day – March 8<sup>th</sup>** - It was agreed that the partnership support two delegates to attend a IWD recognition breakfast event in The Falcon Hotel
- c) **Social Sundays** – Lead directors JT and LS of the Social Sundays working group have now agreed a schedule of 2022 events and road closures with the Town Council.

## 13. Any Other Business

- e) **RCC Vision for Rutland** – The progress made by RCC in this matter was noted and the final draft circulated to board members for information and possible future action
- f) **CPRE Projects** – Declaring a non pecuniary interest as Chair of CPRE Rutland, director RS advised the board of a number of imminent projects and grant bids that might lend themselves to partnership working with the Uppingham and the Rutland community. These include a series of renewable energy workshops, and the pilot of a county wide community transport initiative. More details would be circulated once they became available
- g) **Dying Matters** – The opening of the new counselling and meeting rooms above LOROS were noted with pleasure.

## 14. Date of Next Meeting To be agreed.

## (3) Uppingham Neighbourhood Forum

### 22<sup>nd</sup> April 2021

### Notes of a General Meeting of the Uppingham Neighbourhood Forum held on Thursday April 22<sup>nd</sup> 2021 at 6.30pm on Zoom

#### Present

Three Leicestershire and Rutland PCC candidates, Media Representatives, Rutland and Uppingham residents, UNF Chair Janet Thomson; County Councillor Lucy Stephenson; Deputy Town Mayor Liz Clarke; Town Councillor and UNF Executive Members David Ainslie BEM, Christine Edwards, Mark Shaw and Ron Simpson BEM; UNF Executive Members Trevor Colbourne, David Greengrass, Andrew Mankowski, Margaret Simpson BEM, Sue Streeter and Tony Streeter; representatives, volunteers and members of the following institutions and community groups:-

Beeches Residents' Association, St Peter & St Pauls Church, E J Toon Trust, Uppingham Bowls Club, Uppingham Rotary Club, Uppingham Business Forum, Uppingham First, Neighbourhood Watch, Uppingham Brownies, The Elms Residents Association The Limes, Firs and Spurs Residents' Association, Uppingham in Bloom, Uppingham WI, Uppingham Town Council, Rutland County Council, UppWatch, the Rutland Health and Social Care Policy Consortium and the Hopper Heroes.

**Apologies for Absence** None

## **1. Roll Call of Organisations and Residents**

42 attendees were recorded as being present on Zoom. Attendees were advised that the meeting was being recorded and that the sound track would be published online. It is now available at <https://1drv.ms/u/s!AtZZ0GN60HJchINBA7jtdEjHTls3g?e=daKTNc>

## **2. Chair's Welcome and Opening Remarks**

Chair Janet Thompson welcomed everyone to this the first UNF public meeting of 2021 on Zoom and noted the excellent attendance.

## **3. Policing Update**

Janet reported on the appointment of a new Uppingham Beat Officer, Anna Maria-Ingram, who hoped to attend future meetings of the Forum. In the interim she had forwarded the local crime statistics for the first quarter of 2021. See Appendix A.

## **4. PCC Hustings 6.30pm to 7.30pm.**

PCC Candidates were offered up to ten minutes presentation time followed by up to 15 mins questions from the viewing audience in the following order (reverse alphabetical):-

- 1) **Ross Willmott** – Labour and Co-operative Party Candidate  
Public questions
- 2) **James Robert Moore** – Liberal Democrat  
Public Questions
- 3) **Rupert Oliver Matthews** – Conservative Party Candidate  
Public Questions

## **5. Neighbourhood and Local Plans update – David Ainslie BEM**

David provided a clear update on progress being made by town councillors and volunteers in updating the Neighbourhood Plan. Forum members were urged to complete the recently distributed housing site survey which sought to gather resident preferences on the choice of sites. Twice the number required were currently on offer. Current target for housing numbers was circa 250, but this number may have to increase if the Rutland Local Plan is to be reconsidered. A decision on the best way forward with the Rutland Local Plan awaited action by Rutland County Council and government.

## **6. Uppingham Homes CLT Membership and Investment Opportunities – David Ainslie**

Declaring an interest as a board member of this community benefit society David provided a brief update on its progress and invited residents to consider membership. See [www.uppinghamhomes.uk](http://www.uppinghamhomes.uk) He further advised that The Society was working on a possible community share issue which would provide local investment opportunities later in the year.

