

Minutes of the Local Plan Review Task Group –29th June 2017 (Meeting commenced at 1:00 pm)

1. **Chair's opening comments**

Chair David Ainslie welcomed Roger Ranson and Sharon Baker to the meeting.

2. **Attendance Register**

Present: David Ainslie (Chair), Richard Reeve, David Casewell, Ron Simpson, Phil Wignell.
Representing Rutland County Council Roger Ranson and Sharon Baker.

3. **Apologies for Absence**

None

4. **Declaration of Members Interests and Requests for Dispensation:**

None.

The following agenda items were taken as one session:

5. **Key updates from the Local Plan Review relevant to Uppingham - Roger Ranson**

See below

6. **Timeline for the Local Plan Review going forward – Roger Ranson**

See below

7. **Q & A with Roger Ranson**

Roger Ranson went through a slide presentation to members of the task group and then took questions about the content. Roger committed to send through some supporting information to questions raised following the presentation and these are below:

A. Site Appraisals

We promised to send through a link to the Landscape Assessment which has been an important consideration - among all the factors taken into consideration - on site appraisals.

This can be found on the Council's website at: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/landscape/>

We mentioned that we have commissioned updating this to cover additional areas towards the north-west of the town. We would hope to publish this as soon as possible.

B. Site Allocations

Details of the capacity of the proposed site allocations are as follows:

Site 5 – Land South of Leicester Road (UPP/04 – 8.38 hectares) 150

Site 6 – Land off Ayston Road (UPP/05(A) – 2.07 hectares) 49

Site 7 – Land off Leicester Road (UPP/06(A) – 0.89 hectares) 25

Site 8 – Land North of Leicester Road (UPP/08) – 6.23 hectares) 112

Site 9 – Land South of Leicester Road (UPP/11) – 1.13 hectares) 29

Total: 365

As discussed, the capacity of sites has been calculated at 30 houses to the hectare, based on the net developable site area in line with the Site Appraisal Methodology and the Strategic Housing and Employment Land Availability Assessment (SHELAA). The net developable area is assumed to be 95% on sites of less than 1 ha, 80% on sites of 1-4 ha and 60% on sites of 4 ha or more.

C. Town Centre Shopping Frontage Policy

We discussed this in some detail but I thought it was worth confirming the Local Plan position.

There are no plans to amend the shopping area for Uppingham but we have reviewed the designation of primary and secondary shopping frontages based on the retail assessment commissioned by the Council details of this can be found at: <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/economy-and-employment/>

As you will be aware, the adopted Site Allocations and Policies DPD allocated part of High Street West as secondary shopping frontage and made no specific allocation regarding the small section of Queen Street we discussed. This was based on the previous retail assessment undertaken in 2010.

The Uppingham Neighbourhood Plan subsequently allocated both these sections as primary shopping frontages – although I am not aware of any technical evidence produced to justify this.

The latest retail assessment concludes that any change of use away from Class A1 retail use in these two areas would not be detrimental to the town centre. On this basis, we are therefore proposing that the two sections will be allocated as secondary shopping frontages.

As we discussed, there will be the opportunity to review this position through the consultation on the draft plan – we would particularly welcome any evidence as to why these specific shopping frontages should be considered as primary and therefore predominantly for Class1 retail use, and why the loss of any Class A1 retail here would specifically impact on the economic vitality and viability of Uppingham Town Centre.

Meeting closed at 01:57pm.