

Strategic Environmental Assessment (SEA) for the Uppingham Neighbourhood Plan

Environmental Report to accompany the Regulation 14 version of
the Neighbourhood Plan

Uppingham Town Council

December 2022

Quality information

Prepared by	Checked by	Verified by	Approved by
E.B. Graduate Environmental Planner	R.P. Senior Environmental Planner	A.P. Associate Director	N.C.B. Technical Director

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Prepared for:

Uppingham Town Council

Prepared by:

AECOM Limited
3rd Floor, Portwall Place
Portwall Lane
Bristol BS1 6NA
United Kingdom

aecom.com

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Non-Technical Summary (NTS)

What is Strategic Environmental Assessment (SEA)?

A Strategic Environmental Assessment (SEA) has been undertaken to inform the Uppingham Neighbourhood Plan. This process is required by the SEA Regulations.

Neighbourhood Plan groups use SEA to assess Neighbourhood Plans against a set of sustainability objectives developed in consultation with interested parties. The purpose of the assessment is to help avoid adverse environmental and socio-economic effects through the Neighbourhood Plan and identify opportunities to improve the environmental quality of the area covered by the Neighbourhood Plan and the quality of life of residents.

What is the Uppingham Neighbourhood Plan?

The Uppingham Neighbourhood Plan (hereafter referred to as the 'UNP') has been prepared as a Neighbourhood Development Plan under the Localism Act 2011¹ and the Neighbourhood Planning (General) Regulations 2012².

The UNP is being prepared in the context of the adopted Rutland Local Plan³, the key documents of which include the Core Strategy DPD⁴, the Site Allocations and Policies DPD⁵ and the Minerals Core Strategy and Development Control Policies DPD⁶. Due regard is also given to the emerging new Rutland Local Plan⁷.

Purpose of this Environmental Report

This Environmental Report, which accompanies the Regulation 14 version of the UNP, is the latest document to be produced as part of the SEA process. The first document was the SEA Scoping Report (October 2022), which provided a baseline analysis of the environmental and social constraints associated with the neighbourhood area.

The purpose of this Environmental Report is to:

- Identify, describe, and evaluate the likely significant effects of the UNP and alternatives.
- Provide an opportunity for consultees to offer views on any aspect of the SEA process which has been carried out to date.

The Environmental Report contains:

- An outline of the contents and main objectives of the UNP and its relationship with other relevant policies, plans and programmes.
- Relevant aspects of the current and future state of the environment and key sustainability issues for the area.
- The SEA Framework of objectives against which the UNP has been assessed.

¹ UK Government (2011) 'Localism Act 2011' can be accessed [here](#).

² UK Government (2012) 'The Neighbourhood Planning (General) Regulations 2012' can be accessed [here](#).

³ Rutland County Council (2011) 'The Adopted Local Plan' can be accessed [here](#).

⁴ Rutland County Council (2011) 'The Adopted Local Plan' can be accessed [here](#).

⁵ Ibid.

⁶ Ibid.

⁷ Rutland County Council (no date) 'The new Local Plan' can be accessed [here](#).

- The appraisal of alternative approaches for the UNP.

Consideration of reasonable alternatives for the Uppingham Neighbourhood Plan

Housing numbers to deliver within the UNP

As discussed within **Chapter 2** of this Environmental Report, the new Rutland Local Plan provides a housing target of 360 homes for the neighbourhood area up until 2041, which are to be delivered through neighbourhood plan allocations.

Recent engagement between the neighbourhood group and Rutland County Council indicate that this target can be considered as a minimum figure.

Initial consideration of site options

With a view to meeting the housing target for the parish, the Steering Group were keen to consider where the dwellings should be delivered within the neighbourhood area. In light of this, the Steering Group undertook initial assessments of the various sites in the parish⁸ in terms of their suitability, availability, and achievability for the purposes of a potential Neighbourhood Plan allocation.

A total of 15 sites were considered through the initial site assessment process. Sites were identified via a local 'call for sites' exercise along with sites which were put forward in Rutland County Council's Strategic Housing and Employment Land Availability Assessment (SHELAA)⁹. It is noted that most of the sites which came forward through the local 'call for sites' exercise overlapped with existing SHELAA sites¹⁰.

Nine sites were initially discounted on the basis that they were not suitable, available, or achievable; or not favoured by the local community through a local consultation process. A summary of the reasons for discounting the sites is provided below. Further details can be found in the housing sites selection evidence base document accompanying the Regulation 14 version of the UNP.

- SHELAA/UPP/03: '7 Stockerston Road, Uppingham': A smaller site with less potential to significantly contribute towards local housing targets. SHELAA considers the site as being undeliverable.
- SHELAA/UPP/06a: 'Land off Leicester Road, Uppingham': The site forms part of an existing allocation within the 'made' UNP (see Policy 3).
- SHELAA/UPP/06b: 'Land off Leicester Road, Uppingham': Considered as an area of important local space within 'made' UNP and has previously been rejected by Rutland County Council based on the findings of the SHELAA.
- SHELAA/UPP/07: 'Land at Gypsy Hollow Lane, Uppingham': The site is unavailable as the owner has withdrawn the land from consideration.
- SHELAA/UPP/08: 'Land North of Leicester Road': Planning application [2019/0524/OUT](#) for 163 homes submitted to Rutland County Council; decision

⁸ The initial housing sites selection report contributes to the evidence base for the UNP and accompanies the Regulation 14 version of the UNP.

⁹ Rutland County Council (2019, 2021): 'SHELAA', [online] available to access [here](#)

¹⁰ It is recognised that Rutland County Council are undertaking a refreshed 'call for sites' process as part of the new Rutland Local Plan (applications opened in February 2022 and is an ongoing at present). Reflecting the sites which are shown on the latest interactive map (accessible [here](#)), no additional sites have come forward within the neighbourhood area further to those which are already known to the community.

pending (subject to a Section 106 agreement). The site is identified in the 'made' UNP11 as an allocation (see Policy 3) and is located directly to the north of SHELAA/UPP/06a which has existing permission. In this respect, the site is considered as an existing commitment and has not been taken forward for further assessment within the SEA. Within the refreshed UNP, the Town Council are supportive in principle of allocating at this site providing that local community knowledge and aspirations are reflected in shaping the way development of the site is delivered within the neighbourhood area. These aspirations (as outlined within Policy UHA-3 within the UNP) would accompany the requirements within the decision notice for the scheme (if approved) and have been developed in collaboration with the developer of the proposed scheme. This is further discussed within the appraisal of UNP policies presented in **Chapter 5** of this Environmental Report.

- SHELAA/UPP/09a and 09b: 'Land off the Quadrant, Uppingham': The sites have previously been rejected by Rutland County Council based on the findings of the SHELAA.
- SHELAA/UPP/10: 'Welland Vale, Glaston Road, Uppingham': The site is disjointed from the existing settlement and is potentially within an area of high landscape sensitivity. Previously rejected by Rutland County Council.
- UNP21/SS/01: 'Seaton Road': A smaller site with less potential to significantly contribute towards local housing targets. The site is also unavailable as the owner has withdrawn the land from consideration.

Potential site options considered through the SEA

Following the initial site assessment process, a total of six sites were identified as potential locations to consider for a Neighbourhood Plan allocation. All six sites are adjacent or very near to the settlement boundary for Uppingham.

To support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the SEA process has appraised the key constraints and opportunities present at each of the relevant sites.

In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping (see **Chapter 3** within the main body of the Environmental Report) and the baseline information. These appraisals undertaken through the SEA have been undertaken separately to the initial site assessments undertaken for the UNP.

The sites are listed in **Table NTS1** and shown in the figure within **Chapter 4** of this Environmental Report.

Table NTS1: Potential site options considered through the SEA

Housing Sites Selection Report ref.	SEA ID	Name of site, address	Size (Ha) ¹²
UNP21/LS/04	Site A	Leicester Road (Front of Cricket Club)	8.37
UNP21/LS/05	Site B	Land off Ayston Road	4.17

¹¹ Uppingham Town Council (2016): 'Uppingham Neighbourhood Plan 2013-2026', [online] available to access [here](#)

¹² Represents total site size and not necessarily total developable area and is taken from the initial housing sites selection report evidence base document accompanying the Regulation 14 version of the UNP.

Housing Sites Selection Report ref.	SEA ID	Name of site, address	Size (Ha) ¹²
UNP21/LS/01	Site C	Uppingham Gate, Ayston Road	5.60
UNP21/LS/03	Site D	Land off the Beeches ¹³	4.10
UNP21/LS/02	Site E	Land off Goldcrest and North of Firs Avenue	2.63

Summary of the site options appraisal findings

The results of the appraisal of the site options are presented in **Table 4.2** to **Table 4.6** within the main body of the Environmental Report. A summary of the findings is presented below in **Table NTS2**. This provides an indication of how the sites have performed in relation to each of the SEA themes, with the colouring as follows:

- Green: likely positive effects resulting from an allocation at this location.
- Yellow: likely to be limited or no effects resulting from an allocation at this location.
- Blue: likely to be uncertain effects resulting from an allocation at this location (i.e., there are constraints, but the effects are perhaps dependent or influenced on the design and mitigation measures which could be brought forward as part of a proposal).
- Red: likely negative effects resulting from an allocation at this location.

Table NTS2: Summary of SEA site appraisal findings

Site	Biodiversity and Geodiversity	Climate Change	Community Wellbeing	Historic Env.	Land, Soil and Water Resources	Landscape and Townscape	Transport
Site A							
Site B							
Site C							
Site D							
Site E							
Key							
Likely adverse effect (without mitigation measures)					Likely positive effect		
Neutral/no effect					Uncertain effect		

As highlighted in **Table NTS2** above, the key constraints to development for all available site options are linked to the 'Landscape' SEA theme, and the 'Land, Soil, and Water Resources' SEA theme. This is primarily linked to the sites comprising of greenfield land surrounding the town, and the proximity (and in some places, overlap) of sections of the sites with areas of 'high' landscape sensitivity and 'low' capacity for change. It is also recognised that there are constraints relating to the 'Transportation' SEA theme with respect to Site D and Site E, as these sites do not currently connect to the existing road network.

¹³ The boundary for this site is a combination of the following two SHELAA sites: SHELAA/UPP/01 and SHELAA/UPP/12.

Whilst there are possible constraints to development with respect to the ‘Historic Environment’ SEA theme, none of the sites directly overlap any designated heritage assets or areas. Nonetheless, the SEA recommends that if the sites are taken forward as allocations, each is accompanied by a proportionate heritage assessment at the planning application stage to determine the potential impacts of the proposal to the historic environment. This is further discussed within the plan appraisal presented in **Chapter 5** of this Environmental Report.

Appraisal of options for the level of growth within the neighbourhood area

The ‘Housing Requirement Past Development Rates’ evidence base document (accompany the UNP at Regulation 14 consultation) outlines that Uppingham has experienced an under-delivery of housing in recent years. Specifically, *“over the period 2006 to 2021, approximately 60% of all dwellings were completed in Oakham and Uppingham, which was below the Core Strategy DPD’s Spatial Strategy and Settlement Hierarchy target of 70%”*. This conclusion is also reflected in Rutland County Council’s Issues and Options consultation document (June 2022)¹⁴ for the new Rutland Land Plan.

Additionally, in the absence of a five-year housing land supply in Rutland, there is appropriate justification for taking forward higher levels of growth within the neighbourhood area to provide certainty as to the future location of development.

In the context of the above, the SEA has considered the relative sustainability merits associated with the following options:

- **Option A:** Deliver growth in line with the existing housing requirements for the neighbourhood area (i.e., 360 homes)
- **Option B:** Deliver higher levels of growth within the neighbourhood area (i.e., up to 510 homes based on the capacities of the available site options)

The appraisal considers the relative sustainability merits of each option. Findings are presented as a commentary on effects. To support the appraisal findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme (with ‘1’ the most favourable option and ‘2’ the least favourable option). It is anticipated that this will provide the reader with a likely indication of the relative performance of the four options in relation to each theme considered.

The appraisal findings are presented in **Table 4.8** within the main body of the Environmental Report.

Developing the preferred approach

Preferred approach in light of the appraisal findings

The preferred approach has been informed by the findings of the site assessments undertaken for the UNP, community consultation events, and the SEA findings presented in this Environmental Report.

Specifically, the Regulation 14 version of the UNP seeks to deliver higher levels of growth (up to 510 dwellings) across the available site options within the neighbourhood area (**Option B**), delivering much needed housing (including a mix of types and tenures) to meet local requirements.

¹⁴ Rutland County Council (2022): ‘Issues and Options Consultation Document’, [online] available to access [here](#)

In addition, it is also important to note that further supply on top of the proposed numbers is expected to come from policy compliant applications (“windfalls”) being granted over the plan period.

Choice of sites taken forward as allocations within the UNP

To deliver up to 510 dwellings in the neighbourhood area, the Neighbourhood Plan allocates all five available site options. Specifically:

- Policy UHA-1: Leicester Road (in front of Cricket Club), for 125 homes.
- Policy UHA-2: Land off Ayston Road, for 40 homes.
- Policy UHA-4: Uppingham Gate, Ayston Road, for 65 homes.
- Policy UHA-5: Land off the Beeches, for 60 homes.
- Policy UHA-6: Land off Goldcrest and North of Firs Avenue, for 60 homes.

The UNP also supports the application for 163 homes on ‘Land North of Leicester Road’ (see Policy UHA-3 within the UNP); decision pending subject to the completion of a Section 106 agreement.

The Town Council have taken a collaborative approach to engaging with developers for all five available site options. In this respect, the Town Council are keen to ensure that high-quality design is delivered through new development areas which meets local needs (in terms of housing types, tenures, and affordability) and addresses the key constraints to development (as identified through the site assessment work completed to date and SEA findings).

Appraisal of the Regulation 14 version of the Uppingham Neighbourhood Plan

The Regulation 14 version of the UNP presents 37 planning policies for guiding development in the neighbourhood area. These were developed following extensive community consultation and evidence gathering.

Chapter 5 within the main body of the Environmental Report presents the findings of the appraisal of the Regulation 14 version of the UNP. Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the Regulation 14 version of the UNP. A summary of the appraisal findings (presented by SEA theme) is provided below.

Biodiversity and Geodiversity

Overall, Neighbourhood Plan policies should help ensure that ecological sensitivities are appropriately considered during the planning, construction, and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains. Whilst there are potential impact pathways associated with recreational pressure, third-party activities, and changes to water quantity (level, flow, and quality) associated with the available site options, the HRA for the UNP concludes that no adverse impacts to the integrity of internationally designated sites are expected as a result of the policies and proposals within the UNP. Nonetheless, consultation with Natural England may be required to determine whether the applications will have any significant impacts to the integrity of these sites.

Climate Change

The Neighbourhood Plan has policies in place to help mitigate and adapt to the effects of climate change. The plan recognises the importance of natural features, as well as built infrastructure in adapting to a changing climate. Facilitating development within proximity to Uppingham town (i.e., locations within Rutland with the greatest variety of services and facilities) will, to an extent, help limit greenhouse gas emissions from transport through encouraging new development in locations with proximity to the key amenities and public transport networks.

Landscape and Townscape

Policies and proposals within the UNP seek to protect and enhance the relationship between the natural and built environment (i.e., between the town and the open countryside), helping to safeguard the open countryside from inappropriate development. Whilst it is recognised that new development areas will come forward on sites which have a 'high' landscape sensitivity, the site-specific policies have a strong focus on ensuring that development fits into the landscape context, including sensitive design to soften the overall impact of development at these locations. Overall, the policies work well to help the neighbourhood area maintain and enhance its landscape and townscape value.

Historic Environment

In relation to the 'Historic Environment' SEA topic, the UNP includes several measures which seek to conserve and enhance both designated and non-designated heritage assets (and their settings). This should help ensure that the design of any new development is in keeping with the existing character and feel of Uppingham town and the wider neighbourhood area.

It is recognised that the greatest concentration of heritage assets and areas within the neighbourhood area are within Uppingham town. In this respect, potential indirect impacts to the historic environment are possible as the site allocations are adjacent to (or within proximity to) the town. **The SEA recommends** that the wording of the site-specific policies is enhanced to encourage development proposals to complete a proportionate heritage impact assessment at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas. This will ensure that appropriate mitigation is provided to assuage any concerns by Historic England.

Land, Soil, and Water Resources

Whilst the development of greenfield sites does not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to deliver housing via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. It is also acknowledged that through allocating greenfield sites closer to the existing built-up area, the UNP minimises as best as possible the impacts to the open countryside and natural environment, which will help to safeguard land, soil, and water resources. Nevertheless, the preferred approach will likely result in the permanent loss of agricultural land that cannot be mitigated.

Community Wellbeing

Uppingham town is generally well served by local service offer and is defined as a 'small town' within the settlement hierarchy (i.e., one of the most sustainable settlements within Rutland, alongside the 'main town' of Oakham). Therefore, the delivery of higher levels of growth (up to 510 dwellings) across the available site options within the neighbourhood area will deliver much needed housing (including a mix of types, tenures, and affordable dwellings) to meet local requirements.

The UNP is also likely to have significant positive effects in relation to the 'Community Wellbeing' SEA theme through delivering housing which meets local requirements, supporting accessibility to services and facilities, and ensuring high-quality design through new development areas. This will support social inclusion, the quality of life of residents, and community vitality. The UNP also supports economic vitality through encouraging opportunities to expand the local employment and retail offer.

Transportation

Overall, the policies within the UNP work to improve transportation and movement in the neighbourhood area, by implementing policies that encourage a modal shift to sustainable and active travel options. Whilst it is recognised that two of the site allocations do not currently connect to the existing road network, the site-specific policies state that development cannot commence until the access issues have been resolved (i.e., once the site allocations which are located adjacent to these two sites have been developed).

Next Steps

This SEA Environmental Report accompanies the Uppingham Neighbourhood Plan for Regulation 14 consultation.

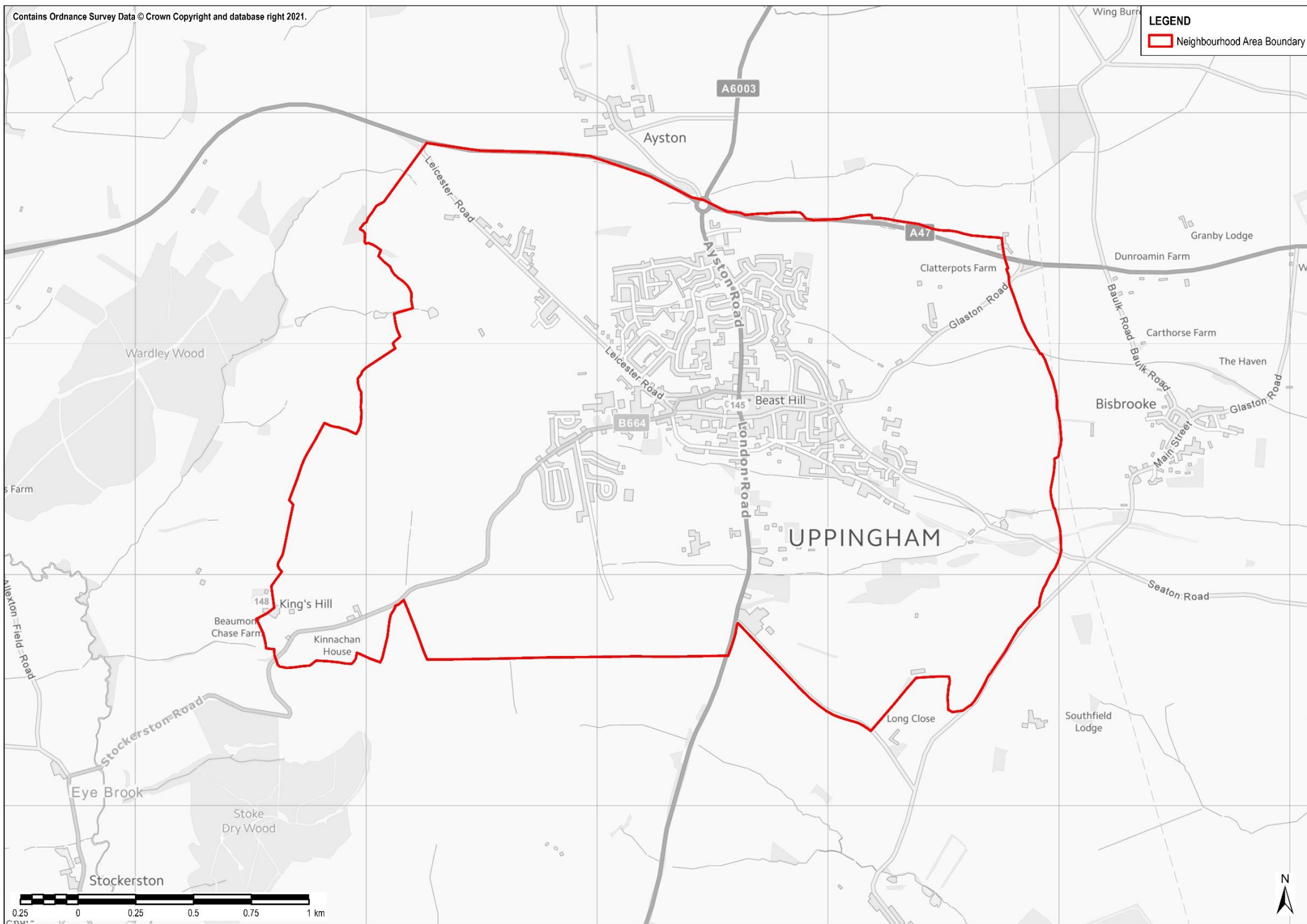
Following the close of Regulation 14 consultation, any representations made will be considered by the Steering Group, and the Uppingham Neighbourhood Plan and Environmental Report will be updated as necessary. The updated and final version of the SEA Environmental Report will then accompany the Uppingham Neighbourhood Plan for submission to the Local Planning Authority, Rutland County Council, for subsequent Independent Examination.

At Independent Examination, the Uppingham Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy. If the Independent Examination is favourable, the Uppingham Neighbourhood Plan will be subject to a referendum, organised by Rutland County Council. If more than 50% of those who vote agree with the Uppingham Neighbourhood Plan, then it will be 'made'. Once made, the Uppingham Neighbourhood Plan will become part of the Development Plan for the town.

Monitoring

The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the UNP to identify any unforeseen effects early and take remedial action as appropriate.

It is anticipated that monitoring of effects of the UNP will be undertaken by Rutland County Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the UNP that would warrant more stringent monitoring over and above that already undertaken by Rutland County Council.



1. Introduction

Background

- 1.1 AECOM has been commissioned to undertake an independent Strategic Environmental Assessment (SEA) in support of the emerging Uppingham Neighbourhood Plan (hereafter referred to as “the UNP”).
- 1.2 The UNP is being prepared under the Localism Act 2011¹⁵ and the Neighbourhood Planning (General) Regulations 2012¹⁶, and in the context of the adopted Rutland Local Plan¹⁷, the key documents of which include the Core Strategy DPD¹⁸, the Site Allocations and Policies DPD¹⁹ and the Minerals Core Strategy and Development Control Policies DPD²⁰. Due regard is also given to the emerging new Rutland Local Plan²¹.
- 1.3 It is currently anticipated that the UNP will be submitted to Rutland County Council in 2023. Key information relating to the UNP is presented in **Table 1.1** below, and the neighbourhood area is depicted in the figure above.

Table 1.1: Key information relating to the Uppingham Neighbourhood Plan

Name of Responsible Authority	Rutland County Council
Title of Plan	Uppingham Neighbourhood Plan
Subject	Neighbourhood planning
Purpose	<p>The UNP is being prepared as a neighbourhood plan under the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. The UNP is being prepared in the context of the adopted Rutland Local Plan and the emerging new Rutland Local Plan.</p> <p>The UNP will be used to guide and shape development within the neighbourhood area.</p>
Timescale	To 2041
Area covered by the plan	The neighbourhood area covers the civil parish of Uppingham, located in Rutland, as shown in the figure above. It also covers a small section of the neighbouring civil parish of Ayston, to the north-west (land to the south of the A47).
Summary of content	The UNP will set out a vision, strategy, and range of policies for the neighbourhood area.
Plan contact point	Sharon Coe, Town Clerk townclerk@uppinghamtowncouncil.co.uk

¹⁵ UK Government (2011) 'Localism Act 2011' can be accessed [here](#).

¹⁶ UK Government (2012) 'The Neighbourhood Planning (General) Regulations 2012' can be accessed [here](#).

¹⁷ Rutland County Council (2011) 'The Adopted Local Plan' can be accessed [here](#).

¹⁸ Rutland County Council (2011) 'The Adopted Local Plan' can be accessed [here](#).

¹⁹ Ibid.

²⁰ Ibid.

²¹ Rutland County Council (no date) 'The new Local Plan' can be accessed [here](#).

SEA Screening for the Uppingham Neighbourhood Plan

- 1.4 A Neighbourhood Plan requires SEA where it is likely to have significant environmental effects. In this respect, Neighbourhood Plans are more likely to be screened in as requiring an SEA if both the following apply:
- i. The Neighbourhood Plan is being prepared within a neighbourhood area with significant environmental constraints, such as, for example, Special Areas of Conservation, Sites of Special Scientific Interest, or large concentrations of heritage assets; and
 - ii. The Neighbourhood Plan is likely to allocate sites for development.²²
- 1.5 Rutland County Council have confirmed that an SEA is required for the Uppingham Neighbourhood Plan. In light of this outcome, an SEA process is being undertaken to meet the specific requirements prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations).

SEA explained

- 1.6 SEA is a mechanism for considering and communicating the potential impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating potential negative impacts and maximising the potential for positive effects. Through this approach, the SEA for the Uppingham Neighbourhood Plan seeks to maximise the emerging plan's contribution to sustainable development.
- 1.7 Two key procedural requirements of the SEA Regulations are that:
- i. When deciding on 'the scope and level of detail of the information' which must be included in the Environmental Report there is a consultation with nationally designated authorities concerned with environmental issues.
 - ii. A report (the 'Environmental Report') is published for consultation alongside the draft plan (i.e., the draft Uppingham Neighbourhood Plan) that presents outcomes from the environmental assessment (i.e., discusses 'likely significant effects' that would result from plan implementation) and reasonable alternatives.

²² DLUHC (February 2022) 'Chief Planner's Newsletter, February 2022 "Strategic Environmental Assessment for Neighbourhood Plans: Timely and effective screening"' can be accessed [here](#).

Structure of this Environmental Report

1.8 This document is the SEA Environmental Report for the Uppingham Neighbourhood Plan and hence needs to answer all four of the questions listed below with a view to providing the information required by the SEA Regulations.

1.9 Each of the four questions is answered in turn within this report, as follows:

Table 1.2: Questions that must be answered by the SEA Environmental Report to meet the regulatory²³ requirements

Environmental Report question	In line with the SEA Regulations, the report must include... ²⁴
What is the plan seeking to achieve?	<ul style="list-style-type: none"> An outline of the contents and main objectives of the plan.
What is the sustainability 'context'?	<ul style="list-style-type: none"> Relationship with other relevant plans and programmes. The relevant environmental protection objectives, established at international or national level. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What's the scope of the SEA?	<ul style="list-style-type: none"> The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. The environmental characteristics of areas likely to be significantly affected. Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.
What are the key issues and objectives?	<ul style="list-style-type: none"> Key problems/issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment.
What has plan-making/SEA involved up to this point?	<ul style="list-style-type: none"> Outline reasons for selecting the alternatives dealt with. The likely significant effects associated with alternatives. Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.
What are the assessment findings at this stage?	<ul style="list-style-type: none"> The likely significant effects associated with the Regulation 14 version of the plan. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the Regulation 14 version of the plan.
What happens next?	<ul style="list-style-type: none"> The next steps for the plan making / SEA process.

²³ Environmental Assessment of Plans and Programmes Regulations 2004

²⁴ NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

2. Local Plan context and vision for the Uppingham Neighbourhood Plan

Local Plan context for the Uppingham Neighbourhood Plan

- 2.1 The neighbourhood area falls within the boundary of the Rutland Local Plan, which was adopted in 2011 and covers the period up to 2026. Key documents that form the Rutland Local Plan include the Core Strategy DPD²⁵, the Site Allocations and Policies DPD²⁶ and the Minerals Core Strategy and Development Control Policies DPD²⁷. Due regard is also given to the new Rutland Local Plan, which will cover the period up to 2041. The proposed timetable is set out in the revised Local Development Scheme (April 2022). Currently, the emerging Local Plan is at the Regulation 18 consultation stage, and an 'Issues and Options' consultation closed in September 2022. The timetable will be kept under review as the production of the Local Plan progresses - further information is available on the Council's webpages²⁸.
- 2.2 The new Rutland Local Plan provides a housing target of 360 homes for the neighbourhood area up until 2041, which are to be found through neighbourhood plan allocations. However, recent engagement between the neighbourhood group and Rutland County Council indicates that this target can be considered as a minimum figure.
- 2.1 Neighbourhood plans will form part of the development plan for Rutland, alongside, but not as a replacement for the Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Rutland, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Uppingham Neighbourhood Plan vision and objectives

- 2.2 The following vision has been established in the development of the Uppingham Neighbourhood Plan:

"The aim of the Neighbourhood Plan is to retain and enhance the traditional values of our small market town ensuring that future development in Uppingham reflects the community's needs and aspirations incorporating new homes, businesses, and technology where appropriate."

"The built environment resulting from the plan will reflect the town's heritage and rurality and be compatible with local and national policies. Above all it should enable all sections of the community to enjoy a sustainable way of life."

This vision statement is underpinned by specific objectives which will help to deliver the following aspirations for the neighbourhood area:

²⁵ Rutland County Council (2011) 'The Adopted Local Plan' can be accessed [here](#).

²⁶ Ibid.

²⁷ Ibid.

²⁸ Rutland County Council (2022): 'Planning Policy', [online] available to access [here](#)

- Continue to protect the town's heritage appearance and modernise its infrastructure.
- Stimulate social and economic growth while addressing the climate crisis and affirming which areas of the town should remain as open space.
- Strengthen community spirit, community health and community safety.
- Improve community life with particular regard for vulnerable, disadvantaged and disabled people.
- Improve the sustainability of the town's retail centre and economic zones.
- Attract public and private sector investment.
- Allocate/facilitate substantial new housing, reflecting Uppingham's role as a service centre which is slow the second largest settlement in the county and ensuring that at least 30% of new dwellings are 'affordable', in accordance with RCC policy.
- Create new housing developments designed as 'clusters' incorporating green space and wildlife corridors; and
- Enhance the visitor offer and attract the next generation of tourists.

3. What is the scope of the SEA?

Summary of SEA Scoping

- 3.1 The SEA Regulations require that: *“When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies”*.
- 3.2 In England, the consultation bodies are Natural England, the Environment Agency, and Historic England²⁹. These authorities were consulted on the scope of the SEA between October and November 2022.
- 3.3 The purpose of scoping is to outline the ‘scope’ of the SEA through setting out:
- A context review of the key environmental and sustainability objectives of national, regional, and local plans and strategies relevant to the UNP.
 - Baseline data against which the UNP can be assessed.
 - The key sustainability issues for the UNP, presented under a series of environmental themes which incorporate the ‘SEA topics’ suggested by Annex I (f) of the SEA Directive.
 - An ‘SEA Framework’ of objectives against which the UNP can be assessed.
- 3.4 Responses received on the Scoping Report and how these have been considered through the SEA process are presented below in **Table 3.1**.

