

## Issue 5 – Supporting vibrant town centres and a network of local centres:

**Strategic Objective 5: Supporting strong and vibrant communities** - Promoting health and wellbeing for people of all ages and reduce health inequalities by:

- enabling Rutland’s market towns, and their centres in particular, to thrive as attractive and vibrant places for economic, social and cultural activity with good access to services and infrastructure
- developing a diverse and thriving network of villages and communities that serve local needs; maintaining and improving their viability and sustainability for future generations to enjoy
- ensuring new development and open spaces support physical and mental health and wellbeing for all, encourage active and healthy lifestyles, supports active modes of travel, and enhances connectivity between people and places and people and nature
- protecting the County’s heritage assets, landscape character, and identity

Rep ID	Respondent (ID)	Agent	Officer Summary Q29-Q31	Officer Comments
4267	Environment Agency (Mrs Nicola Reyman, Planning Specialist) [855]		We would encourage that policies to support vibrant town centres acknowledge the role of green and blue infrastructure to attract people and economic investment to the area, in addition to environmental benefits including supporting and enhancing wildlife and natural habitats and providing opportunities for flood resilience.	Noted.
4184	De Merke Estates [589]	Barton Willmore, now Stantec (Seth Tyler, Graduate Planner) [1141]	Through the provision of new residential developments in close proximity to such town centres – in particular the County Town of Rutland (as opposed to distant new community).	Noted.
4074	Cottesmore Parish Council (Parish Council Representative) [410]		There needs to be a far more robust approach to protecting town centres, particularly Oakham from out of town centre development.	Noted. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two

				<p>main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan</p> <p>The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County.</p>
3967	Clipsham Parish Meeting (Clifford Bacon) [110]		<p>There needs to be a far more robust approach to protecting the town centres, particularly Oakham from out of town centre development.</p> <p>Q29 - Options A and B are not mutually exclusive. The two towns could benefit from both</p>	<p>Noted.</p> <p>Noted.</p>
3903	Melton Borough Council (Mr Jorge Fiz Alonso, Senior Planning Policy Officer) [1025]		<p>Melton Borough Council are in a similar position to Rutland County Council, over the past few years Melton Mowbray Town Centre has seen a substantial decline in retail units. As part of our Local Plan review, we could be reviewing our town centre policy. Melton Borough Council will also need to update their retail studies during their local plan review and therefore would welcome the opportunity to discuss joint procurement of consultant in order to reduce costs.</p> <p>The public transport connections between both the Borough of Melton and the County of Rutland are essential to enable visitors and residents to visit and engage in our Town</p>	<p>Noted.</p> <p>Noted.</p>

			centres, therefore we would welcome the opportunity to work with you on enabling a better more robust public transport connection between the town centres to improve the footfall for all town centres. Our cross-boundary relationship could be utilised to ensure the vitality of each of our retrospective town centres, therefore we would be keen to create an open dialogue with you to find opportunities within policies, evidence bases or projects to improve our town centres.	
3794	Ketton Darby & Joan Club (Ruth Renner) [1122]		No more development at Gates Garden Centre. It is sucking the life out of Oakham's retail sector.	Noted.
3741	Sinclair Rogers [1120]		in approving the building of some 200 new houses in Ketton, nothing has been done to increase the current facilities in the village. Absolutely nothing has been planned to make Ketton a more active, vibrant local centre. Just adding new houses without facilities or infrastructure is simply not enough.	Noted.
3709	Alistair Parker [959]		Both the main town centres were vitally dependent upon the convenience trade. Rigorously implementing a 'town centre first' policy would help but, with only some 20% of 'shops' now occupied by retailers, it must be recognised that 'primary shopping' designations, and the like are the tools of a bygone age. Greater flexibility in encouraging vital uses within town centres will be necessary to support vitality	Noted. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. The retail

				evidence has been prepared to support the retail policies in this plan.
3667	Ms Janet Taylor [1109]		<p>Provide free parking in town.</p> <p>Convert unused space above retail premises to residential, to encourage more people to actually live in the town centre.</p>	<p>Noted.</p> <p>Policy E10 – Town Centres and Retailing in proviso d) allows proposals for residential above shops where appropriate.</p>
3559	Barrowden Parish Council (Mr Gordon Brown, Chairman) [1103]		<p>Q29 Option B This is the only solution. We must move away from thinking that town centres are finance transaction based locations but should be more about social interaction in the future otherwise they will continue to decline with home working and online shopping.</p> <p>Q30 It is desirable to retain some identified area which can be seen as retail/social interaction within the centre of the two towns and not just have retail converted to houses or offices.</p>	<p>Noted. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan.</p>
3495	Mrs Pam Allen [1085]		<p>Avoid building on the outskirts of Oakham which has destroyed the centre. Don't repeat the mistake at Uppingham. Learn the lessons of retail depletion in the high street and promote a cafe culture.</p>	<p>Noted. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The</p>

