

The Uppingham Neighbourhood Plan
Submission Version (June 2023)
CONSULTATION STATEMENT VOLUME ONE
FROM INCEPTION TO REGULATION 14

Contents

Introduction and overview.	2
Timetable	6
Appendices and supporting documentation	14
Appendix 1: Neighbourhood Planning Committee	14
Appendix 2: Neighbourhood Forum	16
Appendix 3: Vanguard Board	18
Appendix 4: Communications.	19
Appendix 5: Booklets that have been delivered to every household and Business in Uppingham	26
Analysis of various consultation feedback	28
Appendix 6: Developers Morning 7 th December 2019	28
Appendix 7: Results of Survey Monkey relating to potential development sites - Booklet April 2021	30
Appendix 8: Manual Responses relating to potential development sites - Booklet April 2021	45
Appendix 9: Summary of Community Feedback on potential development sites	49
Appendix 10: Results of Survey Monkey relating to a potential bypass - Booklet April 2021.....	50
Appendix 11: Results of Manual Feedback on Booklet – Bypass.....	52

Introduction and overview.

The existing Uppingham Neighbourhood Plan (2013-2026) was “made” by Rutland County Council at their meeting dated 11th January 2016.

Uppingham Neighbourhood Plan



2013 –2026



Final Edition

prepared by

Uppingham Town Council

January 2016

The decision to update or “refresh” this made plan was confirmed by Uppingham Town Council at their meeting dated 3rd August 2016 following a recommendation from the Neighbourhood Plan Committee held on 25th July 2016. This was as a direct consequence of the expressed intention of the Local Planning Authority (Rutland County Council) to update their Local Plan. Significant efforts were made to attract the widest possible community involvement and this was enshrined in an amendment to the Town Council’s Standing Orders in August 2016. S1.12.6 widened considerably the examples of community groups who should be invited to participate in the Neighbourhood Plan Committee. In order to get coverage from as many groups as possible, whilst keeping the Committee at a workable size, it was decided to restrict each participating community group to two formal representatives on the Committee. There was no overall limit to the number of groups that could participate.

Late in 2016, Central Government consulted upon changes to the legislation around Neighbourhood Plans, culminating in the Neighbourhood Planning Act 2017. This addressed the issue of existing “made” plans being updated (or refreshed).

Following this, early in 2018 the Town Council sought the input of a Neighbourhood Planning Consultant, including seeking his view as to whether or not the proposed refresh of the existing plan, whilst material, was “so significant or substantial that they would change the nature of the plan”. This assessment was critical to the process because it would determine whether or not another

referendum would be required. The view from both the Consultant and Rutland County Council was that the scope of the changes proposed did warrant the full process (including a referendum) to be followed and so the procedures were undertaken as if this was a new Neighbourhood Plan. A schedule of proposed changes to the existing Neighbourhood Plan was drawn up at that time and is shown below:-

Uppingham Neighbourhood Plan Refresh Feedback

Committee and Community Groups Inputs

Ref	Section	Feedback	Updates / Amends	Status	Feedback Who?	Date
1	Foreward	Need to state the period of the revised plan - from when - to		Open	N Plan Comm	23/1/18
2	What is the Plan Trying to Achieve?	This will need a re-write		Open	N Plan Comm	23/1/18
3	What Area Does the Plan Cover?	Need to include an 'Environmental' section		Open	N Plan Comm	23/1/18
4	How Has the Plan Been Created?	This will need a re-write		Open	N Plan Comm	23/1/18
5	Who Has Been Consulted?	Will require a fresh evidence base		Open	N Plan Comm	23/1/18
6	Who Has Been Consulted?	Need to ensure we show how it has been captured and recorded		Open	N Plan Comm	23/1/18
7	Who Has Been Consulted?	Need to ensure a local perspective		Open	N Plan Comm	23/1/18
8	Who Has Been Consulted?	Need to review what has happened since the N Plan was created and what specifically has changed		Open	N Plan Comm	23/1/18
9	Uppingham - A Brief History	This needs to be reviewed and the question asked if it is needed in the refresh		Open	N Plan Comm	23/1/18
10	Protection of the Town's Character and Heritage	Important section which will need to be reviewed and updated		Open	N Plan Comm	23/1/18
11	Protection of the Town's Character and Heritage	Could learn from best practice and other N Plans in developing suitable content and policy		Open	N Plan Comm	23/1/18
12	Development of Community Facilities & Services	Review and update		Open	N Plan Comm	23/1/18
13	Public Information Signage	Review and update		Open	N Plan Comm	23/1/18
14	Technology and Infrastructure	Review and update		Open	N Plan Comm	23/1/18
15	Tourism	Review and update - would be good to get RCC to present a future strategy		Open	N Plan Comm	23/1/18
16	Housing	Review and update and link this section to the Local Plan		Open	N Plan Comm	23/1/18
17	Industry and Employment	Review and update		Open	N Plan Comm	23/1/18
18	Uppingham Gate	Review and update - conscious this site is standing still		Open	N Plan Comm	23/1/18
19	Station Road Industrial Estate	Review and update by understanding LEP Policy in terms of Market Towns		Open	N Plan Comm	23/1/18

Uppingham Neighbourhood Plan Refresh Feedback

Committee and Community Groups Inputs

20	Transport	Review and update - need to gather more evidence and make it more current. Potentially gather evidence and feedback from transport companies		Open	N Plan Comm	23/1/18
21	Retail Development	Review and update - in the process of gathering views and evidence		Open	N Plan Comm	23/1/18
22	Design and Access	Need to add a lot more detail into this section and potentially get a letter from developers who have been through the design review process.	Letter to be issued to Bloor Homes in March 2018	Open	N Plan Comm	23/1/18
23	Environment and Preservation of Important Open Space	Can be guided by groups such as CPRE - areas of potential concern, other environmental issues like plastics.		Open	N Plan Comm	23/1/18
24	Tod's Piece	Review and update - should be an attractive location and further consultation is required.		Open	N Plan Comm	23/1/18
25	A Word About Development Orders	Need to keep this in and the option open to the community		Open	N Plan Comm	23/1/18
26	Community Infrastructure Levy (CIL)	No longer need to identify CIL items - review inclusion for next version of N Plan		Open	N Plan Comm	23/1/18
27	Summary	Need to factor in other key future developments at St. George's Barracks and at Corby		Open	N Plan Comm	23/1/18
28	Other Comments	Land for future school provision		Open	N Plan Comm	23/1/18
29	Other Comments	Community woods as a concept and idea		Open	N Plan Comm	23/1/18
30	Other Comments	Energy for and from solar farms		Open	N Plan Comm	23/1/18

The Town Council decided to broadly follow the same methodology that had produced the existing Neighbourhood Plan which was to create a working group comprising of a mixture of Town Councillors and members of the community. This working group would meet regularly and report back to the Town Council during the process of refreshing the Neighbourhood Plan. The widest possible representation of the community was sought and whilst this has been primarily co-ordinated via this working group, there have been other important community vehicles such as The Vanguard Board and The Neighbourhood Forum that have further widened this outreach. Details of

the memberships and attendances at the various meetings of these groups can be found at the dedicated Uppingham Neighbourhood Plan Website www.uppingham-neighbourhood-plan.com which gives an idea of the broad spectrum of the community involved in the consultation. Similarly details are given of those developers/land-owners who have been involved in the consultation process.

