

Uppingham Neighbourhood Plan

2023 – 2041

Basic Conditions Statement

Submission Version

June 2023

The Neighbourhood Plan is required to fulfil the following conditions:

- 1. Must have appropriate regard for national policies and guidance issued by Secretary of State*
- 2. Must contribute to the achievement of sustainable development*
- 3. Must be in general conformity with the strategic policies contained in the Local Plan for the area*
- 4. Does not breach, and is otherwise compatible with, EU Obligations*
- 5. The prescribed conditions are met and have been complied with in relation to the Neighbourhood Plan Proposal*

CONTENTS

1. About the Uppingham Neighbourhood Plan

2. Have Appropriate Regard to National Policy

Table 1: Neighbourhood Plan: Vision and Objectives, and conformity with the NPPF

Table 2: Neighbourhood Plan Policies and conformity with the NPPF

3. Contribution to the achievement of Sustainable Development

4. General Conformity with Strategic Local Policy

Table 3: Neighbourhood Plan Policies and conformity with the Rutland Local Plan

5. Compatibility with EU or equivalent obligations (inc. SEA/HRA)

6. Conclusion

1. About the Uppingham Neighbourhood Plan

1.1 This Basic Conditions Statement has been prepared to accompany the Refreshed Uppingham Neighbourhood Plan (UNP). Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood (Development) Plans must meet the following basic conditions:

- the UNP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework July 2021 (NPPF);
- the UNP must contribute to the achievement of sustainable development;
- the UNP must be in general conformity with the strategic policies in the development plan for the area of the local planning authority, in this case the Rutland Core Strategy (2011) and the Site Allocations & Policies DPD (2014);
- the UNP must meet the relevant EU obligations; and
- the prescribed conditions are met and prescribed matters complied with.

1.2 The refreshed Uppingham Neighbourhood Plan is being submitted by Uppingham Town Council. The Neighbourhood Planning Area, designated by Rutland County Council on 26th November 2012, for the existing Plan has been used for this review. The area, as shown on the map, includes all of Uppingham Parish and a small part of Ayston Parish adjacent to and South of the A47. There are no houses or businesses in the latter area, but as with the existing Neighbourhood Plan, Ayston Parish has been consulted on this review. The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.



1.6 Uppingham already benefits from a “made” Neighbourhood Plan (formal date 11th January 2016) covering the period of 2013 – 2026. This was produced in general conformity with the Rutland County Council Core Strategy adopted in July 2011. Rutland County Council are in the process of updating their Local Plan which will cover the period up to 2041, but this will take several years. Accordingly, the decision was taken by Uppingham Town Council to not delay a refresh of the Neighbourhood Plan, in line with the Neighbourhood Planning Act 2017. The Neighbourhood Plan period is, therefore, 2023 to 2041.

1.7 The Plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations (as amended) 2012.

1.8 The Uppingham Neighbourhood Plan will cover the period 2023 until 2041. It does not deal with County Matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61(k) of the Town and Country Planning Act 1990.

2. Have Appropriate Regard to National Policy

2.1 A revised National Planning Policy Framework (NPPF) was published in July 2021. The NPPF provides a framework within which local communities can produce Neighbourhood Development Plans for their area and sets out how planning should help achieve sustainable development. It is acknowledged that the NPPF is currently under review by the Government, following a consultation in late 2022/early 2023 but as yet, a final revised version has not been published. Consequently, the legal and procedural reference point for the Uppingham Neighbourhood Plan remains the July 2021 NPPF.

2.2 Sections 12-37 of the NPPF refer to Local and Neighbourhood Plans and requires them to have regard to the policies in the NPPF and to be in general conformity with the strategic policies of the Local Plan. The Localism Act explains that is the ‘adopted Development Plan’.

2.3 This section demonstrates that the UNP has had regard to the relevant sections of the NPPF. It sets out a Vision, nine Objectives, thirty-six formal Planning Policies. There are also several associated community proposals but these are informal and do not require consideration in this Basic Conditions Statement.