## **7. Bypass/Relief Road update and the South East Uppingham Business Enterprise and Skills Zone – Ron Simpson BEM**

Ron provided a brief overview of the apparent north south bypass options currently being explored by the Town Council. It has invested £15k in a study of possible routes prior to agreeing the location of any new housing. The study revealed that two of the route options lay to the west but would come close to new housing developments. A third route to the east would be technically more challenging. Ron advised that government funding was unlikely to be forthcoming for a full bypass, but a funding opportunity had arisen that may lend itself to a

short relief road from the A6003 to the south east if linked to an upgrading of the Station Road Industrial Estate and the creation of a new enlarged Business Enterprise and Skills Zone with entry from the east. This prospect was being pursued by the town's Business Forum and Uppingham First.

#### **8. Rutland Conversation and Environmental Groups - County Cllr Lucy Stephenson**

Lucy updated Forum attendees on the rationale behind the County Council's Rutland Conversation about the future of the county and encouraged residents to get involved. Similarly, she was currently leading a mapping exercise to identify organisations and community groups which were active on environmental matters. A day conference to engage with the groups is being organised. Residents are invited to join the Rutland Conversation on April 29<sup>th</sup> or May 17<sup>th</sup> 2021. E-mail the Forum for further details.

#### **9. Social Sundays and other 2021 Events**

A brief resume of events being planned for 2021 was described. This included the innovative Social Sundays events which were to begin in May and an August 'Big Picnic' featuring a children's outdoor theatre performance. Full details will be published on the Uppingham First website at [www.uppinghamfirst.co.uk](http://www.uppinghamfirst.co.uk)

#### **10. High Street Update – Ron Simpson BEM**

As Chair of the town's Business Forum, Ron provided a brief overview of the business movement and new arrivals in the high street. They included a new off-licence in Ayston Road, Uppingham Fine foods moving into the high street, the now open LOROS store, expansion of one café and increasing interest in the vacant pharmacy building in the market place. A survey was also being undertaken on the possibility of a creative crafts hub being established in the town centre.

#### **11. Community Group Updates**

These were provided by the Methodist Church who will welcome any new visitors, Jennifer Fenelon for the Rutland Health Consortium regarding hospital reorganisation and Uppingham in Bloom who have a plant sale coming up. Janet updated residents on the Hopper bus receiving Lottery funding and urged residents to make use of the service. Rotary in Uppingham reminded residents of the club's President's evening (details below).

##### **The following events are under development**

- a) Big Picnic – Sunday August 22<sup>nd</sup> – Tod's Piece
- b) Social Sundays – May 17<sup>th</sup> to September 26<sup>th</sup> – Market Place
- c) Live and Local – Children's theatre event planned for the Big Picnic
- d) Round Rutland Classic Vehicle Run – September 19<sup>th</sup> - linked to Social Sunday
- e) Rotary Christmas Craft Fair – Friday November 5<sup>th</sup> in The Falcon Hotel
- f) Uppingham in Bloom – Plant Sale – May 22<sup>nd</sup> – 11am to 4pm – 2 Stockerston Crescent
- g) Rotary President's Evening – June 27<sup>th</sup> 2021 – The Falcon Hotel – Tickets from 01572 823465

Meeting closed at 8.30pm.

#### **Appendix A Crime Stats for 1<sup>st</sup> Quarter in Uppingham 2021**

Hello all, I am PC 1560 Anna Ingram, your new beat officer for Uppingham! Bear with me, I am from Essex and so my Essex slang may be a slight communication barrier at times but trust me, you will still make more sense of me than you do PCSO Wylie.

I have lived in the Rutland area since 2011, as I was based at St Georges barracks North Luffenham during the back end of my Army career as a Military Working Dog Trainer. I almost live in Ketton, I say almost as I am currently in the process of purchasing a property there, so very local to the beat. I live with my husband and two children.

I have been a Response officer over at Melton Mowbray covering the Melton/ Rutland area so am quite familiar with the areas and target issues. It is week one, day two for me here so as you can imagine, I am getting my head around the role change and the local priorities etc, but I look forward to meeting everybody soon.

