



Rutland County Council
Decision Statement
Uppingham Neighbourhood Plan

1. Summary

- 1.1 Following an independent examination of written representations, Rutland County Council now confirms that the Uppingham Neighbourhood Plan will proceed to a neighbourhood planning referendum.
- 1.2 In accordance with the examiner's recommendation, the Uppingham Neighbourhood Plan will proceed to a referendum based on the Uppingham Neighbourhood Area as approved by Rutland County Council on 26 November 2012.
- 1.3 As well as being posted on Rutland County Council's web site, this Decision Statement can be viewed on the Uppingham Neighbourhood Plan website at <http://www.uppinghamneighbourhoodplan.info/>
- 1.4 It can also be viewed at:

Rutland County Council Offices
Catmose
Oakham
Rutland
LE15 6HP

Open: Mon/ /Weds/Thurs 8:30am - 4:45pm. Tue 9:00am – 4.45pm,
Fri: 8:30am - 4:15pm.

2. Background

- 2.1 In September 2012, Uppingham Town Council, as the qualifying body, submitted proposals to Rutland County Council to designate the boundary of the Uppingham Neighbourhood Plan Area.
- 2.2 The plan area designated covers the whole of Uppingham Parish and Parts of Ayston Parish as shown on the map identifying the designated area.
- 2.3 The Neighbourhood Area application was approved by Rutland County Council (the Council) on the 26th November 2012 in accordance with the Neighbourhood Planning (General) Regulations (2012).
- 2.4 Following the submission of the Uppingham Neighbourhood Plan to the Council, the First Draft Plan was publicised and representations were invited. The consultation period closed on 26 July 2013.

- 2.5 A revised Second Draft Plan was subsequently publicised and representations were invited. The consultation period closed on 19 December 2013.
- 2.6 The Council, with the agreement of Uppingham Town Council, appointed an independent examiner, Mr Nigel McGurk, to review whether the plan met the “Basic Conditions” required by legislation and proceed to referendum.
- 2.7 The Examiner’s report concludes that, subject to making the modifications recommended by the Examiner, the neighbourhood plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decisions and Reasons

- 3.1 Under agreed delegation arrangements, the Council’s Director of Places, in consultation with the Council’s Portfolio holder for Places (Development) and Finance has determined that the modifications set out in the Appendix to this Statement are in accordance with the examiner’s recommendations and ensure that the Plan meets the Basic Conditions.
- 3.2 The Appendix sets out the examiner’s recommended modifications and the Council’s decisions in respect of each of them.
- 3.3 The Examiner has concluded that, with the specified modifications, the Plan meets the Basic Conditions and other relevant legal requirements. The Council concurs with this view. Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the question “Do you want Rutland County Council to use the Neighbourhood Plan for Uppingham to help it decide planning applications in the neighbourhood area?” will be held in the Parish of Uppingham.

This Statement is dated 29 May 2014.

Modifications made to the Uppingham Neighbourhood Plan to meet the Examiner's recommended changes.

Modification number	Part of the Plan	Examiner's recommended change	Council's Decision	Reasons for Council's decision
1.	Key objectives Page 2. 1st bullet point	<ul style="list-style-type: none"> • Delete "heritage appearance" and replace with "heritage assets". • Delete "and modernise" and replace with "while modernising". 	Modify as recommended.	To comply with the examiner's recommendations.
2.	Key objectives. 8th bullet point	<ul style="list-style-type: none"> • Delete "by around" and replace with "by at least". 	Modify as recommended.	To comply with the examiner's recommendations.
3.	The Legal Position.	<ul style="list-style-type: none"> • Delete "acquire a dominant" and replace with "will have". • Delete "take precedence" and replace with "are material planning considerations". 	Modify as recommended.	To comply with the examiner's recommendations.
4.	Action Themes.	<ul style="list-style-type: none"> • Delete "Reviewing" and replace with "Further to reviewing". • At the end of the list, after Tod's Piece, add "Each of these identified areas for action are addressed by the policies and proposals of this Plan." 	Modify as recommended.	To comply with the examiner's recommendations.
5.	Sustainability and Relevance to Existing Policies.	<ul style="list-style-type: none"> • Delete first paragraph. Replace with "In line with requirements, the policies of this Plan have been produced to be in general conformity with the strategic policies of Rutland's development plan and to have regard to national policy. Also in line with requirements, the Plan's policies are sustainable and compliant with European Union legislation." 	Modify as recommended.	To comply with the examiner's recommendations.

Modifications made to the Uppingham Neighbourhood Plan to meet the Examiner’s recommended changes.

Modification number	Part of the Plan	Examiner’s recommended change	Council’s Decision	Reasons for Council’s decision
6.	Sustainability and Relevance to Existing Policies.	<ul style="list-style-type: none"> Paragraph 2 line 2, delete “has regard for” and replace with “has regard to”. 	Modify as recommended.	To comply with the examiner’s recommendations.
7.	Who has been consulted?	<ul style="list-style-type: none"> Paragraph 2 line 3, delete “Local Plan” and replace with “Rutland’s development plan”. 	Modify as recommended.	To comply with the examiner’s recommendations.
8.	Policy 2 – Public Information Signage	<ul style="list-style-type: none"> Add “Opportunities should be taken to reduce street clutter when new signage and public realm schemes are undertaken.” 	Modify as recommended.	To comply with the examiner’s recommendations.
9.	Policy 3 - Technology and Infrastructure – CIL Contributions.	<ul style="list-style-type: none"> Delete Policy 3 and change the former Policy 3 into Proposal 5 Retain the title but change the wording to read “Further to the adoption of a CIL policy, the Town Council will prioritise CIL funding it receives to those items listed in the Plan’s CIL Schedule on page 29.” Renumber subsequent proposals and policies to reflect the above modification. 	Modify as recommended.	To comply with the examiner’s recommendations.