Vision and Objectives

2.4 The Vision and the Issues/Objectives are summarised in Table 1 below, alongside the NPPF paragraphs that they relate to.

Table 1: Neighbourhood Plan Vision, Issues and Objectives - conformity with the NPPF

Neighbourhood Plan	NPPF Paragraph Numbers
<p>Vision (P4)</p> <p>1.1 Uppingham already benefits from a “made” Neighbourhood Plan (formal date 11th January 2016) covering the period of 2013 – 2026. This was produced in general conformity with the Rutland County Council Core Strategy adopted in July 2011. Rutland County Council are in the process of updating their Local Plan which will cover the period up to 2041, but this will take several years. Accordingly, the decision was taken by the Town Council not to delay a refresh of the Neighbourhood Plan, in line with the Neighbourhood Planning Act 2017. The Neighbourhood Plan period is, therefore, 2023-41.</p> <p>1.2 The aim of the Neighbourhood Plan is to retain and enhance the traditional values of our small market town ensuring that future development in Uppingham reflects the community’s needs and aspirations, incorporating new homes, businesses and technology where appropriate. The built environment resulting from the plan will</p>	<p>All, but in particular 8 on achieving the three principles sustainable development and 28, 29 and 30 on Non-Strategic Policies and Neighbourhood Planning.</p>

<p>reflect the town’s heritage and rurality and be compatible with local and national policies. Above all it should enable all sections of the community to enjoy a sustainable way of life.</p> <p>1.3 Uppingham has a history of innovation and is proudly independent. It often seeks local solutions to address its needs while seeking to build and maintain connections with the wider world. The content of, and approach taken to develop this plan reflects this philosophy.</p>	
Objectives (NP pp 50/51)	NPPF (Paragraph Numbers)
1. Continue to protect the town’s heritage appearance and modernise its infrastructure.	8 Achieving Sustainable Development 29 on Neighbourhood Planning. 16(c) Engagement and consultation.
2. Stimulate social and economic growth, while addressing the climate crisis and affirming which areas of the town should remain as open space.	126 to 136 Achieving well-designed places. 174 to 182 Conserving and enhancing the natural environment. 92 to 103 Promoting healthy and safe communities.
3. Strengthen community spirit, community health and community safety.	92 to 103 Promoting healthy and safe communities
4. Improve community life with particular regard for vulnerable, disadvantaged and disabled people.	92 to 103 Promoting healthy and safe communities.
5. Improve the sustainability of the towns’ retail centre and economic zones.	86 Ensuring the vitality of town centres. 84 & 85 Support a prosperous rural economy.
6. Attract public and private sector investment.	81 to 85 Building a strong competitive economy.
7. Allocate substantial new housing, reflecting Uppingham’s role as a service centre which is the second largest settlement in the county. Ensuring that at least 30% of new dwellings are ‘affordable’ (on sites of more than 10 dwellings) in accordance with RCC policy.	66 & 67 Delivering a sufficient supply of homes (housing requirements). 62 to 65 Delivering a sufficient supply of homes (affordable housing).
8. Create new housing developments designed as ‘clusters’, incorporating green space and wildlife corridors.	126 to 136 Achieving well-designed places. 174 to 182 Conserving and enhancing the natural environment.
9. Enhance the visitor offer and attract the next generation of tourists.	84 and 85 Supporting a prosperous rural economy.

Formal Planning Policies

2.5 Each of the Planning Policies has been considered in relation to the relevant sections of the NPPF as summarised in Table 2 below. This shows that the Neighbourhood Plan properly reflects national guidance as set out in the NPPF, thereby satisfying the Basic Conditions.