Table 3.1: Consultation responses received on the SEA Scoping Report

Consultation response	How the response was considered and addressed
Historic England <i>Business Officer, Midlands (email response received on 4th November 2022)</i>	
Thank you for consulting Historic England on the SEA Scoping Report for the Uppingham Neighbourhood Plan. Historic England have no comments to make.	Comment noted.
Environment Agency <i>Planning Adviser (email response received on 14th November 2022)</i>	
Thank you for consulting us on the scoping report for the Uppingham Neighbourhood Plan review.	Comment noted
We are a statutory consultee in the Strategic Environmental Assessment process and aim to reduce flood risk and protect and enhance the water environment	

²⁹ These consultation bodies were selected “by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effect of implementing plans and programmes” (SEA Directive, Article 6(3)).

Consultation response	How the response was considered and addressed
<p>Based on our review of the draft scoping report, we agree with the environmental issues within our remit that have been identified and the relevant objectives.</p> <p>We do not have any further comments to make.</p>	<p>Comment noted.</p>
<p>Natural England <i>Lead Adviser (email response and letter received 17th November 2022)</i></p>	
<p><u>General comments</u></p> <p>Natural England generally welcomes the SEA scoping report for the Neighbourhood Plan and considers that the policy context and baseline information used to inform the report appears to meet the requirements of the SEA Directive (2001/42/EC) and associated guidance.</p> <p>We welcome the key issues identified within the report and support the SEA objectives within the framework as they aptly cover our interests in the natural environment. We especially welcome the SEA objective regarding biodiversity and geodiversity: 'Protect and enhance biodiversity and geodiversity within and surrounding the neighbourhood area', as well as the supporting questions which address net gains in biodiversity, access to nature, climate change resilience and connectivity of habitats.</p>	<p>Comment noted. Potential impacts to biodiversity and geodiversity associated with UNP policies and proposals are further discussed within the consideration of reasonable alternatives and plan appraisal sections of this Environmental Report (as presented within Chapter 4 and Chapter 5).</p>
<p><u>Monitoring of the plan</u></p> <p>The report includes current baseline information and future baseline forecasting, however, no specific reference is made to monitoring of the plan. Planning Practice guidance³⁰ sets out that:</p> <p><i>'Monitoring the significant effects of the implementation of a neighbourhood plan that was subject to a strategic environmental assessment should be undertaken (see regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004). This will enable unforeseen adverse effects to be identified at an early stage and to enable appropriate remedial actions. The local planning authority will need to consider arrangements to monitor the significant effects of implementing the neighbourhood plan and reporting this issue in its Monitoring Report.'</i></p>	<p>It is anticipated that monitoring of effects of the UNP will be undertaken by Rutland County Council as part of the process of preparing its Annual Monitoring Report (AMR).</p> <p>No significant negative effects are considered likely in the implementation of the UNP that would warrant more stringent monitoring over and above that already undertaken by Rutland County Council.</p>

³⁰ GOV.UK (2020) 'Strategic environmental assessment and sustainability appraisal' can be accessed [here](#).

Consultation response	How the response was considered and addressed
<p><u>Monitoring of the plan</u></p> <p>Suitable monitoring indicators should be identified to monitor the effects of the plan.</p> <p>Details of monitoring arrangements may be included in the sustainability appraisal report; however this is not a necessity, and these could be included in the post-adoption statement or in the plan itself.</p> <p>It is important that any monitoring indicators relate to the <u>effects of the plan itself</u>, not wider changes</p>	<p>It is anticipated that monitoring of effects of the UNP will be undertaken by Rutland County Council as part of the process of preparing its Annual Monitoring Report (AMR).</p> <p>No significant negative effects are considered likely in the implementation of the UNP that would warrant more stringent monitoring over and above that already undertaken by Rutland County Council.</p>
<p><u>Monitoring of the plan</u></p> <p>Bespoke indicators should be chosen relating to the outcomes of development management decisions. Whilst it is not Natural England's role to prescribe what indicators should be adopted, the following indicators may be appropriate:</p> <p>Biodiversity:</p> <ul style="list-style-type: none"> • Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance. • Percentage of developments generating overall biodiversity enhancement. • Hectares of biodiversity habitat delivered through strategic site allocations. <p>Green infrastructure:</p> <ul style="list-style-type: none"> • Percentage of the population having access to a natural greenspace within 400 metres of their home. • Length of greenways constructed. • Hectares of accessible open space per 1000 population. 	<p>It is anticipated that monitoring of effects of the UNP will be undertaken by Rutland County Council as part of the process of preparing its Annual Monitoring Report (AMR).</p> <p>No significant negative effects are considered likely in the implementation of the UNP that would warrant more stringent monitoring over and above that already undertaken by Rutland County Council.</p>
<p><u>Additional information</u></p> <p>Further general information regarding the issues and opportunities that should be considered when preparing a Neighbourhood Plan is attached at Annex 1.</p>	<p>Comment noted. The information within the Annex has been a useful source of reference through the SEA process.</p>

3.5 Baseline information (including the context review and baseline data) is presented in **Appendix A**. The key sustainability issues and SEA Framework are presented below.

Key Sustainability Issues

Air Quality

- According to the latest available Air Quality Annual Status Report (ASR) for Rutland, there are no Air Quality Management Areas (AQMAs) within the neighbourhood area or within the county. Monitoring is undertaken for nitrogen dioxide (NO₂), and levels have been increasing in Uppingham. However, with no updated data it is not possible to say whether this trend has continued.
- Designated biodiversity and geodiversity sites within and in proximity to the neighbourhood area are potentially sensitive to air pollution issues.
- The UNP could present opportunities to improve accessibility and support more local and sustainable journeys / connections.
- Due to the absence of any significant air quality issues within the neighbourhood area, the air quality theme has been scoped out for the purposes of the SEA process.

Biodiversity and Geodiversity

- There are no internationally or nationally designated sites within the neighbourhood area; however, the Rutland Water Ramsar site and the Rutland Water Special Protection Area (SPA) is located approximately 4.6 km north. As the Rutland Water site is a popular area for recreation, development in the neighbourhood area may increase recreational use and pressure, thereby endangering the biodiversity and geodiversity of the designation.
- The south-west corner of the neighbourhood area overlaps with Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) for development that is likely to come forward through the neighbourhood plan. As such, Natural England may need to be consulted for proposed development in this area.
- Biodiversity Action Plan (BAP) Priority Habitats within the neighbourhood area include lowland heathland and deciduous woodland. The UNP should seek to retain and enhance habitats wherever possible. The Leicester and Rutland Environmental Records Centre (LRERC) will have more detailed information on protected species in the neighbourhood area.

Climate Change

- Rutland County Council have declared a climate crisis and are committed to tackling this crisis. It will be important for the UNP to encourage the application of mitigation and adaptation measures through the design of new development areas.
- The industry and commercial sector remains the biggest contributor of carbon dioxide (CO₂) emissions in Rutland, but the transport sector has increased over the examined time period. As Rutland has a high emissions per capita level, opportunities to reduce per capita emissions could be sought through the UNP process. This could include planning for integrated and connected development, which reduces the need to travel, and supporting opportunities to travel via more sustainable and active modes.

- The neighbourhood area is mostly within Flood Zone 1, with areas of Flood Zone 3 concentrated along the waterbodies that pass through the area. There are areas of the neighbourhood area that are at risk of surface water flooding. The UNP should encourage new development proposals to consider the development's impact on the local flood regime, and guide development to include appropriate drainage and flood mitigation.
- Opportunities to enhance the resilience of the neighbourhood area and its residents to the effects of climate change should be sought out in the UNP. This can include adaptation strategies, green infrastructure enhancement, flood betterment measures, infrastructure development, and increased renewable energy sources.

Community Wellbeing

- There is a large proportion of residents aged 18-64 in the neighbourhood area. The services, facilities, and amenities within the neighbourhood area serve this working population and work to support the younger and older demographics.
- Based on the 2019 Indices of Deprivation data, the neighbourhood area does not experience high levels of deprivation. The area is most deprived in terms of 'employment', various income domains, 'living environment' and education, skills and training'.
- There are a variety of services within the neighbourhood area that serve the community well. The neighbourhood area has a variety of green and open spaces that contribute to the green infrastructure network, and Rutland Water park and Eyebrook Reservoir are within a suitable driving distance.
- As the requirements of the working population continue to change, particularly in response to the COVID-19 pandemic, there is likely to be a requirement for adaptable dwellings which can accommodate more flexible working practices.

Historic Environment

- Within the neighbourhood area, there are a variety of designated historic environment features, included Grade I, Grade II* and Grade II listed buildings, a scheduled monument, and the Uppingham Conservation Area. Development of the UNP provides an opportunity to deliver a spatial strategy that avoids or minimises impacts for the historic environment.
- As the Uppingham Conservation Area does not have an appraisal or plan, the UNP should seek to understand the special character and significance of the conservation area in light of any proposals which come forward within or within its setting.
- The UNP provides an opportunity to develop the existing evidence base in relation to the historic environment. It also poses an opportunity to further heritage understanding in the neighbourhood area through exploring the heritage assets in the area.
- Although there are no identified heritage assets 'at risk' within the neighbourhood area, it is acknowledged that the status of Grade II listed features are not assessed for their risk outside of London.

- It will be important to ensure that future development avoids / minimises impacts upon the historic environment and maximises opportunities to improve the public realm and green infrastructure, to the indirect benefit of heritage settings.

Land, Soil and Water Resources

- The provisional agricultural land classification (ALC) and best and most versatile land (BMV) data indicates the majority of the undeveloped land within the UNP has a moderate to high likelihood of being BMV land, especially directly to the north and south of Uppingham Town. It will be important to direct development away from these high likelihood areas and the land seen to be Grade 2.
- The neighbourhood area overlaps with three waterbody catchment areas, all of which have a failed chemical status and two have a failed biological status – the other has a poor ecological status, according to the 2019 condition assessments. Therefore, development proposals should avoid impacts to water quality, especially within the identified nitrate vulnerability zone (NVZ) and Safeguard Zone, in order to avoid contributing to the water quality issues.
- Plan making should consider how local decisions affect water supply, such as water accessibility issues, and ensure that appropriate drainage infrastructure is in place to accommodate new development areas.

Landscape and Townscape

- The neighbourhood area overlaps with one national character area (NCA) – 93 High Leicestershire. Additionally, the neighbourhood area is within the local landscape type Ridges and Valleys according to the 2003 report, and overlaps with two landscape character settings areas; Uppingham Ridges and Valleys and Uppingham Plateau (according to the 2010 report). These distinct sub-areas have been identified as contributing in unique ways to the landscape quality and character.
- New development has the potential to lead to incremental change in landscape and townscape character, and visual amenity. This applies to the NCA and the local landscape character areas.

Transportation

- There is a rail station approximately 10.5 km north of the neighbourhood area that allows regular access to a variety of locations, including London and Birmingham stations. New development in the neighbourhood area should be focused in locations that are within proximity to the services and facilities in Uppingham Town to limit the need to travel out of the area. Additionally, development should be located in areas with access to sustainable transport links to reduce the number of cars on the road.
- There are multiple bus services that run through the neighbourhood area that regularly provide access to external locations, including Stamford, Oakham, and Leicester. The UNP should seek development that works with these sustainable transport networks; focusing development in areas with easy access to the bus network.
- The UNP is well served by the road network, with two A-roads within the area and a multitude of smaller roads. All these roads provide access to a

variety of locations outside the neighbourhood area, including the major cities of Peterborough and Leicester, which are both outside of Rutland County. As such, the UNP should seek development that allows easy access to the local road network whilst ensuring negative impacts are avoiding, such as the creation of traffic pinch points.

- There are public rights of way (PRoW) within the neighbourhood area in the form of many footpaths and a bridlepath; additionally, the long-distance walk 'Uppingham Round' crosses the neighbourhood area and there is also the Uppingham Heritage Trail within the town. New development should not negatively impact these active transport links and should be located within a suitable distance from them to allow new residents easy access.
- The recovery from the COVID-19 pandemic has the potential to change travel patterns in the short, medium and (potentially) longer term.

SEA Framework

3.6 The SEA Framework provides a way in which environmental effects can be defined and subsequently analysed based on standard 'tests'. Each proposal within the current version of the UNP will be assessed consistently using the Framework, shown in **Table 3.2** below.

Table 3.2: SEA Framework

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
Biodiversity and geodiversity	Protect and enhance biodiversity and geodiversity within and surrounding the neighbourhood area.	<ul style="list-style-type: none"> • Avoid or, if not possible, minimise impacts on biodiversity and geodiversity, including internationally and nationally designated sites, and provide net gains where possible? • Support the integrity of the designated sites for biodiversity and geodiversity located within proximity to the neighbourhood area? • Protect and enhance habitats, semi-natural habitats, species, and the ecological network connecting them? • Achieve biodiversity net gains and support the delivery of ecosystem services and multifunctional green infrastructure services? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks? • Support and promote access to and interpretation and understanding of biodiversity and geodiversity?
Climate change	Reduce the contribution to climate change made by activities within the neighbourhood area and increase resilience to the potential effects of climate change, including flooding.	<ul style="list-style-type: none"> • Reduce the number of journeys made and reduce the need to travel? • Promote the use of more sustainable modes of transport, including walking, cycling, public transport, and EV infrastructure? • Increase the number of new developments meeting or exceeding sustainable design criteria? • Generate energy from low or zero carbon sources, or reduce energy consumption from non-renewable resources? • Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change?

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
		<ul style="list-style-type: none"> • Improve and extend green infrastructure networks in the neighbourhood area? • Sustainably manage water run-off, reducing runoff where possible? • Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?
Community wellbeing	Ensure growth in the neighbourhood area is aligned with the needs of all residents, improving accessibility, anticipating future needs and specialist requirements, reducing deprivation, and supporting cohesive and inclusive communities.	<ul style="list-style-type: none"> • Provide everyone with the opportunity to live in good quality, affordable housing? • Support the provision of a range of house types and sizes? • Meet the needs of all sectors of the community? • Provide flexible and adaptable homes that meet people's needs, particularly the needs of an ageing population? • Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people? • Encourage and promote social cohesion and active involvement of local people in community activities? • Facilitate green infrastructure enhancements? • Promote the use of sustainable building techniques, including use of sustainable building materials in construction? • Minimise fuel poverty? • Maintain or enhance the quality of life of existing residents?
Historic environment	Protect, conserve, and enhance the historic environment within and surrounding the neighbourhood area.	<ul style="list-style-type: none"> • Conserve and enhance buildings, structures, and areas of architectural or historic interest, both designated and non-designated, and their settings? • Support access to and the interpretation and understanding of the historic environment? • Support the undertaking of archaeological investigations and, where appropriate, recommend mitigation strategies? • Protect the integrity and the historic setting of key finds of heritage interest as listed in the Leicestershire and Rutland HER?
Land, soil, and water resources	Ensure the efficient and effective use of land, and protect and enhance water quality, using water resources in a sustainable manner.	<ul style="list-style-type: none"> • Promote the use of previously developed land, including the regeneration of underutilised brownfield land? • Identify and avoid the development of the best and most versatile agricultural land? • Support the minimisation, reuse, and recycling of waste? • Avoid any negative impacts on water quality and support improvements to water quality? • Ensure appropriate drainage and mitigation is delivered alongside proposed development? • Protect waterbodies from pollution? • Maximise water efficiency and opportunities for water harvesting and/or water recycling? • Protect NVZs in the neighbourhood area?

SEA theme	SEA objective	Assessment questions (will the proposal help to...)
Landscape and townscape	Protect and enhance the character and quality of the immediate and surrounding landscape and townscape.	<ul style="list-style-type: none"> • Protect and enhance the local landscape and townscape character, key sensitivities and features, and quality of place? • Conserve and enhance local identity, diversity, and settlement character? • Protect visual amenity and locally important views in the neighbourhood area? • Support the integrity of the landscape in the neighbourhood area in accordance with current and emerging evidence base documents?
Transportation	Promote sustainable transport use and active travel opportunities and reduce the need to travel.	<ul style="list-style-type: none"> • Support the objectives within the Rutland Local Transport Plan 4 to encourage the use of more sustainable transport modes? • Encourage a shift to more sustainable forms of travel and enable sustainable transport infrastructure enhancements? • Improve local connectivity and pedestrian and cyclist movement? • Facilitate working from home to reduce the use of private vehicles to access workplaces outside of the neighbourhood area? • Reduce the impact of the transport sector on climate change? • Improve road safety? • Reduce the impact on residents from the road network?

4. Consideration of reasonable alternatives for the Uppingham Neighbourhood Plan

Introduction

- 4.1 In accordance with the SEA Regulations the Environmental Report must include...
- An outline of the reasons for selecting the alternatives dealt with; and
 - The likely significant effects on the environment associated with alternatives / an outline of the reasons for selecting the preferred approach in light of alternatives appraised.
- 4.2 The 'narrative' of plan-making / SEA up to this point is told within this part of the Environmental Report. Specifically, this chapter explains how the UNP's development strategy has been shaped through considering alternative approaches for the location of housing in the neighbourhood area.
- 4.3 The following sections therefore describe how the SEA process to date has informed the preferred development strategy for the neighbourhood area and potential locations for development.

Defining reasonable alternatives

- 4.4 Whilst work on the UNP has been underway for some time, the aim here is not to provide a comprehensive explanation of work to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.
- 4.5 Specifically, there is a need to explore the strategic factors that have a bearing on the establishment of reasonable alternative approaches (i.e., in relation to the level and distribution of growth) and the work that has been undertaken to date to examine site options (i.e., sites potentially in contention for allocation in the UNP). These factors are then drawn together to arrive at reasonable alternatives.

Housing number to deliver within the neighbourhood area

- 4.6 As discussed within Chapter 2 of this Environmental Report, the new Rutland Local Plan provides a housing target of 360 homes for the neighbourhood area up until 2041, which are to be delivered through neighbourhood plan allocations.
- 4.7 Recent engagement between the neighbourhood group and Rutland County Council indicate that this target can be considered as a minimum figure.

Initial consideration of site options

- 4.8 With a view to meeting the housing target for the parish, the Steering Group were keen to consider where the dwellings should be delivered within the neighbourhood area. In light of this, the Steering Group undertook initial

assessments of the various sites in the parish³¹ in terms of their suitability, availability, and achievability for the purposes of a potential Neighbourhood Plan allocation.

4.9 A total of 15 sites were considered through the initial site assessment process. Sites were identified via a local 'call for sites' exercise along with sites which were put forward in Rutland County Council's Strategic Housing and Employment Land Availability Assessment (SHELAA)³². It is noted that most of the sites which came forward through the local 'call for sites' exercise overlapped with existing SHELAA sites³³.

4.10 Nine sites were initially discounted on the basis that they were not suitable, available, or achievable; or not favoured by the local community through a local consultation process. A summary of the reasons for discounting the sites is provided below. Further details can be found in the housing sites selection evidence base document accompanying the Regulation 14 version of the UNP.

- SHELAA/UPP/03: '7 Stockerston Road, Uppingham': A smaller site with less potential to significantly contribute towards local housing targets. SHELAA considers the site as being undeliverable.
- SHELAA/UPP/06a: 'Land off Leicester Road, Uppingham': The site forms part of an existing allocation within the 'made' UNP (see Policy 3).
- SHELAA/UPP/06b: 'Land off Leicester Road, Uppingham': Considered as an area of important local space within 'made' UNP and has previously been rejected by Rutland County Council based on the findings of the SHELAA.
- SHELAA/UPP/07: 'Land at Gypsy Hollow Lane, Uppingham': The site is unavailable as the owner has withdrawn the land from consideration.
- SHELAA/UPP/08: 'Land North of Leicester Road': Planning application [2019/0524/OUT](#) for 163 homes submitted to Rutland County Council; decision pending (subject to a Section 106 agreement). The site is identified in the 'made' UNP³⁴ as an allocation (see Policy 3) and is located directly to the north of SHELAA/UPP/06a which has existing permission. In this respect, the site is considered as an existing commitment and has not been taken forward for further assessment within the SEA. Within the refreshed UNP, the Town Council are supportive in principle of allocating at this site providing that local community knowledge and aspirations are reflected in shaping the way development of the site is delivered within the neighbourhood area. These aspirations (as outlined within Policy UHA-3 within the UNP) would accompany the requirements within the decision notice for the scheme (if approved) and have been developed in collaboration with the developer of the proposed scheme. This is further discussed within the appraisal of UNP policies presented in **Chapter 5** of this Environmental Report.

³¹ The initial housing sites selection report contributes to the evidence base for the UNP and accompanies the Regulation 14 version of the UNP.

³² Rutland County Council (2019, 2021): 'SHELAA', [online] available to access [here](#)

³³ It is recognised that Rutland County Council are undertaking a refreshed 'call for sites' process as part of the new Rutland Local Plan (applications opened in February 2022 and is an ongoing at present). Reflecting the sites which are shown on the latest interactive map (accessible [here](#)), no additional sites have come forward within the neighbourhood area further to those which are already known to the community.

³⁴ Uppingham Town Council (2016): 'Uppingham Neighbourhood Plan 2013-2026', [online] available to access [here](#)

- SHELAA/UPP/09a and 09b: 'Land off the Quadrant, Uppingham': The sites have previously been rejected by Rutland County Council based on the findings of the SHELAA.
- SHELAA/UPP/10: 'Welland Vale, Glaston Road, Uppingham': The site is disjointed from the existing settlement and is potentially within an area of high landscape sensitivity. Previously rejected by Rutland County Council.
- UNP21/SS/01: 'Seaton Road': A smaller site with less potential to significantly contribute towards local housing targets. The site is also unavailable as the owner has withdrawn the land from consideration.

Potential site options considered through the SEA

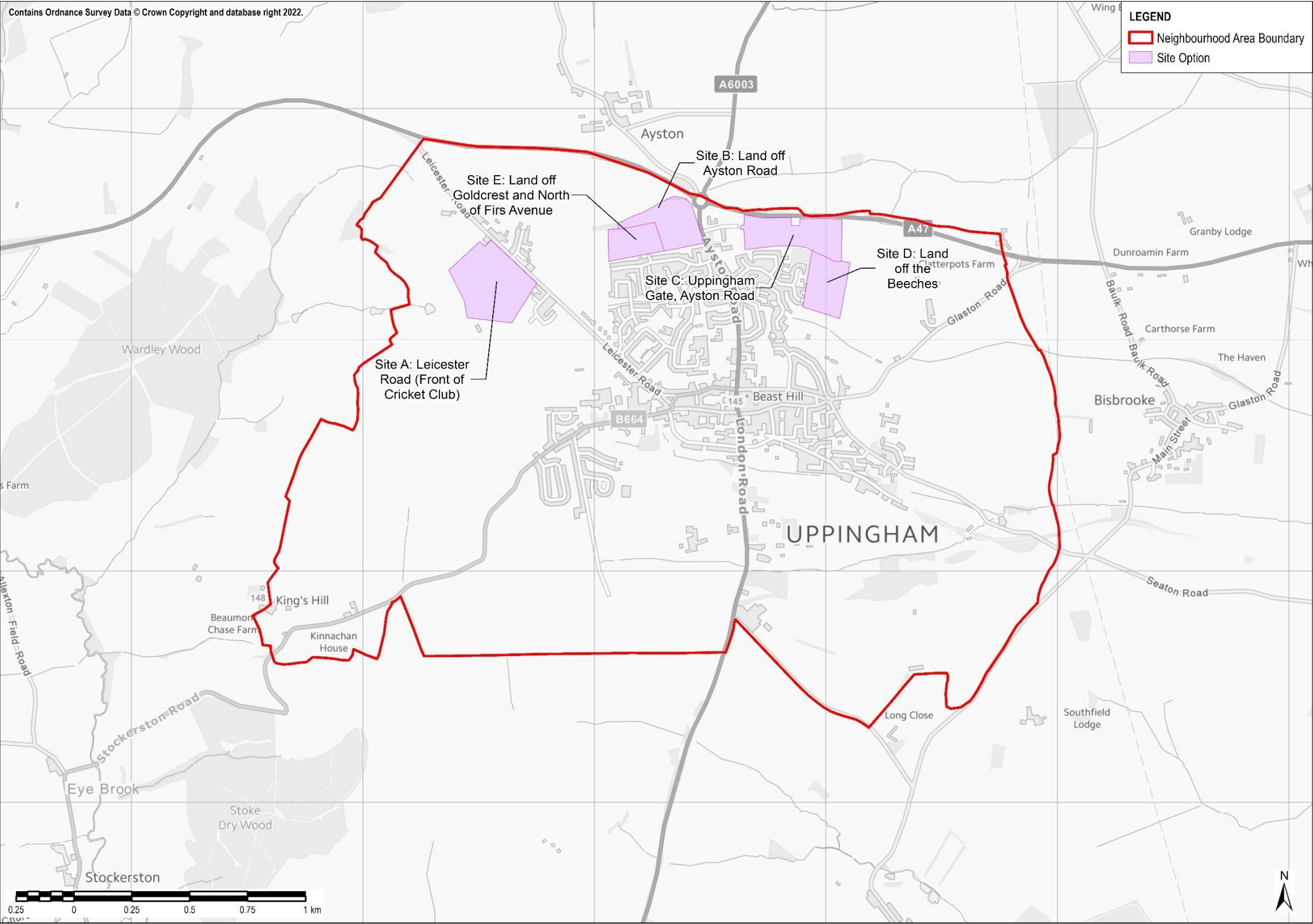
- 4.11 Following the initial site assessment process, a total of six sites were identified as potential locations to consider for a Neighbourhood Plan allocation. All six sites are adjacent or very near to the settlement boundary for Uppingham.
- 4.12 To support the consideration of the suitability of the shortlisted sites for a potential allocation of a type appropriate for the Neighbourhood Plan, the SEA process has appraised the key constraints and opportunities present at the each of the relevant sites.
- 4.13 In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping (see **Chapter 3**, above) and the baseline information. These appraisals undertaken through the SEA have been undertaken separately to the initial site assessments undertaken for the UNP.
- 4.14 The sites are listed in **Table 4.1** and shown in the figure below.

Table 4.1: Potential site options considered through the SEA

Housing Sites Selection Report ref.	SEA ID	Name of site, address	Size (Ha) ³⁵
UNP21/LS/04	Site A	Leicester Road (Front of Cricket Club)	8.37
UNP21/LS/05	Site B	Land off Ayston Road	4.17
UNP21/LS/01	Site C	Uppingham Gate, Ayston Road	5.60
UNP21/LS/03	Site D	Land off the Beeches ³⁶	4.10
UNP21/LS/02	Site E	Land off Goldcrest and North of Firs Avenue	2.63

³⁵ Represents total site size and not necessarily total developable area and is taken from the initial housing sites selection report evidence base document accompanying the Regulation 14 version of the UNP.

³⁶ The boundary for this site is a combination of the following two SHELAA sites: SHELAA/UPP/01 and SHELAA/UPP/12.



Site options appraisal findings

4.15 Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the appraisal has been presented through the seven SEA themes, as follows:

- Biodiversity and Geodiversity.
- Climate Change.
- Community Wellbeing.
- Historic Environment.
- Land, Soil, and Water Resources.
- Landscape and Townscape; and
- Transportation.

4.16 The appraisal considers the relative sustainability merits of each of the potential site options. Findings are presented as a commentary on effects. It is anticipated that this will provide the reader with a likely indication of the relative performance of the potential site options in relation to each theme considered.

4.17 Sources of information to support the appraisal has included (amongst others): Ordnance Survey maps, MAGIC Interactive Map³⁷, the Environment Agency's Flood Risk Maps for England³⁸, Natural England's Agricultural Land Classification maps³⁹⁴⁰, Google Earth⁴¹, reports and interactive mapping layers available on Rutland County Council's webpages⁴², and baseline studies provided by the Steering Group (available to access via the UNP's website)⁴³.

4.18 **Table 4.2** to **Table 4.6** below present the findings of the appraisal of the site options for each of the SEA themes. **Table 4.7** which follows presents a summary of the appraisal findings.

³⁷ MAGIC (2022): 'Interactive Map', [online] available to access [here](#)

³⁸ Environment Agency (2022): 'Flood Map for Planning', [online] available to access [here](#)

³⁹ Natural England (2010): 'Regional Agricultural Land Classification Maps and Likelihood of Best and Most Versatile Land', [online] available to access [here](#)

⁴⁰ Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic Scale Map for the South East Region (ALC019)', [online] available to access [here](#)

⁴¹ Google (2022): 'Google Earth', [online] available to access [here](#)

⁴² Rutland County Council (2022): 'Planning', available to access [here](#)

⁴³ Uppingham Town Council (2022): 'Uppingham Neighbourhood Plan', available to access [here](#)

Table 4.2: Site A

SEA Theme **Commentary, Site A: Leicester Road (Front of Cricket Club)**



**Biodiversity and
Geodiversity**

This site does not overlap with any international or national biodiversity and geodiversity designations – the nearest designation is the Allerton Wood SSSI, which is located within 3km south west of the site. The site does not overlap with SSSI IRZs for the types of development that could potentially be taken forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

It is important to note the Rutland Water Ramsar designation and Special Protection Area designation are approximately 5.2km north east from this site. Whilst it is unlikely development at this site itself would impact on the biodiversity and geodiversity of the designations, it is recognised Rutland Water has a recreational value and as such, a potential increase in development could increase recreational pressure and impacts on the natural environment.

In terms of local designations, there are no BAP Priority Habitats on the site or in immediate proximity that could be impacted by development (though it is noted there is an area of deciduous woodland approximately 410m north west). As such, development on this site is not expected to impact on important habitats. It is noted the site is located next to a local wildlife site (Uppingham, Ash trees south of Leicester Road).

Aerial imagery indicates there are a variety of trees and hedgerows located along the site boundaries and along the route connecting Leicester Road to the Uppingham Town Cricket Club. These features should be retained and enhanced (where appropriate) within new development areas, alongside the delivery of net gains.

Neutral effects are therefore concluded pre-mitigation, given the lack of international and national designations and habitats within proximity to the site and the presence of boundary vegetation.

SEA Theme Commentary, Site A: Leicester Road (Front of Cricket Club)

Climate Change Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Uppingham and an intensification of use at this location. However, as Uppingham offers a good variety of local services and facilities, including a surgery, primary and secondary education centres, small businesses and a food store, residents are unlikely to need to travel outside of the neighbourhood area for day-to-day needs, which will reduce CO₂ emissions originating from the area. It is noted this site is a distance (approximately 1km) from the town centre and its associated facilities and services. Whilst there is provision for safe pedestrian and cycle access through the pavement on Leicester Road, and the opportunity to make use of the bus services, development could see an increase in private vehicle use and associated CO₂ emissions.

With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1, which means it has a low probability of experiencing flooding. The site does have a small area at risk of surface water flooding on the eastern site boundary. However, given the size of the area at risk, the site as a whole is considered to have a low risk of surface water flooding.

Neutral effects are therefore concluded pre-mitigation given there are sustainable and active transportation opportunities, the existing services and facilities provided by Uppingham Town and the low risk of flooding at this site.