*Our 3 local priorities in Uppingham remain to tackle anti-social behaviour, stop nuisance motorbikes and target drug use in public spaces. Anti-social behaviour has reduced due to Covid restriction we will continue to patrol hotspot area and deal positively with offending behaviour. We currently have one youth engaging with us who is currently signed up to an Acceptable Behaviour Contract in relation to ASB.*

*During this period one adult male was arrested, charged and sentence in relation to numerous account of criminal damage (graffiti) and theft from store.*

*We continue to promote our email messaging service -Neighbourhood Link around the tow. This service keeps local residents up to date around local policing matters and currently we have 10% of households registered. Please email me your name, address (inc. post code) and a contact detail (email and mobile) and I will sign you up. This is a great way to stay informed on what is happening locally and in addition information is given on nation scams and online safety advice. My email is:*

### **Crime Stats for 1<sup>st</sup> Quarter in Uppingham 2021**

#### **Jan;**

Burglary Residential x 1  
Criminal Damage x 9 (mainly Graffiti)  
Theft of Fuel x 1  
Theft from MV x 1  
Damage to MV x 1

#### **Feb:**

Theft x 2  
Theft from store x 1

#### **Mar:**

Theft from Store x 4  
Criminal Damage x 6  
Theft of Fuel x 1

## **AGM 26<sup>th</sup> August 2021**

Notes of the 2021 Annual General Meeting of the Uppingham Neighbourhood Forum held on Thursday August 26th 2021 at 7.30pm in The Falcon Hotel

Present Uppingham residents, UNF Chair Janet Thompson BEM and UNF Executive Members David Ainslie BEM, Christine Edwards, Mark Shaw and Ron Simpson BEM Trevor Colbourne, David Greengrass, Andrew Mankowski, Margaret Simpson BEM, Sue Streeter and Tony Streeter; representatives, volunteers and members of the following institutions and community groups: -

Beeches Residents' Association, St Peter & St Pauls Church, E J Toon Trust, Uppingham Bowls Club, Uppingham Rotary Club, Uppingham Business Forum, Uppingham First, Neighbourhood Watch, Uppingham Brownies, The Elms Residents Association The Limes, Firs and Spurs Residents' Association, Uppingham in Bloom, Uppingham WI, Uppingham Town Council, UppWatch, the Rutland Health and Social Care Policy Consortium and the Hopper Heroes.

Apologies for Absence None Roll Call of Organisations and Residents 43 attendees were recorded as being present.

1. Chair's Welcome and Opening Remarks Chair Janet Thompson welcomed everyone to this the first UNF public meeting of 2021 on Zoom and noted the excellent attendance.

### 2. Annual Report and Forward Plans

a) 2021 Annual Report - Copies of the 2021 report on the work of The Forum and its community and business partners were circulated in the meeting (also distributed to every household in the town)

b) RCC Local Plan – This is now to be re-written over a period of approximately three years at a cost of circa £1M

c) Uppingham Neighbourhood Plan – This is in the process of being updated with Forum representatives actively involved. The town's Vanguard Board is liaising with housing developers regarding the town's actual growth needs and meeting government housing targets. UTC has created a N Plan Advisory Group to lead the updating of the plan. The housing section of the plan is being led by Cllr David Ainslie BEM who updated the meeting on the progress made.

### 3. Executive AGM Minutes, Recommendations and Forum Elections

The meeting approved the appointments and recommendations documented in Appendix A: - 4. Policing and CCTV Update Janet reported on the absence, due to post appointment training, of the new Uppingham Beat Officer, PC 1560 Anna Maria-Ingram, who hoped to attend future meetings of the Forum.

Forum Coordinator Ron Simpson reported that the Uppingham First Community Partnership was hoping to install at least one more camera in the high street.

5. Community Emergency Plan The Executive decision to update the emergency Plan for 2022 was noted and approved. UPPINGHAM NEIGHBOURHOOD FORUM

6. Defibrillator Training Registrations for defibrillator training, to be held on September 28th 2021 were taken after the meeting.

7. Rutland Conversation Update Forum attendees were updated on the progress being made with the County Council's Rutland Conversation on the future of the county and were encouraged to remain involved. Draft outputs are due to be published for comment in November.

8. Health and Wellbeing Residents were updated on the Rutland Health and Social care Policy Consortium concerns about the Health Plan for Rutland due to be published and considered at the



next meeting of The Rutland Health and Wellbeing Board. A short report from the Chair of the Consortium detailing a number of issues was circulated.

9. High Street Update As Chair of the town's Business Forum, Ron Simpson provided a brief overview of the business movement and new arrivals in the high street. Of particular interest is a creative crafts hub being established in the town centre by AU (The Artisans of Uppingham). This will initially be at the rear of The Falcon Hotel.