Table 2: Planning Policies - conformity with the NPPF

Neighbourhood Plan Policy	NPPF Paragraphs	Conformity
General Principles		
Policy GP1 - General principles for sustainable development and addressing climate change	All, but in particular 8 on achieving the three principles of achieving sustainable development. 28, 29 and 30 on Non-Strategic Policies and Neighbourhood Planning.	Achieves sustainable development. Neighbourhood Plans and strategic policies.
Housing		
Policy H1 (overall housing numbers and densities)	66 & 67 Delivering a sufficient supply of homes (housing requirements). 124 & 125 (Achieving appropriate densities).	Provide new housing to meet agreed requirements.
Policy H2. The provision of infrastructure associated with new housing	92 to 97 Promoting healthy and safe communities.	Recognising the impact of new housing and a growing population.
Policy H3 The timing of development	76 Delivering a sufficient supply of homes (maintaining supply and delivery).	Ensure that planned development comes forward.
Policy H 4: Proposed site allocations to meet the indicative dwelling requirement	66 & 67 Delivering a sufficient supply of homes (identifying land for homes).	Provide new housing to meet agreed requirements.
Housing sites		
Policy U-HA1 Site allocation for land off Leicester Road (in front of Cricket Club)	66 & 67 Delivering a sufficient supply of homes (identifying land for homes).	Provide new housing to meet agreed requirements.
Policy U-HA2 Site Allocation for land off Ayston Road	66 & 67 Delivering a sufficient supply of homes (identifying land for homes).	Provide new housing to meet agreed requirements.
Policy U-HA3 Site allocation for land at Uppingham Gate (part of mixed-use development)	66 & 67 Delivering a sufficient supply of homes (identifying land for homes).	Provide new housing to meet agreed requirements.
Policy U-HA4 Site allocation for land to the East of The Beeches	66 & 67 Delivering a sufficient supply of homes (identifying land for homes).	Provide new housing to meet agreed requirements.

Neighbourhood Plan Policy	NPPF Paragraphs	Conformity
Policy U-HA5 Site allocation for land off Goldcrest/Firs Avenue	66 & 67 Delivering a sufficient supply of homes (identifying land for homes).	Provide new housing to meet agreed requirements.
Other Housing Policies		
Policy OH1: Affordable housing	62 to 65 Delivering a sufficient supply of homes (affordable housing).	Provides a range of housing options to meet local need.
Policy OH2: Meeting local needs and providing flexibility	61,62,65 and 73 Delivering a sufficient supply of homes.	Provides a range of housing choices to meet local need.
Policy OH3: Self-build and custom housebuilding	Annex 1 and Annex 2. Plus Government guidance on self-build and custom housing (2021).	Provides a range of housing choices.
Policy OH4 Infill housing	126 to 136 Achieving well-designed places.	Ensures that design relates to local character.
Policy OH5: Design and access standards	126 to 136 Achieving well-designed places.	Ensures that design relates to local character .
Protecting character and heritage		
Policy C&H1: Central Conservation Area	189 to 208 Conserving and enhancing the historic environment.	Protects heritage assets.
Policy C&H2: Other designated heritage assets.	189 to 208 Conserving and enhancing the historic environment.	Protects heritage assets.
Town centre and retail		
Policy TC1: Primary Retail Frontages	86(b) Ensuring the vitality of town centres (primary shopping areas).	Supports town centre and existing businesses
Policy TC2: Protecting and enhancing the Market Place	86(c) Ensuring the vitality of town centres (markets).	Support for traditional markets
Policy TC3: Enabling innovation and investment in the town centre	86(b) Ensuring the vitality of town centres (promote vitality & viability).	Enable appropriate development and investment.
Policy OR1: Preferred locations for larger convenience stores	86(e), 87 & 88 Ensuring the vitality of town centres (edges of centre and out of centre sites).	Enable necessary investment in convenience shops.
Business and employment		
Policy BE1: Employment Land and Mixed Use – Uppingham Gate	86(e), 87 & 88 Ensuring the vitality of town centres (edges of centre and out of centre sites).	Enable necessary investment in convenience shops.
Policy BE2: Mixed Use/Retail development at the junction of the A47 and Ayston Road	86(e), 87 & 88 Ensuring the vitality of town centres (edges of centre and out of centre sites).	Enable necessary investment in convenience shops.