Community Wellbeing Given the size of this site, which is a relatively large area of greenfield land, an allocation of the whole site is likely to positively contribute towards local housing needs by providing a mix of types and tenures (including potential affordable homes). The site is located a distance from the town centre, which is approximately 900m south east. However, the site does offer pedestrian, cycling and sustainable transport opportunities to access the services and facilities in Uppingham Town and outside the neighbourhood area. The site is located north west and south of existing residential developments.

Uppingham is well served by community infrastructure, offering multiple primary schools and a secondary school, a surgery, various sports clubs, a variety of hotels, multiple small businesses and restaurant and cafes, as well as playgrounds, allotments, a skatepark and the Co-op food store. Given this, an allocation at this site would be able to meet the needs of new residents through the existing infrastructure (and it is expected that contributions from developments will be sought for community infrastructure enhancements). Whilst the site is not located in proximity to much community infrastructure, it is within walking distance of the Uppingham Town Cricket Club. Access to this feature would be maintained through development here. Additionally, allocating this site would not result in the loss of public open space or employment land. This ensures community wellbeing is maintained by not developing important areas for recreation or work.

Overall, **positive** effects are concluded pre-mitigation for this site given that it is well located in relation to existing facilities and services and would not result in the loss of employment opportunities or recreational space.

SEA Theme Commentary, Site A: Leicester Road (Front of Cricket Club)

Historic Environment	<p>There are no listed buildings within proximity to the site that would be impacted by an allocation here. However, there is a scheduled monument approximately 370m north west of the site – the Castle Hill motte and bailey, Beaumont Chase. It is possible views to and from this designation could be affected by development at this site given the open character of the landscape and lack of development between the designation and this site.</p> <p>The Uppingham Conservation Area is located approximately 500m south east of this site, and the Ayston Conservation Area is located approximately 700m north east of the site. Despite this proximity, existing development in the neighbourhood area screens this site from these designations.</p> <p>The local HER indicates there are multiple local historic environment features on this site, including find spots, undated ditches and enclosures, potential pit alignments and a potential Saxon site. It is recommended that a study is undertaken before development begins if this site is allocated to fully understand the historical significance of this site.</p> <p>Overall, uncertain effects are concluded pre-mitigation for this site given its proximity to a scheduled monument and the presence of multiple local HER within the site's perimeter.</p>
Land, Soil and Water Resources	<p>Development at this site would result in the loss of greenfield land. Aerial imagery indicate this site is used for agricultural purposes; according to the indicative ALC for the East Midlands region provided by Natural England, it is within Grade 2 'Very Good' or 3 'Good to Moderate' agricultural land and moderate or high likelihood of being BMV land. However, due to the map resolutions, there is uncertainty over which grade the site falls under. Whilst the development of this site would not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to meet the emerging housing numbers via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. The site does not overlap with a mineral safeguarding area.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S832 – River Welland NVZ and the Safeguard Zone (Surface Water) SWGZ1005.</p> <p>Negative effects are concluded for this site pre-mitigation given the loss of greenfield, potentially high-quality land in agricultural use, and the potential to impact on the NVZ and safeguarding zone.</p>
Landscape and Townscape	<p>The site is located adjacent to part of the existing settlement of Uppingham Town to the north, and approximately 250m north west of the main settlement boundary. Given the relatively large size of the site, development of the whole site could lead to major changes in the size and character of the existing settlement, especially given the site is approximately 5m higher in elevation and slopes eastwards, and that the southern and western boundaries back onto open landscape. As such, it is possible development could be viewed from existing structures in the settlement boundary.</p> <p>Additionally, the site is identified as being within the 'Uppingham Plateau' landscape type. Although not assessed in the Rutland County Council Landscape Sensitivity and Capacity Study 2010, the site is considered to have a high landscape sensitivity given its higher elevation and its proximity to areas covered in the 2010 study, which are concluded to have a high sensitivity. As such, an allocation here could result in adverse impacts on the surrounding landscape. Overall, negative effects are concluded likely for this site pre-mitigation given the potential impacts on the landscape and existing Uppingham Town, and the high landscape sensitivity of the area.</p>

SEA Theme Commentary, Site A: Leicester Road (Front of Cricket Club)

Transportation	<p>There are no railway stations in proximity to the site, the closest being located approximately 10km away in Oakham to the north. However, the site has a bus stop on its northern site boundary and across Leicester Road to the north, which will allow access to service 747 and service R4A. These services provide for sustainable transportation to a variety of locations including Melton Mowbray, Oakham, Whissendine, Humberstone, Eart Norton and Bushby.</p> <p>Leicester Road is the closest road to the site, located on the northern site boundary. The road has pavement access to facilitate safe active transportation methods (walking and cycling) into the centre of Uppingham Town, which is approximately 900m south east. Leicester Road provides vehicular access to the A47 to the north west and the A6003 to the south east, which allows for travel on the strategic road network to Oakham, Great Oakley, Leicester, and Peterborough. Additionally, there is the potential for a road link to be built between Leicester Road and Stockerston Road through this allocation, which would provide easier access to the B664 and associated roads to the south.</p> <p>There are no PRow within the site perimeter, but there is a public footpath approximately 200m south east along Leicester Road which provides safe pedestrian access to the settlement of Ayston outside of the neighbourhood area to the north.</p> <p>Given this, positive effects are concluded likely for this site pre-mitigation given its transportation opportunities and relatively easy access to the centre of Uppingham Town and neighbouring settlements, as well as the potential for a link road to strengthen the local road network.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.3: Site B

SEA Theme Commentary, Site B: Land off Ayston Road



**Biodiversity and
Geodiversity**

There are no international or national biodiversity and geodiversity designations overlapping this site or within proximity to it, nor are there any designations within 3km of the site boundaries. As such, this site is not subject to SSSI IRZs for the types of development likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

The Rutland Water designations (Ramsar and SPA) are approximately 4.7km north east from this site. Whilst it is unlikely development at this site itself would impact on the biodiversity and geodiversity of the designations, it is recognised increased recreational pressure at Rutland Water could impact on its natural environment and biodiversity and geodiversity value.

In terms of local designations, there are no BAP Priority Habitats on the site or in immediate proximity that could be impacted by development (though there is an area of woodpasture and parkland habitat approximately 480m north west outside of the neighbourhood area). Given this distance, it is unlikely that development on this site will cause adverse impacts to the habitat. The site is also located approximately 400m from a local wildlife site (Uppingham, Ash trees south of Leicester Road).

According to aerial imagery, there are trees and hedgerows located along the site boundaries, and there is a small, wooded area adjacent to the western boundary. These features should be retained and enhanced (where appropriate) within new development areas, alongside the delivery of net gains.

Neutral effects are therefore concluded pre-mitigation, given the lack of international and national designations and habitats within proximity to the site and the presence of boundary vegetation.

SEA Theme Commentary, Site B: Land off Ayston Road

Climate Change Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Uppingham and an intensification of use at this location. Despite this, Uppingham does provide a good variety of local services and facilities, including a surgery, primary and secondary education centres, small businesses and a food store. As such, residents are unlikely to need to travel outside of the neighbourhood area for day-to-day needs, which will reduce CO₂ emissions originating from the area. Whilst the health infrastructure is across the road to the east of this site, the remaining facilities are within the town centre, which is approximately 750m south of the site. Whilst there is provision for safe pedestrian and cycle access to the town centre, and the option to engage with bus services on Ayston Road, it is likely vehicles will be used to access certain facilities like primary education. As such, development at this site could see an increase in CO₂ emissions linked to transportation.

With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1; as such, it is considered to have a low probability of experiencing flooding. However, this site is at varying risk of surface water flooding along the northern site boundary, and this feeds into two areas of low and medium risk within the site perimeter. Despite this, the site it is considered to have a low risk of surface water flooding.

Neutral effects are therefore concluded pre-mitigation given the sustainable and active transportation opportunities, the proximity of the health infrastructure of Uppingham and the further services and facilities provided by Uppingham Town, and the overall low risk of flooding.

Community Wellbeing This greenfield site is a moderate size, and an allocation of the whole site is likely to positively contribute towards local housing needs by providing a mix of types and tenures (including potential affordable homes). This site is located to the north of the town centre, but its proximity to Ayston Road on the eastern site boundary will allow for active and sustainable transport opportunities into the town centre 800m south via pavement provision and bus services. The site is directly north of an existing residential development, which will help it blend into the settlement.

Uppingham is well served by community infrastructure, offering multiple primary schools and a secondary school, a surgery, various sports clubs, a variety of hotels, multiple small businesses and restaurant and cafes, as well as playgrounds, allotments, a skatepark and the Co-op food store. As such, allocating this site for development would not risk residents needs not being met (additionally, it is expected that contributions from developments will be sought for community infrastructure enhancements). Additionally, this site is directly west of the health infrastructure of Uppingham – the surgery and a dentistry, which is beneficial for potential residents of this site as they would not need to travel far to access health advice. Furthermore, an allocation at this site would not result in the loss of public open space or employment land. This ensures community wellbeing is maintained by not developing important areas for recreation or work.

Overall, **positive** effects are concluded pre-mitigation for this site given that it is well located in relation to existing facilities and services, especially health infrastructure, and would not result in the loss of employment opportunities or recreational space.

SEA Theme Commentary, Site B: Land off Ayston Road

Historic Environment	<p>There are no listed buildings within proximity to the site that would be impacted by an allocation here, nor are there any nationally designated heritage assets within 1km of the site boundary that could experience changes through development here.</p> <p>The site is located approximately 450m north of the Uppingham Conservation Area and approximately 380m south east of the Ayston Conservation Area. Despite this proximity, existing development in the neighbourhood area provides an element of visual screening of this site from the Uppingham Conservation Area. Additional screening may be required to reduce the visual impact on the Ayston Conservation Area given the open space between the site and the designation.</p> <p>The local HER indicates there is a large local historic environment feature within the site boundaries indicating past historical finds (two separate records), including pottery and flint. It is recommended that a study is undertaken before development begins if this site is allocated to fully understand the historical significance of this site.</p> <p>Overall, uncertain effects are concluded pre-mitigation for this site given its proximity to the Ayston Conservation Area and the presence of local HER within the site's perimeter.</p>
Land, Soil and Water Resources	<p>Development at this site would result in the loss of greenfield land, though it is not easily concluded whether this site is in agricultural use at present. According to the indicative ALC for the East Midlands region this site is within an area of Grade 2 'Very Good' agricultural land and has a high likelihood of being BMV land. Whilst the development of this site would not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to meet the emerging housing numbers via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. It is noted that the site does not overlap with a mineral safeguarding area.</p> <p>Furthermore, there are no watercourses within or in proximity to this site. However, the site does overlap with the Surface Water S832 – River Welland NVZ and the Safeguard Zone (Surface Water) SWGZ1005.</p> <p>Negative effects are concluded for this site pre-mitigation given the loss of greenfield and high quality land, and for the potential to negatively impact on the NVZ and the safeguarding zone.</p>

SEA Theme Commentary, Site B: Land off Ayston Road

Landscape and Townscape	<p>The site is located adjacent to the existing settlement of Uppingham Town to the north. Given the relative size of the site, development has the potential to lead to moderate changes in the size and character of the existing settlement, especially given the site slopes northwards and development could be viewed from existing structures to the south. The presence of the A47 to the north, Ayston Road to the east and Leicester Road to the south have created a 'cut off' surrounding landscape in which the site sits, which is the area that would be most susceptible to changes brought about by development at Site B.</p> <p>Additionally, the site is identified as being within the 'Uppingham Ridges and Valleys' landscape type. This site was assessed under two sites (U7A and U7B) in the Rutland County Council Landscape Sensitivity and Capacity Study 2010, through which it was concluded the site has a moderate to high landscape sensitivity and a low to medium landscape capacity. As such, an allocation here could result in adverse impacts on the local landscape, as the site is located in an already sensitive area and does not have the best capacity for change.</p> <p>Overall, negative effects are concluded likely for this site pre-mitigation given the potential impacts on the landscape and existing Uppingham Town settlement, and the landscape sensitivity and capacity of the area.</p>	
Transportation	<p>There are no railway stations in proximity to the site – Oakham station is the closest and is approximately 9km to the north. The site has good access to sustainable transportation options, with a bus stop being located on its eastern boundary that allows access to services R1 and R5 and locations including Glaston, Barrowden, Stamford, Corby, Wing and Oakham.</p> <p>Ayston Road (A6003) is the closest road to the site, located on the eastern site boundary. The road allows for safe active transportation methods through its pavement provision, which would enable residents to travel the 800m south to the centre of Uppingham Town. Ayston Road provides vehicular access to the A47 and A6003 to the north, which allows for travel on the strategic road network to Oakham, Great Oakley, Leicester, and Peterborough.</p> <p>There is a public footpath approximately 150m east of the site which provides safe pedestrian access to the A6003 to the north and The Beeches to the south. There is another footpath approximately 150m west of the site which provides safe pedestrian access to the settlement of Ayston outside of the neighbourhood area to the north.</p> <p>Given this, positive effects are concluded likely for this site pre-mitigation given its transportation opportunities and relatively easy access to the centre of Uppingham Town and neighbouring settlements.</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.4: Site C

SEA Theme

Commentary, Site C: Uppingham Gate, Ayston Road



**Biodiversity and
Geodiversity**

This site does not overlap with any international or national biodiversity and geodiversity designations. Nor are there any important designations within 3km of the site – as such, an allocation here would not be limited by SSSI IRZs for the types of development that could potentially be taken forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

The Rutland Water Ramsar designation and Special Protection Area designation are located approximately 4.6km north from this site. Development at this site in Uppingham is unlikely to have a direct impact on the biodiversity and geodiversity value of the site; however, increased recreational pressure as a result of development could result in impacts to the natural environment of the designated area.

There are no BAP Priority Habitats on the site or in immediate proximity that could be impacted by development (though there is an area of woodpasture and parkland habitat approximately 840m north west in the Ayston neighbourhood area). As such, an allocation at this site is not likely to impact important habitats. It is noted there is a local wildlife site is within 500m of the site (Ayston stream hedge).

Aerial imagery indicates there are a variety of trees and hedgerows located along the site boundaries, as well as two hedges running north to south within the site perimeter. Additionally, there is a wooded area adjacent to the southern site boundary. These features should be incorporated into the development proposals and enhanced (where appropriate), which will help deliver net gains and improve biodiversity connectivity in the neighbourhood area.

Neutral effects are therefore concluded pre-mitigation, given the lack of international and national designations and habitats within proximity to the site and the presence of boundary vegetation, which is connected to two hedgerows within the site perimeter.

SEA Theme

Commentary, Site C: Uppingham Gate, Ayston Road

Climate Change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Uppingham and an intensification of use at this location. However, as Uppingham offers a good variety of local services and facilities, including a surgery, primary and secondary education centres, small businesses and a food store, residents are unlikely to need to travel for day-to-day needs, which will reduce CO₂ emissions originating from the area. Whilst the health infrastructure is within proximity to this site (less than 100m to the west), the remaining facilities are within the town centre, which is a distance from the site to the south. Ayston Road (the nearest main road to the site) does provide for safe pedestrian and cycle access to the town centre through pavement access, and there is also the option to engage with bus services on Ayston Road. Despite this, it is likely vehicles will be used to access certain facilities like primary education. As such, development at this site could see an increase in CO₂ emissions linked to transportation.</p> <p>With regards to flood risk issues, the whole site is within Fluvial Flood Zone 1; as such, it has a low probability of experiencing flooding. The site is at risk of surface water flooding along the northern site boundary due to the presence of the A47 road adjacent to the north; this feeds into an area at low risk of surface water flooding in the middle of the site. Overall, the site it is considered to have a low risk of surface water flooding.</p> <p>Neutral effects are therefore concluded pre-mitigation given the sustainable and active transportation opportunities available to access the town centre, the services and facilities provided by Uppingham Town and the overall low risk of flooding.</p>
Community Wellbeing	<p>Given the size of this site, which is a moderate area of greenfield land, an allocation of the whole site is likely to positively contribute towards local housing needs by providing a mix of types and tenures (including potential affordable homes). The site is located within walking and cycling distance of the town centre (approximately 800m south of the site) and also on a bus route to allow for sustainable travel into the town centre and areas outside of the neighbourhood area. The site is located north of an existing residential development.</p> <p>Uppingham is well served by community infrastructure, offering multiple primary schools and a secondary school, a surgery, various sports clubs, a variety of hotels, multiple small businesses and restaurant and cafes, as well as playgrounds, allotments, a skatepark and the Co-op food store. Given this, an allocation at this site would be able to meet the needs of new residents through the existing infrastructure (and it is expected that contributions from developments will be sought for community infrastructure enhancements).</p> <p>Furthermore, an allocation at this site would not result in the loss of public open space.</p> <p>Overall, positive effects are concluded pre-mitigation for this site given that it is well located in relation to existing facilities and services and would not result in the loss of recreational space.</p>

SEA Theme

Commentary, Site C: Uppingham Gate, Ayston Road

Historic Environment	<p>There are no listed buildings within proximity to the site that would be impacted by an allocation here. Additionally, there are no nationally designated heritage assets scheduled monuments within 1km of the site boundaries, nor are there any local historic environment features within the site boundaries.</p> <p>The site is located approximately 400m north of the Uppingham Conservation Area and approximately 620m south east of the Ayston Conservation Area. Despite this proximity, existing development in the neighbourhood area provides an element of visual screening between this site from the Uppingham Conservation Area. Additional screening may be required to reduce the visual impact on the Ayston Conservation Area given the open space between the site and the designation.</p> <p>Overall, neutral effects are concluded pre-mitigation for this site given its proximity to the Ayston Conservation Area.</p>	
Land, Soil and Water Resources	<p>Development at this site would result in the loss of greenfield land. Aerial imagery indicates there is a small level of brownfield development in the eastern half of this site – a couple of sheds to the south and development to the north. In this respect, new development areas focused in this section of the site will promote the efficient use of previously developed land. Though aerial imagery does not make it clear as to whether the site is in agricultural use, according to the indicative ALC for the East Midlands region this site is within Grade 2 ‘Very Good’ agricultural land and has a high likelihood of being BMV land. Whilst the development of this site would not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to meet the emerging housing numbers via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. Additionally, it does not overlap with a mineral safeguarding area.</p> <p>There are no watercourses within or in proximity to this site, but the site does overlap with the Surface Water S832 – River Welland NVZ and the Safeguard Zone (Surface Water) SWGZ1005.</p> <p>Negative effects are concluded for this site pre-mitigation given the loss of greenfield and high-quality land, and for the potential to negatively impact on the NVZ and the safeguarding zone.</p>	

SEA Theme

Commentary, Site C: Uppingham Gate, Ayston Road

Landscape and Townscape	<p>The site is located adjacent to the settlement boundary for Uppingham Town to the north of the settlement. Given the relative size of the site, development has the potential to cause moderate change in the size and character of the existing settlement by extending the settlement northwards towards the A47. The site slopes north west, and development could be viewed from existing structures to the south and south west.</p> <p>The site is seen to be within the 'Uppingham Ridges and Valleys' landscape type; and a part of this site was assessed under U2A in the Rutland County Council Landscape Sensitivity and Capacity Study 2010. The study concluded that part of the site to the east has a moderate landscape sensitivity and a medium to high landscape capacity. In this respect, it is possible the site will cope with landscape change better than others in Uppingham, especially given impacts are also dependent on the design of schemes brought forward at this location. Nonetheless, as the site is a large area of greenfield land, development of the whole site will significantly change its character.</p> <p>Overall, uncertain effects are concluded likely for this site pre-mitigation given the potential impacts on the landscape and existing Uppingham Town settlement, and the landscape sensitivity and capacity of the area.</p>	
Transportation	<p>The site is not within proximity to a train station, the nearest being located approximately 9km north outside of the neighbourhood area in Oakham. The site is, however, within proximity to a bus stop on Ayston Road to the west, which allows for access to services R1 and R5 that travel to a range of locations, including Glaston, Barrowden, Stamford, Corby, Wing and Oakham.</p> <p>Ayston Road (A6003) is the closest road to the site, located to the west. The road has pavement access to facilitate safe active transportation methods (walking and cycling) into the centre of Uppingham Town, which is approximately 820m south. Ayston Road provides vehicular access to the A47 and A6003 to the north, which allows for travel on the strategic road network to Oakham, Great Oakley, Leicester, and Peterborough.</p> <p>There is a public footpath approximately 50m west of the site which provides safe pedestrian access to the A6003 to the north and The Beeches to the south.</p> <p>Given this, positive effects are concluded likely for this site pre-mitigation given its transportation opportunities and relatively easy access to the centre of Uppingham Town and neighbouring settlements.</p>	
Key		
Likely adverse effect (without mitigation measures)	Likely positive effect	
Neutral/no effect	Uncertain effect	

Table 4.5: Site assessment for Site D

SEA Theme Commentary, Site D: Land off the Beeches



Biodiversity and Geodiversity As this site does not overlap with any international or national biodiversity and geodiversity designations (nor are there any within 3km of this location), there is no overlap with SSSI IRZs for the types of development that could potentially be taken forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

It is important to note the Rutland Water Ramsar designation and Special Protection Area designation are approximately 4.8km north from this site. Whilst it is unlikely development at this site itself would impact on the biodiversity and geodiversity of the designations, it is recognised Rutland Water has a recreational value and as such, a potential increase in development could increase recreational pressure and impacts on the natural environment.

This site does not form part of a BAP Priority Habitat, nor is it in proximity to one (the nearest being an area of deciduous woodland approximately 800m south of the site). As such, an allocation for development at this site is not expected to impact important habitats in the neighbourhood area. It is noted that the site is approximately 500m from a local wildlife site (Ayston stream hedge).

Aerial imagery indicates there are a variety of trees and hedgerows located along the site boundaries, and a wooded area adjacent to the western site boundary. These features should be retained and enhanced (where appropriate) within new development areas, alongside the delivery of net gains.

Neutral effects are therefore concluded pre-mitigation, given the lack of international and national designations and the presence of boundary vegetation.

SEA Theme Commentary, Site D: Land off the Beeches

Climate Change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Uppingham and an intensification of use at this location. However, as Uppingham offers a good variety of local services and facilities, including a surgery, primary and secondary education centres, small businesses and a food store, residents are unlikely to need to travel for day-to-day needs, which will reduce CO₂ emissions originating from the area. Whilst this site is better related to the town centre than other sites, there is currently no access – and as such, sustainable and active transportation opportunities are unknown.</p> <p>The whole site is considered to be within Flood Zone 1, with no risk of surface water flooding on the site or in proximity to it.</p> <p>Uncertain effects are therefore concluded pre-mitigation – this is due to the range of the services and facilities provided by Uppingham Town and the low risk of flooding, and the uncertainty around sustainable and active transportation opportunities.</p>
Community Wellbeing	<p>This greenfield site is a moderate size – and an allocation here would likely contribute positively towards local housing needs. However, as it currently stands, the site is currently not well located in terms of its relation to the town centre; though it is adjacent to the settlement boundary and adjacent to existing residential development to the west, there is currently no access to and from the site. Access would need to be established through a neighbouring field in order to connect to the road network, reducing the viability of the site. However, it is recognised that the neighbouring field is an available SHELAA site. In this respect, access to this site from the road network might be possible during the plan period, although this is dependent on development coming forward within the neighbouring field. There is the potential for access to come from the road network to the west of the site – though as this is a cul-de-sac it is less suited to accommodate the frequent vehicle se that would come forward if access was established here.</p> <p>Uppingham is well served by community infrastructure, offering multiple primary schools and a secondary school, a surgery, various sports clubs, a variety of hotels, multiple small businesses and restaurant and cafes, as well as playgrounds, allotments, a skatepark and the Co-op food store. Given this, an allocation at this site would be able to meet the needs of new residents through the existing infrastructure once the issue of access has been resolved (furthermore, it is expected that contributions from developments will be sought for community infrastructure enhancements).</p> <p>An allocation at this site would not result in the loss of public open space.</p> <p>Overall, uncertain effects are concluded pre-mitigation for this site given that it is currently not well located in relation to existing facilities and services. It is noted this has the potential to be remedied through resolving the issue of access (although this is dependent on the adjacent field being brought forward for development during the plan period).</p>

SEA Theme Commentary, Site D: Land off the Beeches

Historic Environment	<p>There are no listed buildings within proximity to the site that would be impacted by an allocation here; nor are there any nationally designated heritage assets within proximity to this site. The site is located approximately 350m north east of the Uppingham Conservation Area. Despite this proximity, existing development in the neighbourhood area screens this site from the Uppingham Conservation Area. Furthermore, the local HER indicates there are no local historic environment features within the site boundaries.</p> <p>Overall, neutral effects are concluded pre-mitigation for this site given its proximity to the Uppingham Conservation Area and its relative screening.</p>	
Land, Soil and Water Resources	<p>Development at this site would result in the loss of greenfield land, which is currently in agricultural use according to aerial imagery. As such, development here has the potential to take land out of use that is Grade 2 'Very Good' agricultural land with a high likelihood of being BMV land. Whilst the development of this site would not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to meet the emerging housing numbers via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. The site does not experience any overlap with mineral safeguarding areas.</p> <p>Whilst there are no watercourses within the site perimeter or in proximity to the site boundaries, the site does fall within the Surface Water S832 – River Welland NVZ and the Safeguard Zone (Surface Water) SWGZ1005.</p> <p>Negative effects are concluded for this site pre-mitigation given the loss of greenfield and high-quality land, which is in agricultural use and could be better suited for productive use, and for the potential to negatively impact on the NVZ and the safeguarding zone.</p>	
Landscape and Townscape	<p>The site is located adjacent to the settlement boundary for Uppingham Town towards the north east. Given the size of the proposed site, development of the whole site could lead to moderate changes in the size and character of the existing settlement. The site slopes to the east very gently, and development could be viewed from existing structures to west and east. Due to existing housing development to the west, and open / agricultural fields to the north, east and south, it is likely development here could impact on the rural / open feel of the landscape.</p> <p>The site is concluded to be indicative of the 'Uppingham Ridges and Valleys' landscape type. The site was assessed under section U2A in the Rutland County Council Landscape Sensitivity and Capacity Study 2010, through which it was concluded to have a moderate landscape sensitivity and a medium to high landscape capacity. Given this, development in this location is less likely to result in adverse impacts. However, landscape impacts are dependent on the design of schemes that are brought forward. Nonetheless, as the site is a large area of greenfield land, development of the whole site will significantly change its character.</p> <p>Overall, uncertain effects are concluded likely for this site pre-mitigation given the potential impacts on the landscape and existing Uppingham Town settlement, and the landscape sensitivity and capacity of the area.</p>	

SEA Theme Commentary, Site D: Land off the Beeches

Transportation	<p>At present, there is no access to and from this site as it is located away from the local road network and has no road links to existing development. Access would need to be established through a neighbouring field to connect to the road network. As the neighbouring field is an available SHELAA site, access to the road network from this site might be possible during the plan period, although this is dependent on development coming forward within the neighbouring field. This would allow the site to have access to the nearest train station (located approximately 10km north in Oakham) and bus services that run on Ayston Road.</p> <p>Given it is the nearest road to the site, Ayston Road would be the main route in and out of Uppingham Town centre. The road has pavement access to facilitate safe active transportation methods (walking and cycling) into the centre of the settlement, and the road also links with the A47 and A6003 to the north, which allows for travel on the strategic road network to Oakham, Great Oakley, Leicester, and Peterborough.</p> <p>Whilst there are no public rights of way within the site perimeter, there is a public footpath approximately 300m north west of the site which provides safe pedestrian access to the A6003 to the north and The Beeches to the south.</p> <p>Given this, negative effects are concluded likely for this site pre-mitigation given its lack of transport opportunities at this current point in time.</p>	
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Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/no effect		Uncertain effect

Table 4.6: Site E

SEA Theme Commentary, Site E: Land off Goldcrest and North of Firs Avenue



Biodiversity and Geodiversity There is no overlap with international and national biodiversity and geodiversity designations at this site, nor are there any designations within 3km of this location. As such, an allocation here would not need to consult with Natural England as there is no overlap with SSSI IRZs for the types of development that are likely to come forward through the neighbourhood plan (i.e., residential, rural residential and rural non-residential).

The Rutland Water Ramsar and Special Protection Area designations are an important feature of the wider landscape and are located approximately 4.9km from this site. Development here is unlikely to directly impact on the biodiversity and geodiversity value of the designations, but could increase recreational pressure at these sites which in turn could impact on the natural environment.

In terms of local designations, there are no BAP Priority Habitats on the site that could be impacted by development – the nearest habitat being an area of woodpasture and parkland located approximately 510m north west of the site outside of the neighbourhood area. Given this distance, allocating this site for development is unlikely to impact on nearby important habitats. Additionally, there is a local wildlife site is approximately 265m of the site (Uppingham, Ash trees south of Leicester Road).

Aerial imagery indicates there are trees and hedgerows located along the site boundaries. Additionally, there are clusters of trees that form an ecological corridor along the northern and north western site boundaries. These features should be retained and enhanced (where appropriate) within new development areas, alongside the delivery of net gains.

Neutral effects are therefore concluded pre-mitigation, given the lack of international and national designations and the presence of boundary vegetation.