The main working group has been variously known as The Neighbourhood Plan Committee (NPC) and subsequently from December 2018 the Neighbourhood Plan Advisory Group (NPAG) and during the process there have been a total of five Chairpersons, of whom one was a County Councillor, two have been Town Councillors and two have been non-councillors. The group has met a total of 40 times during the refresh process. Uppingham Town Council and the Neighbourhood Plan Advisory Group have been committed in undertaking consistent, transparent, effective and inclusive periods of community consultation throughout the development of the refreshed Uppingham Neighbourhood Development Plan referred to hereafter as the Uppingham Neighbourhood Plan (UNP). The Neighbourhood Plan Regulations require that, when an NP is submitted for examination, a statement should also be submitted setting out details of those consulted, how they were consulted, the main issues and concerns raised and how these have been considered and, where relevant, addressed in the proposed plan.

People from our community have contributed to producing the plan. Everyone who offered their opinions, ideas, arguments or hands-on help contributed to the final Plan. At the time of writing the UNP, the NPAG consisted of people who have volunteered to work together to complete the process. They met regularly to report on progress and to review comments and ideas, as well as look at new ways to engage with the wider community. The group reported back to Uppingham Town Council which approved the Submission Documents.

They were supported in this process by additional community involvement through the Vanguard Board and the Neighbourhood Forum. The Vanguard Board was created at the suggestion of a No 10 government advisor. Its purpose is to share information with, and encourage collective debate between, organisations involved in the operation and development of Uppingham as an exemplar Market Town. The Neighbourhood Forum is a voluntary meeting open to all members of the public at which matters of interest are disseminated and debated. The Neighbourhood Forum is a member of the National Council for Voluntary Organisations (NCVO). Administration for both The Vanguard Board and The Neighbourhood Forum are provided by Uppingham First which is a Limited Company Community Partnership and a member of Locality.

The benefits of involving a wide range of people within the process, included:

- More focus on priorities identified by our community;
- Influencing the provision and sustainability of local services and facilities;
- Enhanced sense of community empowerment;
- An improved local understanding of the planning process; and
- Increased support for our Neighbourhood Plan through the sense of community ownership.

The Neighbourhood Plan process had clear stages in which the Town Council and NPAG have directly consulted the community and external consultees on aspects of the emerging refreshed UNP, including events, surveys and presentations. Section 15(2) of part 5 of the Neighbourhood Planning Regulations (as amended) 2012 sets out that, a Consultation Statement should be a document containing the following:

- Details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- Explanation of how they were consulted;

- Summary of the main issues and concerns raised by the persons consulted; and
- Description of how these issues and concerns have been considered and, where relevant, addressed.

The refreshed UNP also received targeted support from officers at Rutland County Council (RCC) at various stages in the Plan process, and was also advised by an independent planning consultant and supported by the local councillors for the Plan Area. This advice and support has helped to guide and direct the UNP process.

Our consultation story is shown here “warts and all”. The process to refresh our Neighbourhood Plan has been very long (we formally started this journey in August 2016) and there have been a number of key external influences that have proven to be challenging. These include the on-going saga of the Rutland County Council Local Plan that was a key factor in us deciding to refresh the UNP. This Local Plan was initially consulted on at the end of 2015 and was eventually sent for Independent Examination in February 2020 before being withdrawn in September 2021. The Local Plan became mired in controversy around a possible plan to redevelop a local army base (which in part was why it took so long to come to fruition). This caused the allocated and indicative housing numbers for Uppingham to fluctuate from time to time between the ranges of 184 to 365. Additionally, we have seen Rutland County Council initially managing to maintain a five year housing supply, then a period when they published the information that they did not have such a supply and now, more recently, are once again reporting a supply close to six years. Added to all of this uncertainty was the impact of the Covid Pandemic which has meant that the process of Neighbourhood Planning has been challenging to deliver our own meaningful plan.

Fortunately we have a great asset in Uppingham of a very keen community spirit and desire for involvement. From time to time this has actually led to some creative tensions between the Town Council and the wider community over the technicalities of the Neighbourhood Plan process. This is entirely understandable given the history of the existing Neighbourhood Plan which was a “Front Runner” meaning that the legislation was still developing during the writing of the existing plan. The community were very heavily invested in the existing Neighbourhood Plan and had a collective “ownership” of the plan, especially after it had to be (successfully) defended in the Supreme Court. Since the legislation around Neighbourhood Plans has developed, there are more formal processes that need to be followed and it is fair to say that these can sometimes be perceived as getting in the way of community involvement. A proper analysis of the evidence (such as meeting minutes) shows that actually most of the tensions have not been around community involvement but really about governance of the process. We contend that this is actually a good news story because it shows just how passionately the community of Uppingham want to engage with the refresh of their Neighbourhood Plan and how involved they have been.

Our Consultation Statement outlines the stages which have led to the production of the refreshed UNP in terms of consultation with residents, businesses in the town, stakeholders and statutory consultees. In addition, it provides a summary and in some cases, detailed descriptions of the consultation events and other ways in which residents and stakeholders were able to influence the content of the Plan. The appendices detail the procedures and events that were undertaken and how the outcomes have been addressed in the content of the UNP. The consultation stages in this statement are summarised in the timetable below.

Timetable

11 th January 2016	Uppingham Neighbourhood Plan 2013-2026 “made” by Rutland County Council.
3 rd August 2016	Decision resolved by Uppingham Town Council to accept the recommendation of The Neighbourhood Plan Committee to “refresh” the Neighbourhood Plan. Town Council Standing Orders were amended to widen community groups participating in the Neighbourhood Plan Committee.
11 th October 2016	Work on the “refreshing” of the Neighbourhood Plan begins with The Neighbourhood Plan Committee establishing target dates for key deliverables and receiving details of community group’s nominees for representation on the committee.
31 st January 2017	Neighbourhood Plan Committee discusses response levels from the community for involvement with this committee and asks the Town Clerk to send chase up invitations and seek definitive answers as to whether or not groups wish to be involved.
21 st March 2017.	Neighbourhood Plan Committee receives a report from the Town Clerk on responses to his correspondence to community groups for involvement with the committee. Discussion around potential grant funding for the process of refreshing the Neighbourhood Plan takes place with authority given to Town Clerk to submit a bid to Locality for such a grant.
30 th March 2017	Neighbourhood Forum meeting reminded that work was about to start on refreshing the UNP.
8 th June 2017	Inaugural meeting of Vanguard Board. This was the first meeting bringing developers and some of the community organisations together to discuss various matters including refreshing the UNP.
10 th July 2017	Concerns were expressed by the Neighbourhood Plan Committee that there was a potential for conflict with the Local Plan being updated by Rutland County Council. In particular there was a worry that RCC were using “strategic policies” in their plan in an attempt to limit the impact of the UNP. It was agreed to ask the Town Clerk to write to RCC seeking clarification of the changes to supporting strategic policy documents.
16 th August 2017	Uppingham Town Council considered the potential impact of RCC’s Local Plan proposals upon both the existing UNP and the refreshed version. It was resolved to set up a working group to help support the Neighbourhood Plan Committee by providing a review and feedback on the RCC Local Plan Consultation with the aim of ensuring priority was given to issues impacting Uppingham. The Town Clerk was instructed to write to DCLG seeking clarity on the depth and detail of reports communities need when providing feedback for Local Plans or in researching Neighbourhood Plans.
24 th August 2017	A key meeting of the Neighbourhood Plan Committee was held to discuss the directions given by Uppingham Town Council at its meeting of 16 th August 2017. This resulted in the agreement that the Town Clerk be empowered to spend up to the approved budget of £5,000 to commission reports to support the response to the Local Plan and refresh of the UNP.