Neighbourhood Plan Policy	NPPF Paragraphs	Conformity
Policy BE3: Station Road Industrial Estate	8 Achieving Sustainable Development. 84 and 85 Supporting a prosperous rural economy.	Enabling appropriate local business development.
Policy BE4: The Welland Vale Business Zone	8 Achieving Sustainable Development. 84 and 85 Supporting a prosperous rural economy.	Enabling appropriate local business development.
Policy BE5: Information technology and communications	8 Achieving Sustainable Development. 114 to 118 Supporting high quality communications.	Supports business development and education.
Policy BE6: Proposed tourism development	84 and 85 Supporting a prosperous rural economy.	Enabling appropriate development.
Transport and active travel		
Policy TR1: Providing the scope for new/improved road connections	106(c) Promoting sustainable transport.	Enabling possible long-term routes.
Policy TR2: Providing safer walking and cycling and public transport	104(c) & 112 Promoting sustainable transport.	Enabling active travel.
Policy TR3: Town centre car parking	86 Ensuring the vitality of town centres. 110 & 111 Considering development proposals.	Enable appropriate development and investment
Policy TR4: Improved facilities for public transport and coaches	106(c) Promoting sustainable transport.	Enabling possible improvements.
Community facilities and services		
Policy CF1: Community facilities & local services	92 to 103 Promoting healthy and safe communities.	Protecting locally important facilities
Policy CF2: Investment in new and improved community facilities and services	126 to 136 Achieving well-designed places. 92 to 103 Promoting healthy and safe communities.	Ensures that improved facilities are provided alongside new development.
Open Spaces and Environment		
Policy OS1: Protect and enhance existing open spaces	92 to 103 Promoting healthy and safe communities.	Protects open spaces.
Policy OS2: Open space provision within new housing developments	92 to 103 Promoting healthy and safe communities.	Provides new open spaces for growing population.
Policy OS3: Proposed Local Green Spaces	101 to 103 Criteria for LGS designation.	Proposed sites meet the criteria.

3. Contribution to the achievement of Sustainable Development

3.1 The NPPF has a presumption in favour of sustainable development i.e. ensuring a better life for residents and making the quality of life better for future generations. The NP supports the NPPF in enabling positive sustainable growth in Uppingham, at the same time as protecting the heritage, open spaces and community qualities which are valued by local people.

3.2 The NP will ensure economic, environmental and social advancement for future generations. It has been prepared with a central understanding that the key areas it addresses (the environment, the economy, and the community) are all closely linked. The policies aim to facilitate change whilst protecting what is highly valued in the community.

3.3 Tables 1 and 2 above and Table 3 below show how provision for sustainable development forms an integral part of the Vision, Objectives and Planning Policies within this NP.

4. General Conformity with Strategic Local Policy

4.1 The Uppingham Neighbourhood Plan has been prepared with input from the planning officers of Rutland County Council. This has ensured that the process of developing the policies for the Plan has been scrutinised in terms of conformity with strategic policies. The Development Plan comprises three documents:

- The Core Strategy Development Plan Document (adopted 2011);
- The Site Allocations and Policies DPD (adopted 2014); and
- The Minerals Core Strategy & Development Control Policies DPD (adopted 2010).

4.2 Table 3 shows how the Uppingham Neighbourhood Plan is in general conformity with the strategic policies in the Core Strategy and the Site Allocations and Policies DPDs. In accordance with the Regulations, the Neighbourhood Plan does not contain policies on minerals. Consequently, the Minerals Core Strategy & Development Control Policies DPD is not included in the table.