SEA Theme Commentary, Site E: Land off Goldcrest and North of Firs Avenue

Climate Change	<p>Development of this site will lead to inevitable increases in greenhouse gas emissions from a growth in the built footprint of Uppingham and an intensification of use at this location. However, as Uppingham offers a good variety of local services and facilities, including a surgery, primary and secondary education centres, small businesses and a food store, residents are unlikely to need to travel for day-to-day needs, which will reduce CO₂ emissions originating from the area. Whilst this site is located in good proximity to the health infrastructure in Uppingham, there is currently no access – and as such, sustainable and active transportation opportunities are unknown.</p> <p>The whole site is within Fluvial Flood Zone 1, and as such it has a low probability of experiencing flooding. Additionally, the site does not experience any surface water flooding on or in proximity to it; it is considered to be at no risk of surface water flooding.</p> <p>Uncertain effects are therefore concluded pre-mitigation – this is due to the range of the services and facilities provided by Uppingham Town and the low risk of flooding, and the uncertainty around sustainable and active transportation opportunities.</p>
Community Wellbeing	<p>Given the size of this site, which is of a moderate size and is greenfield, an allocation of the whole site is likely to positively contribute towards local housing needs by providing a mix of types and tenures (including potential affordable homes). However, as it currently stands, the site is not well located in terms of its relation to the town centre. Whilst it is adjacent to existing residential development on its southern boundary, there is currently no access to and from the site. Access would need to be established through a neighbouring field in order to connect to the road network, reducing the viability of the site. However, it is recognised that the neighbouring field is an available SHELAA site. In this respect, access to this site from the road network might be possible during the plan period, although this is dependent on development coming forward within the neighbouring field.</p> <p>Uppingham is well served by community infrastructure, offering multiple primary schools and a secondary school, a surgery, various sports clubs, a variety of hotels, multiple small businesses and restaurant and cafes, as well as playgrounds, allotments, a skatepark and the Co-op food store. Given this, an allocation at this site would be able to meet the needs of new residents through the existing infrastructure once the issue of access has been resolved (additionally, it is expected that contributions from developments will be sought for community infrastructure enhancements). It is noted that this site is within proximity to the Leicester Road allotments.</p> <p>Furthermore, an allocation at this site would not result in the loss of public open space. Nor would it result in the loss of employment land. This would ensure community wellbeing is maintained by not developing important areas for recreation or work.</p> <p>Overall, uncertain effects are concluded pre-mitigation for this site given that it is currently not well located in relation to existing facilities and services. It is noted this would be remedied through resolving the issue of access.</p>

SEA Theme Commentary, Site E: Land off Goldcrest and North of Firs Avenue

Historic Environment	<p>There are no listed buildings within proximity to the site that would be impacted by an allocation here; and whilst there is a scheduled monument approximately 1km west of the site (Castle Hill motte and bailey, Beaumont Chase), it is likely the site is screened from the designation due to existing development.</p> <p>The site is located approximately 390m north west of the Uppingham Conservation Area and approximately 440m south of the Ayston Conservation Area. Despite this proximity, existing development in the neighbourhood area provides an element of screening of this site from the Uppingham Conservation Area. Additional screening may be required to reduce the visual impact on the Ayston Conservation Area given the open space between the site and the designation.</p> <p>The local HER indicates there are no local historic environment features within the site boundaries – but there have been archaeological finds, including pottery and flint. It is recommended that a study is undertaken before development begins if this site is allocated to fully understand the historical significance of this site.</p> <p>Overall, uncertain effects are concluded pre-mitigation for this site given its proximity to the Ayston Conservation Area.</p>
Land, Soil and Water Resources	<p>This site is a greenfield site currently in agricultural use. Given the site's location within Grade 2 'Very Good' agricultural land, and the high possibility of the site being BMV land, an allocation here would result in the loss of productive agricultural land. Whilst the development of this site would not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to meet the emerging housing numbers via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. Similar to most of the available land surrounding Uppingham Town, the site does not overlap with a mineral safeguarding area.</p> <p>This site does not experience an overlap with watercourses, nor is it in proximity to one, but is subject to the guidelines for the Surface Water S832 – River Welland NVZ and the Safeguard Zone (Surface Water) SWGZ1005.</p> <p>Negative effects are concluded for this site pre-mitigation given the loss of greenfield and high-quality land in agricultural use, and for the potential to negatively impact on the NVZ and the safeguarding zone.</p>

SEA Theme Commentary, Site E: Land off Goldcrest and North of Firs Avenue

Landscape and Townscape	<p>The site is located adjacent to the existing settlement of Uppingham Town to the north. Given the size of the site, development here could lead to moderate changes in the size and character of the existing settlement, especially given the site slopes to the north east and development could be viewed from existing structures to the south. The presence of the A47 to the north, Ayston Road to the east and Leicester Road to the south have created a 'cut off' surrounding landscape in which the site sits, which is the area that would be most susceptible to changes brought about by development at Site E.</p> <p>Additionally, the site is identified as being within the 'Uppingham Ridges and Valleys' landscape type. This site was assessed under U7B in the Rutland County Council Landscape Sensitivity and Capacity Study 2010, through which it was concluded the site has a moderate landscape sensitivity and a medium landscape capacity. As such, an allocation here could result in adverse impacts on the surrounding landscape, as the site is located in an already sensitive area and does not have the best capacity for change.</p> <p>Overall, negative effects are concluded likely for this site pre-mitigation given the potential impacts on the landscape and existing Uppingham Town settlement, and the landscape sensitivity and capacity of the area.</p>	
Transportation	<p>At present, there is no access to and from this site as it is located away from the local road network and has no road links to existing development. Access would need to be established through a neighbouring field to connect to the road network. As the neighbouring field is an available SHELAA site, access to the road network from this site might be possible during the plan period, although this is dependent on development coming forward within the neighbouring field. This would allow the site to have access to the nearest train station (located approximately 10km north in Oakham) and bus services that run on Ayston Road.</p> <p>The nearest road to the site is Ayston Road (A6003), located to the east. This road has pavement access to facilitate safe active transportation methods (walking and cycling) into the centre of Uppingham Town and provides access to bus services. Ayston Road provides vehicular access to the A47 and A6003 to the north, which allows for travel on the strategic road network to Oakham, Great Oakley, Leicester, and Peterborough.</p> <p>There are no PRow within the site perimeter, but there is a public footpath approximately 300m west of the site which provides safe pedestrian access to the settlement of Ayston outside of the neighbourhood area to the north.</p> <p>Given this, negative effects are concluded likely for this site pre-mitigation given its lack of transport opportunities at this current point in time.</p>	

Key

Likely adverse effect (without mitigation measures)

Likely positive effect

Neutral/no effect

Uncertain effect

Summary of appraisal findings

Table 4.7: Summary of SEA site appraisal findings

Site	Biodiversity and Geodiversity	Climate Change	Community Wellbeing	Historic Env.	Land, Soil and Water Resources	Landscape and Townscape	Transport
Site A							
Site B							
Site C							
Site D							
Site E							
Key							
Likely adverse effect (without mitigation measures)					Likely positive effect		
Neutral/no effect					Uncertain effect		

4.19 As discussed above within the SEA site appraisal findings, the key constraints to development for all available site options are linked to the 'Landscape' SEA theme, and the 'Land, Soil, and Water Resources' SEA theme. This is primarily linked to the sites comprising of greenfield land surrounding the town, and the proximity (and in some places, overlap) of sections of the sites with areas of 'high' landscape sensitivity and 'low' capacity for change. It is also recognised that there are constraints relating to the 'Transportation' SEA theme with respect to Site D and Site E, as these sites do not currently connect to the existing road network.

4.20 Whilst there are possible constraints to development with respect to the 'Historic Environment' SEA theme, none of the sites directly overlap any designated heritage assets or areas. Nonetheless, the SEA recommends that if the sites are taken forward as allocations, each is accompanied by a proportionate heritage assessment at the planning application stage to determine the potential impacts of the proposal to the historic environment. This is further discussed within the plan appraisal presented in **Chapter 5** of this Environmental Report.

Appraisal of options for the level of growth within the neighbourhood area

4.21 The 'Housing Requirement Past Development Rates' evidence base document (accompany the UNP at Regulation 14 consultation) outlines that Uppingham has experienced an under-delivery of housing in recent years. Specifically, *"over the period 2006 to 2021, approximately 60% of all dwellings were completed in Oakham and Uppingham, which was below the Core Strategy DPD's Spatial Strategy and Settlement Hierarchy target of 70%"*. This conclusion is also reflected in Rutland County Council's Issues and Options consultation document (June 2022)⁴⁴ for the new Rutland Land Plan.

⁴⁴ Rutland County Council (2022): 'Issues and Options Consultation Document', [online] available to access [here](#)

4.22 Additionally, in the absence of a five-year housing land supply in Rutland, there is appropriate justification for taking forward higher levels of growth within the neighbourhood area to provide certainty as to the future location of development.

4.23 In the context of the above, the SEA has considered the relative sustainability merits associated with the following options:

- **Option A:** Deliver growth in line with the existing housing requirements for the neighbourhood area (i.e., 360 homes)
- **Option B:** Deliver higher levels of growth within the neighbourhood area (i.e., up to 510 homes based on the capacities of the available site options)

4.24 The appraisal considers the relative sustainability merits of each option. Findings are presented as a commentary on effects. To support the appraisal findings, the options have been ranked in terms of their sustainability performance against the relevant SEA theme (with '1' the most favourable option and '2' the least favourable option). It is anticipated that this will provide the reader with a likely indication of the relative performance of the four options in relation to each theme considered. The appraisal findings are presented below in **Table 4.8**.

Table 4.8: Appraisal findings

<p>Option A: Deliver growth in line with the existing housing requirements for the neighbourhood area (i.e., 360 homes)</p> <p>Option B: Deliver higher levels of growth within the neighbourhood area (i.e., up to 510 homes based on the capacities of the available site options)</p>		
Discussion of potential effects and relative merits of options (for each SEA theme)	Rank of preference	
	A	B
<p>Biodiversity and Geodiversity</p> <p>There are no internationally or nationally designated sites directly within the neighbourhood area. In the wider context, Rutland Water (which is designated as a Ramsar Site and SPA) is located approximately 5km to the north of the neighbourhood area. Whilst there are potential impact pathways associated with recreational pressure, third-party activities, and changes to water quantity (level, flow, and quality) associated with the available site options, the Habitats Regulations Assessment (HRA)⁴⁵ for the UNP concludes that no adverse impacts to the integrity of internationally designated sites are expected as a result of the policies and proposals within the UNP. This includes with respect to delivering potentially higher levels of growth through Option B (if taken forward as the preferred approach within the UNP). Nonetheless, consultation with Natural England may be required to determine whether the applications will have any significant impacts to the integrity of these sites.</p> <p>Both options have the potential to enhance ecological networks through new development areas, providing proposals are designed to deliver measurable, proportionate, and appropriate biodiversity net gains in line with national and local policy. However, delivering higher levels of growth on the sites (through Option B) may result in less available space to incorporate green infrastructure enhancements at a scale which can positively contribute to local networks, linking areas together and positively contributing to biodiversity objectives. Nonetheless, as the available site options within Uppingham have a low ecological value at present (i.e., no</p>	=1	=1

⁴⁵ AECOM (November 2022): 'HRA for the Uppingham Neighbourhood Plan', report prepared on behalf of the Steering Group, contributing to the evidence base for the Uppingham Neighbourhood Plan.

Option A: Deliver growth in line with the existing housing requirements for the neighbourhood area (i.e., 360 homes)

Option B: Deliver higher levels of growth within the neighbourhood area (i.e., up to 510 homes based on the capacities of the available site options)

Discussion of potential effects and relative merits of options (for each SEA theme)	Rank of preference	
	A	B
overlap with protected sites or BAP habitats), impacts relating to this SEA theme are likely to be similar with respect to both options.		
<p>Climate Change</p> <p>In terms of climate change mitigation, road transport is a significant contribution to emissions within Rutland. Therefore, development within proximity to Uppingham town (i.e., locations within Rutland with the greatest variety of services and facilities) will, to an extent, help limit greenhouse gas emissions from transport through encouraging new development in locations with proximity to the key amenities and public transport networks. As Option B will deliver a higher percentage of new homes within proximity to a sustainable location in terms of accessibility to services and facilities and connectivity to public transport networks, this may reduce the potential burden on less-sustainable settlements in Rutland with respect to housing delivery (and associated greenhouse gas emissions).</p> <p>In relation to adapting to the effects of climate change, the neighbourhood area is mostly located within Flood Zone 1 which represents areas of England which have a low fluvial flood risk potential. Given that the available site options are within Flood Zone 1, fluvial flood risk is unlikely to comprise a significant constraint to development through either option. It is also considered that the provisions of the NPPF and local policy (including relating to the sequential / exception test) will help guide development away from potential flood risk areas and ensure that appropriate mitigation measures are implemented.</p> <p>As the available site options are areas of greenfield land, Option B (through delivering higher levels of growth) has the potential to increase the total extent of the built-up areas within the site boundaries and potentially increase the surface water flood risks to surrounding locations. Nonetheless, it is anticipated that surface water flood risk issues could largely be contained to all sites via the use of appropriate drainage systems which would minimise the risk of surface water run-off to surrounding areas.</p>	2	1
<p>Community Wellbeing</p> <p>Accessibility to amenities is a key determinant of residents' quality of life. With regards to community infrastructure, Uppingham town is generally well served by local service offer and is defined as a 'small town' within the settlement hierarchy (i.e., one of the most sustainable settlements within Rutland, alongside the 'main town' of Oakham). In this respect, facilitating higher levels of growth through Option B will deliver a greater proportion of new homes within proximity to a sustainable location in terms of accessibility to services and facilities and connectivity to public transport networks.</p> <p>In terms of the delivery of housing, higher growth facilitated through Option B has the most potential to deliver a wider range of homes to meet local needs. Option B also provides further potential to deliver additional community provision through developer contributions. However, it is recognised that proposals for larger sites (as proposed through both options, in recognition of the relatively large size of the available site options) have the potential to generate developer contributions which could provide additional (or expand the existing) services and facilities, positively contributing to community vitality and wellbeing.</p>	2	1
<p>Historic Environment</p> <p>With respect to historic environment constraints, none of the available site options within the neighbourhood area either contain or are adjacent to any designated heritage assets or areas. In this respect, neither option would directly impact any nationally or locally protected heritage assets or areas. However, it is recognised</p>	?	?

Option A: Deliver growth in line with the existing housing requirements for the neighbourhood area (i.e., 360 homes)

Option B: Deliver higher levels of growth within the neighbourhood area (i.e., up to 510 homes based on the capacities of the available site options)

Discussion of potential effects and relative merits of options (for each SEA theme)	Rank of preference	
	A	B
<p>that the greatest concentration of heritage assets and areas within the neighbourhood area are within Uppingham town. In this respect, potential indirect impacts to the historic environment are possible through both options as the available site options are adjacent to (or within proximity to) the town. Consultation with Historic England is therefore encouraged to ensure that development proposals seek to implement sensitive design techniques which respect and enhance the setting of heritage assets and areas.</p> <p>Whilst delivering higher levels of growth through Option B may increase the potential for adverse effects to the setting of nearby heritage designations, it is acknowledged that additional factors often have an influence over potential effects (i.e., the location of development within the site boundary, important viewpoints which contribute to the significance of the heritage asset or area, open spaces which may contribute to the wider setting of the heritage asset or area). Overall, potential effects to the historic environment area uncertain for both options, as they are dependent on the design and location of new development areas.</p>		
<p>Land, Soil, and Water Resources</p> <p>Regarding the location of the best and most versatile (BMV) land for agricultural purposes, a detailed agricultural land classification (ALC) assessment has not been undertaken within the neighbourhood area. The provisional ALC dataset provided by Natural England indicates that the undeveloped areas surrounding Uppingham town have a moderate to high likelihood of being best and most versatile land for agricultural purposes. As all the available site options within Uppingham comprise areas of greenfield land, both options have the potential to result in the permanent loss of productive agricultural land which cannot be mitigated.</p> <p>Whilst the development of greenfield sites (as proposed through both options) would not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to deliver housing via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. It is also acknowledged that whilst the available site options are greenfield, they are all located adjacent to (or within proximity to) the existing built-up area of Uppingham town. In this regard, delivering higher levels of growth through Option B will facilitate a greater proportion of new homes within proximity to the town, potentially reducing longer-term pressures to find additional sites for housing which may not benefit from such proximity to the town. Nonetheless, delivering higher levels of growth through Option B is likely to result in a greater loss of greenfield land (due to the likelihood of more land take requirements to accommodate additional homes).</p> <p>With respect to water resources, none of the available site options are within proximity to any watercourses (including the Uppingham Brook, which is the primary watercourse passing through the neighbourhood area). Impacts to water resources associated with both options are likely to be negligible. Nonetheless, development proposals should be encouraged to retain and enhance natural features through the design of schemes. This will help support the capacity of the landscape and townscape to regulate soil and water quality.</p>	1	2
<p>Landscape and Townscape</p> <p>The neighbourhood area is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. In this context, neither option would adversely impact the integrity of any nationally protected landscapes. At the local level, landscape and townscape character plays an important part in understanding the relationship between people and place, identifying recognisable and distinct patterns which make one area different from another. Landscape and</p>	1	2

Option A: Deliver growth in line with the existing housing requirements for the neighbourhood area (i.e., 360 homes)

Option B: Deliver higher levels of growth within the neighbourhood area (i.e., up to 510 homes based on the capacities of the available site options)

Discussion of potential effects and relative merits of options (for each SEA theme)	Rank of preference	
	A	B
<p>townscape character can assist in the assessment of the likely significance of effects of change resulting from new development areas, both in visual and amenity terms. The results of the Landscape Sensitivity and Capacity Assessment indicate that all of the available site options have a 'medium' to 'high' landscape sensitivity. In this respect, adverse impacts to landscape and townscape character are perhaps more likely with respect to delivering higher levels of growth through Option B. Nonetheless, it is important to recognise that some of the available site options also have a 'medium' to 'high' landscape capacity and may have a greater resilience to higher levels of growth.</p> <p>It is important to note that proposals for larger development areas (as proposed through both options) have the potential to positively contribute to wider landscape objectives through sensitive design. For example, delivering net gains in biodiversity and green infrastructure enhancements have the potential to help conserve and enhance landscape and townscape character, including its special qualities and sense of place. For example, enhanced habitats (trees, hedgerows, grass, shrub, etc.) can form important parts of the landscape, and also provide a role in landscape buffering and planting, providing screening to restrict undesirable views. They can also play a role in contributing towards local distinctiveness and a sense of place. However, delivering higher levels of growth on the sites (through Option B) may result in less available space to incorporate enhancements at a scale which can positively contribute to wider landscape objectives.</p>		
<p>Transportation</p> <p>With reference to local public transport networks, the neighbourhood area is not connected to the rail network. However, multiple bus services run through Uppingham town and provide access to neighbouring settlements (including Oakham, which provides access to the rail network). Uppingham also contains several public rights of way that provide opportunities for active travel.</p> <p>Whilst delivering higher levels of growth through Option B has the potential to increase local traffic and congestion issues within Uppingham town (including along key routes such as the A6003), facilitating higher levels of growth through Option B will deliver a greater proportion of new homes within proximity to a sustainable location in terms of accessibility and connectivity to local public transport networks and active travel options. This has the potential to reduce the dependence on private vehicles for undertaking some day-to-day activities within the neighbourhood area.</p>	2	1

Developing the preferred approach

Preferred approach in light of the appraisal findings

4.25 The preferred approach been informed by the findings of the site assessments undertaken for the UNP, community consultation events, and the SEA findings presented above. Specifically, the Regulation 14 version of the UNP seeks to deliver higher levels of growth (up to 510 dwellings) across the available site options within the neighbourhood area, delivering much needed housing (including a mix of types and tenures) to meet local requirements. In addition, it is also important to note that further supply on top of the proposed numbers is expected to come from policy compliant applications ("windfalls") being granted over the plan period.

Choice of sites taken forward as allocations within the UNP

4.26 To deliver up to 510 dwellings in the neighbourhood area, the Neighbourhood Plan allocates all five available site options. Specifically:

- Policy UHA-1: Leicester Road (in front of Cricket Club), for 125 homes.
- Policy UHA-2: Land off Ayston Road, for 40 homes.
- Policy UHA-4: Uppingham Gate, Ayston Road, for 65 homes.
- Policy UHA-5: Land off the Beeches, for 60 homes.
- Policy UHA-6: Land off Goldcrest and North of Firs Avenue, for 60 homes.

4.27 The UNP also supports the application for 163 homes on 'Land North of Leicester Road' (see Policy UHA-3 within the UNP); decision pending subject to the completion of a Section 106 agreement.

4.28 The Town Council have taken a collaborative approach to engaging with developers for all five available site options. In this respect, the Town Council are keen to ensure that high-quality design is delivered through new development areas which meets local needs (in terms of housing types, tenures, and affordability) and addresses the key constraints to development (as identified through the site assessment work completed to date and SEA findings presented above). This is further discussed in the appraisal of Neighbourhood Plan policies below (**Chapter 5** in this Environmental Report).

5. Appraisal of the Regulation 14 version of the Uppingham Neighbourhood Plan

Introduction

5.1 The aim of this chapter is to present appraisal findings and recommendations in relation to the current Regulation 14 version of the Uppingham Neighbourhood Plan. This chapter presents:

- An appraisal of the current version of the Uppingham Neighbourhood Plan under the SEA theme headings; and
- The overall conclusions at this current stage and recommendations for finalising the Regulation 14 version of the plan.

Uppingham Neighbourhood Plan policies

5.2 To support the implementation of the vision statement for the Uppingham Neighbourhood Plan, the Regulation 14 version of the plan puts forward 37 policies to guide development in the neighbourhood area. Policies are listed below in **Table 5.1**.

Table 5.1: Uppingham Neighbourhood Plan policies

Policy Number	Policy Name
GP1	General principles for sustainable development
Housing policies	
H1	Overall housing numbers and densities
H2	The provision of infrastructure associated with new housing
H3	The timing of development
H4	Proposed site allocations to meet the indicative dwelling requirement
U-HA1	Site Allocation land off Leicester Road (in front of Cricket Club)
U-HA2	Site Allocation at land off Ayston Road
U-HA3	Site Allocation for land off Leicester Road (North)
U-HA4	Site Allocation for land at Uppingham Gate (Part of mixed-use development)
U-HA5	Site allocation for land to East of The Beeches
U-HA6	Site Allocation for land off Goldcrest / Firs Avenue
Other housing policies	
OH1	Affordable housing
OH2	Meeting local needs and providing flexibility
OH3	Self-build and custom housebuilding
OH4	Infill housing

Policy Number	Policy Name
OH5	Design and access standards
Protecting the character and heritage of the town	
C&H1	Central Conservation Area
C&H2	Other designated heritage assets, including Listed Buildings, Important Open Spaces & Frontages and archaeological sites
The town centre and other retail development	
TC1	Primary Retail Frontages
TC2	Protecting and enhancing the role of Uppingham Market Place
TC3	Enabling innovation and investment in the town centre
OR1	Preferred locations for larger convenience stores
Business and employment	
BE1	Employment Land and Mixed Use – Uppingham Gate
BE2	Commercial and community development junction of A47 and Ayston Road
BE3	Station Road Industrial Estate
BE4	The Welland Vale Business Zone
BE5	Information technology and communications
BE6	Proposed tourism development
Transport and active travel	
TR1	Providing the scope for new / improved road connections
TR2	Providing safer walking and cycling and public transport
TR3	Town centre car parking
TR4	Improved facilities for public transport and coaches
Community facilities and services	
CF1	Community facilities & local services
CF2	Investment in new and improved community facilities and services
CF3	Potential new crematorium
Open spaces and environment	
OS1	Protect and enhance existing open spaces
OS2	Open space provision within new housing developments

Approach to this appraisal

- 5.3 For each SEA theme, ‘significant effects’ of the Regulation 14 version of the Uppingham Neighbourhood Plan on the baseline are predicted and evaluated. Account is taken of the criteria presented within Schedule 2 of the Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. These effect ‘characteristics’ will be described within the assessment, as appropriate.

- 5.4 Every effort is made to identify / evaluate effects accurately; however, this is inherently challenging given the high-level nature of the Uppingham Neighbourhood Plan. The ability to predict effects accurately is also limited by understanding of the baseline and the nature of future planning applications. Because of the uncertainties involved, there is a need to exercise caution when identifying and evaluating significant effects to ensure all assumptions are explained. In many instances it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) in more general terms.
- 5.5 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. These effect 'characteristics' are described within the assessment as appropriate.

Biodiversity and Geodiversity

- 5.6 There are no designated biodiversity or geodiversity sites within the neighbourhood area; however, Rutland Water is located within 5 km of the neighbourhood boundary to the north. Development in the neighbourhood area could lead to an increase in pressure at this Ramsar and SPA site due to an increase in its popularity as a recreational area. The neighbourhood area does not overlap with SSSI IRZs for the development likely to be brought forward apart from in the south-west corner; however, all allocated sites are located away from these IRZs (all are in the northern part of Uppingham) and as such will not be subject to consultation with Natural England. Additionally, there are BAP Priority Habitats within the neighbourhood area – namely lowland heathland and deciduous woodland, however these do not overlap with the proposed site allocations. As such, there are no locally important habitats or environments overlapping with any of the sites – though it is noted all sites have hedgerows and trees on their boundaries that will contribute to the local biodiversity network.
- 5.7 The Regulation 14 version of the Uppingham Neighbourhood Plan is accompanied by a Habitats Regulations Assessment (HRA)⁴⁶ which has considered in detail the potential impact pathways between the proposed site allocations and internationally designated sites (specifically, Rutland Water Ramsar and SPA). Whilst there are potential impact pathways associated with recreational pressure, third-party activities, and changes to water quantity (level, flow, and quality), the HRA concludes that no adverse impacts to the integrity of internationally designated sites are expected as a result of the policies and proposals within the UNP.
- 5.8 Certain site allocation policies within the Uppingham Neighbourhood Plan include stipulations to enhance biodiversity and geodiversity through development. U-HA1: Site Allocation land off Leicester Road (in front of Cricket Club), U-HA2: Site Allocation at land off Ayston Road and U-HA3: Site Allocation for land off Leicester Road (North) all indicate open space and landscaping must be included in the development proposals, with the latter two incorporating enhanced tree planting and landscaping. This will help to ensure the layout of new housing is considerate of the local natural environment and

⁴⁶ AECOM (November 2022): 'HRA for the Uppingham Neighbourhood Plan', report prepared on behalf of the Steering Group, contributing to the evidence base for the Uppingham Neighbourhood Plan.

incorporate features, like open spaces and additional trees, to create refuge areas which allow for easier biodiversity movement through the site to other parts of the neighbourhood area.

- 5.9 The wider Uppingham neighbourhood plan policies work to enhance biodiversity and geodiversity in the plan area. Policy OH5: Design and access standards indicates proposals for new housing development will need to incorporate existing features into the development design, and that opportunities to engage in and contribute to nature conservation and biodiversity enhancements should be taken where possible. Additionally, policy BE1: Employment Land and Mixed Use – Uppingham Gate indicates landscaping will need to enhance and extend the existing hedges, trees, verges and ditches. Furthermore, policy CF3: Potential new crematorium indicates that open areas, landscaping, hedges and woodlands will be incorporated to maximise habitat creation whilst also creating a peaceful feel for the site. These policies will enhance the biodiversity and geodiversity value of the area through habitat creation and ecological network maintenance and enhancement. This links to policies OS1: Protect and enhance existing open spaces and OS2: Open space provision within new housing developments, which work to protect existing open spaces and create new ones, which will help create refuge areas and contribute to the green network of Uppingham, allowing for easier biodiversity movement.
- 5.10 In conclusion, three of the housing site allocation policies make stipulations for biodiversity and geodiversity that development proposals will need to consider. This will maintain and enhance biodiversity and geodiversity value on these sites. Whilst the remaining three site-specific policies for the allocations in the Neighbourhood Plan do not necessarily contain specific requirements for biodiversity, it is expected that the wider plan policies will ensure that high-quality design is delivered which appropriately considers and respects the natural environment. This includes through protecting and enhancing new open spaces to the green infrastructure network.

Climate Change

- 5.11 Rutland County Council have declared a climate crisis; as such, the Uppingham Neighbourhood Plan should encourage design features that help the area to mitigate and adapt to climate change and increase the resilience of the neighbourhood area and its community. The industry and commercial sector is the biggest contributor to carbon dioxide emissions in Rutland, but the transport sector had been steadily increasing in the period 2005-2018. Opportunities to explore mitigation and adaptation techniques for transport, including electric vehicle charging provision and the enhancement of public transport, would be beneficial to cutting carbon emissions in the neighbourhood area. In terms of flood risk, the neighbourhood area is mostly within Flood Zone 1, with areas of Flood Zone 3 concentrated alongside the waterbodies that pass through the area. Additionally, there are areas at risk of surface water flooding which could benefit from drainage and flood mitigation.
- 5.12 All the proposed sites are located adjacent to the settlement boundary and built-up area of Uppingham, and four of the six have access to the strategic road network and associated pedestrian, cycling and sustainable transport

opportunities. By having the opportunity to engage in active and sustainable transport options, CO₂ emissions resulting from travel will decrease.

- 5.13 Further contributing to climate change mitigation efforts, Policy GP1: General principles for sustainable development indicates all development proposals will need to provide for sustainable and active transportation modes (walking and cycling), and efforts are taken to include electric vehicle charging provisions and to reduce carbon dioxide emissions through design and construction, thus reducing Uppingham's contribution to climate change. This will reduce the impact of carbon emissions development will have. Electric charging provision is also included in policies BE3: Station Road Industrial Estate and TR3: Town centre car parking; the former policy also outlines the requirement for surface water drainage improvements. Again, the electric vehicle charging provision will lower Uppingham's contribution to climate change by reducing the amount of carbon emissions linked to transport.
- 5.14 With respect to adapting to the impacts of climate change, all sites are concluded to be in Fluvial Flood Zone 1 and all have a low risk of surface water flooding; however three of the allocated sites (U-HA1: Site allocation land off Leicester Road (in front of Cricket Club), U-HA2: Site Allocation at land off Ayston Road; and U-HA4: site allocation for land at Uppingham Gate (Part of mixed-use development)) have distinct areas of surface water flood risk within the site boundaries. These site allocation policies do not make provision for flood mitigation; though it is anticipated that the localised surface water issues within the site boundaries could be appropriately addressed through the design of new development areas, specifically through the application of sustainable drainage (as mentioned in policy H2: The provision of infrastructure associated with new housing). Additionally, site allocation policies U-HA2 and U-HA3 indicate there will be enhanced tree planting and the retention of existing vegetation - this will help to safeguard natural features in the landscape which is helpful from a climate change adaptation perspective. Additionally, all sites will be subject to policy OH5: Design and access standards, which stipulates development will retain and incorporate on-site features like trees and hedgerows (and promote nature conservation and biodiversity features). Again, this will promote the safeguarding of natural features for the benefit of climate change adaptation perspective.

Community Wellbeing

- 5.15 The neighbourhood area has a large proportion of working age residents; the services, facilities and amenities serve this working population well and contribute to the wellbeing of younger and older demographics, which includes the green infrastructure network. The neighbourhood area does not experience high levels of deprivation, but some stress is experienced – especially around income domains, the living environment, employment, and education. It will be important for housing development to be adaptable to accommodate flexible working practices.
- 5.16 To deliver the housing target of 510 dwellings within Uppingham, the Uppingham Neighbourhood Plan allocates six sites for development (see policy H4 and site allocation policies U-HA1, U-HA2, U-HA3, U-HA4, U-HA5 and U-HA6). The choice of site allocations has been informed by site assessment findings undertaken by the group and community consultation. It is noted that

the site allocated under policy U-HA3 has a housing development application in place already for up to 163 homes (ref: [2019/0524/OUT](#)). All the sites are located adjacent or in proximity to the existing Uppingham Town settlement boundary, and four of the six sites are readily available to connect to the existing public rights of way and sustainable transport network, allowing for access to key local services and facilities.