23 rd January 2018	A review of progress to date was undertaken at the Neighbourhood Plan Committee. It was documented that any challenges to the RCC Local Plan and any proposals for the refreshed UNP must be backed by expert evidence as well as by public support. To this end, Uppingham Town Council, using both grant funds and council funds were currently beginning the process of engaging expert consultants to gain such data. A list of participating community groups was also given and the Chair also asked attendees if they knew of any groups that would like to be represented on the Neighbourhood Plan Committee, they should contact the Clerk so that they could be invited. It was also proposed at this time that the working methodology should be for small break-out groups to look at individual topics before reporting back to the wider group.
28 th March 2018	A number of community groups wrote in with concerns about the proposals for small break-out groups. There was also some disquiet that the Neighbourhood Plan Committee was not able to choose its own Chair and Vice Chair. The concern was that the community voice might be lessened in the Neighbourhood Planning process with too much weight being given to the Town Council. This was in part addressed by the agreement that the committee had expressed a preference to work as a larger group whilst acknowledging that if circumstances require, there may be a need to work in smaller groups. Additionally there was a need to help train and increase knowledge of participants to help improve individual contributions from a broad number of community groups.
17 th May 2018	Neighbourhood Forum advised that a consultant's report on the proposed new development sites for the updated UNP was currently under preparation.
27 th June 2018	An initial scoping report was received from the Planning Consultant that identified eight specific further areas for data gathering. It was recommended to Uppingham Town Council that appropriate funding for this be investigated by the Town Clerk.
24 th July 2018	Developer representatives on the Vanguard Board provided a brief update on the status of their sites and their forward plans.
20 th September 2018	Agreement given by the Neighbourhood Plan Committee to engage the Planning Consultant to undertake the data gathering previously recommended. (This was ratified by the Town Council on 3 rd October 2018). It was further agreed that the Town Clerk should investigate costs and availability of suitable professionals to undertake the actual writing of the refreshed Neighbourhood Plan (with suitable inputs from the Neighbourhood Plan Committee and Uppingham Town Council).
3 rd October 2018	Uppingham Town Council made changes to the governance of the Neighbourhood Plan Committee. Henceforth it would no longer be a committee of the Town Council but instead become The Neighbourhood Planning Advisory Committee (now referred to as NPAG). It was further resolved that with effect from the Annual Council Meeting in 2019 the position of Chair and Deputy Chair should not be held at the same time by directors/members of the same or associated community organisations or the governing body.

20 th November 2018	Vanguard Board expresses concerns over the continuing impasse and disagreements over the leadership of the UNP Working Group.
18 th December 2018	The first meeting of NPAG was held at which the initial six reports from the Planning Consultant were discussed in detail. These included Census Data/Population; Local Housing Needs Study; Local Business Aspirations; Roads and Transport; Town Centre Planning History and Proposed Monitoring System; Suggested Timeline for Review and Consultancy Support. The Planning Consultant was in attendance to assist with the debate. A substantive motion was passed by the NPAG around the need to ensure the involvement of the local community in the deliberations for a refreshed plan through the holding of a Community Launch Event.
9 th January 2019	Uppingham Town Council resolved to support the Community Launch event and to make suitable funds available for it. Any questions raised at the event are to be brought back to the Council for appropriate consideration.
31 st January 2019	Neighbourhood Forum Meeting was advised that despite problems with the leadership and governance of the next Neighbourhood Plan, a community led workshop, to which all will be invited, was being planned for late March 2019.
8 th May 2019	An extraordinary meeting of the NPAG was called by members of the community who felt that there had been no action or progress on the Plan for some months and they were concerned that the Town Council had not delivered the agreed Community Engagement Event. It was felt that stronger leadership of the plan process for the future was required.
15 th May 2019	Non-councillor Jane Lang was elected as Chair of NPAG at the Annual Town Council Meeting.
27 th June 2019.	The Vanguard Board was joined by Jane Lang, the new Chair of the UTC Neighbourhood Plan Advisory Group. Jane acknowledged concerns over the lack of progress in updating the plan and briefly outlined her thinking on the way forward.
18 th July 2019	Terms of Reference for NPAG were updated (subsequently confirmed by Uppingham Town Council at their meeting of 6 th August 2019)
15 th August 2019	This was a key meeting in the refreshing of the Neighbourhood Plan process. The new Chair of NPAG managed to get agreement to the formation of four working parties covering housing, local economy, transport and community facilities. Each group was to meet to decide its lead contact person and to develop a report on its topic for September's NPAG meeting as to (i) the current position, (ii) where Uppingham should be aiming to get to, (iii) how to achieve that, (iv) what the threats and opportunities are, (v) what evidence will need to be obtained and (vi) what funding its activities will need. It was agreed that being ready to launch a public consultation in January 2020 was likely to be the most realistic target. The Town Clerk was to (i) research possible writers for the plan who might offer professional support, (ii) prepare a grant application to Locality to fund this and (iii) clarify with Rutland County Council the housing target in light of the then

current position with the proposed development at St Georges barracks. It was also agreed that the Chair, along with the Chair of the Neighbourhood Forum would take steps to ensure that all other relevant Uppingham groups know that they are invited to become members of NPAG if they wish.

- 29th August 2019 A brief update on progress with refreshing the UNP was given to the Neighbourhood Forum. The appointment of local businesswoman Jane Lang as Chair of the Uppingham Neighbourhood Plan Advisory Group was reported.
- 19th September 2019 Initial reports were received from the working groups referred to above and considered by NPAG.
- 17th October 2019 Agreement at the NPAG meeting to hold an event at the Town Hall for the public to be able to meet those developers who had expressed an interest in putting forward sites for the refreshed UNP.
- 7th December 2019 Developers Morning event open to the general public was held at Uppingham Town Hall, following suitable advertising. This event was attended by around 100 members of the public of whom 35 provided written feedback on the questionnaire form.
- 30th January 2020 The Neighbourhood Forum meeting was given a brief update on the refreshing of the UNP. Developers had come forward with a range of interesting proposals which included more bungalows, a possible second supermarket, a new care home and a boutique cinema. Community responses to the various developer proposals were circulated for information.
- 6th February 2020 At the NPAG meeting updates were received from working parties and consideration given to the update on the Local Plan. Note, because of illness of the Town Clerk the minutes were taken by the Chair. Unfortunately she subsequently also became ill and wasn't able to provide a written copy of the minutes of this meeting.
- 5th March 2020 Update given on progress with refreshed UNP at the Vanguard Board Meeting. Discussion around Uppingham Homes CLT and the desire for developers to work collaboratively to help provide truly affordable homes in Uppingham.
- 18th June 2020 Between the February meeting of NPAG and this meeting the Covid-19 outbreak started with the resulting national lockdown. This meeting of NPAG was therefore held by Zoom. The work of the subgroups was continuing and a new nomination for a Chair of NPAG was agreed to be put forward to the Town Council. This was another non-councillor Chris Merricks.
- 16th July 2020 This NPAG meeting was also held on Zoom because of the on-going Covid-19 Pandemic. The Chair asked if there were any other Groups that the meeting was aware of who were not represented on the NPAG. Agreed to follow a "project plan" methodology with a formal timeline in order to deliver the refreshed UNP.