Table 3: Neighbourhood Plan Policies - conformity with the Development Plan

Neighbourhood Plan Policy	Core Strategy	Site Allocations & Policies DPD	Conformity
General Principles			
Policy GP1 - General principles for sustainable development and addressing climate change	CS1 Sustainable development principles	SP1 Presumption in favour of sustainable development	Promotes sustainable building and development.
Housing			
Policy H1. Overall housing numbers and densities	CS2 - The spatial strategy CS3 - The Settlement Hierarchy CS4 - The location of development CS9 - Provision and distribution of new housing	SP2 - Sites for residential development	Provide new housing to meet agreed requirements.
Policy H2. The provision of infrastructure associated with new housing	CS7 - Delivering socially inclusive communities CS8 - Developer contributions)	SP22 Provision of open space	Ensures that local infrastructure can accommodate development.
Policy H3. The timing of development	N/A	Policy SP2 - Sites for residential development	Ensures that planned development comes forward.
Policy H 4. Proposed site allocations to meet the indicative dwelling requirement		Policy SP2 - Sites for residential development Policy SP5 - Built development in the towns and villages	Provide new housing to meet agreed requirements.

Neighbourhood Plan Policy	Core Strategy	Site Allocations & Policies DPD	Conformity
Housing sites			
Policy U-HA1 Site allocation for land off Leicester Road (in front of Cricket Club)	CS4 - The location of development CS9 - Provision and distribution of new housing	SP2 - Sites for residential development	Provides new housing to meet agreed requirements.
Policy U-HA2 Site Allocation for land off Ayston Road	As above	As above	As above
Policy U-HA3 Site allocation for land at Uppingham Gate (part of mixed-use development)	As above	As above	As above
Policy U-HA4 Site allocation for land to the East of The Beeches	As above	As above	As above
Policy U-HA5 Site allocation for land off Goldcrest/Firs Avenue	As above	As above	As above
Other housing policies			
Policy OH1: Affordable housing	Policy CS11 - Affordable housing	Policy SP9 - Affordable housing	Provides a range of housing options to meet local need.
Policy OH2: Meeting local needs and providing flexibility	CS10 - Housing density and mix	SP9 Affordable housing	Ensures a range of local needs are met.
Policy OH3: Self-build and custom housebuilding	N/A (see across)	N/A (See Self-Build and Custom Housebuilding Act 2015 & NPPF Para. 62)	Enables a variety of housing provision.
Policy OH4 Infill housing	NA???	SP5 Built development in the towns and villages	Enables infill housing, balanced with constraints.
Policy OH5: Design and access standards	CS19 - Promoting good design	SP5 Built development in the towns and villages SP15 Design and amenity	Requires high quality design contributing to local character.
Protect character/heritage			
Policy C&H1: Central Conservation Area	CS22 - The historic and cultural environment	SP20 The historic environment SP16 - Advertisements	Protects important features/assets.
Policy C&H2: Other designated heritage assets.	CS22 - The historic and cultural environment	SP20 The historic environment	Protects important features/assets.

Neighbourhood Plan Policy	Core Strategy	Site Allocations & Policies DPD	Conformity
Town centre and retail			
Policy TC1: Primary Retail Frontages	Policy CS17 – Town centres and retailing	SP12 - Town centre areas, primary and secondary shopping frontages	Supports town centre and existing businesses.
Policy TC2: Protecting and enhancing the Market Place	Policy CS17 – Town centres and retailing	SP20 The historic environment	Support for traditional markets.
Policy TC3: Enabling innovation and investment in the town centre	Policy CS17 – Town centres and retailing	N/A	Enable appropriate development and investment.
Policy OR1: Preferred locations for larger convenience stores	Policy CS17 – Town centres and retailing	SP3 - Sites for retail development	Enable necessary investment in convenience shops.
Business and employment			
Policy BE1: Employment Land and Mixed Use – Uppingham Gate	Policy CS14 - Provision for industry, offices and related uses	SP3 - Sites for retail development	Enable necessary investment in convenience shops.
Policy BE2: Mixed Use/Retail development at the junction of the A47 and Ayston Road	N/A	SP3 - Sites for retail development	Enable necessary investment in convenience shops.
Policy BE3: Station Road Industrial Estate	CS13 Economic development & employment	N/A	Enabling appropriate local business development
Policy BE4: The Welland Vale Business Zone	CS13 Economic development & employment	N/A	Enabling appropriate local business development.
Policy BE5: Information technology and communications	CS16 - The rural economy	SP14 Telecommunications and high-speed broadband	Supports local businesses, education and social wellbeing.
Policy BE6: Proposed tourism development	CS15- Tourism	N/A	Enable further tourism development.
Transport and active travel			
Policy TR1: Providing the scope for new/improved road connections	CS18 (j) Sustainable transport and accessibility	N/A	Retain options for improved connections in future.
Policy TR2: Providing safer walking and cycling and public transport	CS18 (b) Sustainable transport and accessibility	N/A	Protect, enhance and develop new walking and cycling routes.