- 5.17 The wider Uppingham Neighbourhood Plan policies also work to enhance community wellbeing. Policy GP1: General principles for sustainable development indicates all development proposals will not impact the amenity for nearby residents and respect the built and social assets. This links to policies CF1: Community facilities and local services and CF2: Investment in new and improved community facilities and services, which sets out the need to protect existing community facilities like the library, town hall and various churches, whilst also allowing for their improvement and extension. Investing in and protecting existing structures will enhance community wellbeing by ensuring important facilities are retained through the Uppingham Neighbourhood Plan. Additionally, policy OS1: Protect and enhance existing open spaces designates open spaces that will be protected for their recreational value – enhancing community wellbeing by safeguarding green spaces that play a key role in the community's sense of identity and allow for interactions and recreational use.
- 5.18 Policy GP1: General principles for sustainable development also indicates the need for development to consider and include provision for walking and cycling. This is reiterated in policy OH5: Design and access standards, which seeks to ensure streets and spaces are safe, easy to use and navigate and encourage people to walk and cycle. The transport specific policies also work to provide safer walking and cycling and public transport (policy TR2), as well as provide new road connections and improve existing ones (policy TR1) and provide improved parking in the town centre (policy TR3). A further policy works to improve sustainable transport infrastructure, such as bus stops, as well as integrate bus and coach services into the neighbourhood area (policy TR4). These policies will ensure active transportation opportunities taken advantage of to improve physical and mental health and wellbeing, whilst also improving the road network and sustainable transport options for those that rely on such services to move around Uppingham and the wider area.
- 5.19 The housing policies in combination work to improve community wellbeing by providing more houses for the local population and improving existing and providing additional community infrastructure such as open spaces, additional education and health facilities and inclusive IT provisions (policy H2). This enhances community wellbeing by creating a bigger, more inclusive community that is well served by local services and facilities. The other housing policies in combination with one another also improve community wellbeing by providing affordable housing that meets identified local needs such as house size (policies OH1 and OH2) and setting out design and access standards (policy OH5) as well as the needs for infill housing (policy OH4) and self-build housing (policy OH3) – all of which will make the development more attractive in the eyes of the community.
- 5.20 The town centre and other retail development policies work to protect the existing retail infrastructure (policies TC1 and TC2) whilst allowing for

investments and improvement to the town centre which will allow it to continue to provide for the neighbourhood area (policy TC3). This enhances community wellbeing by protecting and investing in retail opportunities already in the town centre, whilst also promoting the town centre for further business. The business and employment policies outline new employment opportunities and business start-up possibilities, which will bring forward positive effects in the neighbourhood area due to a diversification of business types and increase employment levels.

- 5.21 In conclusion, the site allocation policies will enhance community wellbeing in Uppingham by providing more houses for the local population, paying attention to the community's aspirations and views for a wide housing mix and a proportion of affordable housing. The wider Uppingham Neighbourhood Plan policies also work to improve community wellbeing in the neighbourhood area through incorporating appropriate design into development proposals, improving existing and providing new retail spaces and providing increased employment opportunities.

Historic Environment

- 5.22 Within the neighbourhood area there are a variety of designated historic environment features, which future development will need to be considerate of through design and construction processes. It is important to ensure development avoids, or minimises, impacts upon the historic environment, and pursues opportunities to enhance it and any specific historic environment assets, especially for the features that contribute to the Uppingham Conservation Area, which currently does not have a management plan in place. This includes the setting of historic assets, which can include elements of the public realm and green infrastructure.
- 5.23 The site allocation policies do not make specific provisions for the historic environment, given that they are located at a relative distance and benefit from an element of visual screening from the Uppingham Conservation Area and nationally designated assets in the neighbourhood area. However, it is noted that the site allocation under U-HA1 (Site Allocation land off Leicester Road (in front of Cricket Club) could impact on the visual interpretation of a scheduled monument given the distance from the designation and the open character of the land between it and the site. Furthermore, the site allocations in proximity to the A47 (sites allocated under policies U-HA2: Site Allocation at land off Ayston Road, U-HA4: Site Allocation for land at Uppingham Gate (Part of mixed-use development) and U-HA6: Site Allocation for land off Goldcrest / Firs Avenue) could potentially impact on the visual setting of the Ayston Conservation Area outside of the neighbourhood area to the north. Visual impacts on the designation would be minimal given the distance from the sites, the separation caused by the road, and wider Uppingham Neighbourhood Plan policies (specifically OH5: Design and access standards) which seek to encourage high quality design.
- 5.24 Policies U-HA1, U-HA2 (Site Allocation at land off Ayston Road), U-HA3 (Site Allocation for land off Leicester Road (North)) and U-HA6 (Site Allocation for land off Goldcrest / Firs Avenue) have local HER features within their site perimeters. These records should be assessed prior to development in order to understand their significance and their contribution to the local historic

environment. Policies U-HA1: Site Allocation land off Leicester Road (in front of Cricket Club), U-HA2: Site Allocation at land off Ayston Road and U-HA3: Site Allocation for land off Leicester Road (North) outlines the need for proposals to adopt high quality design, materials, open space and landscaping. These stipulations will help to minimise impacts to and potentially enhance the setting of the local historic environment at these sites.

- 5.25 Reflecting the potential heritage sensitivities associated with the site allocations in the UNP, **the SEA recommends** that each site allocation is accompanied by a proportionate heritage assessment at the planning application stage to determine the potential impacts of the proposal to the historic environment. Alongside the policy provisions stated above, this will help to assuage any concerns from Historic England with respect to the site allocations.
- 5.26 The wider Uppingham Neighbourhood Plan policies also work to enhance the historic environment of the area. Policy GP1: General principles for sustainable development indicates all development proposals will need to demonstrate they have considered the setting and character of the local area (which could include nearby historic environment assets) and will respect the local historic and natural heritage assets in proximity to any proposed sites. This is linked to policy TC2: Protecting and enhancing the role of Uppingham Market Place, which indicates proposals to enhance this feature will be supported where they will not cause adverse negative impacts on the heritage of the site. Policy OH4: Infill Housing indicates housing infill sites will need to demonstrate they are appropriate to the surroundings and consider the potential impact on any historic environment features in the vicinity. The policies protecting the character and heritage of the town (C&H1: Central Conservation Area; and C&H2: Other designated heritage assets, including Listed Buildings, Important Open Spaces & Frontages and archaeological sites) outline proposals affecting historic environment features, including designated heritage assets, archaeological sites or sites of archaeological potential, and the Central Conservation Area, will be supported where no adverse impacts will occur, mitigation strategies are used to ensure the understanding of assets is not compromised, and there is a complimentary development design.
- 5.27 In conclusion, the site allocation policies do not make specific stipulations for the historic environment. This is understandable given the historic environment assets in Uppingham are at a relative distance from the sites; however, four of the sites do have local HER features within the site boundaries which should be documented and assessed before development to ensure important features and contributors to the local historic environment are not damaged or lost. Additionally, three of the allocated sites could have visual impacts to and from the Ayston Conservation Area to the north. Some of the site allocation policies have the potential to enhance the historic environment by improving the setting of the local historic landscape assets through landscaping and high-quality design. The wider Uppingham Neighbourhood Plan policies also work to protect and enhance historic environment features through assessments and allowing only appropriate development, and work to ensure development that comes forward respects the historic character of the area.

Land, Soil, and Water Resources

- 5.28 Provisional mapping indicates the majority of undeveloped land within the neighbourhood area has a moderate likelihood of being best and most versatile land, especially to the north and south of Uppingham Town. As such, the sites are likely to have high potential of being high quality agricultural land. Uppingham overlaps with three waterbody catchment areas; all of which have a failed chemical status and two have a failed ecological status. Development will need to be considerate of the natural resources in the neighbourhood area and how it could impact land, soil and water resources and quality.
- 5.29 All the potential sites are on greenfield land, and most have the potential to be underlain by productive agricultural land. As such, new development at these locations will result in the permanent loss of agricultural land which cannot be mitigated. However, site allocation policies U-HA1: Site Allocation land off Leicester Road (in front of Cricket Club), U-HA2: Site Allocation at land off Ayston Road, and U-HA3: Site Allocation for land off Leicester Road (North) includes a stipulation to adopt open space and landscaping as part of the development. This will work to protect some areas of productive agricultural land on these sites, preventing a total loss of this resource.
- 5.30 The Uppingham Neighbourhood Plan has a focus on protecting the open countryside from inappropriate levels of development. For example, several policies also seek to protect key features of landscape and biodiversity interest and promote green space and open space. Key policies in this regard include policy OS1: Protect and enhance existing open spaces, policy OS2: Open space provision within new housing developments, and OH5: Design and access standards. While these policies do not specifically seek to address land, soil and water resources, the policies will indirectly help promote and protect these resources, by safeguarding the existing and promoting the enhancement of green spaces and networks in the neighbourhood area, and the protection and enhancement of key landscape and townscape features. This will help support the capacity of the landscape and townscape to regulate soil and water quality.
- 5.31 In conclusion, neither the site allocation policies or the wider Uppingham Neighbourhood Plan policies make stipulations for land, soil, and water resources. However, stipulations included in the policies will work to support the capacity of the landscape and townscape to regulate soil and water quality, for example through retaining important biodiversity features. Furthermore, it is recognised that the delivery of up to 510 new homes is a large level of growth, and there is limited availability brownfield availability. By choosing greenfield sites closer to the existing built-up area, the Uppingham Neighbourhood Plan minimises as best as possible the impacts to the open countryside and natural environment, which will help to safeguard land, soil and water resources. Nevertheless, the preferred approach will likely result in the permanent loss of agricultural land that cannot be mitigated.

Landscape and Townscape

- 5.32 The neighbourhood area overlaps with one National Character Area (NCA 93: High Leicestershire), one local landscape type (Ridges and Valleys) and two local sub-areas (Uppingham Ridges and Valleys; and Uppingham Plateau). It will be important for development to take the distinct features of these

landscape character areas into consideration during the design and construction phases, especially given most of the allocated sites are considered to have a high landscape sensitivity. Additional consideration should be given to changes in the built character of Uppingham Town and the visual amenity of the area.

5.33 In terms of key landscape constraints and how the site allocation policies address them:

- The site allocated under policy U-HA1 (Site A) is within proximity to the existing Uppingham Town settlement boundary. Given its size and the proposed growth level, development of the whole site could lead to major changes in the size and character of the existing settlement; especially given the site is higher in elevation and an area of open landscape backs onto the southern and western boundaries and thus could be viewed from existing buildings. The site is identified as being within the 'Uppingham Plateau' landscape type, with a high landscape sensitivity given to the site, possibly given its higher elevation and proximity to high sensitivity areas identified in the Rutland County Council Landscape Sensitivity and Capacity Study 2010. Policy U-HA1 indicates development on this site should adopt high quality design, materials, open space and landscaping. This will mitigate the effects of development on the landscape by ensuring development fits into the landscape context; matching existing structures through material use and construction method and incorporating landscaping to soften the visual impact of development and to tie the site to the wider landscape.
- The site allocated under policy U-HA2 (Site B) is located adjacent to the Uppingham Town settlement boundary. As it is of a moderate size and proposed growth level, allocating this site could lead to moderate changes in the size and character of the existing settlement. Furthermore, as the site slopes northwards it is possible development on the northern part of the site could be seen from existing structures to the south. The site is identified as being within the 'Uppingham Ridges and Valleys' landscape type and was assessed under two sites in the Rutland County Council Landscape Sensitivity and Capacity Study 2010 (sites U7A and U7B), through which it was concluded the site has a moderate to high landscape sensitivity and a low to medium landscape capacity. Given this, allocating this site could result in adverse impacts to the landscape. Policy U-HA2 includes policy provisions to reduce the impact on the landscape – including development incorporating high quality design, materials, open space and landscaping which is reflective of the surrounding built form. This will help the development blend with the existing structures and soften the visual impact on the landscape. Additionally, the policy indicates that there should be enhanced tree planting and landscaping along the northern site boundary and the retention of existing vegetation on the site; this will help mitigate the visual impact of development at this site.
- The site allocated under policy U-HA3 is situated within proximity to the Uppingham Town settlement boundary to the west. Given its size and the proposed growth level, development of the whole site could lead to major changes in the size and character of the existing settlement. The site is at a higher elevation than the existing town but is fairly level across the site. The site is identified as being within the 'Uppingham Plateau' landscape

type and was assessed under site U7B in the Rutland County Council Landscape Sensitivity and Capacity Study 2010; it was concluded the site has a moderate landscape sensitivity and a medium landscape capacity. As such, allocating this site could result in negative impacts on the landscape given the site's location in a sensitive area. The site allocation policy U-HA3 indicates development will need to be of high-quality design and include materials, open space and landscaping which is reflective of the surrounding built form. This will help the development blend with the existing structures and soften the visual impact on the landscape. Additionally, the policy indicates that there should be enhanced tree planting and landscaping, which will enhance the landscape by softening the impact of development at this location.

- Site C allocated under policy U-HA4 is situated adjacent to the Uppingham Town settlement boundary to the north. As the site is of a moderate size, and given the proposed growth level, development here has the potential to change the size and character of the existing settlement by extending the settlement northwards in the direction of the A47. As the site slopes in a north west direction, it is likely development here could impact on the views from structures to the south and south west. The site is seen to fall under the 'Uppingham Ridges and Valleys' landscape type; additionally, part of the site was assessed in the Rutland County Council Landscape Sensitivity and Capacity Study 2010 (under U2A), and it was concluded that part of the site has a moderate landscape sensitivity and a medium to high landscape capacity. Given this conclusion, developing this site has the potential to result in adverse impacts on the surrounding landscape, but it is possible this site will cope with change better than other sites put forward. The site allocation policy does not put forward any landscape stipulations to help mitigate development at this location.
- Site D is allocated under policy U-HA5. Given the size of the proposed site, development could lead to moderate changes in the character and size of the existing settlement. As the site slopes to the east, existing housing development to the west could have views into the site. Additionally, given the open / agricultural character of the land to the north, east and south of the site, development here could impact on the rural / open feel of the landscape. It is recognised that this site is indicative of the 'Uppingham Ridges and Valleys' landscape type; it was assessed under site U2A in the Rutland County Council Landscape Sensitivity and Capacity Study 2020 and was concluded to have a moderate landscape sensitivity and a medium to high landscape capacity. As such, developing this site has the potential to result in adverse impacts on the surrounding landscape, but it is possible this site will cope with change better than other sites put forward. The site allocation policy does not put forward any landscape stipulations to help mitigate development at this location.
- The site allocated under policy U-HA6 (Site E) is adjacent to the existing settlement boundary to the north; the site has the potential to lead to moderate changes to the settlement size and character of Uppingham Town. Given the site slopes to the north east, development at this location could be viewed from the existing housing to the south. It is identified as being within the 'Uppingham Ridges and Valleys' landscape type and was assessed in the Rutland County Council Landscape Sensitivity and

Capacity Study 2010 under site U7B. The study concluded this site has a moderate landscape sensitivity and a medium landscape capacity. As such, allocating this site could result in negative impacts on the landscape given the site's location in a sensitive area. The site allocation policy does not put forward any landscape stipulations to help mitigate development at this location.

- 5.34 Alongside the provisions within the site-specific policies, wider Uppingham Neighbourhood Plan policies should also seek to ensure that landscape and townscape considerations are appropriately considered through the design of new development areas. This is discussed below in further detail.
- 5.35 Policy GP1: General principles for sustainable development indicates that development will need to have regard for the setting and character of the area; this will include the townscape and surrounding landscape of Uppingham. The idea of development responding to and reflecting the local character is echoed in policy H1: Overall housing numbers and densities, OH4: Infill housing and OH5: Design and access standards; which build on this requirement by indicating development will need to reinforce local identity and take into account the valued landscape (including important views). This ensures landscape is considered in the design and construction phases of development so that new structures fit in with the existing infrastructure whilst avoiding causing major changes to the natural landscape. The business and employment policies indicate proposals involving new or converted buildings will need to reflect the rural setting, and development that supports the visitor economy will need to be appropriate in use and character, with the reuse of buildings being supported where they are located or closely related to the existing built-up area. The idea of development being considerate of the rural setting is also reiterated in policy CF3: Potential new crematorium. These policies will ensure new structures, and the conversion of new ones, are considerate of the surrounding landscape context. The open spaces and environment policies (OS1: Protect and enhance existing open spaces; and OS2: Open space provision within new housing developments) work to protect, create and enhance open spaces in Uppingham. This benefits the landscape by providing breaks and buffers between areas of development, thus reducing the built environment and its impact on the surrounding landscape.
- 5.36 In conclusion, the site allocation policies work to ensure high quality design is taken forward, to ensure impacts on the landscape are minimised. This is important given the sites overlap with areas of high landscape sensitivity; high quality design will ensure visual impacts are reduced and development is considerate of the surrounding landscape, incorporating design techniques local to the area. The wider Uppingham Neighbourhood Plan policies also work to ensure development is considerate of the landscape by seeking development with a landscape focus (e.g., using localised materials, re-using existing buildings etc) and enhancing open spaces to break up the built-up areas.

Transportation

- 5.37 The neighbourhood area is well connected to transportation infrastructure; a train station located 10.5km north of the neighbourhood area allows for travel to a variety of locations including Birmingham and London, multiple bus services

run through Uppingham to provide access to external locations like Oakham and Leicester, and there is a well-connected local road network. Uppingham also has a multitude of PRoW that allow for sustainable and active transportation within and outside of the neighbourhood area. These should be safeguarded and enhanced where possible, especially as travel patterns continue to change following the COVID-19 pandemic.

- 5.38 Four of the six sites are well placed to enable access to bus services, the local road network and pedestrian and cycling opportunities. This will boost connectivity within the neighbourhood area and outside of it. However, the sites allocated under policies U-HA5: Site allocation for land to the East of The Beeches and U-HA6: Site allocation for land off Goldcrest/Firs Avenue currently have no access to and from the site given their more remote locations. However, as these sites are adjacent to other site allocations within the Uppingham Neighbourhood Plan, it is anticipated that access to these sites will be facilitated once the other allocations are delivered. This is reflected in the timescales for housing delivery, with Site U-HA5 and Site U-HA6 expected to come forward later during the plan period. This is also reflected in the policy wordings for these two sites – both indicating development cannot begin until the access issues are resolved.
- 5.39 Some of the site allocation policies include specifics for transportation and movement, mainly to do with access. Policy U-HA1: Site Allocation land off Leicester Road (in front of Cricket Club) indicates development at the site will create a separate access road for the Uppingham Town Cricket Club to the south, and land will be retained for a potential future road connection between Leicester Road and Stockerston Road. The site under policy U-HA2: Site Allocation at land off Ayston Road will be accessible from a single point entry off Ayston Road to the east, the site under U-HA3: Site Allocation for land off Leicester Road (North) will come from Leicester Road and a new roundabout to the south. This indicates the site allocation policies work to improve the local road network by building new infrastructure and providing network and connection improvements.
- 5.40 The wider Uppingham Neighbourhood Plan policies also work to improve transportation and movement opportunities in the neighbourhood area. The transport specific policies work to improve the local road network by boosting connectivity; provide safer active transportation opportunities using pavement, cycle routes and public rights of way; provide greater levels of parking and improve sustainable transportation facilities like bus stops. These policies encourage a greater use of active and sustainable transportation types, whilst improving the local network for those that rely on private vehicles. Policy GP1: General principles for sustainable development and addressing climate change indicates all development proposals will need to include provision for sustainable transport modes, including walking and cycling, and support electric vehicle charging infrastructure. This links to policy OH5: Design and access standards, which indicates development should encourage people to walk and cycle, as well as comply with national street and road guidance, include electric vehicle charging infrastructure and integrate high standard parking. The business and employment policies work to ensure development is to a high standard, including electric vehicle charging points, and providing safe access with the A47 (policy BE1: Employment Land and Mixed Use – Uppingham Gate) and Station Road (policy BE3: Station Road Industrial Estate).

- 5.41 In conclusion, some of the site allocation policies make specific stipulations for access to the sites following development, and also include provisions for improved road infrastructure and connectivity. This is a benefit for the local community by allowing easier and safer access in and around the neighbourhood area. The wider plan policies also work to provide better transportation infrastructure – including improved active transportation options, improvements to the sustainable transport network, and providing electric vehicle charging infrastructure. This will make transportation into Uppingham and to external locations easier, safer, and more environmentally friendly.

Conclusions at this current stage

Biodiversity and Geodiversity

- 5.42 Overall, Neighbourhood Plan policies should help ensure that ecological sensitivities are appropriately considered during the planning, construction, and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains. Whilst there are potential impact pathways associated with recreational pressure, third-party activities, and changes to water quantity (level, flow, and quality) associated with the available site options, the HRA for the UNP concludes that no adverse impacts to the integrity of internationally designated sites are expected as a result of the policies and proposals within the UNP. Nonetheless, consultation with Natural England may be required to determine whether the applications will have any significant impacts to the integrity of these sites.

Climate Change

- 5.43 The Neighbourhood Plan has policies in place to help mitigate and adapt to the effects of climate change. The plan recognises the importance of natural features, as well as built infrastructure in adapting to a changing climate. Facilitating development within proximity to Uppingham town (i.e., locations within Rutland with the greatest variety of services and facilities) will, to an extent, help limit greenhouse gas emissions from transport through encouraging new development in locations with proximity to the key amenities and public transport networks.

Landscape and Townscape

- 5.44 Policies and proposals within the UNP seek to protect and enhance the relationship between the natural and built environment (i.e., between the town and the open countryside), helping to safeguard the open countryside from inappropriate development. Whilst it is recognised that new development areas will come forward on sites which have a 'high' landscape sensitivity, the site-specific policies have a strong focus on ensuring that development fits into the landscape context, including sensitive design to soften the overall impact of development at these locations. Overall, the policies work well to help the neighbourhood area maintain and enhance its landscape and townscape value.

Historic Environment

- 5.45 In relation to the 'Historic Environment' SEA topic, the UNP includes several measures which seek to conserve and enhance both designated and non-designated heritage assets (and their settings). This should help ensure that

the design of any new development is in keeping with the existing character and feel of Uppingham town and the wider neighbourhood area.

- 5.46 It is recognised that the greatest concentration of heritage assets and areas within the neighbourhood area are within Uppingham town. In this respect, potential indirect impacts to the historic environment are possible as the site allocations are adjacent to (or within proximity to) the town. **The SEA recommends** that the wording of the site-specific policies is enhanced to encourage development proposals to complete a proportionate heritage impact assessment at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas. This will ensure that appropriate mitigation is provided to assuage any concerns by Historic England.

Land, Soil, and Water Resources

- 5.47 Whilst the development of greenfield sites does not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to deliver housing via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. It is also acknowledged that through allocating greenfield sites closer to the existing built-up area, the UNP minimises as best as possible the impacts to the open countryside and natural environment, which will help to safeguard land, soil, and water resources. Nevertheless, the preferred approach will likely result in the permanent loss of agricultural land that cannot be mitigated.

Community Wellbeing

- 5.48 Uppingham town is generally well served by local service offer and is defined as a 'small town' within the settlement hierarchy (i.e., one of the most sustainable settlements within Rutland, alongside the 'main town' of Oakham). Therefore, the delivery of higher levels of growth (up to 510 dwellings) across the available site options within the neighbourhood area will deliver much needed housing (including a mix of types, tenures, and affordable dwellings) to meet local requirements.
- 5.49 The UNP is also likely to have significant positive effects in relation to the 'Community Wellbeing' SEA theme through delivering housing which meets local requirements, supporting accessibility to services and facilities, and ensuring high-quality design through new development areas. This will support social inclusion, the quality of life of residents, and community vitality. The UNP also supports economic vitality through encouraging opportunities to expand the local employment and retail offer.

Transportation

- 5.50 Overall, the policies within the UNP work to improve transportation and movement in the neighbourhood area, by implementing policies that encourage a modal shift to sustainable and active travel options. Whilst it is recognised that two of the site allocations do not currently connect to the existing road network, the site-specific policies state that development cannot commence until the access issues have been resolved (i.e., once the site allocations which are located adjacent to these two sites have been developed).

6. What are the next steps?

Plan finalisation

- 6.1 This SEA Environmental Report accompanies the Uppingham Neighbourhood Plan for Regulation 14 consultation.
- 6.2 Following the close of Regulation 14 consultation, any representations made will be considered by the Steering Group, and the Uppingham Neighbourhood Plan and Environmental Report will be updated as necessary. The updated and final version of the SEA Environmental Report will then accompany the Uppingham Neighbourhood Plan for submission to the Local Planning Authority, Rutland County Council, for subsequent Independent Examination.
- 6.3 At Independent Examination, the Uppingham Neighbourhood Plan will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with local planning policy.
- 6.4 If the Independent Examination is favourable, the Uppingham Neighbourhood Plan will be subject to a referendum, organised by Rutland County Council. If more than 50% of those who vote agree with the Uppingham Neighbourhood Plan, then it will be 'made'. Once made, the Uppingham Neighbourhood Plan will become part of the Development Plan for the town.

Monitoring

- 6.5 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the UNP to identify any unforeseen effects early and take remedial action as appropriate.
- 6.6 It is anticipated that monitoring of effects of the UNP will be undertaken by Rutland County Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the UNP that would warrant more stringent monitoring over and above that already undertaken by Rutland County Council.

Appendix A Baseline information

A.1 Air Quality

Policy context

Table A1.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A1.1: Plans, policies and strategies reviewed in relation to the air quality SEA theme.

Document title	Year of publication
Environment Act	2021
National Planning Policy Framework (NPPF)	2021
The Clean Air Strategy	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
UK plan for tackling roadside nitrogen dioxide concentrations	2017
Environment Act	1995
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Rutland County Council - 2019 Air Quality Annual Status Report	2019
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The UNP will need to consider the principles outlined in the National Planning Policy Framework (NPPF), which seek to reduce or mitigate air quality impacts during development whilst simultaneously taking advantage of opportunities to improve air quality. Measures include, but are not limited to; sustainable transport solutions, limiting the need to travel, compliance with pollutant limits or objectives, and the enhancement of green infrastructure. Smaller-scale development should consider the potential for cumulative effects in relation to air quality. The NPPF also states that planning policies should contribute towards compliance with pollutant limit levels or national objectives; acknowledging air quality management areas, clean air zones and the cumulative impacts from individual sites in local areas. Moreover, the NPPF indicates that new and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.
- The Clean Air Strategy outlines how the government will tackle all sources of air pollution. The strategy proposes goals to cut public exposure to particulate matter pollution and outlines required action to meet these goals. Furthermore, it seeks to recognise wider sources that cause poor air quality, such as diffuse sources and smaller contributors. The proposed measures include new legislation and local powers to act in areas with air pollution issues.

- The 25 Year Environment Plan establishes how the government will expand net gain approaches to include air quality improvements, such as planting more trees in urban areas and changing fuel supplies. In particular, 'Goal 1 Clean air' and the policies contained within 'Chapter 4: Increasing resource efficiency and reducing pollution and waste' directly relate to the air quality SEA theme.
- The UK plan for tackling roadside nitrogen dioxide is focused on lowering nitrogen dioxide (NO₂) emissions to statutory limits as quickly as possible. The plan acknowledges that an improvement in air quality and a reduction in emissions is important and aims to position the UK at the forefront of vehicle innovation by making motoring cleaner.
- Local authorities are required to monitor air quality across the county, report regularly to Defra and act where nationally set levels and limits of pollutants are likely to be exceeded under Section 82 of the Environment Act (1995). Monitoring is undertaken to assess levels of nitrogen dioxide, sulphur dioxide, ozone, benzene, and particulates. Where exceedances exist, areas are declared as air quality management areas (AQMA) and local authorities are required to produce an air quality action plan (AQAP) to improve air quality in the area. Under Schedule 11 in the Environment Act (2021), a local authority must identify any parts of its area in which it appears air quality standards or objectives are not likely to be achieved within the relevant period. Additionally, local authorities must also identify relevant sources of emissions that are considered partly or wholly responsible for failing to achieve air quality standards or objectives in the area. As such, the Rutland County Council 2019 Air Quality Annual Status Report (ASR) is the latest available report for Rutland, which includes the neighbourhood area; fulfilling the requirements of the local air quality management (LAQM) as set out in Section 82 of the Environment Act (1995).
- The UNP will need to align with the policies within the adopted Local Plan which have an air quality focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

According to the latest available Rutland Council Air Quality ASR (from 2019), there are no AQMA within or in proximity to the UNP, nor are there any in the county. As such, air quality is considered to be generally good. Monitoring occurs at 13 sites across the county for NO₂, and is acknowledged to be increasing in the neighbourhood area. However, the last NO₂ record in Uppingham was lower than the annual mean objective - 29.2 µg/m³ in the neighbourhood area in comparison to the annual objective of 40 µg/m³.

Rutland County Council encourage and support measures to mitigate emissions. This includes (but is not limited to) policy guidance, transport planning, public information campaigns, car lift/share schemes and the installation of electric car charging points at certain locations.

Future baseline

Future development in the neighbourhood area has the potential to increase traffic, congestion, and their associated emissions. In the absence of suitable planning and

mitigation, this could lead to a deterioration in air quality. Therefore, mitigation measures should be incorporated into the design of new development areas to maintain (and where possible, improve) air quality.

It is considered that the present shift towards the use of sustainable transportation, including active travel modes and electric vehicle use, has the potential to support longer term air quality improvements. Furthermore, as a response to the COVID-19 pandemic there has been a shift towards employees working from home, which also contributes to emissions reduction. Planning for these factors during development will have a positive impact on air quality.

Due to the absence of any significant air quality issues raised in relation to the draft UNP, the air quality theme has been scoped out for the purposes of the SEA process.

A.2 Biodiversity and Geodiversity

Policy context

Table A2.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A2.1: Plans, policies and strategies reviewed in relation to the biodiversity and geodiversity SEA theme.

Document title	Year of publication
Environment Act 2021	2021
National Planning Policy Framework (NPPF)	2021
A Green Future: Our 25 Year Plan to Improve the Environment	2018
UK Post-2010 Biodiversity Framework	2012
The Natural Choice: securing the value of nature (Natural Environment White Paper)	2011
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	2011
Natural Environment and Rural Communities Act	2006
UK Biodiversity Action Plan	1994
Rutland County Council - Corporate Plan 2022-2027	2022
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Leicester, Leicestershire, and Rutland BAP - Space for Wildlife	2016
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The Environment Act makes provision for biodiversity gain to be a condition of planning permission in England, in addition to creating biodiversity gain site registers and biodiversity credits. It recognises there is a duty to conserve and enhance biodiversity and encourages the identification of suitable areas through biodiversity reports and local nature recovery strategies. Furthermore, habitat maps are expected to include recovery

and enhancement areas which are currently, or could become, important for biodiversity.

- The UNP will need to consider the principles set out in the NPPF, which indicate that planning policies and decisions should protect and enhance soils and sites of biodiversity and / or geological value. Plans should also identify, map, and safeguard components of wider ecological networks, promote positive action for priority habitats and species, and pursue opportunities to secure biodiversity net gains. The NPPF also states that if development causes substantial harm and cannot be avoided, adequately mitigated, or compensated, then planning permission should be refused.
- The NPPF also supports the establishment and enhancement of habitat networks and green infrastructure to allow for more resilience to current and future pressures for biodiversity.
- The 25 Year Environment Plan places importance on improvements to the natural environment, such as achieving clean air and water, reducing environmental hazard risk, and encouraging sustainable resource use. This will be accomplished through a variety of actions including implementing sustainable land management, engaging in nature recovery, and connecting people to the environment.
- The UK Biodiversity Action Plan (BAP) is a response to the Convention on Biological Diversity, which calls for the development and enforcement of national strategies and associated action plans to identify, conserve and protect existing biological diversity, and to enhance it wherever possible. In particular, the BAP identifies priority species and habitats that are most threatened and require conservation action. The UK BAP is succeeded by the UK Post-2010 Biodiversity Framework, which aims to ensure that biodiversity is valued, conserved, restored, and wisely used, and ecosystem services are maintained. This helps to sustain a healthy planet that delivers essential benefits for everyone.
- The Natural Environment White Paper (NEWP) sets out the importance of a healthy, functioning natural environment to sustaining economic growth, prospering communities, and personal wellbeing. It adopts a landscape approach to protect and enhance biodiversity and aims to create a green economy, whereby the economic growth and the health of natural resources sustain each other.
- Reflecting the commitments within the NEWP, Biodiversity 2020: A strategy for England's wildlife and ecosystem services aims to stop overall biodiversity loss, support healthy and well-functioning ecosystems, and establish coherent ecological networks.
- The Natural Environment and Rural Communities Act details nature protection in the UK, which includes wildlife, Sites of Special Scientific Interest (SSSIs), and National Parks. It extends the UK Government's duty to biodiversity and establishes the role of Natural England, which is responsible for safeguarding England's natural environment, making sure it is protected and improved whilst ensuring people enjoy, understand, and access it.
- The Rutland County Council Corporate Strategy indicates biodiversity is considered as an important component for the shared vision for Rutland.