13 th August 2020	Discussion of Government Planning reforms White Paper at the Vanguard Board. Chris Merricks was introduced as new Chair of NPAG.
15 th September 2020.	At the Neighbourhood Forum the recently elected Chair of the Uppingham Neighbourhood Plan advisory Group (NPAG) Chris Merricks brought residents up to date with the progress being made with updating the Neighbourhood Plan. It was hoped to have a draft text ready early in 2021. A new call for sites was likely to be issued by the Town Council in October.
24 th September 2020	Again this meeting of NPAG was held on Zoom as Covid-19 continued throughout the country. Discussions started on allocating a suitable footprint for any future potential A6003 by-pass in the refreshed UNP. Confirmation was received that the initial stage of the grant application had been received and acknowledged by Locality. The timeline was discussed.
22 nd October 2020	Once again this meeting of NPAG was held on Zoom. Confirmation had been received that a £10,000 grant had been awarded from Locality to assist with the refreshing of the UNP.
28 th October 2020	Following advice received from Rutland County Council, Uppingham Town Council issues a formal Call for Sites in relation to the refreshed UNP.
12 th November 2020	Following authorisation by Uppingham Town Council at their November Council Meeting Clive Keble of Design Midlands was formally engaged as the Independent Planning Consultant to assist in completing the refreshing of the UNP. Mr Keble briefed they NPAG at a Zoom meeting.
17 th December 2020	NPAG meeting held on Zoom. Mr Keble went through his initial detailed inputs on 8 specific areas being (i) an Overview, (ii) Principles underlying the review of the UNP, (iii) Policies, (iv) Evidence Base, (v) Planning Records and effectiveness of the current NP Policies, (vi) Housing Site assessment criteria, (vii) Traffic context, (viii) Proposed approach to external consultation.
31 st December 2020	Call for Sites officially closes.
21 st January 2021	At the NPAG meeting held by Zoom the approach to be taken to analysing and sifting those sites put forward was discussed and a recommendation passed forward to Uppingham Town Council. This was subsequently agreed by the Town Council at their February 2021 Meeting.
18 th February 2021	At the NPAG meeting held by Zoom agreement was reached to recommend to Uppingham Town Council a formal scoring system based on the Locality Neighbourhood Planning Toolkit for the potential development sites. This was subsequently agreed by the Town Council at their March 2021 Meeting.
25 th February 2021	Vanguard Board Meeting held on Zoom. Initial report in general terms about the report commissioned by UTC on a possible by-pass and the routes to be considered. Detailed discussion around the Site Assessment model being proposed for the refreshed UNP. Details given of the booklet to be sent to every home/business in Uppingham and the input requested from the developers.

11 th March 2021	At the NPAG meeting held by Zoom updates were given relating to the production of a booklet to go to every household in Uppingham asking for feedback on the potential development sites as well as on the possible by-pass routes.
22 nd March 2021	Rutland County Council votes against accepting a £29.4m grant from the Housing Infrastructure Fund (HIF) to create a Garden Village at St Georges Barracks.
24 th March 2021	Press release by Uppingham Town Council to advertise the booklet that is being delivered to every household and business in Uppingham containing details of consultation on potential development sites and also seeking views on a potential by-pass. The consultation period will last until 14 th May 2021.
20 th April 2021	At the NPAG meeting held by Zoom, the implications of the (then) recent decision by Rutland County Council not to proceed with the HIF grant were discussed. It was decided to recommend to Uppingham Town Council that an extra month be taken to complete the site evaluations so as to see if the situation at RCC became any clearer. Following correspondence from Rutland County Council it was agreed that the technical assessment elements of the site evaluations should be completed before factoring in public feedback.
29 th July 2021	This NPAG meeting was held face to face and received an update on the stalled position at Rutland County Council concerning whether or not they would be pushing ahead with the proposed development of a Garden Village at St Georges Barracks. This decision would have implications for both the Local Plan and the refreshed UNP.
26 th August 2021	The Neighbourhood Forum meeting was reminded that the Uppingham Neighbourhood Plan was in the process of being updated with Neighbourhood Forum representatives actively involved. The meeting was updated on the progress made so far.
1 st September 2021	Rutland County Council decides to withdraw its Local Plan from the Inspection Process and commence a new draft plan from first principles.
9 th September 2021	This was a critical meeting of NPAG (face to face meetings now having been resumed). The main issue was the implications of the decision taken by Rutland County Council to withdraw its Local Plan from the Inspection process. It was unanimously resolved to recommend to the Town Council that, despite RCC's decision, the Group should proceed at the best possible pace towards completion of the revised Uppingham Neighbourhood Plan. It was further resolved to ask RCC's Planning Policy Manager to address the group in the near future, to aid mutual clarity and understanding on the way forward in these new circumstances.
9 th December 2021	This NPAG meeting was actually held by Zoom. A comprehensive discussion was undertaken around the site allocations policy and methodology to be adopted for the refreshed UNP. This would include technical elements, plus an allowance for the views of the public as expressed in the Developers Day

	held in December 2019 and the responses to the Booklet issued in March 2021.
13 th January 2022	<p>This was a key meeting of NPAG that was held both face to face and with a Zoom link for those not able to attend in person. Roger Ranson the Planning Policy manager at Rutland County Council made a presentation on the subject of the implications for the refreshed UNP following the withdrawal of the Local plan. The key points were</p> <ul style="list-style-type: none"> • The Uppingham indicative housing figure was now 330 dwellings for the period 2021 – 2041. Discretion for the UNP to set a buffer of at least 10%. • The fact that RCC cannot demonstrate a 5-year supply of housing land. • The (long) timescales proposed for the new Local Plan. • Mr Ranson expressed a view that the six large sites identified in our allocations strategy and methodology (Goldcrest, Beeches, Land in front of Cricket Club, Ayston Road, North of Leicester Road and Uppingham Gate) needed no further separate consultation ahead of that which would come in the Regulation 14 consultation on the draft plan.
20 th January 2022	At the Neighbourhood Forum it was reported that the majority of Neighbourhood Plan Advisory Group (NPAG) working groups had now forwarded the results of their research to the consultant who was to undertake the first draft of the updated plan for the community to consider. It was hoped that this draft may be ready by April.
17 th February 2022	Vanguard Board held a discussion of potential by-pass routes. Update on progress with refreshed UNP and detailed discussions around emerging policies and relevance for individual sites.
24 th March 2022	Work continued at NPAG on reviewing the draft policies for the refreshed UNP.
29 th March 2022	Work continued at NPAG on reviewing the draft policies for the refreshed UNP.
28 th April 2022	Work continued at NPAG on reviewing the draft policies for the refreshed UNP in conjunction with input (via Zoom) from our Independent planning Consultant.
26 th May 2022	NPAG considered a draft Regulation 14 version of the refreshed Neighbourhood Plan.
31 st May 2022	At the Neighbourhood Forum progress on each of the housing and employment sites proposed for inclusion in the updated Neighbourhood Plan was reported to the meeting. A question was raised from the floor concerning a possible offer of allotment land by the Town Council for affordable housing but this was answered by the Mayor Cllr Clarke who said that this had not yet been agreed by the Council and was only one of a number of ways in which the Town Council might support the building of more affordable homes in the town.
14 th June 2022	Discussion on the draft Regulation 14 Document for the refreshed UNP took place at the Vanguard Board.
14 th June 2022	Work continued at NPAG on the draft Regulation 14 Plan following feedback from Uppingham Town Council and the Vanguard Board.
28 th June 2022	Extraordinary meeting of Uppingham Town Council to scrutinise the draft Regulation 14 document page by page and to suggest amendments where required/desired.
25 th July 2022	A further Extraordinary meeting of Uppingham Town Council continued its page by page scrutiny of the draft Regulation 14 document. The meeting resolved that Uppingham Town Council supported the principles and