10. Social Sundays and other 2021 Events A brief resume of the 2021 events undertaken was described. This included the innovative Social Sundays events which had begun in May and featured an August 22nd 'Big Picnic' on Tods Piece supported by Live and Local, a new classic car event and a Rotary Christmas Fair. Full details of forthcoming events are published on the Uppingham First website at [www.uppinghamfirst.co.uk](http://www.uppinghamfirst.co.uk)

The following events are scheduled

- a) Social Sundays – May 17th to September 26th – Market Place
- b) Round Rutland Classic Vehicle Run – September 19th - linked to Social Sunday
- c) Family Social Sunday – September 26th
- d) Rotary Christmas Craft Fair – Friday November 5th in The Falcon Hotel
- e) 2021 Fatstock Show – Wednesday November 24th
- f) Christmas in Uppingham- December 2nd Meeting closed at 9.05pm.

Meeting closed at 9.05pm.

### **January 20<sup>th</sup> 2022**

Notes of a General Meeting of the Uppingham Neighbourhood Forum held on Thursday January 20th 2022 at 7.30pm in the Garden Room of The Falcon Hotel

Present UNF Chair Janet Thompson BEM; County Councillor Lucy Stephenson; High Sheriff elect for 2022/23 Geoff Thompson, Town Councillor and UNF Executive Members David Ainslie BEM, Christine Edwards, Mark Shaw and Ron Simpson BEM; UNF Executive Members Trevor Colbourne, David Greengrass, Carl Kropacz, Margaret Simpson BEM, Sue Streeter and Tony Streeter; representatives, volunteers and members of the following institutions and community groups: -

Beeches Residents' Association, Uppingham Methodist Church, St Peter & St Pauls Church, E J Toon Trust, Uppingham Bowls Club, Uppingham Rotary Club, Uppingham Business Forum, Uppingham First, Neighbourhood Watch, Uppingham Brownies, The Elms Residents Association The Limes, Firs and Spurs Residents' Association, Uppingham in Bloom, Uppingham WI, Uppingham Town Council, Rutland County Council, UppWatch, the Rutland Health and Social Care Policy Consortium, the Uppingham Surgery Patient Participation Group and the Hopper Heroes.

Apologies for Absence Andrew Mankowski. Lis & Nick Townsend, Sue & John Handbury, Liz & Nick Clarke.

#### **1. Roll Call of Organisations and Residents**

67 attendees were recorded as being present. Attendees were advised that the meeting was to be photographed at some point in the evening.

#### **2. Chair's Welcome and Opening Remarks Chair**

Janet Thompson BEM welcomed everyone to this the first UNF public meeting of 2022 and noted the excellent attendance and how nice it was to be able to conduct the meeting face to face and hoped that all events will recommence in Uppingham this year. Janet was delighted to see that so many of the associations in Uppingham were represented. Janet explained that the UNF Newsletter had been distributed to all households and that the minutes of this meeting will be available via email and the Uppingham First Website.

### 3. Health and Wellbeing

#### a) RCC Health and Wellbeing Strategy Plan and Statistics Forum

Coordinator Ron Simpson BEM offered a short on-screen presentation of some of the informative local statistics underpinning the preparation of the county's new Health and Wellbeing Strategy being prepared by the RCC Health and Wellbeing Board in collaboration with health and wellbeing partners. Dialogue on the draft strategy was continuing with his particular interests including access to future services via community and public transport and the significant projected growth in the number of elderly who are not able to cycle or walk very far.

#### b) Uppingham Surgery and the PPG Patient Participation Group

Chair John Leslie delivered an excellent on-screen resume of the work and current challenges of the Uppingham Surgery and its Patient Participation Group (PPG). The workload changes since Nov 2019 were of particular note. John's slides are appended to these notes. John explained the role of the PPG 'Patient Participation Group', the structure and the input of the volunteers who bring forth issues and suggested solutions to the Surgery and expressing the need for clarity in notifications to patients. The PPG work together with the Surgery GPs and management to resolve issues on our behalf. If you are interested in joining, please contact John at the PPG by email on [Uppingham.surgery@nhs.net](mailto:Uppingham.surgery@nhs.net) and your email will be forwarded to him. The minutes of PPG meetings can also be found on the web.