Of note is the desire to create and develop wild areas to support greater biodiversity by committing to encouraging and supporting greener communities.

- The Leicester, Leicestershire and Rutland Biodiversity Action Plan 2016-2026 aims to focus resources on the conservation and enhancement of biodiversity through local partnerships. Included in the report are 19 priority habitats alongside their opportunities and conservation measures.
- The UNP will need to align with the policies within the adopted Local Plan which have an biodiversity and geodiversity focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

Ramsar sites and Special Protection Areas

The Convention on Wetlands of International Importance (known as the Ramsar Convention) is an intergovernmental treaty that provides the framework for the conservation and appropriate use of wetlands and their resources⁴⁷. In the UK, many Ramsar sites were also designated as Special Protection Areas (SPAs) under the European Birds Directive (79/409/EEC)⁴⁸. To ensure European Directives were operable in the UK after the EU transition period, changes were made through the implementation of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019⁴⁹. In doing so, SPAs and Special Areas of Conservation (SACs) form a national site network within the UK⁵⁰, comprising of sites already designated under the Nature Directives (i.e., 79/409/EEC and 92/43/EEC) and any additional sites designated under the 2019 Regulations.

Whilst there are no Ramsar sites or SPAs within the neighbourhood area, the Rutland Water Ramsar and the Rutland Water SPA site is located approximately 4.6 km north of the neighbourhood area. The locations of these designations are demonstrated in Figure A2.1 at the end of this theme

The Rutland Water Ramsar⁵¹ was first designated as a Ramsar site in October 1991. Covering approximately 1,339 ha, it's described as a large, artificial, and freshwater reservoir fringed by wetland habitats, the most interesting of which include lagoons, reed swamp, marsh, and damp meadows. Recreational use is a conservation issue, such as water sports, fishing and walking and cycling routes, as well as the use of chemicals to control summer algae blooms. Over 45% of the site is managed by the Leicestershire and Rutland Wildlife Trust and Anglian Water, as a nature reserve⁵². The Ramsar site shares an overlapping designation with Rutland Water SPA and SSSI, and the citation for the site states⁵³:

The site qualifies as a wetland of international importance by regularly supporting over 20,000 waterfowl in the winter. This includes:

- Great crested grebe (*Podiceps cristatus*).

⁴⁷ Ramsar Convention (2014) 'Introducing the Convention on Wetlands' can be accessed [here](#).

⁴⁸ EU (1979) 'The European Birds Directive (79/209/EEC)' can be accessed [here](#).

⁴⁹ UK Government (2019) 'The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' can be accessed [here](#).

⁵⁰ Defra (2021) 'Policy Paper: Changes to the Habitats Regulations 2017' can be accessed [here](#).

⁵¹ RSIS (no date) '46. Rutland Water' can be accessed [here](#).

⁵² Natural England (2018) 'Rutland Water SPA Conservation Objectives supplementary advice' can be accessed [here](#).

⁵³ Natural England (2014) 'Rutland Water SPA Citation' can be accessed [here](#).

- Mute swan (*Cygnus olor*).
- Wigeon (*Anas penelope*).
- Gadwall (*Anas strepera*).
- Teal (*Anas crecca*).
- Shoveler (*Anas clypeata*).
- Tufted duck (*Aythya fuligula*).
- Goldeneye (*Bucephala clangula*).
- Goosander (*Mergus merganser*).
- Coot (*Fulica arra*).

The conservation objectives for Rutland Water aim to ensure that the integrity of the site is maintained or restored as appropriate, including⁵⁴:

- The extent and distribution of the habitats of the qualifying features.
- The structure and function of the habitats of the qualifying features.
- The supporting processes on which the habitats of the qualifying features rely.
- The population of each of the qualifying features.
- The distribution of the qualifying features within the site.

Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSI) are protected to conserve their wildlife and / or geological value. There are no SSSIs within or in proximity to the neighbourhood area, however the neighbourhood area is subject to SSSI Impact Risk Zones (IRZ). SSSI IRZ are a GIS tool/dataset that map zones around each SSSI according to their sensitivities. They specify the types of development that have the potential to have adverse impacts at a given location, and thresholds of development which indicate a need to consult Natural England. In this respect, the south-west corner of the neighbourhood area around Kinnachan House overlaps with IRZs typical of the kind of development the UNP may bring forward (residential development of 50 units or more, and any residential development of 50 houses or more outside of existing settlements/urban areas). These IRZs are associated with the Eye Brook Reservoir SSSI, located approximately 1.6km to the south-west. As such, consultation with Natural England may be required for any applications that come forward in this area.

⁵⁴ Natural England (2019) 'Rutland Water Conservation Objectives' can be accessed [here](#).

Priority habitats and species

Biodiversity Action Plan (BAP) Priority habitats within the neighbourhood area include lowland heathland and deciduous woodland. Figure B2.1 at the end of the chapter demonstrates the location of these BAP Priority Habitats.

The Leicestershire and Rutland Environmental Records Centre (LRERC)⁵⁵ will contain archives of protected and notable species within Rutland, including those species protected by the Wildlife and Countryside Act 1981⁵⁶ and under Section 41 of the Natural Environment and Rural Communities Act 2006. The BAP Priority habitats and ecological designations within and surrounding the neighbourhood area are likely to support populations of protected species.

Ecological features of interest which might have the potential to be impacted by new development areas include trees, hedgerows, watercourses, and road verges. As these features play an important role in providing connectivity corridors and refugia for migrating and foraging species, it will be important for the UNP to consider the potential implications on such features within the plan making process.

Future baseline

Habitats and species will potentially face increasing pressures from future development within the neighbourhood area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change. This has the potential to lead to changes in the distribution and abundance of species and changes to the composition of habitats.

The neighbourhood area presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species, and designated sites at an early stage of planning for future growth. To maintain and improve the condition of biodiversity in the future, it will be important to not only protect and enhance important habitats, but also the connections between them. It will be crucial to effectively coordinate the delivery of new development to ensure that opportunities to improve green infrastructure and ecological corridors are maximised within the neighbourhood area

⁵⁵ Leicestershire County Council (2022) 'Leicestershire and Rutland Environmental Records Centre (LRERC)' can be accessed [here](#).

⁵⁶ UK Government (1981) 'The Wildlife and Countryside Act 1981' can be accessed [here](#).

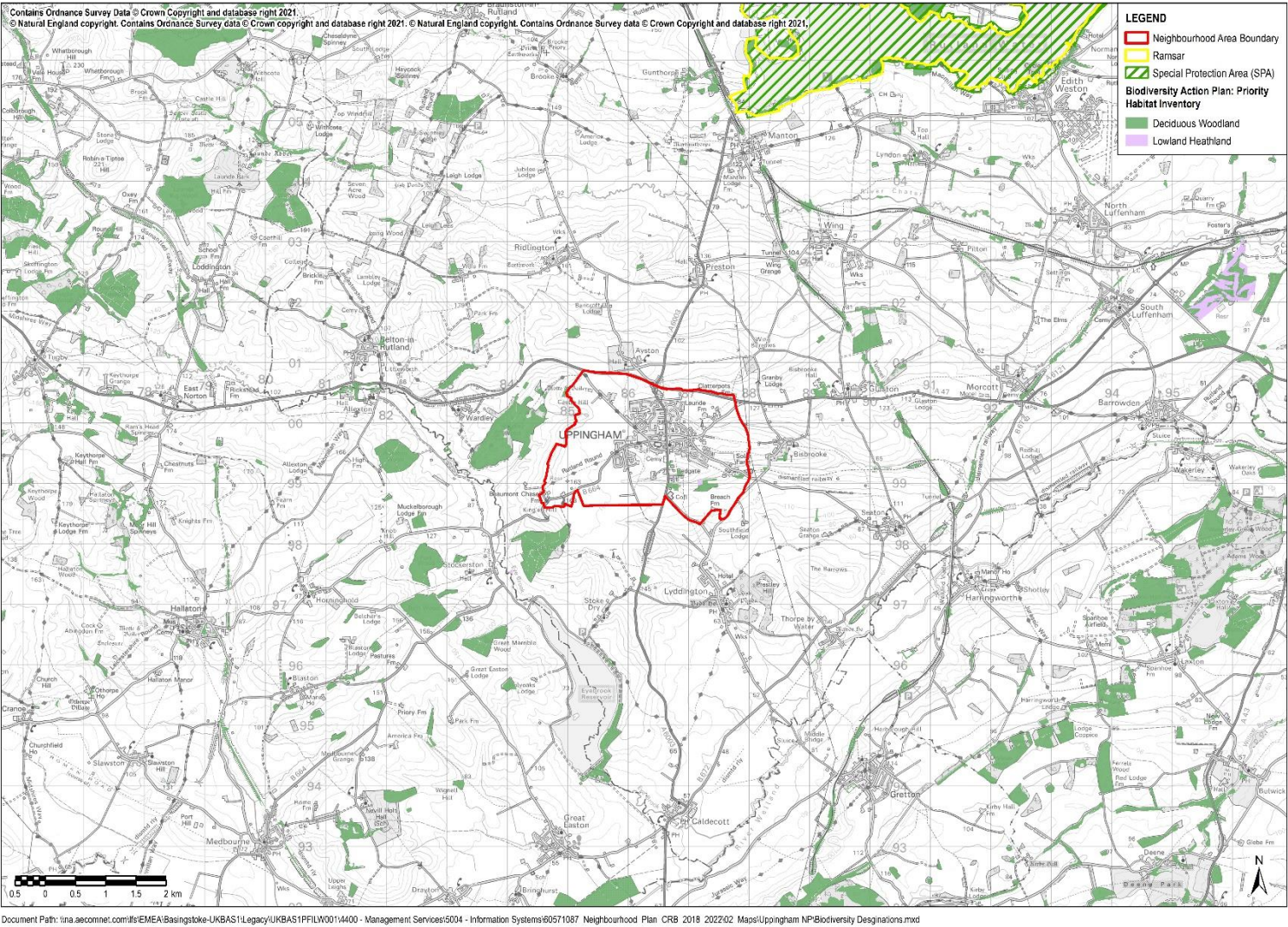


Figure A2.1: The location of the Rutland Water Ramsar and SPA in relation to the neighbourhood area, and BAP Priority Habitats

A.3 Climate Change

Policy context

Table A3.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A3.1: Plans, policies and strategies reviewed in relation to the climate change SEA theme.

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Net Zero Strategy: Build Back Greener	2021
National Infrastructure Assessment	2021
The UK Sixth Carbon Budget	2020
The Clean Air Strategy 2019	2019
The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting	2018
A Green Future: Our 25 Year Plan to Improve the Environment	2018
The Clean Growth Strategy	2017
UK Climate Change Risk Assessment 2017	2017
Flood and Water Management Act 2010	2010
Climate Change Act 2008	2008
Rutland Climate Action - Community Strategy	2022
Rutland County Council - Corporate Plan 2022-2027	2022
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Rutland County Council - Future Rutland Conversation - Climate change and the environment	2021
Local Flood Risk Management Strategy	2018
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The UNP will need to consider the principles set out in the NPPF, including adopting a proactive planning approach to both mitigate and adapt to climate change. Planning policies are expected to improve the resilience of communities and infrastructure to climate change impacts, avoid inappropriate development in the flood plain zone, and support the move to a low carbon economy. The NPPF recognises the potential for planning to shape places to better contribute to reductions in greenhouse gas emissions and deliver long-term resilience.
- The Clean Growth Strategy, Clean Air Strategy and the Net Zero Strategy are a collection of documents seeking to progress the government's commitment to becoming net zero by 2050 under the UK Climate Change Act 2008. The documents outline how the government will tackle air

pollution sources whilst maintaining an affordable energy supply and increasing economic growth. This parallels with the 25 Year Environment Plan, which seeks to manage land resources sustainably, recover and reinstate nature, protect soils and habitats, increase resource efficiency, improve water quality, and connect people with the environment. Of note in the 25 Year Environment Plan are the following: 'Chapter 1: Using and managing land sustainably', 'Chapter 6: Protecting and improving the global environment', 'Goal 4: A reduced risk of harm from environmental hazards such as flooding and drought' and 'Goal 7: Mitigating and adapting to climate change'.

- The National Infrastructure Assessment is published every five years and analyses the UK's long-term economic infrastructure needs to create a strategic vision and recommendations. The baseline report states that climate change will increase pressures on all sectors, including economic infrastructure.
- The National Adaptation Programme outlines the government's response to the second Climate Change Risk Assessment, demonstrating the actions the government is currently taking and actions it will be taking in the future. It outlines risks that fit within the priority areas identified by the UK Climate Change Risk Assessment 2017:
 - Flooding and coastal change risks to communities, businesses, and infrastructure.
 - Risks to health, well-being, and productivity from high temperatures.
 - Risk of shortages in the public water supply, and for agriculture, energy generation, and industry.
 - Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils, and biodiversity.
 - Risks to domestic and international food production and trade; and
 - New and emerging pests and diseases, and invasive non-native species, affecting people, plants, and animals.
- The Flood and Water Management Act 2010 provides for better and more comprehensive management of flood risk for people, homes, and businesses, in addition to aiding in safeguarding community groups from unaffordable rises in surface water drainage charges and protecting consumer water supplies. It also highlights alternatives to traditional engineering to flood risk management.
- The UK Climate Change Act 2008 establishes a framework to develop an economically viable emissions reduction path. The Climate Change Act 2008 (2050 Target Amendment) Order of 2019 put in place the legally binding target of achieving net-zero emissions by 2050. The Climate Change Act includes the following:
 - The UK Government must reduce greenhouse gas emissions by a minimum of 100% of 1990 levels by 2050.
 - The document requires the government to produce legally binding carbon budgets – a cap on the amount of greenhouse gases emitted in the UK over a five-year period.

- The Act requires the government to assess and prepare for the risks and opportunities linked to climate change for the UK.
- The Sixth Carbon Budget is the legal limit of UK net greenhouse gas emissions and requires the country to reduce emissions by 78% by 2035 relative to 1990 levels. This puts the country on track to achieve net-zero emissions by 2050 at the latest.
- Rutland Climate Action has developed a plan with the community of Rutland to work towards climate mitigation and adaptation. The strategy is split down into waste, agriculture, land use and food, buildings, greenhouse gas removals, and surface transport. The underlying principles of Rutland Climate Action are as follows:
 - Build connections: One Rutland.
 - Engage with the whole community, raise awareness.
 - Educate and signpost to enable the community to make informed and beneficial choices.
 - Measure success by monitoring and evaluating actions taken.
 - Ensure that ‘stakeholder’ status is achieved: a united voice will provide evidence-based opinion on policy both at the local and a national government level.
- Additionally, the Rutland Climate Action Community Strategy website states that Rutland County Council has declared a ‘climate crisis’ and has committed to being carbon net zero ‘as soon as is viable’.
- The Rutland County Council Corporate Strategy indicates climate change is considered a challenge to the county, which includes reducing high levels of waste and the county’s carbon footprint. A priority area is the encouragement of leading sustainable lives, which includes combatting the climate crisis through the power of choice, the removal of barriers, and real collective action.
- The Future Rutland Conversation involved the community that lives and works within the county, using surveys to understand the community values and opinions on a range of issues. The subsequent report indicates a number of residents believe that no action is needed to combat climate change, and others believe the county cannot make a meaningful contribution due to its size.
- Rutland County Council’s Local Flood Risk Management Strategy provides an overview for how the Council will lead and co-ordinate local flood risk management, acting as a focal point for integrating all flood risk management functions in the county. The document recognises that climate change is leading to warmer and wetter winters and drier summers, which impact on drainage systems and subsequent flood management techniques.
- The UNP will need to align with the policies within the adopted Local Plan which have an climate change focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

Contribution to climate change

The Climate Change Act 2008 (2050 Target Amendment) Order of 2019 requires carbon dioxide (CO₂) emissions from the built environment to be monitored and recorded at the local authority level. The CO₂ emissions shown in Figure A3.1 and Figure A3.2 below are derived from data supplied by the Department for Business, Energy, and Industrial Strategy⁵⁷.

As demonstrated by Figure A3.1 overleaf, the largest contributing sector with regards to CO₂ emissions in Rutland between 2005-2018 was the industry and commercial sector, despite it experiencing a large decrease in emissions (512.3 kilotons). The domestic and transport sectors have remained fairly consistent, with a slight increase in emissions occurring in the transport sector from 2014 (a total of 12 kilotons), and a decrease in emissions occurring in the domestic sector from 2013 (a total of 31.9 kilotons).

Although the transport sector is not the major contributor of CO₂ emissions in Rutland, its contribution has increased. The introduction and uptake of Ultra Low Emission Vehicles (ULEVs) will contribute positively towards the reduction of road transport related emissions. In line with assumptions made by the Department for Transport's 'Road to Zero' report (2018)⁵⁸, it is assumed that ULEV uptake will increase rapidly in the coming decade. Therefore, all vehicles could be ultra-low emission (powered either by hydrogen or electricity) by 2030, thus the CO₂ emissions from the transport sector have the potential to decrease.

Figure A3.2 overleaf indicates that the average CO₂ emissions per capita are higher in Rutland than the average for the East Midlands and the whole of England between 2005-2018. However, there has been a major decrease in per capita emissions over the examined period; a decrease of 17.5 tons per capita for Rutland, in comparison to a decrease of 3.4 tons per capita for the East Midlands and 3.5 tons per capita for England.

⁵⁷ Department for Business, Energy and Industrial Strategy (2020) 'UK local authority and regional carbon dioxide emissions national statistics: 2005-2008' can be accessed [here](#). The data tables used to generate Figures 4.1 and 4.2 can be downloaded from this page.

⁵⁸ Department for Transport (2018) 'The Road to Zero' can be accessed [here](#).

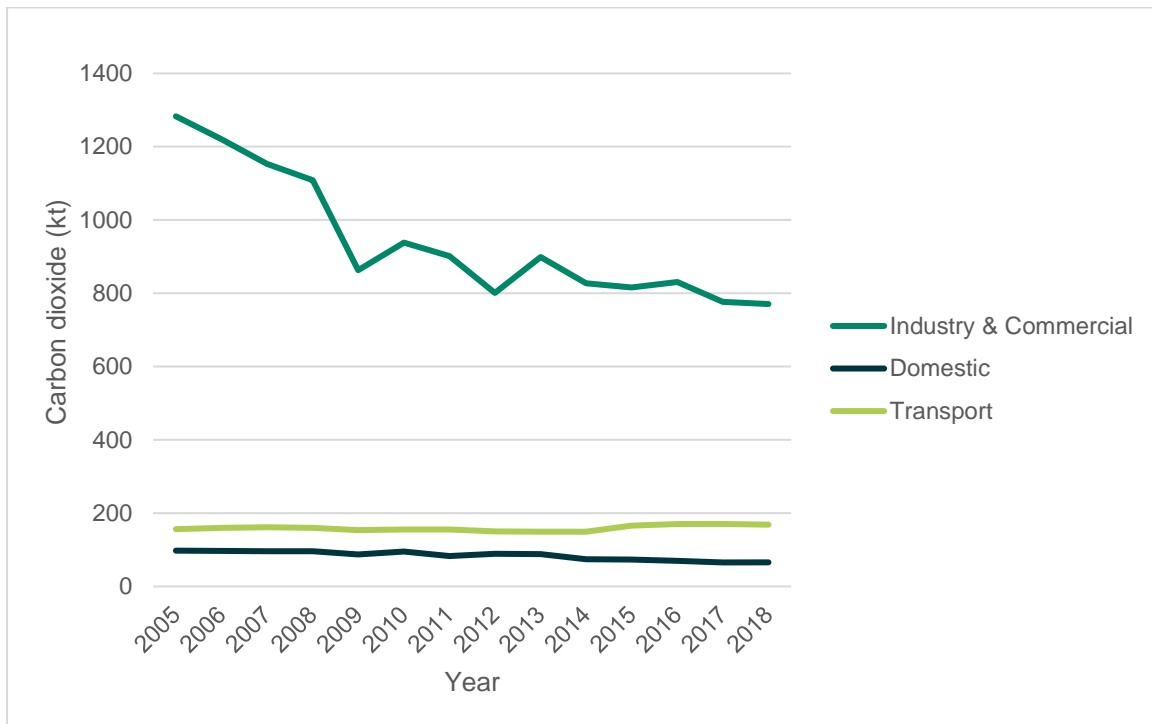


Figure A3.1: CO₂ emissions in kilotons per year for each sector in Rutland (2005-2018).

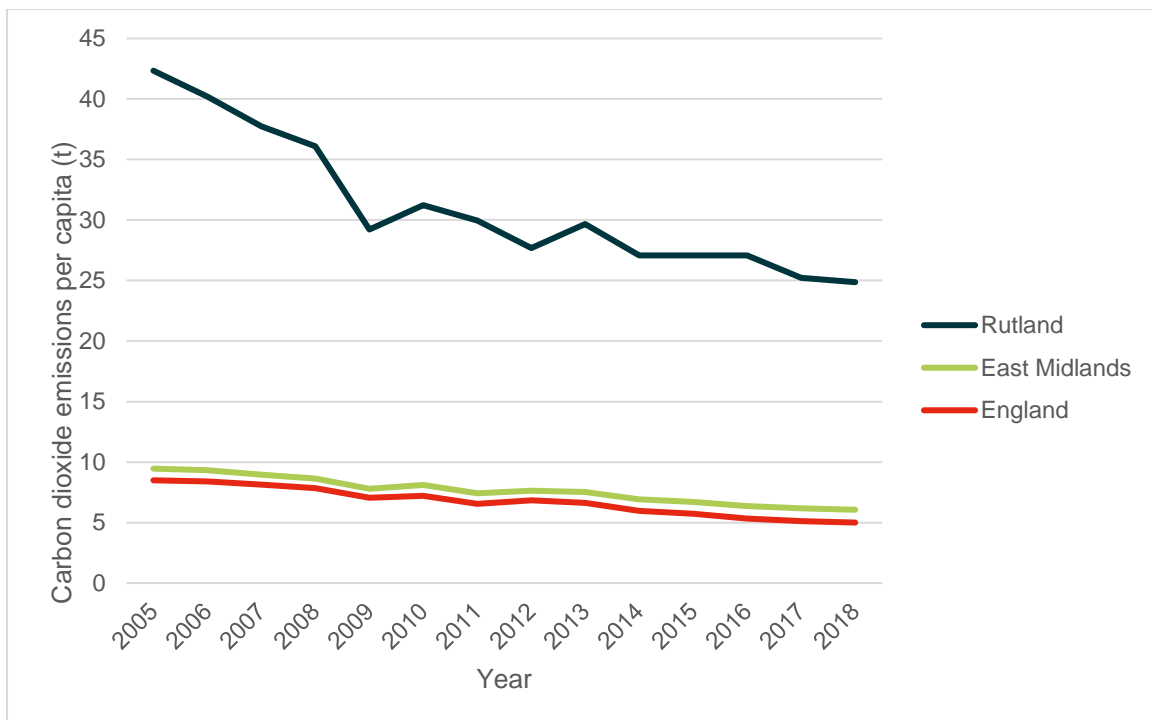


Figure A3.2: CO₂ emissions per capita (in tons) for Rutland, the East Midlands region, and the whole of England (2005-2018).

Potential effects of climate change

The UK Climate Projections (UKCP18) programme is a climate analysis tool that provides the most up-to-date assessment on potential future climatic changes in the UK based on climate model simulations⁵⁹. Projections can be downscaled to a regional level across the UK, allowing for specific evaluations of a selected area.

The UKCP18 projections conclude the effects of climate change for the East Midlands, under the high emissions “worst case” scenario RCP 8.5⁶⁰, are likely to be as follows (as compared to 1981-2000):

- 2021-2040:
 - An average 1.25 °C increase in mean winter temperatures.
 - An average 2.2 °C increase in mean summer temperatures.
 - An average 0.12 mm/day increase in mean winter precipitation rate.
 - An average 0.19 mm/day decrease in mean summer precipitation rate.
- 2061-2080:
 - An average 3 °C increase in mean winter temperatures.
 - An average 5.05 °C increase in mean summer temperatures.
 - An average 0.5 mm/day increase in mean winter precipitation rate.
 - An average 0.62 mm/day decrease in mean summer precipitation rate.

If these changes occur, the neighbourhood area will likely face a range of risks, including:

- Increases in cases of heat related illnesses and deaths during the summer period as well as illnesses and deaths related to exposure to sunlight.
- An increase in the risk of injuries and deaths caused by storm events, due to both the increase in quantity and magnitude.
- Changes to water resources, in terms of quality and quantity.
- An increased risk of flooding, including changes in vulnerability to 1 in 100-year floods, and a need to upgrade flood defences.
- Soil erosion due to flash flooding.
- Loss of species that are at the edge of their distribution, particularly their southern edge, and a spread of species at the northern edge of their distribution.
- Increased drought events, both in quantity and magnitude.
- Heat related impacts to local infrastructure, e.g., road surfaces melting.

⁵⁹ Met Office (no date) ‘UK Climate Projections (UKCP)’ can be accessed [here](#).

⁶⁰ The RCP 8.5 emissions scenario assumes there is a fast population growth (doubling the planet’s population to reach 12 billion), the lowest rate of technological development, slow GDP growth, a massive increase in world poverty and high energy use and emissions. It is seen to be the ‘worst case scenario’ in which no climate change mitigation or adaptation technique are engaged with.

Flood risks

Figure A3.3⁶¹ indicates the sections of the neighbourhood area that are within Flood Zone 2 and 3. The figure demonstrates that the majority of the neighbourhood area is within Flood Zone 1, with areas of Flood Zone 3 being located in proximity to the water courses present in the east. The figure also demonstrates that the neighbourhood area and the land surrounding it have various drains which will help to store water.

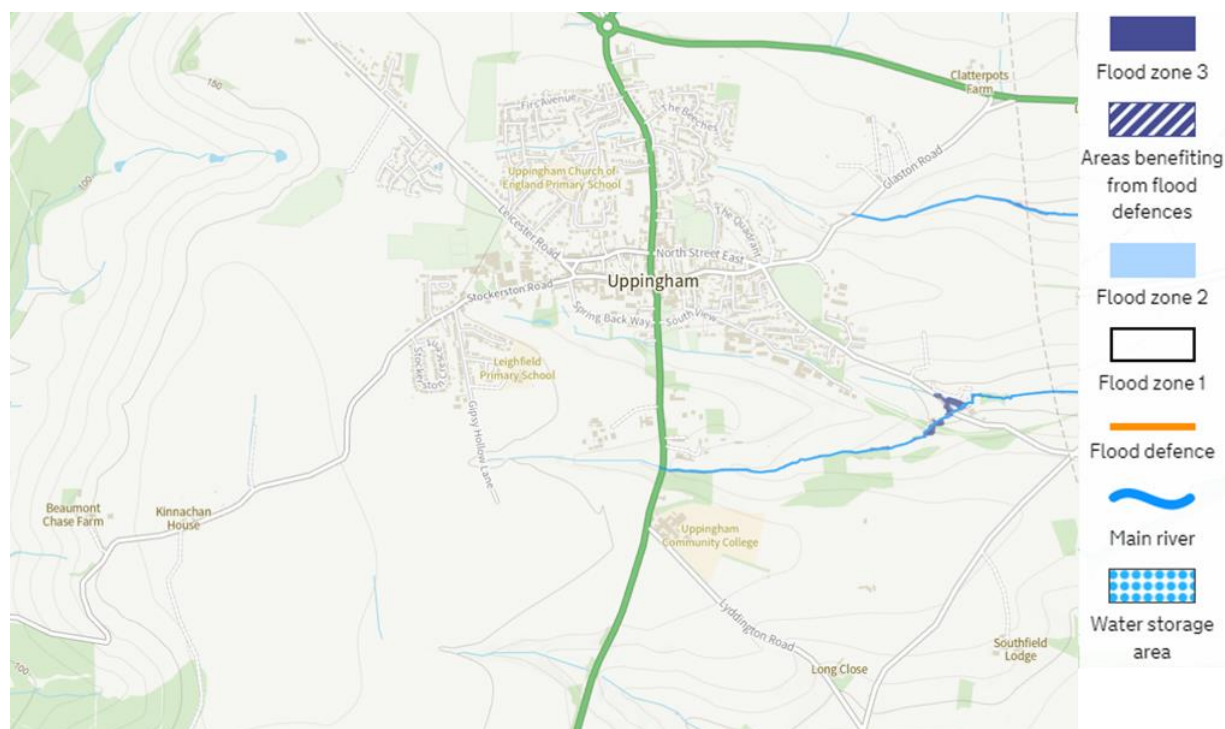


Figure A3.3: Fluvial flood risks within the neighbourhood area.

Figure A3.4⁶² overleaf demonstrates the areas that are at risk of surface water flooding. In particular, the network of streets to the north of the neighbourhood area (Branston Road, Lime Tree Avenue, The Beeches, Belgrave Road and Queen's Road) as well as a section of the A6003 are at low, medium and high risk of surface water flooding. Additionally, High Street, North Street, Glaston Road and Leicester Road are areas at risk of surface water flooding. To the south of Uppingham are two sections predominantly at high risk of surface water flooding – following a drainage system and a main river according to Figure A3.4 sections of the B664 are also at risk.

⁶¹ GOV.UK (2021) 'Get flood risk information for planning in England' can be accessed [here](#).

⁶² GOV.UK (2019) 'Learn more about flood risk' can be accessed [here](#).