	strategic direction of the Neighbourhood Plan draft but had two additional strategic matters still to resolve before final sign off could be given. These were signing off on the Maps in the document and agreeing the Tourism Policy. The meeting also authorised the Town Clerk to engage AECOM to undertake a Strategic Environmental Assessment with the technical assistance available from Locality.
24 th August 2022	A key meeting of NPAG considered the draft Regulation 14 document that had been evolving through meetings of this group and then presented to Town Council for a scrutiny process, where changes had been suggested and were being implemented. Critically, our consultant Clive Keble had been engaging with Rutland County Council, who had also seen this draft and were happy with the text following suggestions. The Town Council have decided that every household in Uppingham will receive a paper copy of this document and will be able to comment on it.
8 th November 2022	NPAG met to finalise the draft Regulation 14 document for formal submission to the Town Council.
7 th December 2022	Uppingham Town Council formally signed off the Regulation 14 document of the refreshed UNP and authorised the consultation period to be between 3 rd January 2023 until 17 th February 2023. Two Council organised “drop-in” sessions would be available to the public where Councillors would answer any questions of fact that were raised. A printed copy of the Regulation 14 document would be delivered to every household and business within Uppingham.
19 th January 2023	At the Neighbourhood Forum very detailed discussion of all the potential development sites given in the Regulation 14 Consultation Document took place. Using a screen based map of the development areas proposed in the town, Neighbourhood Plan Champion and Neighbourhood Plan Advisory Group (NPAG) Lead Councillor Ron Simpson BEM led the meeting through an analysis of the key policies and aspirations of the Regulation 14 edition of the updated Uppingham Neighbourhood Plan.
26 th January 2023	Update given by Leader of Rutland County Council on the Local Plan to the Vanguard Board. Detailed discussion took place on the Regulation 14 version of the refreshed UNP that was currently out for consultation.
17 th February 2023	The Regulation 14 consultation finished and 151 responses were received from the public.
21 st March 2023	NPAG working party held to discuss and consider feedback from External Consultees and the general public.
27 th April 2023	Second NPAG working party held to discuss and consider feedback from External Consultees and general public. Decision taken to split Consultation statement into two volumes. Volume One will be from Inception to Regulation 14 and Volume Two will deal solely with the Regulation 14 process, the feedback received and how this was dealt with in the submission version (Regulation 16).

Appendices and supporting documentation

Meetings held with community involvement in the Neighbourhood Plan process.

The following meetings were held by participating groups in the Neighbourhood Plan refresh process with a key objective of ensuring maximum community involvement:-

Appendix 1: Neighbourhood Planning Committee

Date	Corporate structure	Chairperson	Associated papers and key decisions
5 th January 2016	NPC	Cllr Edward Baines	RCC Local plan response
11 th April 2016	NPC	Cllr Edward Baines	UTC & BZ Plan to be considered in UNP
25 th July 2016	NPC	Cllr David Ainslie	Decision to include an objective NP009 to deliver an Updated Neighbourhood Plan.
11 th October 2016	NPC	Cllr David Ainslie	National NP Consultation document and report on Community Involvement in UNP
31 st January 2017	NPC	Cllr David Ainslie	Further update on level of community involvement. Response to RCC on Neighbourhood Planning Questionnaire.
21 st March 2017	NPC	Cllr David Ainslie	Discussion over potential grants for refreshing the Neighbourhood Plan.
10 th July 2017	NPC	Cllr David Casewell	LP Review minutes
24 th August 2017	NPC	Cllr David Casewell	LP response from UTC
23 rd January 2018	NPC	Cllr David Casewell	Review of progress to date. UTC & BZ Plan letter and progress on quotes for Consultant.
28 th March 2018	NPC	Cllr David Casewell	Correspondence from LF&S RA, BRA and Neighbourhood Forum.
27 th June 2018	NPC	Cllr David Casewell	OPUN East Midlands report
20 th September 2018	NPC	Cllr David Casewell	RCC LP additional comments

Neighbourhood Plan Advisory Group

18 th December 2018	NPAG	Cllr David Casewell	6 reports from OPUN
8 th May 2019	NPAG	Cllr David Casewell	Concerns raised by the Community over the slow rate of progress with the Plan.
18 th July 2019	NPAG	Jane Lang	Terms of Reference updated.

15 th August 2019	NPAG	Jane Lang	Creation of working groups for Housing, Economy, Transport and Community Facilities.
19 th September 2019	NPAG	Jane Lang	Update from working groups.
17 th October 2019	NPAG	Jane Lang	Vision for Uppingham Developers morning correspondence
6 th February 2020	NPAG	Jane Lang (MINUTES MISSING)	Agenda shows update from working groups and update on Local Plan.
18 th June 2020	NPAG	Jane Lang	Concerns raised about slow progress. Change of Chair proposed.
16 th July 2020	NPAG	Chris Merricks	Agreed to follow a “project plan” methodology with a formal timeline.
24 th September 2020	NPAG	Chris Merricks	Timeline discussed as was footprint for future A6003 by-pass.
22 nd October 2020	NPAG	Chris Merricks	Confirmation of £10,000 grant from Locality.
12 th November 2020	NPAG	Chris Merricks	Briefing from Clive Keble, Independent Planning Consultant.
17 th December 2020	NPAG	Chris Merricks	8 papers from Clive Keble
21 st January 2021	NPAG	Chris Merricks	Housing Strategy paper
18 th February 2021	NPAG	Chris Merricks	Design guidelines and scoring models
11 th March 2021	NPAG	Chris Merricks	Bypass options and Sites Booklet
20 th April 2021	NPAG	Chris Merricks	Implications of RCC not accepting Infrastructure Grant for St Georges Barracks discussed.
29 th July 2021	NPAG	Chris Merricks	Discussion around RCC currently “stalled” position regarding St Georges Barracks.
9 th September 2021	NPAG	Chris Merricks	Decision to press ahead despite withdrawal of Local Plan
9 th December 2021	NPAG	Chris Merricks	Site Allocations Paper considered
13 th January 2022	NPAG	Chris Merricks	Presentation by RCC Planning Policy Manager following withdrawal of the Local Plan.
24 th March 2022	NPAG	Chris Merricks (this meeting Chaired by Cllr Dave Ainslie)	To continue review of draft policies
29 th March 2022	NPAG	Chris Merricks	To continue review of draft policies
28 th April 2022	NPAG	Chris Merricks	To continue review of draft policies assisted by Independent Planning Consultant (via Zoom).
26 th May 2022	NPAG	Chris Merricks	Consideration of a draft Regulation 14 version on the refreshed UNP.

