

PLACES SCRUTINY PANEL

28 November 2013

REVISED DRAFT UPPINGHAM NEIGHBOURHOOD PLAN

Report of the Director for Places (Development and Economy)

STRATEGIC AIM:	Creating A Sustained Environment Building Our Infrastructure
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1. PURPOSE OF THE REPORT

- 1.1 To consider the Revised Draft Uppingham Neighbourhood Plan consultation document.

2. RECOMMENDATIONS

- 2.1 That the content of the Revised Draft Uppingham Neighbourhood Plan in Appendix A to this report is considered by the Places Scrutiny Panel.**

3. BACKGROUND TO REVISED DRAFT DOCUMENT

- 3.1 Uppingham Town Council published a first draft Uppingham Neighbourhood Plan (UNP) in May 2013 which was subject to a 6 week public consultation exercise over June/early July. In accordance with the 2012 Neighbourhood Planning Regulations the draft document was circulated to the local community and key stakeholders and copies were made available in the Council's offices, on a dedicated UNP website and via the Rutland County Council (RCC) website. Town Council intentions were to consider responses to the draft plan and then work up a final draft UNP for submission to this Council to then take forward through formal examination, referendum and then adoption.
- 3.2 In June RCC Officers raised a number of concerns regarding the policy content of the plan which were shared with Councillor Baines as Chair of the UNP Working Group and reported to the Local Plan Members Working Group on the 2nd July. The issues raised mainly related to either mapping errors or lack of clarity in the plan which created uncertainties about the extent of housing and employment land provision intended and the effectiveness of the policy framework to manage it.
- 3.3 A revised draft version of the UNP has now been produced, and is expected to be approved, by Uppingham Town Council on 6th November with a further 6 week consultation which ends on the 19th December 2013. This report enables the Council's Places Scrutiny Panel to consider its views on the plan in the light of officer's assessment of the plan content. The key consideration is the relationship of the plan to the Council's adopted strategic planning policies and the Council's emerging Site Allocations and Policies Development Plan Document (SAP DPD).

4. THE REVISED DRAFT PLAN

- 4.1 A copy of the Revised Draft UNP is attached at Appendix A to this report. The plan is considered to be in general conformity with the Rutland Core Strategy Development

Plan Document (DPD) and the Proposed Submission Site Allocations and Policies Proposed Submission DPD. It is therefore supportive of the current/emerging planning policy framework in the National Planning Policy Framework and the DPDs in Rutland.

- 4.2 The revised draft UNP sets out more clearly defined policies/proposals and mapping than the first draft UNP including:
- a) Guidance on the scale of additional housing planned for in the plan. This includes an allowance for a potential future supply of small windfall sites as well as the 3 housing site allocations being proposed. The 3 allocated sites each have a policy which covers the expected development density on a clearly defined and measured site area referenced on the supporting UNP maps. The Uppingham Planned Limits for Development have been amended to take account of the site allocations.
 - b) The plan's promotion of additional small scale 'self-build' housing development (up to 6 dwellings) within the planned limits of development for the town can also be supported;
 - c) Proposing that additional land be allocated for employment purposes on an extended area of land to the east of Uppingham Gate;
 - d) Inclusion of land at the southern end of Tod's Piece as an Important Open Space and exclusion of the previously designated IOS on land to the rear of the garages on the Branston Road redevelopment site; and
 - e) Recognising the need to review the plan every 3-5 years in accordance with the review of the Council's Local Plan.
- 4.3 There are some policies that will, if approved, apply a different approach to the management of new development in Uppingham when compared to the emerging policies of the SAP DPD as follows;
- a) The Council's adopted Core Strategy seeks to ensure that new housing development on sites of 10 dwellings or more, or sites of 0.3 hectares or more, will be expected to achieve an overall density of 40 dwellings per hectare within the built up area of Oakham and Uppingham town. The policy adds that developers will be encouraged to build to higher densities where this can be achieved without adversely affecting the character of the area (Policy CS10 of the Core Strategy). The revised draft UNP proposes that the 2 of the 3 allocated residential sites should be built out at a density of 25 dwellings per hectare (ref. Site B – North Side of Leicester Road and Site C – South Side of Leicester Road) with the smaller site (ref Site A – North Side of Leicester Road) to be built out 30 dwellings per hectare. These sites are therefore expected to deliver about 164 units;
 - b) In the SAP DPD the County Council proposes to manage defined Primary Shopping Frontages by maintaining predominantly A1 retail uses (i.e., shops). The UNP supports this policy but identifies additional shopping street frontages on High Street West and Queen Street which the Town Council proposes to designate as a Primary Shopping Frontage. These extended frontages are currently identified in the SAP DPD as a Secondary Shopping Frontage. The County Council proposes that these areas should be managed by maintaining predominantly A Class retail uses (i.e., including restaurants, cafes, drinking