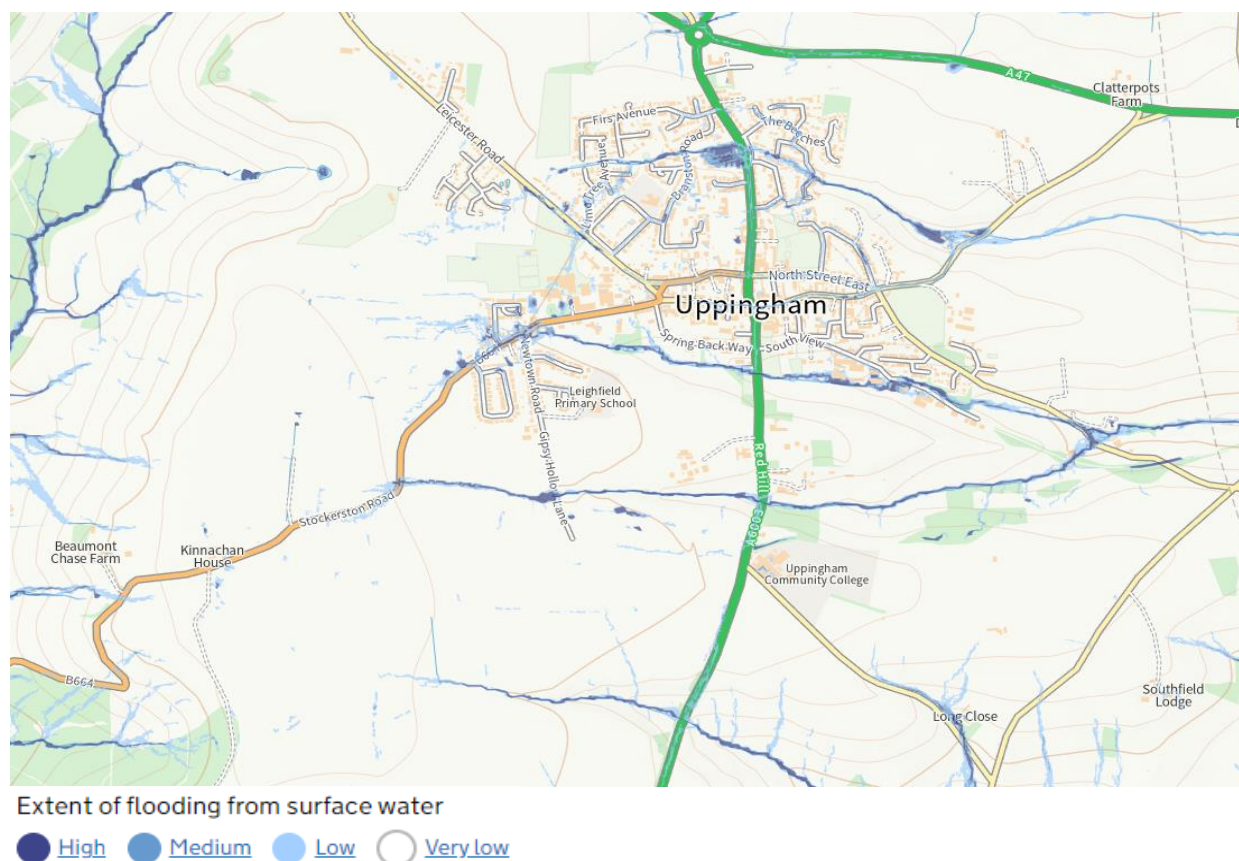


Figure A3.4: Surface water flood risk within the neighbourhood area.

Future baseline

Climate change has the potential to increase the occurrence of extreme weather events in the neighbourhood area. In turn it is likely the neighbourhood area will experience an amplified level of risk associated with climate change and a subsequent increase in need for resilience and adaptation measures. New development has the potential to increase flood risk through changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks, and / or increasing the number of residents exposed to areas of existing flood risk.

In terms of climate change contribution, greenhouse gas emissions generated in the neighbourhood area may continue to decrease with the wider adoption of energy efficiency measures, renewable energy production, and new technologies. However, increases in the built footprint of the neighbourhood area would likely contribute to increases in the absolute levels of greenhouse gas emissions, and these increases are considered likely with or without the UNP.

A.4 Community Wellbeing

Policy context

Table A4.1 presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A4.1: Plans, policies and strategies reviewed in relation to the community wellbeing SEA theme.

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Health Equity in England: The Marmot Review 10 Years On	2020
Healthy and Safe Communities Planning practice guidance	2019
Planning for Sport Guidance	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Rutland County Council - Corporate Plan 2022-2027	2022
Future Rutland Vision	2022
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Rutland Housing, Homelessness and Rough Sleeping Strategy 2017-2022	2017
Rutland Joint Health and Wellbeing Strategy	2016
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The UNP will need to consider the principles outlined in the NPPF, which seek to retain and enhance access to community services and facilities. The NPPF recognises the benefits of having a range of local provision to support community needs. In addition, the NPPF recognises the benefits of creating cohesive communities in safe environments where the fear of crime (and crime itself) does not undermine resident quality of life.
- The NPPF recognises the role of development plans in helping to deliver access to high quality open spaces and opportunities for sport and physical activity, therefore contributing to the health and wellbeing of communities. The health benefits of access to nature, green spaces and green infrastructure are further reiterated in the 25 Year Environment Plan. Additional guidance is available through the Healthy and Safe Communities Planning practice guidance.
- The 2020 Health Equity in England Report identifies a health gap between less and more deprived areas, which has grown in the last decade. This means an increased amount of people can expect to spend more of their lives in poor health with a stalled, or even declining, life expectancy.
- The Planning for Sport Guidance seeks to help the planning system provide formal and informal opportunities for everyone to take part in sport and be physically active, setting out twelve principles.

- The Rutland County Council Corporate Strategy indicates that health and care is a strength of the county, but that life expectancy is falling faster than the national average. Health and wellbeing is a priority area for the strategy, with commitments to encourage healthy lifestyles, health and wellbeing infrastructure and a reduction in health inequalities, as well as supporting independence and encouraging joined up care.
- The Future Rutland Vision is an in-depth discussion with everyone who lives and works in the county, to understand what's most important to them. The aim of Future Rutland is to take this knowledge and use it to develop a new 'shared vision' for the county – a clear statement of intent that unites communities, businesses, and public bodies around a set of common goals and aspirations which can help to shape county's long-term future.
- The Rutland Housing, Homelessness and Rough Sleeping Strategy demonstrates how Rutland County Council will support vulnerable people and demonstrates how to make the best use of existing housing. It covers four aims:
 - Aim 1 – Preventing homelessness and promoting housing options.
 - Aim 2 – Provide targeted support for vulnerable households.
 - Aim 3 – Sustainable Growth.
 - Aim 4 – Ensure existing homes are fit-for-purpose.
- The Rutland Joint Health and Wellbeing Strategy is centred around the health and wellbeing priority areas in the county, including mental health and emotional wellbeing, carers, physical activity, housing and health, obesity, and dementia. The strategy seeks to focus on prevention and early intervention, to tackle inequalities within the provision of health services, and to deliver transformational change in Rutland's health and care system.
- The UNP will need to align with the policies within the adopted Local Plan which have a community wellbeing focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

Population and age structure

According to the City Population website, which uses the 2011 Census data, the neighbourhood area had a total of 4,745 in 2011; this is estimated to have increased to 5,001 in 2020⁶³.

⁶³ City Population (2021) 'Uppingham' can be accessed [here](#).

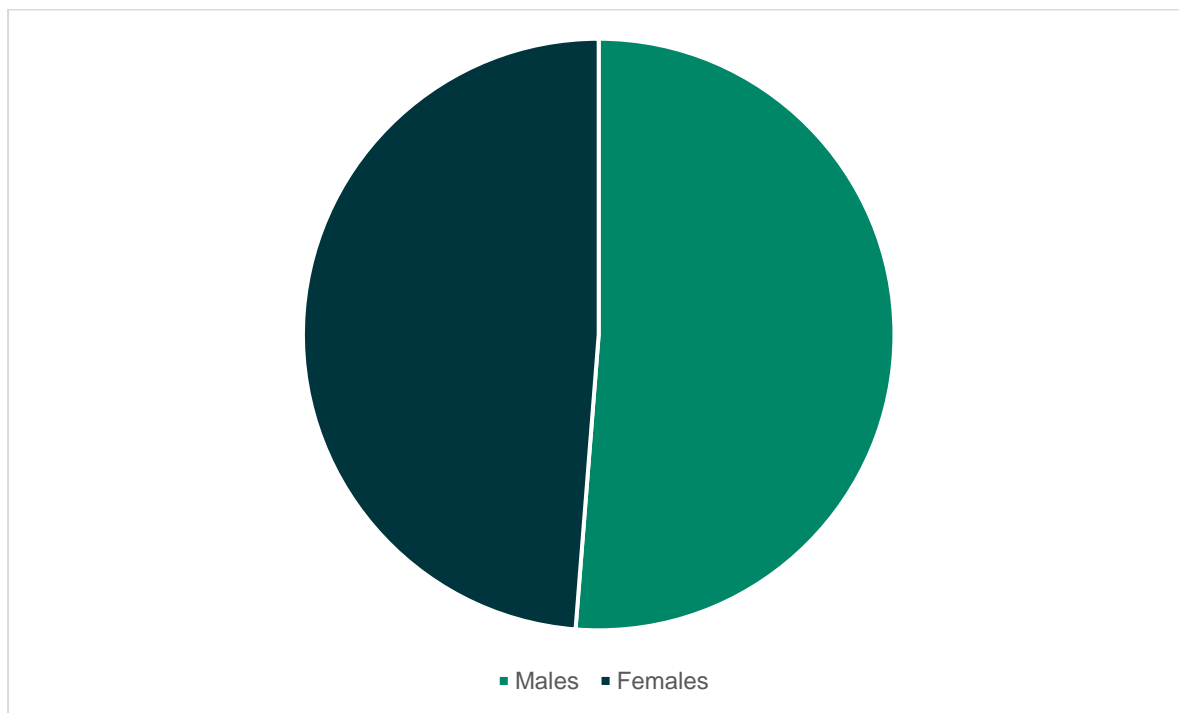


Figure A4.1: Estimated gender split in the neighbourhood area for 2020 (2,568 males and 2,433 females).

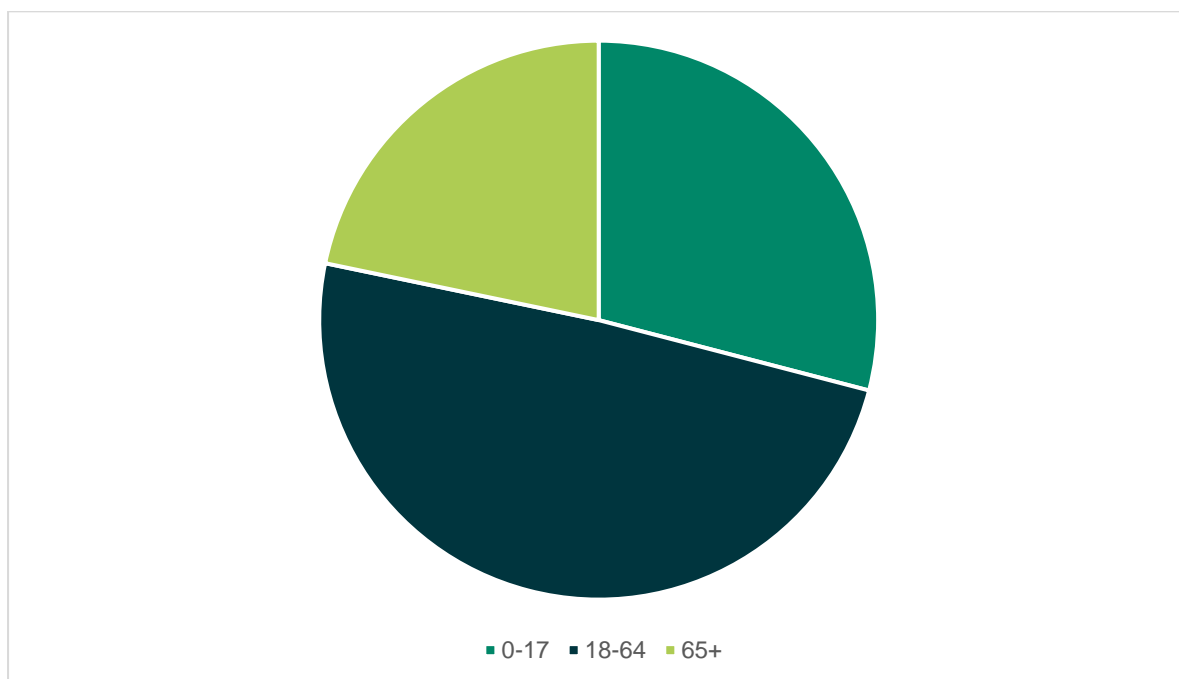


Figure A4.2: Estimated age group split in the neighbourhood area for 2020 (1,452 aged 0-17, 2,461 aged 18-64 and 1,087 aged 65+).

Index of Multiple Deprivation

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation and is the combination of seven different domains as described below:

- **Income:** the proportion of the population experiencing a deprivation relating to low income. There are a further two subsets of this measure:

- **Income deprivation affecting children:** the proportion of children aged 0-15 living in income deprived families; and
- **Income deprivation affecting older people:** the proportion of all adults aged 60 and above that experience income deprivation.
- **Employment:** the proportion of the working-age population involuntarily excluded from the labour market, including those who want to work but cannot.
- **Education, skills, and training:** the lack of attainment and skills in the population.
- **Health deprivation and disability:** the risk of premature death and the impairment of quality of life through poor physical or mental health.
- **Crime:** the risk of personal and material victimisation at the local level.
- **Barriers to housing and services:** the physical and financial accessibility of housing and local services, split into 'geographical barriers' linked to physical proximity and 'wider barriers' linked to access to housing.
- **Living environment:** the quality of the local environment, categorised into 'indoors living environment' to measure the quality of housing and 'outdoors living environment' to measure indicators like air quality and road traffic accidents.

Lower super output areas (LSOAs)⁶⁴ are designed to improve the reporting of small area statistics in England and Wales. They are standardised geographies intended to be as consistent as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2019, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived.

In this respect, the neighbourhood area overlaps with three LSOAs. Table A4.2 below indicates which three deprivation domains are more prevalent across these LSOAs that overlap the neighbourhood area. Reflecting on this information, clearly 'employment' and 'income' in its various representations, are the main deprivation issues in the area. It is important to note that the neighbourhood area is located in a part of the country that experiences deprivation issues linked to 'barriers to housing and services' and 'living environment', though it does not experience these issues itself.

Table A4.2: IMD rankings for the neighbourhood area.

LSOA Name	Most deprived deprivation domain	Second most deprived deprivation domain	Third most deprived deprivation domain
Rutland 005D	Education, Skills and Training – 17,861 (amongst 50% least deprived neighbourhoods)	Living Environment – 22,032 (amongst 40% least deprived neighbourhoods)	Income Deprivation Affecting Older People – 23,947 (amongst 30% least deprived neighbourhoods)
Rutland 005E	Income Deprivation Affecting Children Index – 17,883	Employment – 20,316 (amongst 40% least deprived neighbourhoods)	Income – 20,517 (amongst 40% least deprived neighbourhoods)

⁶⁴ The Indices of Deprivation Explorer can be accessed [here](#).

	(amongst 50% least deprived neighbourhoods)	deprived neighbourhoods)	deprived neighbourhoods)
Rutland 005F	Employment – 15,831 (amongst 50% most deprived neighbourhoods)	Income Deprivation Affecting Children Index – 16,224 (amongst 50% most deprived neighbourhoods)	Income – 16,721 (amongst 50% least deprived neighbourhoods)

Housing tenure

As reported by Zoopla⁶⁵, the average house price in Rutland is £322,248 – with flats selling for an average of £144,748, terraced houses for an average of £236,723, semi-detached houses for an average of £266,434 and detached houses for an average of £454,932. Furthermore, according to Zoopla⁶⁶, the average house price in Uppingham is £295,950 – with flats selling for an average of £158,500, terraced houses for an average £271,207, semi-detached houses for an average of £287,917 and detached houses for an average of £402,600. This suggests that the neighbourhood area has lower than average house prices in comparison to the regional trends, but has higher than average house prices in comparison to national trends.

Figure A4.3 below represents housing tenure in the neighbourhood area according to 2011 Census data. Approximately 65.9% of the neighbourhood area households are owned outright (including those with a mortgage or loan), and 1.3% are under shared ownership. Approximately 16.2% of the UNP households are socially rented, 14.8% are privately rented, and 1.8% of households within the neighbourhood area live rent free.

It is worth noting that Uppingham town was The Midlands' winner of The Times' 'Best Places to Live 2022'⁶⁷.

⁶⁵ Zoopla (2022) 'House prices in Rutland' can be accessed [here](#).

⁶⁶ Zoopla (2022) 'House prices in Uppingham' can be accessed [here](#).

⁶⁷ The Times (2022) 'Best Places to Live 2022' can be accessed [here](#).

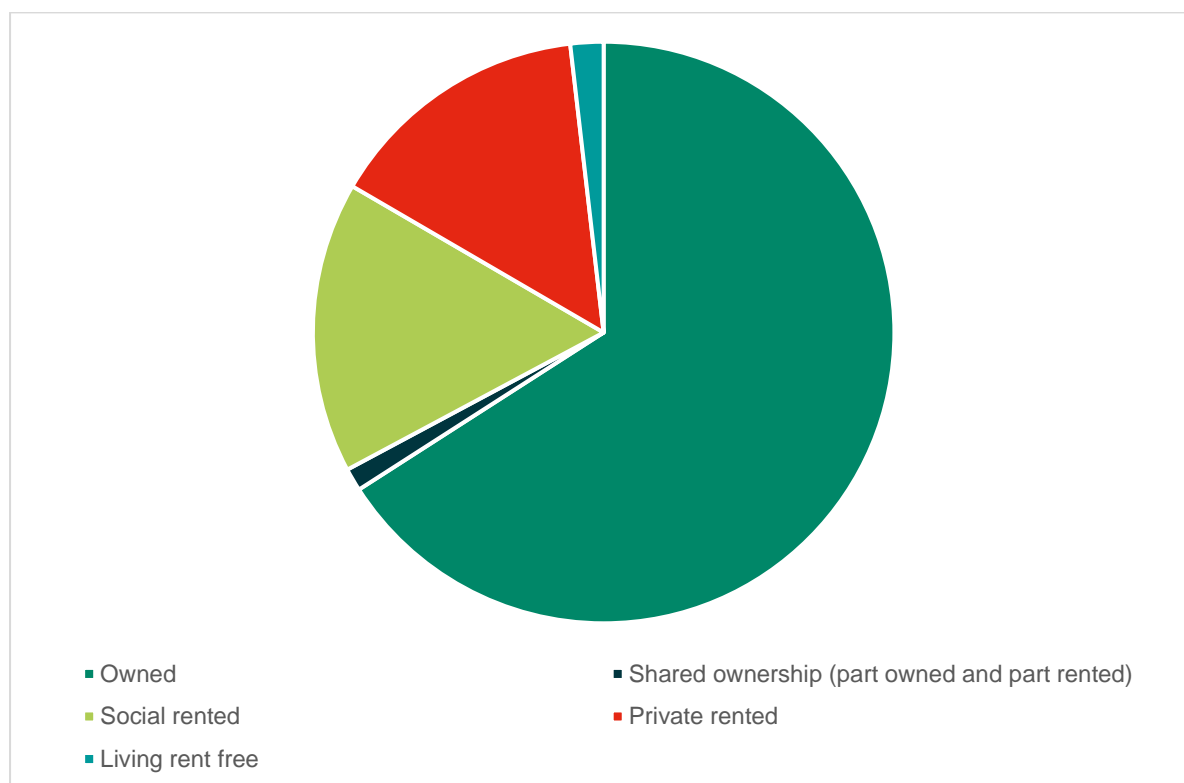


Figure A4.3: Tenure by household composition for the neighbourhood area (based on 2011 Census data)

Community assets and infrastructure

An overview of the services and facilities within the neighbourhood area is provided below^{68,69}:

- Uppingham surgery.
- Four schools, including a community college.
- Various sports clubs, including cricket and football.
- Uppingham Theatre.
- A variety of hotels, including The Hollies Bed and Breakfast.
- A skatepark.
- Allotments.
- Playgrounds.
- Small businesses, including Baines Bakery.
- Restaurants and cafes.
- A Co-op Food store.

⁶⁸ The review of the services, facilities and amenities was conducted via a high-level Google Maps search – focusing on each settlement in the neighbourhood area in turn and making a note of the different features present.

⁶⁹ Uppingham Town Council (2022) 'Useful links' can be accessed [here](#).

Green infrastructure networks

Access to gardens, parks, woodlands, and rivers have played a huge part in helping people through the COVID-19 pandemic. Almost nine in ten adults surveyed by Natural England reported that being in nature makes them feel happy, and nearly three quarters of adults were concerned about biodiversity loss in England⁷⁰.

Within the neighbourhood area, there are 17 important open spaces, which includes (but is not limited to):

- Allotments.
- Playing fields.
- Play spaces.
- The cemetery.

Additionally, the Rutland Water park is located an approximate 20-minute drive north of the neighbourhood area, and it is likely the community also accesses nature and green space through this designation. The Rutland Water reservoir also offers activities such as water sports, sailing and fishing, as well as paths for walkers and cyclists. Eyebrook Reservoir is also within a reasonable driving distance south (an approximate 15-minute journey) of the neighbourhood area, and is popular with walkers and cyclists.

Future baseline

As the population of the neighbourhood area increases and ages, there is likely to be increasing pressure on services within the neighbourhood area. This highlights the need to support the retention of existing facilities in the area, including open green space, which has been increasingly used and valued through the COVID-19 pandemic. These factors are more likely to be appropriately considered and addressed through planned development rather than unplanned development.

The suitability and affordability of housing for local requirements depends on the implementation of appropriate housing policies throughout the neighbourhood area. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment.

The COVID-19 pandemic has also changed the way people work and shop. For many people, working from home is likely to continue to form part of a more flexible approach. The effects of increased levels of home working are further discussed under the 'Transportation' SEA theme.

⁷⁰ Natural England (2020) People and Nature survey can be accessed [here](#).

A.5 Historic Environment

Policy context

Table A5.1 presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A5.1: Plans, policies and strategies reviewed in relation to the historic environment SEA theme.

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
National Model Design Code	2021
The National Design Guide	2019
Historic England: Heritage and Climate Change	2022
Historic England Advice Note 1: Conservation Area Appraisal Designation and Management	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Historic England Good Practice Advice in Planning: The Setting of Heritage Assets	2017
Historic England Advice Note 8: Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	2016
Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans	2015
Rutland County Council - Corporate Plan 2022-2027	2022
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The key principles for the conservation and enhancement of the historic environment are as follows:
 - The historic environment is a shared resource;
 - Everyone should be able to participate in sustaining the historic environment;
 - Understanding the significance of places is vital;
 - Important places should be managed to sustain their values;
 - Decisions about change must be reasonable, transparent, and consistent; and
 - Documenting and learning from decisions is essential⁷¹.
- The significance of a place is the crucial element that supports the conservation and enhancement of the historic environment. Significance is the collective term for the sum of all the heritage values attached to a place,

⁷¹ Historic England (2008) 'Conservation Principles, Policies and Guidance for the sustainable management of the historic environment' can be accessed [here](#).

no matter what form the place takes. This means a singular building, an archaeological site, or a larger historic area, such as a whole village or landscape, can be important.

- The UNP will need to consider the principles set out in the NPPF, which seek to conserve and enhance historic environment assets in a way that compliments and works with their significance. The NPPF pursues planning policies and decisions that are understanding to local character and history without preventing or discouraging appropriate innovation and change. The NPPF supports the use of area-based character assessments, design guides and codes, and masterplans to help ensure that land is used efficiently while also creating beautiful and sustainable places.
- The NPPF indicates proposed plans should ensure the design of streets, parking areas and other transport elements reflect current national guidance including the National Design Guide and the National Model Design Code. Design codes can set out a necessary level of detail in sensitive locations. In the case of the historic environment, they can indicate specific ways to maintain local character.
- The 25 Year Environment Plan and the National Design Guide recognise and reiterate the role of the historic environment in supporting healthy and thriving ecosystems, landscapes, and cultural values. Of note in the 25 Year Environment Plan is 'Goal 6: Enhanced beauty, heritage, and engagement with the natural environment'.
- Historic England's Heritage and Climate Change strategy document details the impacts climate change could have on heritage in the future, and highlights the role of heritage in climate action. The vision of the document is to ensure the role of heritage in the global fight to limit climate change and its impact on people and places by 2040 – working to mitigate, manage risk and adapt.
- Historic England's Advice Notes provide further guidance on the conservation and enhancement of the historic environment. Of relevance for the UNP is the emphasis on the importance of:
 - Understanding the different types of special architectural and historic interest that underpin designations and the consideration of how settings and / or views contribute to the significance of heritage assets.
 - Recognising the value of implementing controls through neighbourhood development plans, conservation area appraisals and management plans; and
 - Appropriate evidence gathering, including the clear identification of any issues that threaten an area, asset character, or appearance that merit the introduction of management measures.
- The Rutland County Council Corporate Strategy indicates the historic environment is a strength for the local area, as historical sites positively contribute to cultural understanding and leisure activity.
- The UNP will need to align with the policies within the adopted Local Plan which have a historic environment focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

Listed buildings

Listed buildings are nationally designated heritage assets that are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990⁷². To assess the historic environment, the National Heritage List for England, provided by Historic England⁷³, has been utilised. According to this search engine, there are 106 listed buildings within the neighbourhood area: one Grade I (The Elizabethan School Room, Historic England List Entry Number: [1073171](#)), eight Grade II* and 97 Grade II. The location of these assets is shown in Figure A5.1 at the end of this theme.

The Grade II* listed buildings are as follows:

- Uppingham School Library (Historic England List Entry Number: [1073172](#)).
- Uppingham School, Chapel (Historic England List Entry Number: [1073175](#)).
- Uppingham School: School Room (Historic England List Entry Number: [1073176](#)).
- Falcon Hotel Annexe JT Backus Murraby (Historic England List Entry Number: [1073181](#)).
- Uppingham Bookshop and the Sports Shop (Historic England List Entry Number: [1073182](#)).
- Church of St Peter and St Paul (Historic England List Entry Number: [1073973](#)).
- 8, High Street West (Historic England List Entry Number: [1295140](#)).
- The Hall (Historic England List Entry Number: [1295156](#)).

Scheduled monuments

The Ancient Monuments and Archaeological Areas Act (1979)⁷⁴ allows for the investigation, presentation, and recording of matters of archaeological or historical interest, making provision for the regulation of operations or activities that could affect ancient monuments and archaeological areas. Scheduled monuments are nationally designated sites which are protected under this legislation.

According to the National Heritage List for England, there is one scheduled monument in the neighbourhood area – the Castle Hill motte and bailey, Beaumont Chase (Historic England List Entry Number: [1010925](#)).

Conservation areas

Conservation areas are designated because of their special architectural and historic interest. Conservation area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater

⁷² UK Government (1990) 'Planning (Listed Buildings and Conservation Areas) Act' can be accessed [here](#).

⁷³ Historic England (no date) 'National Heritage List for England – Search the List – Advanced Search' can be accessed [here](#). Select which heritage categories you'd like to view and enter 'Rutland' into the 'District/Unitary Authority/Borough' box and then 'Uppingham' and into the 'Parish (Civil / Non-civil)' box and press the search button at the bottom of the page.

⁷⁴ UK Government (1979) 'Ancient Monuments and Archaeological Areas Act' can be accessed [here](#).

understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England.

Within the neighbourhood area there is one conservation area – Uppingham conservation area, which can be viewed on the interactive map provided by Rutland County Council⁷⁵. There is no appraisal or plan available for this conservation area. This represents a gap in the existing baseline information, and the UNP should seek to understand the special character and significance of the conservation area when considering development proposals.

Locally important heritage features

It is noted that not all of neighbourhood area's historic environment features are subject to statutory designations and non-designated features contribute a large part of what people interact with on a day-to-day basis. Although not designated, many buildings and areas are of historic interest and are important to local communities.

The Leicestershire and Rutland Historic Environment Record (HER) identifies important and distinctive structures or features that positively contribute to the local sense of place and distinctiveness of the county. Following a high-level review of the HER via the Heritage Gateway⁷⁶, it is concluded that there are 231 local records within the neighbourhood area. The Leicestershire and Rutland HER will be consulted in the following stages of the SEA process in order to explore the potential impacts associated with the plan proposals on these assets.

Heritage at risk

Since 2008, Historic England has produced an annual Heritage at Risk Register, which highlights historic environment assets that are seen to be 'at risk'. According to the 2021 Heritage at Risk Register for the Midlands⁷⁷, there are no heritage assets within the neighbourhood area that is considered to be at risk. However, it is important to recognise that Heritage at Risk registers for areas outside of London do not contain information about the status of Grade II listed buildings. As such, it is currently not possible to determine whether any of the 97 Grade II listed buildings within the neighbourhood area are at risk.

Future baseline

New development in the neighbourhood area has the potential to impact on the fabric and setting of heritage assets, for example, through inappropriate design and / or layout. It should be noted, however, that existing historic environment designations offer a level of protection to heritage assets and their settings. Additionally, the planning system has in place tools to offer a degree of protection to heritage assets and their settings, reducing the potential impacts of development to some degree. It is recognised that planning for development could provide opportunities for positive effects for the historic environment. This may include new management plans for assets 'at risk', an updated evidence base to compliment information and data associated with conservation areas, public realm and access improvements, or opportunities to better reveal the significance of an asset or increase enjoyment of the historic environment.

⁷⁵ Rutland County Council (2022) 'Development Control Map' can be accessed [here](#).

⁷⁶ Heritage Gateway (2021) 'More Detailed Search' can be accessed [here](#). Open the link, change the tab from 'map' to 'admin location', type 'Uppingham' into the administrative location search bar and press the search button at the bottom of the page.

⁷⁷ Historic England (2021) 'Heritage at Risk Register 2021 – Midlands' can be accessed [here](#).

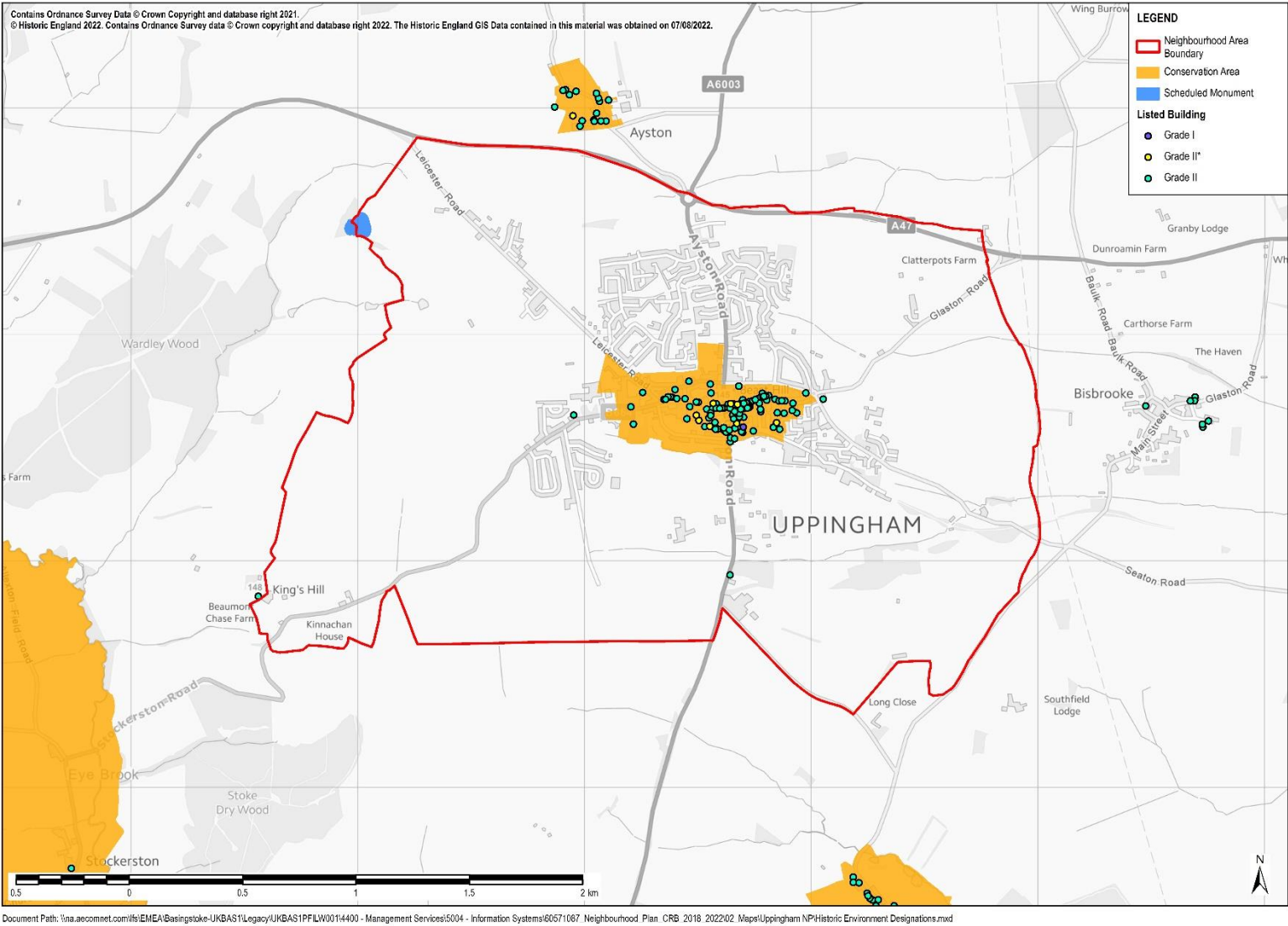


Figure A5.1: Historic environment assets within the neighbourhood area

A.6 Land, Soil and Water Resources

Policy context

Table A6.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A6.1: Plans, policies and strategies reviewed in relation to the land, soil, and water resources SEA theme.