14 th June 2022	NPAG	Chris Merricks	Work continued on the draft Regulation 14 version of the UNP.
24 th August 2022	NPAG	Chris Merricks (this meeting Chaired by Cllr Ron Simpson)	To consider draft regulation 14 and Housing Site Selection Report
8 th November 2022	NPAG	Chris Merricks (this meeting Chaired by Cllr Ron Simpson)	To consider updated maps and environmental policy

Appendix 2: Neighbourhood Forum

List of Neighbourhood Forum Meetings held in the relevant period.

Date	Key items discussed relating to Neighbourhood Plan
30 th August 2016	Discussion of two specific sites within the existing UNP.
30 th March 2017	Meeting was reminded that work was about to begin on refreshing the existing UNP.
17 th May 2018	Discussion about a site within the existing UNP. Meeting also advised
31 st January 2019	Meeting was advised that despite problems with the leadership and governance of the next Neighbourhood Plan, a community led workshop, to which all will be invited, was being planned for late March 2019.
29 th August 2019	A brief update on progress with refreshing the UNP was given. The appointment of local businesswoman Jane Lang as Chair of the Uppingham Neighbourhood Plan Advisory Group was reported.
30 th January 2020	The meeting was given a brief update on the refreshing of the UNP. Developers had come forward with a range of interesting proposals which included more bungalows, a possible second supermarket, a new care home and a boutique cinema. Community responses to the various developer proposals were circulated for information.
4 th June 2020	Nothing specific to the UNP was discussed at this meeting.
15 th September 2020	As recently elected Chair of the Uppingham Neighbourhood Plan advisory Group (NPAG) Chris Merricks brought residents up to date with the progress being made with updating the Neighbourhood Plan. It was hoped to have a draft text ready early in 2021. A new call for sites was likely to be issued by the Town Council in October.
26 th August 2021	The meeting was reminded that the Uppingham Neighbourhood Plan was in the process of being updated with Neighbourhood Forum representatives actively involved. The meeting was updated on the progress made so far.
20 th January 2022	It was reported that the majority of Neighbourhood Plan Advisory Group (NPAG) working groups had now forwarded the results of their research to the consultant who was to undertake the first draft of the updated plan for the community to consider. It was hoped that this draft may be ready by April.
31 st May 2022	Progress on each of the housing and employment sites proposed for inclusion in the updated Neighbourhood Plan was reported to the meeting. The total number of new homes to be built in the town would represent growth of between 15% and 20% over the 20 year period of the plan. A question was raised from the floor concerning a possible offer of allotment land by the Town Council for affordable housing but this was answered by the Mayor Cllr Clarke who said that this had not yet been

	<p>agreed by the Council and was only one of a number of ways in which the Town Council might support the building of more affordable homes in the town.</p>
<p>19th January 2023</p>	<p>A very detailed discussion of all the potential development sites given in the Regulation 14 Consultation Document took place. Using a 'corrected' screen based map of the development areas proposed in the town, Neighbourhood Plan Champion and Neighbourhood Plan Advisory Group (NPAG) Lead Councillor Ron Simpson BEM led the meeting through an analysis of the key policies and aspirations of the Regulation 14 edition of the updated Uppingham Neighbourhood Plan. He drew the audience's attention to the importance of responding in writing or online via the official questionnaire issued by the town council to every household in the town. Ron stressed that positive responses to the questionnaire were as important as critical ones to ensure proper balance in the final document. The town council consultant who would be analysing the responses could only address responses submitted in this manner.</p> <p>Ron pointed out that, if supported, the development proposed in the plan would be worth circa £1M+ to the Town Council and circa £3M + to the county council in Community Infrastructure Levy (CIL) and other developer contributions. These are intended to help meet infrastructure needs generated by the 20 year plan.</p> <p>In an extended Q & A, issues raised by residents included:-</p> <ul style="list-style-type: none"> a) The implications for the plan of changing national planning policy b) The infrastructure needs, and particularly highways issues, created by the projected increase in traffic passing through the town c) The need to improve highways before, not after, the large number of homes are built d) The need to prioritise public realm, public health, public safety and education when allocating infrastructure funds e) The relationship between the existing Local Plan, the emerging new Local Plan and a 'made' Neighbourhood Plan <p>The session closed with a reminder that UTC was offering two drop in workshops staffed by councillors to answer any further questions from residents. Saturday January 21st 4pm to 7pm and Tuesday January 24th 1pm to 4pm. Both in the Town Hall.</p>

Appendix 3: Vanguard Board

List of Vanguard Board meetings

Date	Meeting Number	Key matters discussed
June 8 th 2017	1	Inaugural Meeting. Discussion around updating the UNP.
24 th July 2018	2	Developer representatives provided a brief update on the status of their sites and their forward plans.
20 th November 2018	3	Update given on progress of refreshing UNP. Concerns raised over the continuing impasse and disagreements over the leadership of the UNP Working Group.
27 th June 2019	4	The meeting was joined by Jane Lang, the new Chair of the UTC Neighbourhood Plan Advisory Group. Jane acknowledged concerns over the lack of progress in updating the plan and briefly outlined her thinking on the way forward. She was optimistic that progress could now be made.
5 th March 2020	5	Update given on progress with refreshed UNP. Discussion around Uppingham Homes CLT and the desire for developers to work collaboratively to help provide truly affordable homes in Uppingham.
13 th August 2020	6	Discussion of Government Planning reforms White Paper. Chris Merricks was introduced as new Chair of NPAG.
	7	Error in meeting numberings – there was no meeting number 7.
25 th February 2021	8	Meeting held on Zoom. Initial report in general terms about the report commissioned by UTC on a possible by-pass and the routes to be considered. Detailed discussion around the Site Assessment model being proposed for the refreshed UNP. Details given of the booklet to be sent to every home/business in Uppingham and the input requested from the developers.
17 th February 2022	9	Discussion of potential by-pass routes. Update on progress with refreshed UNP and detailed discussions around emerging policies and relevance for individual sites.
14 th June 2022	10	Discussion on the draft Regulation 14 Document for the refreshed UNP.
26 th January 2023	11	Update given by Leader of Rutland County Council on the Local Plan. Detailed discussion took place on the Regulation 14 version of the refreshed UNP that was currently out for consultation.

Appendix 4: Communications.

During the process of refreshing the Uppingham Neighbourhood Plan various communication channels have been employed to both keep the community informed and to seek their feedback. These channels have included the local press, various websites and door to door printed material.

Some examples are now given below:-

Rutland Times Column – 18.8.2016

New Government Appears Determined to Support Parishes

Those of us interested in the fallout from the recent political turmoil at national level have watched carefully the changes of leadership and consequential changes in the direction of national policy. A particular concern has been the previous regimes' all party support for the developing role of parishes and the undoubted success and interest localism legislation has brought to community governance. The encouragement to establish new neighbourhood forums and parish councils has been significant and backed with funding.

It is no surprise, therefore, that what Theresa May's new team thinks of this parish policy direction has been awaited by many communities with more than a little interest. Over 2000 communities up and down the land have invested in the preparation of Neighbourhood Plans or explored the potential social and economic value of community assets. Localism has been one of the most popular and well received government led philosophies. The good news is that the support is not only to continue, but may well be strengthened in a new Planning Bill due next year.