Neighbourhood Plan Policy	Core Strategy	Site Allocations & Policies DPD	Conformity
Policy TR3: Town centre car parking		Policy SP15 – Design and amenity (Clause L)	
Policy TR4: Improved facilities for public transport and coaches	CS18 – Sustainable transport and accessibility	N/A	Support bus access for residents and visitors.
Comm. Facilities/services			
Policy CF1: Community facilities & local services	CS7 - Delivering socially inclusive communities	N/A	Protects local facilities to support community wellbeing.
Policy CF2: Investment in new/improved community facilities and services	CS7 - Delivering socially inclusive communities	N/A	Ensures that facilities are developed and improved to meet increased needs.
Open Spaces/Environment			
Policy OS1: Protect and enhance existing open spaces	CS23 - Green infrastructure, open space, sport & rec'n.	Policy SP21 - Important open space and frontages	Protects existing open spaces, related facilities green infrastructure.
Policy OS2: Open space provision within new housing developments	CS23 - Green infrastructure, open space, sport & rec'n.	SP22 Provision of new open space	Ensures that development includes new facilities/spaces.
Policy OS3: Proposed Local Green Spaces	CS23 - Green infrastructure, open space, sport & rec'n. CS21 - Natural environment	SP21 Important open space and frontages	Protects valued community open spaces, subject to fit with NPPF.

4.3 The above refers, correctly in terms of procedure, to the adopted Development Plan Documents. However, the Town Council has recognised the need to consider the emerging Local Plan. It is for that reason that some delays occurred when the County Council decided not to complete the Local Plan review process that reached Submission in early 2020. The reasons behind that decision related mainly to strategic locations for new housing, however, much of the other policy content of that (still draft) Local Plan remained pertinent and has influenced the approach to policy formulation in the review of the Uppingham NP.

4.4 Liaison with RCC has continued since the County Council restarted work on the Local Plan review, the timetable for which is set out below:

- Call for Sites – spring 2022
- Issues and Options – summer 2022
- Developing the Preferred Options Plan (Regulation 18) – autumn 2023

- Finalising the Submission Draft Plan (Regulation 19) – autumn 2024.
- Submission to the Secretary of State for Independent Examination – January 2025.
- Main modifications, as recommended by the independent planning inspector (tbc).
- Adoption and publication (tbc).

4.5 In connection with the preparation of this Basic Conditions Statement RCC has advised that whilst an emerging Local Plan does not constitute part of the statutory development plan, it still needs to be considered by neighbourhood planning groups. An emerging Local Plan can show the direction of travel for strategic policies, provide the framework for future decisions to be based and can be used to identify areas where neighbourhood planners, subject to appropriate evidence, may wish to develop local policies to supplement and accord with the emerging Local Plan. RCC notes that a good NP will remain more up to date and relevant if it considers conformity to an emerging Local Plan.

4.6 The position of RCC is based on the premise that Government advice is clear. The Planning Practice Guidance states that:

“Where a neighbourhood plan is brought forward before an up to date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- *the emerging Neighbourhood Plan,*
- *the emerging Local Plan,*
- *the adopted Development Plan,*

with appropriate regard to national policy and advice.”

4.7 The County Council has stated in email correspondence that all NP Groups are encouraged to seek early and consistent engagement with the Council throughout the process of writing a neighbourhood plan. RCC has confirmed in writing that there has been engagement between the Uppingham Neighbourhood Plan group and Officers within the County Council on matters of general conformity and this has occurred through remote meetings and emails.