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Waste Management Plan for England	2013
Future Water: The Government's water strategy for England	2011
Water for Life	2011
Safeguarding our Soils: A Strategy for England	2009
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Anglian Water: Water Resources Management Plan	2019
Severn Trent Water: Water Resources Management Plan	2019
Rutland County Council - The Adopted Local Plan	2011
Rutland County Council - Minerals Core Strategy and Development Control Policies DPD	2010

The key messages emerging from the review are summarised below:

- The UNP will need to consider the principles outlined in the NPPF which pursue the protection of high-quality soil resources and the improvement of the water environment. It recognises the wider benefits of natural capital and the need to consider the long-term implications of climate change and ways in which to build resilience in this respect. The NPPF encourages efficient land use, utilising brownfield land opportunities and land remediation schemes where appropriate and delivering environmental gains.
- The 25 Year Environment Plan discusses measures to improve soil quality, restore and protect peatlands, use water more sustainably, reduce pollution, maximise resource efficiency and minimise environmental impacts. Of note is 'Chapter 1: Using and managing land sustainably', 'Chapter 4: Increasing resource efficiency, and reducing pollution and waste', 'Goal 2: Clean and plentiful water', 'Goal 5: Using resources from nature more sustainably and efficiently' and 'Goal 8: Minimising waste'.
- Future Water: The Government's water strategy for England sets out how the water sector will look by 2030 for both people and wildlife. The vision also includes valuing and protecting water resources and delivering water to customers in a fair, affordable, and cost-reflective manner. Water for Life highlights the Government's vision for a more resilient water sector. It details the measures that will be deployed to tackle issues such as poorly

performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

- The Safeguarding our Soils: A Strategy for England policy paper seeks to ensure that all soils in England will be managed sustainably, and degradation threats minimised successfully by 2030. This policy paper also seeks to secure sustainable and resilient water resources in addition to the improvement in waterbody quality. The Waste Management Plan for England identifies measures being taken to move towards a zero-waste economy, which includes national waste plan which seeks to identify measures being taken to move towards a circular economy in which resources are kept in use for longer. To do this, there needs to be a maximisation in the value of resources used and a minimisation in the waste created.
- Anglian Water's WRMP highlights the acute stresses that the catchment faces in the coming years and the challenges faced in terms of securing water resources into the future in one of the driest regions in England. The document outlines how Anglian Water aim to confront and manage these issues to ensure the timely provision of clean water to all residents in the period up to 2045.
- Severn Trent Water's WRMP forecasts a significant deficit between water supply and demand unless action is taken. The document outlines how Severn Trent aims to confront this issue without risking the future ecological status of the water bodies in the region.
- The UNP will need to align with the policies within the adopted Local Plan which have a land, soil and water resources focus. Due regard is also given to the emerging policies within the new Local Plan.
- The Rutland County Council's Minerals Core Strategy and Development Control Policies Development Plan Document (DPD) sets out the Council's policies on a range of key issues that are likely to influence the strategy for minerals planning in Rutland over the plan period to 2026. It sets out a county-wide vision, measurable objectives and a coherent strategy for minerals plan, as well as development control policies against which proposals for minerals development will be judged.

Current baseline

Soil resources

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' (BMV) land and Grades 3b to 5 are of poorer quality. In this context, there is a need to avoid loss of higher quality BMV agricultural land.

As shown in the left-hand image in Figure A6.1 overleaf, the majority of the neighbourhood area is underlain with Grade 3 'Good to Moderate' agricultural land, with areas of Grade 2 'Excellent' underlying the northern part of Uppingham Town⁷⁸.

Figure A6.1 also shows the results of Natural England's 'Predictive Best and Most Versatile (BMV) Land Assessment' for the East Midlands region in the right-hand

⁷⁸ Natural England (2010) 'Agricultural Land Classification Map East Midlands Region' can be accessed [here](#).

image. This indicates that Uppingham Town is classified as ‘urban / industrial use’, but that the rest of the neighbourhood area has a moderate and high likelihood of being BMV land⁷⁹.

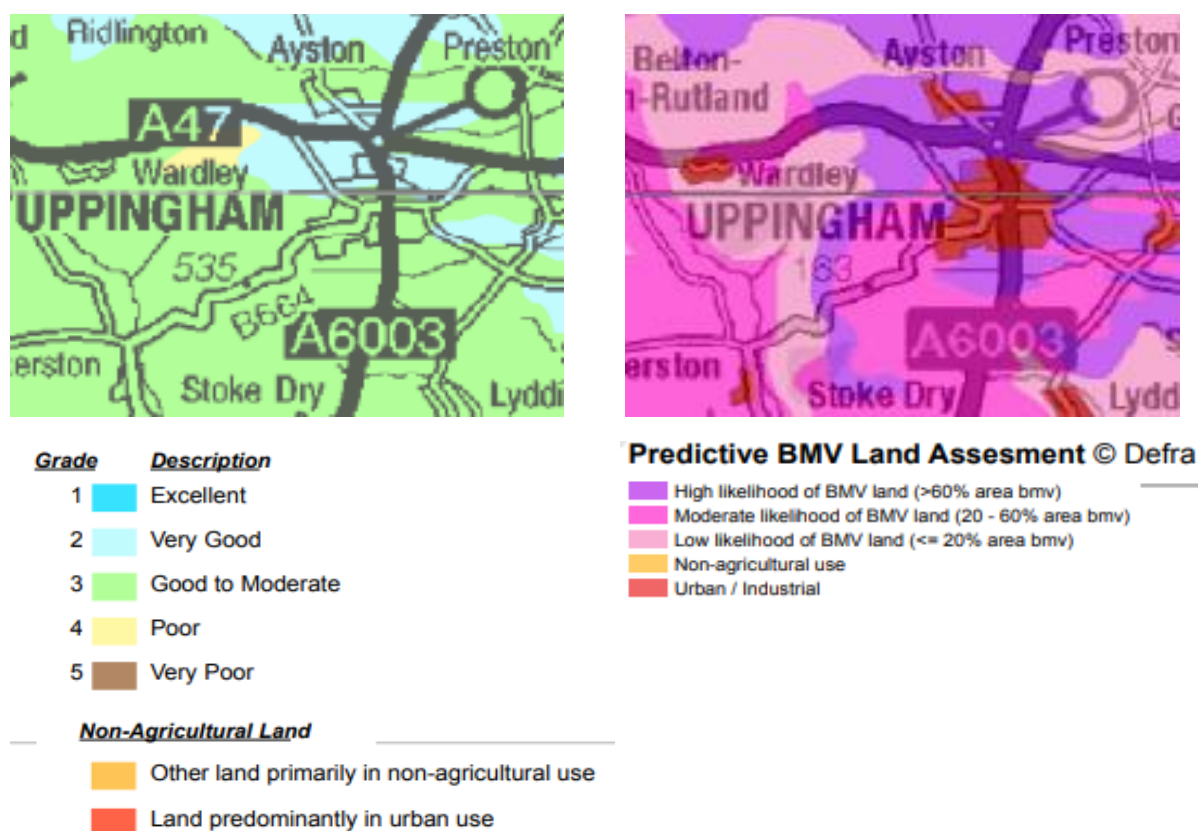


Figure A6.1: ALC and the likelihood of BMV within the neighbourhood area.

Where available, previously developed brownfield land should be the focus of development proposals, to avoid impacting on greenfield land that is better suited for other activities, such as agriculture.

Mineral resources

Mineral resources are defined as natural concentrations of minerals or bodies of rock that have the potential to be of economic interest in the present or the future due to their inherent properties. As minerals are a non-renewable resource, minerals safeguarding is deployed as the process through which it is ensured that non-minerals development does not needlessly prevent the future extraction of mineral resources⁸⁰.

According to the latest LAA, Rutland's bedrock geology consists of mudstone, siltstone, sandstone, limestone, and argillaceous rocks. This geology comprises the following resources:

- River terrace sand and gravel.
- Sub-alluvial sand and gravel.
- Glacial/glaciofluvial sand and gravel.

⁷⁹ Natural England (2017) 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic scale map East Midlands Region' can be accessed [here](#).

⁸⁰ UK Government's guidance on minerals can be accessed [here](#).

- Siliceous clay; and
- Limestone.

The neighbourhood area does not overlap with mineral safeguarding areas for any of the above resources.

Water quality

The neighbourhood area is located within the Anglian Basin District. Specifically, within the Welland Management Catchment and the Welland Upper Operational Catchment. The neighbourhood area fits within three catchment areas for different waterbodies (which can be viewed on the Catchment Data Explorer⁸¹), however only one watercourse is within the neighbourhood boundaries; the Uppingham Brook. The details for these catchments are as follows:

- Two tributaries of the Uppingham Brook Water Body are located in the western part of the neighbourhood area, around Seaton Road and Glaston Road. The Uppingham Brook Water Body⁸² was awarded a bad ecological status in 2019 due to its macrophytes and phytobenthos populations and phosphate, and failed the chemical test due to the presence of priority hazardous substances, specifically mercury and its compounds and Polybrominated diphenyl ethers (PBDE).
- The Morcott Brook Water Body⁸³ was awarded a bad ecological status in 2019 due to its fish populations, and failed the chemical test due to the presence of priority hazardous substances, specifically mercury and its compounds and PBDEs.
- The Eye Brook Water Body⁸⁴ was awarded a poor ecological status in 2019 due to its fish, macrophytes and phytobenthos populations, and failed the chemical test due to the presence of priority hazardous substances, specifically mercury and its compounds and PBDEs.

Nitrate Vulnerable Zones (NVZs) represent areas at risk from agricultural nitrate pollution, identifying rules in relation to the use of fertilisers and manures as well as a requirement to prevent water pollution from farming areas⁸⁵. According to the interactive map⁸⁶, the whole neighbourhood area falls within the Surface Water S832 – River Welland NVZ, as well as the Safeguard Zone (Surface Water) SWSGZ1005.

Future baseline

New development in the neighbourhood area has the potential to impact areas of BMV agricultural land. In this context there could potentially be opportunities to avoid developing Grade 3a agricultural land by directing development toward areas of Grade 3b land where this is available. Development north of Uppingham Town should be avoided where possible to prevent development on Grade 2 land that has a high likelihood of being BMV land.

Future development has the potential to affect water quality and availability through increased consumption and pollution, wastewater discharges, water runoff and

⁸¹ Environment Agency (2022) 'Catchment Data Explorer' can be accessed [here](#).

⁸² Environment Agency (2022) 'Uppingham Brook Water Body' can be accessed [here](#).

⁸³ Environment Agency (2022) 'Morcott Brook Water Body' can be accessed [here](#).

⁸⁴ Environment Agency (2022) 'Eye Brook Water Body' can be accessed [here](#).

⁸⁵ UK Government (2018) Nitrate vulnerable zones can be accessed [here](#).

⁸⁶ UK Government (2021) Nitrate vulnerable zone designations and appeals 2021 to 2024 can be accessed [here](#).

modification. Anglian Water and Severn Trent Water are likely to maintain adequate water services over the plan period; therefore, it will be important for new development to avoid negative impacts on water quality, and instead contribute to reducing consumption and improving efficiency.

A.7 Landscape and Townscape

Policy context

Table A7.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A7.1: Plans, policies, and strategies reviewed in relation to the landscape SEA theme.

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
National Model Design Code	2021
The National Design Guide	2019
A Green Future: Our 25 Year Plan to Improve the Environment	2018
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The UNP should consider the principles outlined in the NPPF, which gives great weight to conserving and enhancing protected landscapes, landscape character, and scenic beauty. The scale and extent of development within these areas should be limited and development within their setting should be mindfully located and designed to avoid/minimise adverse impacts on the designated areas.
- The NPPF also recognises the role of green infrastructure in landscape settings, as well as the positive contribution that land remediation can have on despoiled, degraded, derelict, contaminated, and unstable land.
- The 25 Year Environment Plan and National Design Guide outline the same aims as one another, focusing on creating a cleaner, greener country that puts the environment first and celebrates the variety of natural landscapes and habitats present in the UK. Design is focused on creating beautiful, enduring, and successful places, which respond to local character and provide a network of high quality and green open spaces. Of note is 'Chapter 2: Recovering nature and enhancing the beauty of landscapes' and 'Goal 6: Enhanced beauty, heritage and engagement with the natural environment'.
- The National Model Design Code states that all design codes should include a landscape and open space strategy that incorporates the existing natural features and new structural elements. It recognises that landscapes can be major drivers in the design process.

- The UNP will need to align with the policies within the adopted Local Plan which have a landscape focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

The neighbourhood area does not overlap with an Area of Outstanding Natural Beauty (AONB), a National Park or a Green Belt land designation.

National character areas

National Character Areas (NCAs) are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries. This makes them valuable in creating decision-making frameworks for the natural environment.

The neighbourhood area overlaps with one NCA – 93 High Leicestershire⁸⁷, which is characterised by a network of quiet green lanes linking rural communities and a remote character, sparse settlement distribution with little modern development, ancient oak and ash woodlands and unimproved grassland, a fixed farming regime and a varied landform of geology and soils. This profile will be a useful source of reference during the following stages of the SEA process due to its management principles and its landscape sensitivity detail.

Local landscape and townscape character

Landscape and townscape character play an important role in understanding the relationship between people and place and identifying recognisable and distinct patterns in the landscape which make one area different from another. Landscape and townscape character assessments can both help identify the value of landscapes and townscapes, in terms of visual and amenity value.

According to the Rutland Landscape Character Assessment⁸⁸, the UNP is located within Landscape Character Type A High Rutland, Sub Area Ridges and Valleys. The ridges and valleys are less prominent to the west, there are few woodlands (where there are woodlands they tend to be straight-edged plantations), with mixed and arable farming and a number of historic features. It is noisier and busier due to the main roads passing through and a more dense settlement pattern; this applies to the neighbourhood area. The recommended landscape objectives for this sub area is:

- To sustain and restore the rural, mixed-agricultural, busy, colourful, diverse landscape with regular patterns, straight lines, frequent movement, many large and small historic, stone-built conservation villages that fit well with the landform.
- To protect the landscape setting and conserve and enhance the edges of villages.
- To increase the woodland cover and other semi-natural habitats whilst protecting historic features and panoramic views from the ridges.

⁸⁷ Natural England (2013) 'NCA Profile: 93 High Leicestershire (NE497)' can be accessed [here](#).

⁸⁸ Rutland County Council (2003) 'Landscape Character Assessment of Rutland (2003)' can be accessed [here](#).

Following this, the Rutland County Council Landscape Sensitivity and Capacity Study⁸⁹ places the neighbourhood area within two distinct landscape character settings – Uppingham Ridges and Valleys and Uppingham Plateau, as demonstrated in Figure A7.1 at the end of this chapter. Within the Uppingham Ridges and Valleys landscape character setting, the landscape is described as steep-sided valleys with broad ridges in-between, with arable agriculture on the flatter and higher ridges and improved/semi-improved grassland on the steeper valley sides. There is an open and exposed character due to the hedgerow character (well-maintained hawthorn with the occasional tree), and extensive views from the upper valley sides and broad ridges. Within the Uppingham Plateau landscape character setting, the landscape is described as almost entirely pasture comprised of improved or semi-improved grassland, with a regular field pattern, closely trimmed hawthorn hedges and trees that are becoming over mature. Despite being elevated, the plateau is well contained by topography, vegetation and the built up edge of Uppingham, which limits the views into and out of the plateau. The part of Ayston parish incorporated into the neighbourhood area and Uppingham neighbourhood plan is also representative of both these landscape character settings.

As part of the Rutland County Council Landscape Sensitivity and Capacity Study, several potential development sites were assessed on their landscape and settlement character sensitivity, visual sensitivity, overall landscape sensitivity, landscape value and overall landscape capacity. These sites are shown on Figure A7.1 at the end of the chapter, and the results are presented in Table A7.2 below. This document will be an essential source of evidence in the next stage of the SEA process.

Table A7.2: Landscape Sensitivity and Capacity summary table.

Site number	Landscape Character sub-area	Landscape and Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
U2A	Ridges and Vales	Low to Moderate	Moderate	Moderate	Moderate to Low	Medium to High
U2B	Ridges and Vales	Moderate to High	Moderate	High	Moderate to High	Low to Medium
U3	Ridges and Vales	Moderate to High	Moderate	Moderate	Moderate to High	Medium
U4	Ridges and Vales	High	Moderate to High	High	Moderate to High	Low to Medium
U5 North	Ridges and Vales; Plateau	Low to Moderate	Moderate	Moderate	Moderate to Low	Medium
U5 South	Ridges and Vales; Plateau	High	Moderate to High	High	Moderate to High	Low to Medium

⁸⁹ Rutland County Council (2010) 'Landscape Sensitivity and Capacity Study (May 2010)' can be accessed [here](#).

Site number	Landscape Character sub-area	Landscape and Settlement Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Overall Landscape Capacity
U5B	Ridges and Vales	High	Moderate to High	High	High	Low
U6A	Plateau	Low to Moderate	Moderate	Moderate	Moderate	Medium
U6B	Plateau	Moderate to Low	Low	Low	Moderate to Low	Medium to High
U7A	Ridges and Vales; Plateau	High	Moderate to High	High	Moderate to High	Low to Medium
U7B	Ridges and Vales; Plateau	Low to Moderate	Moderate	Moderate	Moderate	Medium

Visual amenity

It is useful to note that views of and across the neighbourhood area are also an important factor to consider in the planning process, as the scale, height, and mass of development can ultimately impact on important views. Changes like development and landscape change can see these important views and vistas degraded overtime.

Future baseline

New development has the potential to lead to small, incremental, but cumulative changes in the landscape character and quality within the neighbourhood area. This includes the loss or damage of features and areas with an important visual amenity value. The UNP can help guide development so that it does not negatively impact upon the landscape and visual features which contribute to the distinctive character of the area.

It should be noted that the planning system has tools in place to offer a degree of protection to the landscape. Therefore, new development will not necessarily result in harm. Furthermore, locally distinctive landscape features, characteristics and special qualities can be protected, managed, and enhanced through appropriate planning policies. It is further recognised that new development that is appropriately designed and landscape led could support the area's intrinsic landscape character and quality. This could include regeneration that improves the setting of the villages, delivering green infrastructure improvements and / or new recreational opportunities and the identification and / or enhanced framing of key views.

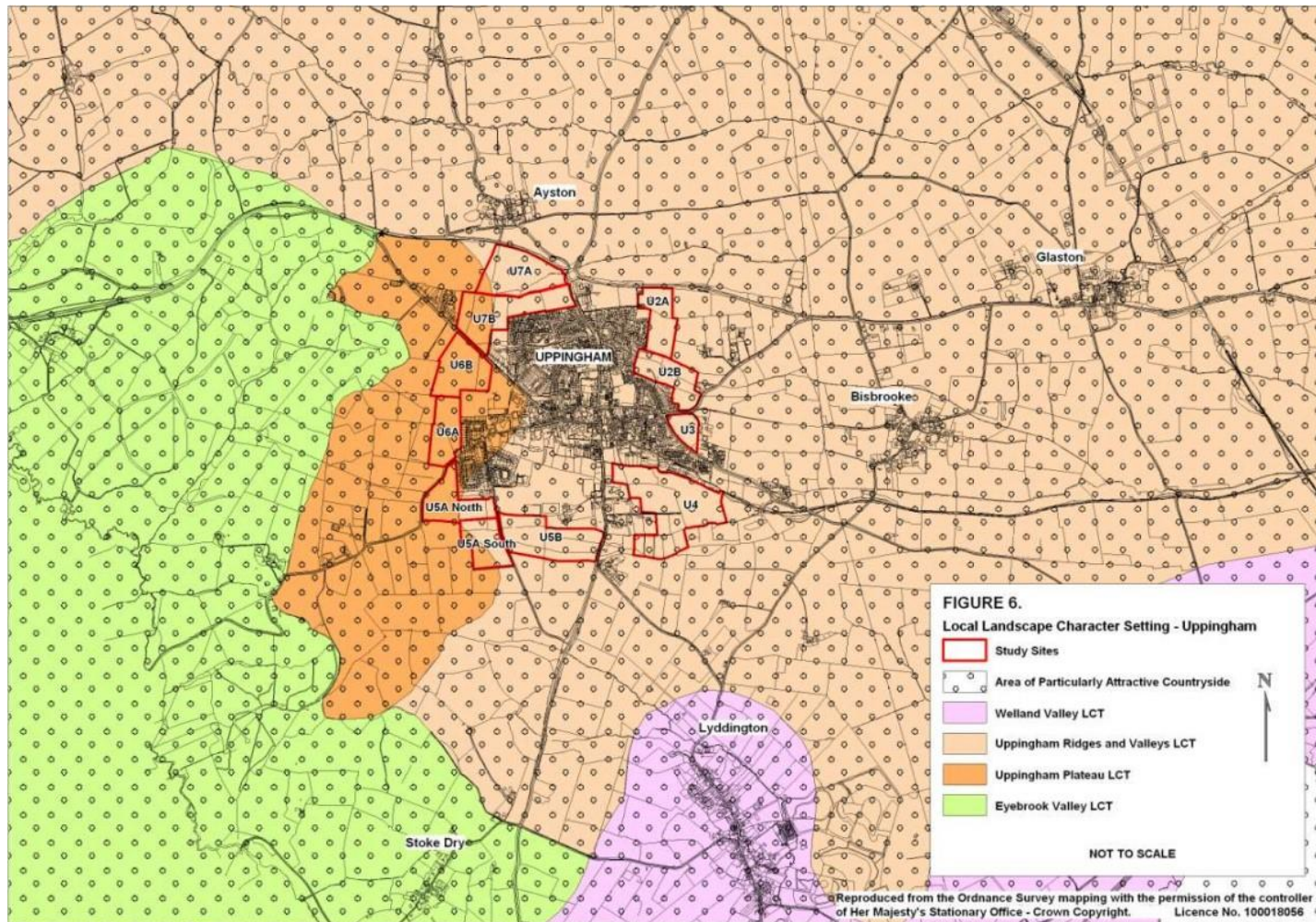


Figure A7.1: Local landscape and character for the neighbourhood area⁹⁰

⁹⁰ Rutland County Council (2010) 'Landscape Sensitivity and Capacity Study (May 2010)' can be accessed [here](#).

A.8 Transportation

Policy context

Table A8.1 below presents the most relevant documents identified in the policy review for the purposes of the SEA.

Table A8.1: Plans, policies, and strategies reviewed in relation to the transportation SEA theme.

Document title	Year of publication
National Planning Policy Framework (NPPF)	2021
Decarbonising Transport: A Better, Greener Britain	2021
Transport Investment Strategy	2017
Rutland County Council - Corporate Plan 2022-2027	2022
Rutland County Council - The new Local Plan	2022
Rutland County Council - The new Local Plan - evidence base	Various
Rutland County Council - Moving Rutland Forward - Local Transport Plan 4	2019
Rutland County Council - Passenger Transport Strategy	2019
Rutland County Council - The Adopted Local Plan	2011

The key messages emerging from the review are summarised below:

- The UNP will need to consider the principles outlined in the NPPF, which influence plans and development proposals to ensure they consider transport issues from the earliest stages, address any known issues, and maximise opportunities to increase accessibility to sustainable transport. Larger developments are expected to limit the need to travel and offer a genuine choice of transport modes. However, it is recognised that sustainable transport solutions will vary between urban and rural environments.
- Decarbonising Transport: A Better, Greener Britain sets out how the UK Government will deliver emission reductions and associated benefits in the country; presenting the path to net-zero transport in the UK and the commitments and actions necessary to make progress on this path.
- The Transport Investment Strategy sets out investment priorities to improve the connectivity, effectiveness and reliability of transport network whilst simultaneously reducing impacts on the natural environment. Furthermore, the document places great emphasis on making cycling and walking the natural choice for shorter journeys, or as part of longer journeys.
- The Rutland County Council Corporate Strategy indicates transportation will be a vital part of the county in the future, enabling sustainable living through accessible, integrated, and sustainable transport options.
- The Moving Rutland Forward - Local Transport Plan 4 document outlines the vision for a transport network in Rutland that supports sustainable growth, meets the needs of the most vulnerable residents, and helps to improve health and wellbeing. The document is built around five themes:

- Population growth: planning for the future and meeting the needs of a growing Rutland.
 - Working in Rutland: meeting the needs of new and existing Rutland businesses, their customers, and their workforce.
 - Learning in Rutland: helping the residents reach their full potential.
 - Living in Rutland: helping Rutland residents to access essential services and supporting their health and wellbeing; and
 - Visiting and enjoying Rutland: helping tourists, visitors, and residents to access and enjoy Rutland's towns, villages, and countryside.
- The Passenger Transport Strategy outlines the strategic approach and vision for an efficient network of services that provide connectivity across Rutland, for residents and visitors alike. The focus is to ensure transport allows access to key services and facilities in a cost-effective way. This includes bus services, rail services and other public and sustainable transportation options.
 - The UNP will need to align with the policies within the adopted Local Plan which have a transportation focus. Due regard is also given to the emerging policies within the new Local Plan.

Current baseline

Rail network

There are no rail stations in the neighbourhood area. The nearest station is Oakham station, located in Oakham approximately 10.5 km north of the neighbourhood area. This station⁹¹ allows rail access to a variety of locations, including Melton Mowbray, Leicester, Peterborough, Birmingham New Street, Cambridge, Ely and Stanstead Airport.

Bus network

According to the Bustimes website⁹², there are a number of bus services operating in the neighbourhood area. Service 47 provided by Vectare no longer runs, but the company still runs services R4⁹³ and R4A⁹⁴. Service R4 provides access to Glaston, Morcott, South Luffenham, Duddington, Wansford, Castor, Ailsworth and Peterborough twice a day (once each way), and service R4A provides access to Melton Mowbray, Burton Lazars, Whissendine, Langham, Oakham and Manton twice a day (once each way).

Centrebus runs one service in the neighbourhood area – service 747⁹⁵ provide access to Belton in Rutland, East Norton, Tugby, Skeffington, Sillesdon, Houghton on the Hill, Bushby, Thurnby, Humberstone and Leicester multiple times a day.

Bland's runs one service in the neighbourhood area – service R5⁹⁶ runs multiple times a day, allowing access to Glaston, Morcott, Barrowden, South Luffenham, North Luffenham, Edith Weston, Ketton, Tinwell, Casterton and Stamford. This also

⁹¹ Great Northern Rail (2022) 'Oakham' can be accessed [here](#).

⁹² Bustimes.org (no date) 'Uppingham' can be accessed [here](#).

⁹³ Vectare (2022) 'Timetable R4' can be accessed [here](#).

⁹⁴ Vectare (2022) 'Timetable R4A' can be accessed [here](#).

⁹⁵ Centrebus (2022) '747 Uppingham – Leicester' can be accessed [here](#).

⁹⁶ Bland's (2022) 'R5' can be accessed [here](#).

operates as a school bus service to Uppingham Community College and Stamford College. Additionally, the Uppingham Hopper is a community bus service that runs between 09:00 - 16:00 on weekdays, which allows enables travel within Uppingham town via four different loops⁹⁷.

Road network and congestion

The main road in the neighbourhood area is the A6003 Ayston Road, which cuts through the middle of the neighbourhood area running north to south. This allows the neighbourhood area population easy access to Oakham in the north, and the A247 and A43 in the south, which provide links to locations including Corby and Kettering. Additionally, the A6003 connects to the A47 to the north, part of which lies within the neighbourhood area. The A47 Uppingham Road runs west to east and connects Peterborough to Leicester.

Other significant roads in the neighbourhood area include the B664 (Stockerston Road and North Street East), Glaston Road, Seaton Road and Leicester Road. Leicester Road and Glaston Road allow access to the A47 and the A6003 to the north of the neighbourhood area and running through it, Seaton Road allows access to Seaton to the south-east of the neighbourhood area and Stockerston Road allows access to Stockerston to the south-west of the neighbourhood area.

Public Rights of Way (PRoW) network

According to the digital map available on the Rutland County Council website⁹⁸, there are multiple footpaths in the neighbourhood area, which connect Uppingham town to other settlements like Ayston, Bisbrooke, Lyddington and Stockerston. Other footpaths connects parts of the neighbourhood area to each other. Additionally, a bridleway is located in the neighbourhood area to the south-west.

As well as PRoW being present in the neighbourhood area, there is also a longer walking route – the Uppingham Round⁹⁹, which is an approximate 129 kilometre walk crossing some of the most attractive countryside and moving past in view of landscape features like the Harringworth viaduct and parish churches. Additionally, there is also the Uppingham Heritage Trail¹⁰⁰, which allows walkers to appreciate 20 sites identified as being important heritage features, such as the post office, the parish church and the town hall.

Future baseline

Given the options for sustainable transport within the neighbourhood area are limited to bus services and a train station over ten kilometres away, it is likely that development in the neighbourhood area will also lead to an increase in vehicular usage. This could have an impact on the local road network, including causing congestion issues. As discussed in previous chapters, considering the COVID-19 pandemic and changing working habits, the provision of infrastructure to facilitate working from home is likely to positively contribute towards transport management. Whilst negative effects of new development on the transport network are likely to be mitigated in part by new infrastructure, there will be a continuing need for development to be situated in accessible locations.

⁹⁷ Uppingham Hopper (no date) 'Uppingham Hopper' can be accessed [here](#).

⁹⁸ Rutland County Council (no date) 'Definitive Map of PRoW' can be accessed [here](#).

⁹⁹ Discover Rutland (2015) 'The Uppingham Round' can be accessed [here](#).

¹⁰⁰ Discover Rutland (no date) 'Uppingham Heritage Trail' can be accessed [here](#).