				report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan.
3420	Mrs Janet Hughes [1081]		Have sufficient parking spaces. Do not introduce one-way streets or pedestrian precincts in current centres - there is not enough room for them.	Noted
3264	Edith Weston Parish Council (Parish Council Representative) [411]		The existing policy has been proven and therefore, subject to the updating option A in question 29 would be most appropriate.  Question 31 - No as it could lead to Class E uses that would not be compatible with adjoining uses.	Noted. The town centre strategy for Rutland aims to provide a high-quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend.
2956	Mr Brian Grady [1052]		The Council should support the development of shopping opportunities in the larger villages as well as Town Centres. There is also a need to increase the availability of parking in Uppingham and Oakham coupled with the pedestrianisation of Oakham High Street.	Noted. The Local Plan recognises Local neighbourhood and village shops are important to rural communities and contribute to sustainable development and the health and wellbeing of communities  Policy E12 – Retail in the Neighbourhood Centres and Larger Villages supports the expansion and additional provision of local shops and new retail facilities
2894	Mr Simon Frearson [1047]		The provision of regular Pop up shops/market stalls would attract people to town centres and will support local retailers by greater footfall in the towns.	Noted.
2854	CPRE Rutland (Mr Ron Simpson, Chair) [1036]		Plan should acknowledge Uppingham and Oakham are very different. Uppingham high	Noted. Oakham town centre is within the Conservation Area. The town centre strategy for

		<p>street is a conservation area and should be protected as such. Oakham urgently needs new investment befitting a county town.</p> <p>New attractions and diversification would benefit Oakham and should be supported by the new plan.</p> <p>Artisans are now flocking to Uppingham as a centre of creativity. The heritage frontage of shop fronts needs to continue to be protected and the conservation area strictly enforced. The Uppingham N Plan protections should be supported and not overridden as in the now rejected plan.</p> <p>CPRE wishes to see new businesses attracted which are in keeping with our heritage high streets. The new plan policies should seek to encourage traditional trades and crafts with perhaps preferential treatment for heritage trades.</p>	<p>Rutland aims to provide a high-quality shopping ‘experience’, maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan.</p>	
2708	Braunston Parish Council (Mrs Carole Brown, Parish Clerk) [1003]		<p>Convert more buildings in city centres to residential and promote more residential development in the centres of Oakham and Uppingham</p>	<p>Noted.</p> <p>Policy E10 – Town Centres and Retailing in proviso d) allows proposals for residential above shops where appropriate.</p>
2662	Mrs Karen Hubbard [1033]		<p>There are plenty of businesses which do not require the selling of goods. I think it would be good to include some services on our High Streets. Craft workshops, craftspeople, music teachers, nurseries all need somewhere to trade in town, but none are really in the</p>	

		<p>business of selling goods. Live/work is the way forward for so many people - why shouldn't these people choose to live &amp; work on the High Street?</p> <p>Indoor marketplaces would also be good as it gives these small businesses an opportunity to socialise too.</p> <p>However, the biggest thing missing in our town is an Arts Centre. Please consider how one could be facilitated!</p>		
2640	Mr Harold Dermott [1001]		<p>NPPF 2021 also reflects the fact that the surge in online sales during Coronavirus has just about finished off the already-dying high street. I strongly support ANY development, residential, retail, entertainment etc which will keep people using the town centres of Oakham and Uppingham. As with almost everything else in this consultation, RCC need to wake up to the massive changes that are happening in almost every aspect covered by the Local Plan and address them, rather than desperately trying to roll forward tired, out of date policies for another quarter of a century. Please embrace Class E and make changes with vigour and enthusiasm rather than try and fossilize a way of life that no longer exists.</p>	<p>Noted. The town centre strategy for Rutland aims to provide a high-quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan.</p>
2627	Define (on behalf of William Davis Homes) (Mr Sam Perkins,		<p>The emerging Local Plan should, therefore, recognise that rural villages often operate as networks of villages that collectively provide for their residents' needs, and should respond</p>	<p>Noted. neighbourhood and village shops are important to rural communities and contribute to sustainable development and the health and wellbeing of communities</p>

	Graduate Planner) [1027]		to this by focusing growth towards suitable sites in the most sustainable LSCs.  Cottesmore is the most sustainable LSC in the north of the County and acts as a centre for smaller surrounding settlements. Focusing growth in Cottesmore would, therefore, meet both RCC's housing needs and support the vibrancy of the network of local centres and villages in the north of the County.	Policy E12 – Retail in the Neighbourhood Centres and Larger Villages supports the expansion and additional provision of local shops and new retail facilities.
2611	Ms SUSAN SEED [1028]		Support new and local business encourage and make it easy for people to come into their local towns.	Noted.
2458	Uppingham Town Council (Parish Council Representative) [445]		Listen to the views of local people by giving a greater weighting in the Local Plan to views expressed in the Neighbourhood Plans.	Noted.
2362	Limes, Firs & Spurs Resident's Association (Mr David Ainslie, Chairman) [1006]		Listen to the views of local people by giving a greater weighting in the Local Plan to views expressed in Neighbourhood Plans.	Noted
2317	Mr Peter Coe [1004]		The problem with developing a policy that encourages Class E uses within town centres means that certain light industrial uses may be developed where inappropriate	Noted. The town centre strategy for Rutland aims to provide a high-quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the



