



UPPINGHAM TOWN COUNCIL

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Roger Ranson (Planning Policy)
Rutland County Council
Catmos
Oakham
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LE15 6HP

22nd March 2017

Dear Roger

Local Plan Review – Site Appraisals (Uppingham)

Thank you for the invitation to be part of the site review process, which is very much appreciated. Detailed below are the preferences for the community of Uppingham which have been completed by a small task group, members of the broader Neighbourhood Plan Committee and will be ratified by Uppingham Town Council on 5th April 2017.

The process followed has been fully documented and minutes produced including a data record by site. These can be made available on request to support the comments below and will be carried forward when Uppingham refreshes the Neighbourhood Plan in the coming months.

General observations:

1. Site SHELAA UPP 08 falls within the existing area for the Local Plan and Neighbourhood Plan and as such we have excluded this from the review process and see no reason for it to be de-allocated.
2. Housing density numbers appear to differ and are invariably higher than those specified in the Neighbourhood Plan and we would rather they reflect the Neighbourhood Plan.
3. We have added to our comments on each site reviewed whether it conforms to the made Neighbourhood Plan.
4. The mapping of the permitted development area looks wrong in parts and we have made comments based on what we believe to be correct.
5. The feedback below with regard to the Local Plan is provided on the basis the community of Uppingham can guide Rutland County Council ahead of the refresh of the Neighbourhood Plan. Uppingham wish to continue to have the final say on allocated sites.
6. Following a request for clarity from Bloor Homes Ltd, Uppingham Town Council have resolved to support the development of their entire site in one tranche and would extend this to the remaining sites in the same vicinity North and South of Leicester Road.

Site feedback:

These are listed in reference number order and reflect the three sites we have prioritised following the framework supplied by Rutland County Council and then applying our local knowledge:

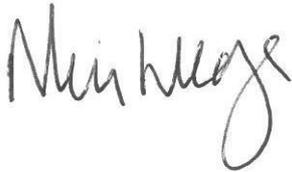
1. SHELAA UPP04
 - a. The number of dwellings on this site should be restricted to protect space for a link road / bypass (Northwest to Southeast) which should be factored into any design brief by the developers.
 - b. Access to the Uppingham Town Cricket Club currently runs through the site and arrangements for this will need to be considered.

2. SHELAA UPP06
 - a. This site was previously allocated in the made Neighbourhood Plan and the red marked area encroaches to the full extent of the designated recreation land to the South, therefore the number of dwellings should be reduced to reflect this and the recreation space protected.

3. SHELAA UPP 09
 - a. Initially we would suggest restricting the number of dwellings on this site due to the access which will need some careful consideration and planning.
 - b. There is a future opportunity to connect this site with SHELAA UPP 01 and SHELAA UPP 02 to improve access to '09' in time and develop the East of Uppingham having developed the West so far. Access could be made off the A47 with the development of '02' and improve the flow of vehicles for site '09'.

Enclosed for your information is the supporting data gathered during the review process. If you wish to discuss this with us please do not hesitate to contact us in due course.

Yours sincerely,



Neil Wedge
Town Clerk, Uppingham

CC:
D Ainslie, Chair of Uppingham Neighbourhood Plan Committee
A Crombie, Mayor of Uppingham