

**Mr. R. Ransom,
Planning Policy Manager,
Rutland County Council,
Council Offices,
Oakham,
Rutland.
LE15 6HP**

30th October 2023

Dear Mr Ransom,

UPPINGHAM NEIGHBOURHOOD PLAN – SUBMISSION DRAFT CONSULTATION RESPONSE

On behalf of our client, Uppingham Gate Ltd we wish to make representations in accordance with your recently published Regulation 16 consultation on the Draft Uppingham Neighbourhood Plan (UNP). Uppingham Gate Ltd is the lead developer of the Uppingham Gate site U-HA3 and generally supports its allocation in policies U-HA3 and BE1 for mixed-use development.

However, we would like to make representations in relation to the following specific policies in the draft UNP:

Policy H1 – Overall Housing Numbers

This policy states that sites are allocated to meet the indicative dwelling requirement of up to 330 new dwellings during the Plan Period over the period 2021 to 2041.

The Uppingham Neighbourhood Plan Housing Needs Assessment report (February 2023) previously submitted to the Neighbourhood Plan Advisory Group by Marrons Planning on behalf of a consortium of landowners/developers indicates average need ranging from 580 to 717 dwellings in the period 2021-2041 and according concluded that 510 new and committed dwellings should be referred to as a minimum in the UNP. We consider that restricting the allocation of new

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dwellings to 330 does not provide sufficient flexibility for the UNP and local development proposals to respond to any changes in circumstances concerning the need for and delivery of dwellings both in Uppingham and elsewhere in Rutland.

We accordingly request that the wording of Policy H1 is varied so that the indicative requirement for 330 new dwellings is specified as a minimum rather than a maximum requirement.

It is noted that policy H4 provides for the phasing of development with some sites to be brought forward only in the longer term after 5 years. The need for additional housing allocations above the stipulated 330 could be assessed in 5 years' time.

Policy HA4 – Proposed Site Allocations U-HA3 Uppingham Gate

As part of the UNP's Call for Sites exercise in October 2020 we demonstrated that the 1.7ha eastern part of the Uppingham Gate site proposed for general housing could accommodate 50 dwellings. This represents a density of 29 dph, which considering the lower density of the proposed bungalows on the adjoining site, accords with the UNP policy.

The proposed allocation of 35 dwellings on U-HA3 appears to have been arrived at somewhat arbitrarily to accommodate the existing housing commitments in Uppingham and to share out the new dwellings' allocation with other sites. This policy allocates the Uppingham Gate site for mixed-use development including 60 dwellings, comprising 25 bungalows and 35 homes. Only allocating the U-HA3 site for 35 homes would not realise its actual potential capacity and would undermine its financial viability, considering planning obligation requirements such as affordable housing.

We therefore request that policy HA4 is varied to amend the 35 proposed dwellings on the Uppingham Gate site to 50.

Policy OR1: Preferred locations for larger convenience stores

This states that the provision of additional food/convenience stores, of an appropriate scale to meet the growing needs of Uppingham will be supported as part of a mixed-use development on sites U-HA2 (Ayston Road) and/or U-HA3 (Uppingham Gate).

For the Ayston Road site there is an inconsistency between the wording of policy U-HA2 (g) which refers to just a new retail store to the north of the site and policy BE2 which refers to commercial development of an appropriate scale which might include convenience shops, food and drink outlets, hotels, or offices. Does the Neighbourhood Plan want to see a mixed commercial development at this location or just a stand-alone retail store? Criteria (g) of policy U-HA2 should either be deleted or suitably reworded.

The Uppingham Gate has always been regarded as the preferred site for a new food/convenience hub size store of up to 1,500m² in floorspace to serve all of Uppingham. Indeed, the lead developer Uppingham Gate Ltd has confirmation from a national supermarket operator that wishes to locate on the Uppingham Gate site to provide a hub size store. It is a sustainable location with good access to both the Uppingham Town Centre and the A47 strategic road network, has the site capacity for a large store and such development is necessary to support the overall

financial viability of the Uppingham Gate mixed-used scheme to ensure delivery of its employment element and major infrastructure.

Therefore, we request that there is more clarity in policy OR 1 that the Uppingham Gate site is the preferred location for a large convenience store of up to 1,500m² in floorspace and that the Ayston Road site should accommodate a smaller convenience store of up to 300m² in floorspace to serve the local estate to the west of Ayston Road.

Please notify me of the County Council's decision under Regulation 19 in relation to the making of the Uppingham Neighbourhood Plan.

Should you require any further information, please do not hesitate to contact my principal consultant Keith Webster him on 07711 959173 or by email krwebster@ancerspa.co.uk .

Yours sincerely,



SIMON PEASE MRTPI
Managing Director
ANCER SPA Ltd