5. Compatibility with EU Obligations and other Prescribed Conditions

5.1 As anticipated by the Town Council, and following consideration Rutland County Council advised that a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) would be required given that the refreshed NP is making new housing and mixed-use allocations.

5.2 Accordingly, with support from the Government Neighbourhood Planning Technical Support Programme, AECOM was commissioned to undertake and SEA/HRA in late 2022, using the Reg. 14 Consultation Draft and the evidence base.

5.3 The documents were subject to formal consultation with Historic England, Natural England and the Environment Agency.

5.4 RCC has advised that there is no need for a separate Determination Statement because of the presence of the comprehensive SEA and HRA reports.

The Strategic Environmental Assessment (SEA)

5.5 The following extract is taken from the non-technical summary of the complete SEA document. That full document forms part of the Evidence Papers for the NP review which can be seen at: <https://uppingham-neighbourhood-plan.com/consultation-documents/>

“Appraisal of the Regulation 14 version of the Uppingham Neighbourhood Plan

The Regulation 14 version of the UNP presents 37 planning policies for guiding development in the neighbourhood area. These were developed following extensive community consultation and evidence gathering.

Chapter 5 within the main body of the Environmental Report presents the findings of the appraisal of the Regulation 14 version of the UNP. Utilising the SEA Framework of objectives and assessment questions developed during the earlier scoping stage of the SEA, the SEA process has assessed the policies put forward through the Regulation 14 version of the UNP. A summary of the appraisal findings (presented by SEA theme) is provided below.

Biodiversity and Geodiversity

Overall, Neighbourhood Plan policies should help ensure that ecological sensitivities are appropriately considered during the planning, construction, and operational phases for new development proposals which come forward during the plan period, whilst also delivering net gains. Whilst there are potential impact pathways associated with recreational pressure, third-party activities, and changes to water quantity (level, flow, and quality) associated with the available site options, the HRA for the UNP concludes that no adverse impacts to the integrity of internationally designated sites are expected as a result of the policies and proposals within the UNP. Nonetheless, consultation with Natural England may be required to determine if any applications will have any significant impacts to the integrity of sites.

Climate Change

The Neighbourhood Plan has policies in place to help mitigate and adapt to the effects of climate change. The plan recognises the importance of natural features, as well as built infrastructure in adapting to a changing climate. Facilitating development within proximity

to Uppingham town (i.e., locations within Rutland with the greatest variety of services and facilities) will, to an extent, help limit greenhouse gas emissions from transport through encouraging new development in locations with proximity to the key amenities and public transport networks.

Landscape and Townscape

Policies and proposals within the UNP seek to protect and enhance the relationship between the natural and built environment (i.e., between the town and the open countryside), helping to safeguard the open countryside from inappropriate development. Whilst it is recognised that new development areas will come forward on sites which have a 'high' landscape sensitivity, the site-specific policies have a strong focus on ensuring that development fits into the landscape context, including sensitive design to soften the overall impact of development at these locations. Overall, the policies work well to help the neighbourhood area maintain and enhance its landscape and townscape value.

Historic Environment

In relation to the 'Historic Environment' SEA topic, the UNP includes several measures which seek to conserve and enhance both designated and non-designated heritage assets (and their settings). This should help ensure that the design of any new development is in keeping with the existing character and feel of Uppingham town and the wider neighbourhood area. It is recognised that the greatest concentration of heritage assets and areas within the neighbourhood area are within Uppingham town. In this respect, potential indirect impacts to the historic environment are possible as the site allocations are adjacent to (or within proximity to) the town. **The SEA recommends** that the wording of the site-specific policies is enhanced to encourage development proposals to complete a proportionate heritage impact assessment at the planning application stage to help to understand the significance of the heritage features and the potential impacts of new development areas. This will ensure that appropriate mitigation is provided to assuage any concerns by Historic England.