### 4. Rutland Conversation and Local Plan Update & Town Centre Matters.

Rutland County Council Deputy Leader and Uppingham Ward member Cllr Lucy Stephenson brought the meeting up to date with the start made on creating a new Rutland Local Plan, with a fresh call for sites expected in February and a refreshed effort to engage the whole community in its preparation. The outputs of the well UPPINGHAM NEIGHBOURHOOD FORUM received Rutland Conversation to date would be used to help inform the new local plan. Lucy was also able to update the meeting on the ongoing dialogue regarding the further development of Baines Corner.

Janet gave an update from Liz Clarke (Deputy Mayor) on the Market Place toilets. Collaboration by RCC with the Town Council regarding the transfer of ownership and modernisation of the marketplace toilets is under way. It is hoped that work will be completed by the end of March. The Town Council have decided not to go ahead with the option of an ATM on the outside wall.

### 5. Neighbourhood Plan Matters

#### a) Where are we at?

UNF Coordinator and Neighbourhood Plan Vice Chair Ron Simpson BEM reported that the majority of Neighbourhood Plan Advisory Group (NPAG) working groups had now forwarded the results of their research to the consultant who was to undertake the first draft of the update plan for the community to consider. It was hoped that this draft may be ready by April.

#### b) Uppingham Artisans

Ron advised that significant efforts were being made to support the establishment of an Artisans Hub in the town with financial support and sponsorship initially coming from Rotary, Margaret and

Ron Simpson, The Falcon Hotel and Uppingham First. The Town Council was also bidding to secure a £15K grant to help the Hub, currently located in The Falcon Yard courtesy of the Wills family, set up in an empty property in the high street.

#### c) Amenities, Transport and Open Spaces UNF

Chair Janet Thompson BEM reported that a detailed survey had been conducted by members of this group and had looked into the availability of parking spaces, possible future parking spaces on Ayston Road and Seaton Road. The group had made recommendations to the Neighbourhood Planning Group.

#### d) Housing and Employment Sites Neighbourhood Forum

Executive Member and Town Councillor David Ainslie BEM reported the progress on each of the housing and employment sites currently being considered for inclusion in the updated Neighbourhood Plan. Outline proposals for a number of the sites were now under consideration with Larkfleet, for example, indicating they expected to attend this meeting to consult the community about their expectations. (It was later learned that the Land Director of Larkfleet, who had hoped to attend the Forum, had been hospitalised and required an operation for kidney stones. Their consultation will be offered at a future date). It was reported that confirmation had been received from Rutland County Council that no additional consultation on the identified sites would be required ahead of that which would occur when the draft Neighbourhood Plan was consulted on (hopefully later in the year). Rutland County Council, as part of their Local Plan process would be issuing a fresh “Call for Sites” and if this threw up any additional sites in Uppingham that we were not already aware of, then these could be considered alongside those sites that we had already considered and communicated to the public.

#### e) Environmental Targets for Uppingham

Ron advised that it was likely that the updated Neighbourhood Plan would contain one or more policies aimed at moving toward new environmental standards in Uppingham. The outputs of an environmental working group were awaited.

### 6. 2022 Electric Car Survey and Charging Points

UNF Vice Chair and Town Councillor Mark Shaw advised that because of the apparently very rapid take up of electric cars in the town and the consequential need to plan ahead with suitable infrastructure, it was proposed that the Forum, in collaboration with CPRE Rutland, the countryside charity, undertake a community wide survey of electric car ownership and the town’s future vehicle energy requirements.

### 7. Social Sundays, Events and the Platinum Jubilee

The following events are under development by their organisers or are being proposed:

- Uppingham in Bloom Winter Warmer Lunch Saturday February 19th – 12 noon to 2pm Uppingham Town Hall - £6.50 Tombola donations to 50 Ayston Road/36 Stockerston Crescent
- International Women’s Day Breakfast – March 8th The Falcon Hotel. Call 01572 823465 • Stilton Cheese Classic Vehicle Run – Sunday April 24th - Market Place and High Street. Book at [www.stiltoncheeserun.uk](http://www.stiltoncheeserun.uk)
- Platinum Jubilee Weekend
- Jubilee Beacon Lighting Event on Tod’s Piece - Thursday June 2nd at 9pm
- Big Jubilee Lunch – Sunday June 5th – 2pm in The Falcon Hotel – Led by Rotary in Uppingham in partnership with Uppingham First, the Neighbourhood Forum and the Falcon Hotel team
- Uppingham Feast Day – June 19th
- Uppingham Social Sundays – May to September – Market Place
- Uppingham Flower and Produce Show - August - TBA
- Round Rutland Classic Vehicle Run - September 14th - linked to Social Sunday.