As part of the government's support to date, principal authorities such as Rutland County Council (RCC) have been given extra funding to support local neighbourhoods and parishes in the expansion of this movement. Rutland now has a dedicated Neighbourhood Planning Officer plus a new team leader two days a week from South Kesteven District Council. They are likely to have an interesting but challenging time, for national discussions reveal tension between parish and local planning authorities (LPA) on the future of neighbourhood planning. Some LPAs are trying to limit the scope and scale of community led neighbourhood plans by stating that Neighbourhood Plans must comply with Local Plans or by placing further constraints in an updated Local Plan. RCC appears to be among those LPAs.

At a recent meeting of the county's Parish Forum, RCC agreed to change a presentation slide that clearly stated that "Neighbourhood Plans must comply with the Local Plan". This is a misinterpretation of the statute which clearly states that, "Neighbourhood Plans must be in **general** compliance with the **strategic** policies of the Local Plan". The difference between these two statements is enormous. Only the second one is correct. The words 'general' and 'strategic' are deliberate. They provide room for innovation and local initiative at community level; for example, varying the density of housing development to match the local environment. They are the reason that so much exciting work is being done around the country and the legislation is so popular.

In the next few weeks neighbourhood planning teams and task groups around the UK will be watching Rutland carefully to see if the Development Control Committee of RCC respects and supports the housing design statement in the Uppingham Neighbourhood Plan when it considers the latest application to build new homes on Leicester Road. The much researched and complimented statement sets a minimum size of new home as two bedroomed to allow for future family growth, homeworking and avoidance of the tiny boxes (requiring reduced size furniture and beds), being built in some towns. Moving house repeatedly early in life is now an expensive business. Young couples on their first mortgage should be able to start a family without having to move early in their child's life. Given the price of housing today two people sharing (each with their own bedroom) can afford to buy or rent their first home. Alone, the challenge for many proves insurmountable at Rutland prices. Developer Bloor Homes, has advised the Town Council that they have been obliged to ignore this new standard at the insistence of RCC. Their application is, therefore, not compliant with the approved Neighbourhood Plan. If their application is approved without change, UTC has already made policy that it will consider a legal challenge. A decision to ignore the design statement will have implications around the country. There is also incredulity that RCC, having spent so much public money defending the plan in the courts, would now insist on going against the wishes of the Uppingham community. Looks like being an interesting September.

Ron Simpson 15.8.2016

Rutland Times Column 28.11.2019
An Opportunity to Talk to the Developers

It appears generally accepted that the nation needs more homes and, particularly, more affordable homes. How often, however, have you heard or read in recent times about protests from local communities and neighbourhoods that proposed developments are too big, not in the right place or do not contain the right mix of dwellings to suit that community's future housing needs. This is one of the issues that motivated the nationwide support, now evident, for Neighbourhood Plans (designed by the community for the community).

Against the backcloth of a developing new County Council Local Plan (a statutory requirement) Uppingham is now in the process of updating its current Neighbourhood Plan, a document that was a government front runner and is regularly referenced both locally and from around the UK. It can still be read online at www.uppinghamneighbourhoodplan.info The task group that prepared the plan, together with the town council, received much praise for its collaborative work and community consultation.

Now a new UTC Neighbourhood Plan Advisory Group led by local wool shop owner Jane Lang is hoping to repeat the very successful approach adopted first time round. A special weekend briefing and consultation event has been organised at which residents will be able to meet with local landowners and developer representatives to explore their ideas for the future development of Uppingham.

The initiative is being led by Housing Task Group Chair and Uppingham First Vice Chair Cllr David Ainslie, who has secured acceptances from all the major players to an invitation to participate and display outline plans of what they have to contribute to the town's future. Exhibitors have also been asked to listen carefully to visiting residents own thoughts on what is required to ensure Uppingham remains an outstanding place to live, trade, work and play.

The event is to be held on the morning of Saturday December 7th 2019 between 10am and 12noon upstairs (a lift is available) in the council chamber of Uppingham Town Council and downstairs in its Members Room. It will take the form of a 'drop in' exhibition and information exchange. New sites for housing will feature together with an updated masterplan for Uppingham Gate and the additional employment and services it can bring to the town.

A special feature of the event that should appeal to those local families who are interested in the new homes for younger people (under 35) to rent is the display planned by local community land trust, Uppingham Homes. An important feature of planning approval for such homes is hard evidence of actual local need. Uppingham Homes representatives there will be pleased to register the contact details, and advise on the eligibility, of prospective tenants wishing to participate in a detailed housing needs survey to be carried out in collaboration with the Rutland branch of the countryside charity CPRE.

Stylish, high quality homes of various sizes, bungalows, homes with shared ownership, market led affordable housing and income related affordable housing (where young tenants may receive back a proportion of the rent they have paid as capital towards a home purchase) are all on show for consideration. So too, is an update on the possibility of a cinema, a care home, a second supermarket and business start-up workshops at Uppingham Gate.

This is an event not to be missed! Town Councillors and members of the Neighbourhood Plan Advisory Group will also be present to share information and listen. So why not come into town on Saturday December 7th and enjoy all the high street has to offer, perhaps having coffee or lunch after your visit to the town hall. This is your opportunity to influence the town's future direction of travel.

Ron Simpson 21.11.2019

*UPPINGHAM NEIGHBOURHOOD PLAN ADVISORY GROUP
INVITES YOU TO MAKE YOUR VOICE HEARD*



Whatever sort of home you are looking for we want to hear from you!

Please come along to the Town Hall in Uppingham between 10am and 12 noon on Saturday 7th December 2019 to informally meet and chat with a number of Developers/Agents who are interested in providing a variety of new homes in Uppingham over the coming years.

*This is **your** chance to tell them and us what you would like to see in Uppingham and where.*

There will be exhibitions from the developers and free refreshments from us to encourage an open dialogue in a convivial atmosphere.

So don't be shy; come and share your views.





UPPINGHAM TOWN COUNCIL

Telephone: 01572 822681
Email: townclerk@uppinghamtowncouncil.co.uk
uppinghamtowncouncil.gov.uk
Website: @UppinghamTC
Address: Town Hall, High Street East, Uppingham,
Rutland LE15 9PY

Uppingham Neighbourhood Plan Review Call for Sites

Local developers, land owners, developers, councils and others are being asked to submit details of potential development sites for consideration in the Refreshed Neighbourhood Plan in Uppingham.

The “Call for Sites” is part of a review of the Town Council’s Neighbourhood Plan. The existing Neighbourhood Plan for the period up to 2026 will be reviewed and extended to cover the next 10 year period up to 2036. The review is being undertaken in order to comply with national planning guidance and to meet the future needs for additional new housing, employment and other development over the extended period.

The Town Council is particularly looking to find sites for new housing, affordable housing, employment and retail uses in Uppingham that would be suitable to allocate for development in the refreshed Neighbourhood Plan.

Any sites submitted to the Town Council will be assessed according to their compliance with Local Plan and Neighbourhood Plan policies and their suitability for development.

It should be noted that if a site is put forward to the Town Council, this does not imply that it will automatically be included as an allocation in the Neighbourhood Plan. Only those sites that are needed to meet requirements and which meet the criteria in terms of site size, location and suitability are likely to be allocated in the Neighbourhood Plan.

The sites put forward and allocated will be subject to further consultation through a Draft Neighbourhood Plan which is to be published for consultation later in 2021.

