

**UPPINGHAM NEIGHBOURHOOD PLAN
REGULATION 16 CONSULTATION**

COMMENTS OF LANGTON HOMES

1. Langton Homes has a contractual interest in bringing forward land at Leicester Road, Uppingham for residential development. The land is shown as a residential allocation within the Submission Neighbourhood Plan (U-HA1). The allocation is for 110 dwellings.
2. Langton Homes fully SUPPORTS the allocation. It has worked constructively with the Neighbourhood Plan Advisory Group throughout the evolution of the Neighbourhood Plan. Langton Homes is a well-established, award-winning, family-owned company, that specialises in developing high quality family homes throughout the Midlands and beyond. The Company has a detailed understanding of the Rutland area, and has its head office in Uppingham town centre. It is a housebuilder embedded in the local area.
3. The U-HA1 allocation policy sets out a series of criteria that should be met in developing the site. Langton Homes has assembled a specialist project team to prepare a planning application for “the erection of 110 dwellings with associated access, open space and all necessary infrastructure”. This is now ready for submission to the Local Planning Authority so that the development can be delivered, and housing needs in Uppingham can be met, at the earliest possible stage. A copy of the site layout is appended. As part of the application, the following technical assessments have been completed:-
 - Design and access statement
 - Transport assessment
 - Residential travel plan
 - Flood risk assessment
 - Utilities and foul drainage assessment
 - Ground investigation report
 - Tree survey report and constraints plan
 - Preliminary ecological survey report
 - Biodiversity net gain assessment
 - Archaeology desk-based assessment
 - Archaeology field evaluation report

These assessments have all informed the proposed development, and combine to demonstrate the deliverability of the development in technical terms. Alongside the layout, they also show how the proposal fully meets the criteria of U-HA:-

- (a) The development provides a range of housing sizes, including single storey dwellings;

(b) It provide at least 30% affordable homes, which will be delivered through working with local providers;

(c) It adopts high quality design, materials, open space and landscaping;

(d) It includes a separate access to the cricket club from Leicester Road;

(e) It retains potential for a future road connection from Leicester Road to Stockerston Road (as part of a future Uppingham bypass); and

(f) It includes access, based on a Full Transport Assessment.

4. Neighbourhood Plans must comply with the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (as amended) in order to proceed to referendum. Site allocation U-HA1 clearly meets the basic conditions:-

Condition: The Plan must have regard to national policies and advice, such as the National Planning Policy Framework.

National policies seek to achieve the delivery of sustainable development, having regard to environmental, social and economic considerations. Uppingham is a sustainable location in the Rutland context, suitable for making a significant contribution to meeting the County's housing needs. The proposed allocations have been through a thorough selection process, taking community views into account. U-HA1 will provide housing in a location that gives real opportunity to access the town by non-car modes, and thus contribute to meeting the challenge of climate change. It will also deliver 40% biodiversity net gain. The development will provide the policy-compliant amount of affordable housing, and market housing that has regard to local needs. The development will contribute to the economy, in both the construction and operational phases. Overall, the allocation provides for sustainable development as sought by national policies and advice.

Condition: The Plan must contribute to the achievement of sustainable development.

As above, the allocation meets this condition.

Condition: The Plan must be in general conformity with the strategic policies in the development plan for the area.

The strategic policies for the area are found in the Core Strategy DPD, adopted in 2011. Whilst this is a pre-NPPF document, it nonetheless provides for a sustainable spatial strategy that is consistent with the National Planning Policy Framework. By providing for major residential development at Uppingham, the Neighbourhood Plan is entirely in conformity with the Core Strategy. The Local Planning Authority is about to undertake

public consultation on its Preferred options for a replacement Local Plan, and it is notable that the spatial strategy is largely unchanged from the Core Strategy, with the continuing development focus on Oakham and Uppingham as the two towns in the County. The Preferred Options specifies that dwelling allocations at Uppingham will be determined through the Neighbourhood Plan, rather than through the Local Plan.

Condition: The Plan must be compatible with European obligations and human rights requirements.

We have no reason to think that the Plan has failed to meet this final basic condition.

5. Whilst we have naturally focussed upon the proposed allocation in assessing the basic conditions, we consider that the Plan as a whole has been diligently and appropriately developed and it should be concluded that it meets the basic conditions for referendum.

Insight Town Planning Ltd
On behalf of
Langton Homes



Project
Leicester Road, Uppingham

Drawing title
Illustrative Masterplan

Client
 Langton Homes

Scale
 1:1000 @ A1

Date
 20/12/2021

Checked
 SG

Number/Figure
GL1239 01H