- Rotary Christmas Craft Fair – Friday November 4th in The Falcon Hotel -
- Uppingham Fatstock Show – November – TBC (Awaiting final decision on date of Melton Show)
- Christmas in Uppingham – December 1st
- Uppingham in December – December 2nd to 24th A new event to support Uppingham traders in the run up to Christmas.

#### 8. Community Group updates

Methodist Church: UNF Executive Member David Greengrass informed residents that the Methodist Church is open for services and prayer; that they hold a drop in coffee morning on Fridays at 10.00am and that they have the ability to rent out the rooms for events. They also hold 'Kids Clubs' in the church rooms during the school holidays.

Uppingham in Bloom: UNF Executive Member Tony Streeter updated the meeting on this year's events: The Winter Warmer is being held on Saturday 19th February 2022 at the Town Hall from 12 mid-day to 2.00pm. Funds from this event will go towards a plaque commemorating the Queen's Green Canopy trees which will be planted on Todd's Piece. A Barn Dance is planned for 9th July 2022 in Caldecott and a welcome return of the Uppingham in Bloom Ball is on 5th November at The Falcon Hotel.

Women's Institute (W.I): UNF Executive Member Sue Streeter informed attendees that the WI have their first meeting since lockdown on Tuesday 8th February at 6.30 for 7pm at St. Peter and St. Paul Church Hall. The speaker is well known local photographer Richard Adams and his talk is entitled "Memories". Members new and old are welcome with fees this year set at £22.40. Guests are also welcome at a cost of £3.00. For your information events are posted in the notice board next to Boots chemist in Uppingham High Street.

Uppingham Hopper: The timetable of the Hopper is currently being reviewed due to lower income and a fall in passenger numbers due to Covid-19 and the community consulted on possible changes. The board of Uppingham First will make a decision on any changes in February and the outcome will be widely published.

TERA: The Elms Residents Association: UNF Executive Member Trevor Colbourne introduced himself and stated that residents of The Elms now have their residents association up and running and a working arrangement agreed with the Bloor Management Company. Trevor asked for assistance with some groundwork which they would like to do on the children's play area and also with providing a notice board for the residents. They have issued their own newsletter for their residents.

Uppingham Brownies: Janet reported that Brownies had continue throughout lockdown on 'zoom' and numbers had increased. The Brownies returned to the 'Hut' in September and are delighted to have a full pack at present with the girls accomplishing many exciting badges.

Meeting closed at 9.10pm.

#### **May 31<sup>st</sup> 2022**

#### **Notes of a General Meeting of the Uppingham Neighbourhood Forum held on**

**Tuesday May 31<sup>st</sup> 2022 at 7.30pm in the Garden Room of The Falcon Hotel**

#### **Present**

UNF Chair Janet Thompson BEM; High Sheriff Geoff Thompson, Uppingham Town Mayor Liz Clarke, County Cllrs Edward Baines and Stephen Lambert, Town Councillor and UNF Executive Members, Christine Edwards, Mark Shaw and Ron Simpson BEM; UNF Executive Members David Greengrass, Margaret Simpson BEM, Sue Streeter and Tony Streeter; representatives, volunteers and members of the following institutions and community groups:

Beeches Residents' Association, Uppingham Methodist Church, St Peter & St Pauls Church, E J Toon Trust, Uppingham Bowls Club, Uppingham Rotary Club, Uppingham Business Forum, Uppingham First, Neighbourhood Watch, Uppingham Brownies, The Elms Residents Association The Limes, Firs and Spurs Residents' Association, Uppingham in Bloom, Uppingham WI, Uppingham Town Council, Rutland County Council, UppWatch, the Uppingham Surgery Patient Participation Group and the Hopper Heroes.

**Apologies for Absence** David Ainslie BEM, Sheena Ainslie, Trevor Colbourne, Andrew Mankowski, Lucy Stephenson

## **Roll Call of Organisations and Residents**

63 attendees were recorded as being present. Attendees were advised that the meeting was to be photographed at some point in the evening.

### **1. Chair's Welcome and Opening Remarks**

Chair Janet Thompson BEM welcomed everyone to this the second UNF public meeting of 2022 and noted the excellent attendance. Janet was delighted to see that so many of the associations in Uppingham were represented. Janet explained that the UNF Newsletter had been distributed to all households and that the minutes of this meeting will be available via email and the Uppingham First Website. She said .....