establishments and take-aways) but also allowing for non-A uses where this will not harm the retail character of the frontage or result in an adverse cluster of non-retail uses. By allowing such uses, the County Council has sought to allow for a greater diversity of town centre uses.

5. THE NEXT STEPS

- 5.1 It is intended that comments raised by the Places Scrutiny Panel will be fed into a response from RCC on the revised draft UNP during the current consultation period.
- 5.2 It is understood that a final draft Plan will be approved by Uppingham Town Council and submitted to the County Council by the end of December. The submission will need to also include a screening sustainability and Habitats Regulations assessment along with a Consultation Statement to support the draft plan in order to ensure it meets the basic conditions required by the Neighbourhood Planning regulations.
- 5.3 The submission draft and supporting documents can then be submitted to Cabinet on 21st January 2014. An assessment is then required by the Council that the preparation and content of the plan is compliant with the regulations and does not conflict with the strategic planning policies of the Council. If that can be agreed it can proceed to the final submission draft consultation stage.
- 5.4 Following a 6 week statutory period of public consultation in February/March it is hoped that a public examination of the plan can be held in April. If supported by an independent examiner through the public examination process and the local community through a local referendum in May, RCC would then need to take a decision to formally adopt the UNP as a Statutory Development Plan. It is anticipated that this could be done by June/July 2014.

6. RISK MANAGEMENT

RISK	IMPACT	COMMENTS
Time	Medium	The production of a neighbourhood plan for Uppingham requires the support of the County Council. As the local planning authority, the plan becomes a statutory document on adoption by the Council. Timely production as agreed and set out in the above report will assist in delivering an adequate supply of new homes and employment land in accordance with RCC strategic planning objectives.
Viability	Medium	An adopted neighbourhood plan establishes a statutory Development Plan Document that development requiring planning consent will have to comply with. It will assist in the delivery of the Council's sustainable development objectives, its Core Strategy, Site Allocations and Policies DPD and other supplementary planning documents.
Finance	Low	The cost of the County Council engagement in the delivery of an adopted neighbourhood plan can be contained within existing budgets supplemented by CLG grants being drawn down during the plans preparation.
Profile	Medium	The initial draft UNP was subject to public consultation. The revised draft plan will also be subject to further public

RISK	IMPACT	COMMENTS
		consultation. The plan is likely to be of particular interest to the Uppingham community as well as local landowners, developers and infrastructure service providers.
Equality and Diversity	Low	Recent CLG guidance on the application of Equality Impact Assessment (EIA) indicates that RCC is not required to undertake such an assessment of the UNP. An EIA is not required to satisfy that the 'basic conditions' have been met in drawing up the submission draft plan. An EIA screening gives rise to no obvious negative impacts arising from the revised draft plan.

Background Papers:

UNP Sustainability Appraisal/Strategic Environmental Assessment (Screening Report)
 Localism Act 2011
 Neighbourhood Planning Regulations

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A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.