Land, Soil, and Water Resources

Whilst the development of greenfield sites does not promote the most efficient use of land within the neighbourhood area, it is recognised that opportunities to deliver housing via the redevelopment of brownfield land is limited due to the lack of availability of such land within Uppingham. It is also acknowledged that through allocating greenfield sites closer to the existing built-up area, the UNP minimises as best as possible the impacts to the open countryside and natural environment, which will help to safeguard land, soil, and water resources. Nevertheless, the preferred approach will likely result in the permanent loss of agricultural land that cannot be mitigated.

Community Wellbeing

Uppingham town is generally well served by local service offer and is defined as a 'small town' within the settlement hierarchy (i.e., one of the most sustainable settlements within Rutland, alongside the 'main town' of Oakham). Therefore, the delivery of higher levels of growth (up to 510 dwellings) across the available site options within the neighbourhood area will deliver much needed housing (including a mix of types, tenures, and affordable dwellings) to meet local requirements. The UNP is also likely to have significant positive effects in relation to the 'Community Wellbeing' SEA theme through delivering housing

which meets local requirements, supporting accessibility to services and facilities, and ensuring high quality design through new development areas. This will support social inclusion, the quality of life of residents, and community vitality. The UNP also supports economic vitality through encouraging opportunities to expand the local employment and retail offer.

Transportation

Overall, the policies within the UNP work to improve transportation and movement in the neighbourhood area, by implementing policies that encourage a modal shift to sustainable and active travel options. Whilst it is recognised that two of the site allocations do not currently connect to the existing road network, the site-specific policies state that development cannot commence until the access issues have been resolved (i.e., once the site allocations which are located adjacent to these two sites have been developed)."

5.6 It is noted that the SEA refers to the Draft NP having 37 formal policies. The Submission version has 36 such policies, one less, as a result of the housing site North of Leicester Road (U-HA3) becoming a commitment rather than a proposal. This resulted from the completion of a S106 Agreement and the confirmation of outline planning approval.

5.7 It is also noted that the SEA referred to a possible need for further consultation should comments made on the Reg. 14 Draft resulting in significant changes to policies. Whilst the Town Council has taken full account of community and consultee comments and changes have been made to the NP, these have not affected the principles examined in the SEA. It was concluded, therefore, that further consultation is not necessary. NE, HE, EA and RCC responded to Draft NP with helpful comments, but no requests for in principle changes.

The Habitat Regulations Assessment (HRA)

5.8 The following extract comprises the conclusions from the HRA document (that full document forms part of the Evidence Papers for the NP review which can be seen at: <https://uppingham-neighbourhood-plan.com/consultation-documents/>)

"Conclusions

An HRA was undertaken of the Neighbourhood Plan for Uppingham Parish (Regulation 14 Draft) (UNP). A Likely Significant Effects test was undertaken of Plan policy and site allocation in relation to Rutland Water SPA and Ramsar site. Potential linking impact pathways considered are:

- *Disturbance: Recreational pressure;*
- *Disturbance: From Third-Party Activities; and,*
- *Changes to water quantity, level, flow, and quality*

Following appropriate assessment, it was concluded that there are no realistic linking impact pathways between the UNP and any internationally designated sites (Rutland Water SPA and Ramsar site) and as such it can be concluded that no adverse effects on integrity would arise alone or in combination."

Human rights

5.9 Finally, the Town Council can confirm that Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

6. Conclusion

6.1 It is the considered view of Uppingham Town Council that:

- This Statement shows that the Uppingham Neighbourhood Plan meets the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990.
- The Neighbourhood Plan has given appropriate regard to the NPPF and will contribute to the achievement of sustainable development.
- The Neighbourhood Plan is in general conformity with strategic policies contained in the Development Plan, and in particular the Core Strategy Development Plan Document (adopted 2011) and the Site Allocations and Policies Development Plan Document (adopted 2014). Account has also been taken of the emerging Local Plan.
- The Neighbourhood Plan meets the relevant EU (and UK Government) obligations.