*Welcome to everyone. I am Janet Thompson, Chair of the UNF. You will have had a UNF newsletter through your door. We have a packed agenda and a copy is on your seat. Please use the microphone if you wish to speak so we can all hear. We have police, the High Sheriff, developer and Gigaclear representatives present.*

*I would like to take the opportunity to welcome our Ukrainian friends to Rutland. I am informed that we have around 95 guests staying in Rutland and a big thank you to everyone helping them to settle in. They are sure to receive a warm welcome from us, which will hopefully start to ease the difficult transition of being uprooted from their own country and we pray for a peaceful end the war. I have a joke to start the meeting off.....*

*In 1950, at a very formal gathering, a distinguished gentleman saw a young lady in the crowd that he recognised but couldn't put a name to a face. He had the urge to speak to her but didn't want to appear rude. He was suddenly standing right next to her and started with some small talk. "How are you?" he asked, hoping to get some clue as to who she was; but her reply was "Very well thank you", he still had no idea of her name. He asked a few more inane questions and finally said "Oh, and what's your father doing now?", "Oh, he is still the King of England" Elizabeth replied.*

*Regarding the Jubilee, its great to see so much red, white & blue. We have lots of events over the Jubilee weekend. Lots in Uppingham and the big Rutland Show is on Saturday at the Showground. Henry Dawe has submitted an amazing poem to Her Majesty and this is also available on audio (let me know if you would like the link). Our Queen is an incredible lady who has had to put up with 14 PMs in her 70 years (sorry, entertained 14 PMs). What a woman. She is an inspiration to us all and we are so grateful for her leadership and it will be a joy to celebrate her Platinum Jubilee.*

*I would now like to hand over to The Queen's representative our very own Geoff Thompson, High Sheriff of Rutland to say a few words of welcome.*

### **2. Hello from the High Sheriff**

Geoff Thompson, an Uppingham resident, introduced himself and explained a little of the history surrounding the role of High Sheriff. He also described the working relationship of his role with the judiciary, the police and statutory and voluntary sector partners. It was a self

funding role but most enjoyable. He would be happy to receive invitations to attend and/or speak at other community organisations.

### 3. Crime and Policing Update

Local PC Anna Ingram sent her apologies but wanted the residents to know that she has been able to meet many residents on her walks around Uppingham and continues to check on the Market Place, Church yard and Tods Piece' after school time. In her absence PC Ben Orton and his colleague were present and gave a detailed updates on their roles and answered questions from the audience.

Uppingham crime Statistics April 2021- April 2022		
Crime	Quantity	Type
Burglaries	4	Stranger entering a dwelling
Burglaries	1	Shed <i>farm house</i>
Thefts	2	Theft of motor vehicle.
Thefts	6	Theft from motor vehicle
Thefts	4	Licence plate theft
Thefts	11 <i>(9 petrol stations)</i>	Theft from store
Criminal damage	5	Damage to dwelling
Criminal damage	29	General amounting under the value of £5000

### 4. Digital Uppingham – Expansion of Gigaclear Network

A short presentation by Roisin McGettigan, Community Engagement Manager with Gigaclear provided the meeting with an overview of the company's proposal to expand its fibre to the premise (ftp) broadband network to the whole of Uppingham. Work will commence in August with the Firs Estate being the first area to receive coverage.

### 5. RCC and UTC Elections Update

The meeting congratulated Cllr Stephen Lambert upon his election as a ward member for Uppingham and Ayston on Rutland County Council (RCC). Uppingham Ward Member Cllr Lucy Stephenson is now Leader of Rutland County Council. Uppingham Ward Member Cllr Marc Oxley is now a member of the Cabinet at RCC and Portfolio Holder for Leisure & Tourism. Uppingham First and Uppingham Homes CLT Chair County Councillor Edward Baines is now Chair of Planning and Development Control at RCC.

Cllr Liz Clarke is now Mayor of Uppingham and Uppingham First/Uppingham Homes CLT Vice Chair / UNF Executive Member Cllr David Ainslie BEM is now Deputy Town Mayor. The Town Council has 2 new members ( Mike Fish and Barry Hobbs) and one vacancy.