Modifications made to the Uppingham Neighbourhood Plan to meet the Examiner's recommended changes.

Modification number	Part of the Plan	Examiner's recommended change	Council's Decision	Reasons for Council's decision
10.	Housing. 1 st paragraph.	<ul style="list-style-type: none"> • Delete second sentence and insert new sentence to read "The Plan has taken into account evidence supporting emerging policy". • Delete reference to "around" and replace with "at least". • Delete sentence commencing "The case..." • Delete "...it is required" and replace with "...it is a requirement of the Core Strategy that..." • Amend "... a figure of 25-30 dwellings per hectare has been agreed as more appropriate." to read "...dwellings per hectare is considered to be appropriate for Uppingham." • Delete final sentence and replace with "The Plan therefore sets out a policy allowing up to six such homes to be built during the period up to 2026." 	Modify as recommended.	To comply with the examiner's recommendations.

Modifications made to the Uppingham Neighbourhood Plan to meet the Examiner's recommended changes.

Modification number	Part of the Plan	Examiner's recommended change	Council's Decision	Reasons for Council's decision
11.	Policy 4 – Housing - Numbers	<ul style="list-style-type: none"> At the end of Policy 4, add “Site B – During the Plan period, only around 3 hectares within the allocated site (precise location a matter for the developer/landowner) at a an average density of no less than 25 dwellings per hectare, providing about 75 dwellings, to be released for development. At the end of Policy 4, after the modification above, add “Site C – During the Plan period, only around 3 hectares within the allocated site (precise location a matter for the developer/landowner) at an average density of no less than 25 dwellings per hectare, providing about 75 dwellings, to be released for development. 	Modify as recommended..	To comply with the examiner's recommendations.
12.	Policy 5 Housing – Single Dwelling Developments.	<ul style="list-style-type: none"> Delete “exempt from CIL”. 	Modify as recommended.	To comply with the examiner's recommendations.
13.	Policy 6 – Housing Site C	<ul style="list-style-type: none"> Re-word Policy 6 as “The Plan allocates the land at the rear of this site (as viewed from Leicester Road and as indicated on the map on page 32), as recreation land. This recreation land will form part of any proposal brought forward on Site C, the whole of which will be subject to a masterplan. 	Modify as recommended.	To comply with the examiner's recommendations.

Modifications made to the Uppingham Neighbourhood Plan to meet the Examiner's recommended changes.

Modification number	Part of the Plan	Examiner's recommended change	Council's Decision	Reasons for Council's decision
14.	Site B - North Side of Leicester Road. 2 nd paragraph	<ul style="list-style-type: none"> Ensure that the Neighbourhood Plan contains the correct site measurement for Site B. 	No change. The site area shown as 5.45 ha (excluding the adjacent small triangle of land) has been checked and found to be correct.	To comply with the examiner's recommendations.
15.	Site B - North Side of Leicester Road. 2 nd paragraph	<ul style="list-style-type: none"> Amend "...at a density of 25 dwellings per hectare." to read "...at an average density of no less than 25 dwellings per hectare...". 	Modify as recommended.	To comply with the examiner's recommendations.
16.	Site C - South Side of Leicester Road. 1 st paragraph.	<ul style="list-style-type: none"> Delete first part of sentence "Following discussions...has been agreed in principle with all parties." Replace with "It will enable the construction of some badly needed..." 	Modify as recommended.	To comply with the examiner's recommendations.
17.	Site C - South Side of Leicester Road. 2 nd paragraph.	<ul style="list-style-type: none"> In the supporting text, delete the two sentences after "...designated recreation land", add "The position of this boundary is shown on the plan on page 32. Whilst the general position should reflect this plan, especially where there is an existing field boundary, the precise position of the boundary should also take into account the detailed design process." 	Modify as recommended.	To comply with the examiner's recommendations.

Modifications made to the Uppingham Neighbourhood Plan to meet the Examiner's recommended changes.

Modification number	Part of the Plan	Examiner's recommended change	Council's Decision	Reasons for Council's decision
18.	Site C - South Side of Leicester Road. 4 th paragraph.	<ul style="list-style-type: none"> • Insert the words "not less than" before "25 dwellings per hectare". 	Modify as recommended.	To comply with the examiner's recommendations.
19.	Retail Development. Rationale 2 nd paragraph.	<ul style="list-style-type: none"> • Delete last sentence, replace with "Parking is considered in the Transport section of the Plan." 	Modify as recommended.	To comply with the examiner's recommendations.
20.	Policy 9 – Design and Access. Final paragraph.	<ul style="list-style-type: none"> • Replace "architectural review" with "design review" 	Modify as recommended.	To comply with the examiner's recommendations.
21.	Uppingham Neighbourhood Plan Map. Page 31. Legend.	<ul style="list-style-type: none"> • Delete "Plan Boundary" and replace with "Neighbourhood Plan Area". 	Modify as recommended.	To comply with the examiner's recommendations.
22.	Appendix C. Rutland Local Plan Core Strategy and Site Allocations and Policies Development Plan Document.	<ul style="list-style-type: none"> • Delete references to the Site Allocations and Policies Development Plan Document. 	Modify as recommended.	To comply with the examiner's recommendations.