				vitality and viability of the two main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan.
2314	Mr Murdo Ross [890]		It is difficult to see what any local authority can do. The twin issues of rates for retail properties vs warehouses, and the carbon cost of direct deliveries would require to be addressed.	Noted.
2217	Alistair Parker [959]		<p>Both the main town centres were vitally dependent upon the convenience trade.</p> <p>Rigorously implementing a ‘town centre first’ policy would help but, with only some 20% of ‘shops’ now occupied by retailers, it must be recognised that ‘primary shopping’ designations, and the like are the tools of a bygone age. Greater flexibility in encouraging vital uses within town centres will be necessary to support vitality.</p>	<p>Noted. The town centre strategy for Rutland aims to provide a high-quality shopping ‘experience’, maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. The retail evidence has been prepared to support the retail policies in this plan.</p> <p>Policy E11 – Primary Shopping Areas addresses the requirement of pro-actively promoting competitive town centre environments as part of a positive strategy for the future of town centres.</p>
2142	Mr Norman Milne [996]		In order to develop a vibrant community sometimes taking the class option is a good	Noted. The town centre strategy for Rutland aims to provide a high-quality shopping ‘experience’,

			<p>thing I've witnessed in the past locations like Hoxton in London where once upon a time it was a desert and a very dangerous place to be but by allowing people to start living in the area then the local community begins to work even harder than the local council to improve the environment however it does require parking local community transport and access to more community facilities that are actually within easy reach. ZIP Code for instance be possible to create a one hour guided bus service that rotates around the whole of Oakham and then goes out as far as Ashwell that would be going past a community centre perhaps that also offers the facility of medical services, more public sports facilities a community swimming pool. The Oakham hub was mooted some years ago. What happened? Are the council offices offering value for money. Could the Council be sited out of town too at Ashwell. This would force a regular transport route and help develop an arterial route. Just how many RCC employees live in Rutland.</p>	<p>maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham. Policy E10 – Town Centres and Retailing in proviso d) allows proposals for residential above shops where appropriate.</p>
2106	Mr George Bretten [995]		No	Noted.
1891	Mr David Lewis [983]		The Local Plan should encourage retailers to locate new outlets in town centres as opposed to at out of town locations (e.g., garden centres).	Noted
1790	Mrs Kim Cross [978]		Our town centres have nothing but charity shops and coffee shops, even the last clothing store 'fatface' moved out - we need to make the high street a pedestrian zone and bring in	Noted. The town centre strategy for Rutland aims to provide a high-quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to

			the high street stores back to our town along with local artisan stores - almost a smaller version of what Stamford have.	increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated assessment of the vitality and viability of the two main centres of Oakham and Uppingham.
1710	Barry Hobbs [646]		Incorporate those desires set out in Neighbourhood plans	Neighbourhood Plan cover parishes, the Local Plan is strategic and covers all of Rutland. The town centre strategy for Rutland aims to provide a high-quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend.
1619	Oakham Quaker Meeting (Ms Susan Bolter, Clerk) [941]		We feel no more development should be allowed at Gates Garden Centre.	Gates' Garden Centre falls within the Melton Borough Council Planning area
1490	Janet Underwood [125]		Shopping has changed considerably since precovid with many more people buying on line. Oakham has a high proportion of high cost retail outlets which can only be afforded by the wealthier residents of Rutland. Other retail units are occupied by service industries such as estate agents, cafes, restaurants. For real 'vibrancy' and success as a town centre, there needs to be a greater mix to include more affordable options for purchasing everyday supplies, clothes, etc. I'm not sure how and, even, if, this can be achieved in a	Noted. aims to provide a high-quality shopping 'experience', maximising the benefits of tourist trade, and improving the mix of retail and non-retail outlets to increase length of stay and spend. The Economic Strategy (2023) recognises the importance of vibrant town centres and high streets in supporting the retail and visitor economy and as an important part of the character and sense of place of the County. A Retail, Leisure and Town Centres Study 2023 was undertaken for Rutland. The report updated the previous retail capacity evidence base undertaken in in 2016 and provides an updated

			changing market place. For example, I no longer consider Oakham as a place to do any shopping!	assessment of the vitality and viability of the two main centres of Oakham and Uppingham.
540	Mrs Jayne Williams [857]		Plan for more parking provision, particularly Uppingham.	Noted.
504	Mr Nigel Roberts [705]		Free car parking, cheaper business rates	Noted. Falls outside the scope of the Local Plan
503	Mr Nigel Roberts [705]		Free car parking	Noted. Falls outside the scope of the Local Plan.
372	Martin Shewry [755]		The economics of individual businesses must determine their success or failure	Noted.