## 6. Uppingham Hopper

Janet Thompson, Hopper driver and UNF Chair reported that ..... *The Hopper passenger numbers are increasing which is encouraging and we get a lot of praise from residents. We (Uppingham First and the Hopper team) would like to encourage more residents to use the Hopper for travelling around Uppingham and save your own cars, fuel and the aggravation of parking.*

*The Hopper can also be booked for functions and special events by Uppingham residents and businesses weekends and evenings. So far it has been to the theatre, museums, football and rugby matches, parties and weddings. It gets out more than me! If you are interested in booking it call 01572 495050. You will have to cover the fuel cost and make a donation.*

*A big thank you to drivers who are all volunteers and give up their time to help the community. We are really stretched over the summer period because of drivers taking well earned holidays and two drivers having stepped down. So if you know someone who would like to join our team please tell us because, without volunteers, we cannot operate the bus.*

## 7. Neighbourhood Plan Update

Neighbourhood Forum Executive Member and Town Councillor Ron Simpson BEM supported by UNF Vice Chair and Town Councillor Mark Shaw (Now Chair of Planning at the Town Council) reported the progress on each of the housing and employment sites proposed for inclusion in the updated Neighbourhood Plan. The total number of new homes to be built in the town would represent growth of between 15% and 20% over the 20 year period of the plan. The figure was likely to average out at just over 20 homes per year with the plan being reviewed every five years or so. Following questions from the floor about the possible offer of allotment land by the town council to Uppingham Homes CLT, Town Mayor Liz Clarke confirmed that this had not yet been agreed by the Town Council and was only one of a number of ways in which the Town Council might support the building of more affordable homes in the town. UNF Chair Janet Thompson BEM closed by reminding those present that the Forum was not the council and that queries and questions concerning UTC policy and practice must be directed to UTC itself.

## 8. CPRE Energy Workshops

CPRE Rutland, the countryside charity, Chair Ron Simpson BEM updated Forum attendees on the charity's proposals to run three funded workshops intended to ascertain community preference for future energy provision. Interested residents should contact him at [chair@cprerutland.uk](mailto:chair@cprerutland.uk) or 01572 823465.

## 9. Jubilee Sunday Lunch and other events

The following events are confirmed by their organisers or are being proposed: -

Jubilee Beacon Lighting Event on Tod's Piece - Thursday June 2nd at 9pm

- Big Jubilee Lunch – Sunday June 5<sup>th</sup> – 2pm in The Falcon Hotel – Led by Rotary in Uppingham in partnership with Uppingham First, the Neighbourhood Forum and the Falcon Hotel team – Enquiries and Reservations to [mjs@clara.co.uk](mailto:mjs@clara.co.uk)
- Uppingham Feast Day – June 19<sup>th</sup>
- Uppingham Social Sundays – June to September – Market Place
- Round Rutland Classic Vehicle Run - September 14<sup>th</sup> - linked to Social Sunday. Book at [www.stiltoncheeserun.uk](http://www.stiltoncheeserun.uk)
- Rotary Christmas Craft Fair – Friday November 4<sup>th</sup> in The Falcon Hotel - Call 01572 823465
- Christmas in Uppingham – December 1<sup>st</sup>

## 10. Community Group updates

### **Uppingham in Bloom:** Tony Streeter

*As you are probably all aware UIN have now planted the Town in readiness for our Queen's Platinum Jubilee celebrations. We have also entered the East Midlands in Bloom competition which is being judged during the 1<sup>st</sup> 2 weeks of July. An award that the Town has won on many occasions. We shall, as always, endeavour to keep our Town weed free. Your support would be very much appreciated as it would be a great help to the team if everybody could make a special effort to tidy & weed the outside of their premises. Our next major event is the Open Gardens to be held on the 12<sup>th</sup> June 2022 from 1.00pm to 5.00pm. This will start at the Town hall where tickets are available at £10.00 each to include refreshments. There will also be a Tombola & plant stall to held at the entrance. On Saturday 9<sup>th</sup> July we are hosting our Barn Dance at Caldecott, tickets available from Pam Dalby.*

### **Women's Institute (W.I):** Sue Streeter

*Uppingham WI meet on the 2<sup>nd</sup> Tuesday monthly at St. Peter & St. Pauls Parish Church Hall (just off the Market Place) from 7.00pm for a 7.30pm start. On 7<sup>th</sup> June our speaker will be Stuart Chamberlain who will be talking about Anthony Blunt and the Windsor's "The Spy and the Royal family". Visitors and new members are always welcome, the entry fee of £3.00 includes refreshments. For a one-off evening, gentlemen are also included for Stuart's lecture.*

### 10. Any Other Business None.