Site details should be submitted to the Town Council by **Thursday 31st December 2020** by way of letter or email.

Deborah Bettles
Town Clerk
28th October 2020

PRESS RELEASE REGARDING NEIGHBOURHOOD PLAN

Over the next few days Uppingham Town Council will be delivering a booklet to every household in Uppingham detailing which Land Owners/Developers have put forward their sites for consideration for possible future development. The Town Council is keen to collect the feedback from the public as part of the process for refreshing the Uppingham Neighbourhood Plan. This feedback from the public will form part of the wider process for considering which sites will be selected in due course. These final sites will then feature in the refreshed Neighbourhood Plan that will be subject to a referendum by the people of Uppingham. Within the same booklet there is also a questionnaire regarding the public's views on whether or not a bypass road would be desirable in order to reduce traffic passing through the centre of town (although the Council are keen to point out that this is very much part of a longer term strategic view).

This initial consultation is open until 5pm on Friday 14th May 2021 and residents can respond either by way of the questionnaires in the booklet or via Survey Monkey www.surveymonkey.co.uk/r/NPAG21 and www.surveymonkey.co.uk/r/bypass21

UPPINGHAM NEIGHBOURHOOD FORUM

The Voice of Civil Society in Uppingham

Newsletter



January 2023

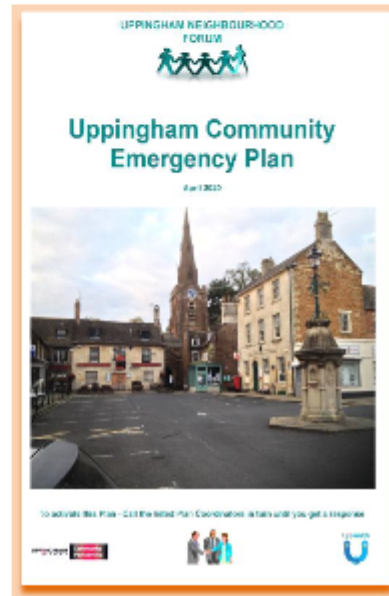
Neighbourhood Forum Public Meeting
Thursday January 19th 2023 at 7.30pm
Garden Terrace – The Falcon Hotel

Updating the Community Emergency Plan

Welcome to the first UNF newsletter of 2023 which is published just ahead of the next public meeting of Uppingham Neighbourhood Forum. A number of interesting discussions are to be held.

Agenda

1. Welcome to all
Janet Thompson BEM Forum Chair 2022/2023
 2. RCC 2023 Budget Consultation
Cllr Lucy Stephenson (Leader) & Cllr Karen Payne (Finance Portfolio Holder) RCC
 3. Crime and Policing Update
Uppingham Beat Team
 4. Uppingham Surgery
John Leslie, Chair of the Uppingham Patient Participation Group
 5. Uppingham Neighbourhood Plan –
Responding to the Reg. 14 Public Consultation
Ron Simpson BEM Neighbourhood Plan Champion
 6. Neighbourhood Watch & Community Group updates
 7. Any other business notified in advance (time permitting)
- All are welcome – meeting to close at 9.30pm



The Forum Executive has begun the process of updating this important document. Members of the public interested in being considered to help with the work are invited to forward their contact details to the Forum Coordinator at Telephone: 01572495050 or E-mail: secretary@uppinghamfirst.co.uk

Uppingham News

The latest news items about developments in Uppingham, and the minutes of UNF meetings and other community documents, can be found online at www.uppinghamfirst.co.uk See also Twitter at ['Uppingham'](#) and Facebook at ['Uppingham Rutland'](#)
Town council matters can be followed at www.uppinghamtowncouncil.co.uk

Running a Business From Home?

If so, you are entitled to attend the Uppingham Business Forum which meets quarterly at 6pm in the evening.

To receive an agenda for, and an invitation to, future meetings and related events e-mail secretary@uppinghamfirst.co.uk

Interested in driving the Uppingham Hopper?
Call 01572 495050

SHOP LOCAL

SHOP IN UPPINGHAM



Uppingham Neighbourhood Plan

[HOME](#) [ABOUT](#) [DOCUMENTS](#) [NEWS](#) [CONTACT US](#)

LOOKING AFTER UPPINGHAM'S COMMUNITY. |



Uppingham Neighbourhood Plan

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JAN
05
2023

Neighbourhood Plan Consultation Questionnaire Form

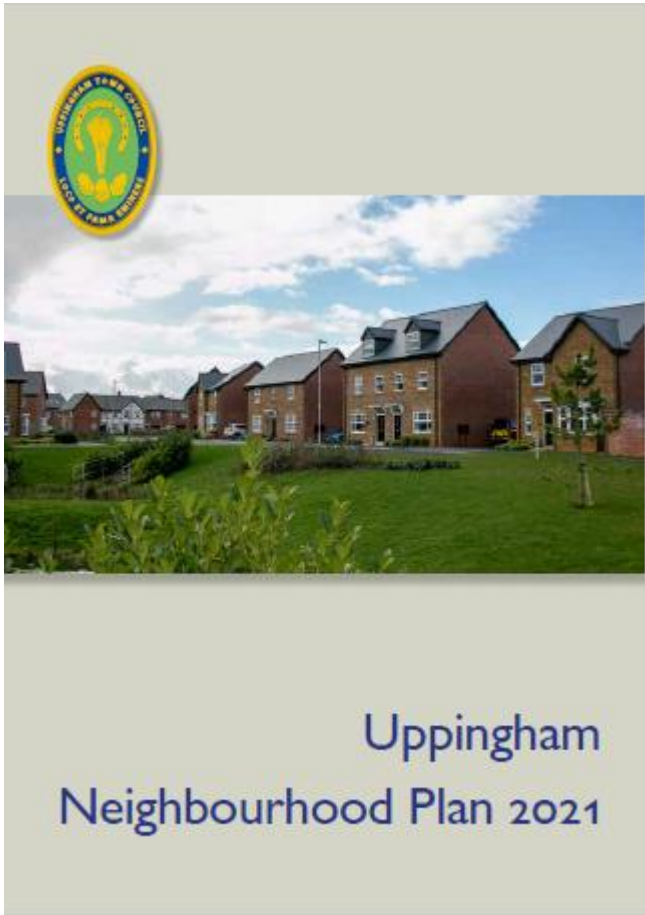
*Please complete the attached questionnaire and return to the Uppingham Town Hall office at the address below:
townclerk@uppinghamtowncouncil.co.uk FAO Town Clerk,
Uppingham Town Hall, 49 High St E, Uppingham, LE15 9PY To return the form..*

RECENT POSTS

Neighbourhood Plan
Consultation Questionnaire
Form

Site Allocations moving forward for refreshed
Neighbourhood Plan

Appendix 5: Booklets that have been delivered to every household and Business in Uppingham



Welcome



Uppingham, like many other towns, has a Neighbourhood Plan which was completed and agreed by residents in 2016. You can read it on the Uppingham Town Council website.

The Plan has helped to guide the Town and County Councils when considering how the town should be developed over the next few years. It now needs refreshing in light of changes both within the town and as a result of government guidance.

Uppingham Town Council created the Neighbourhood Planning Advisory Group (NPAG) to work on this refresh of our plan. NPAG is made up of councillors, local interest groups and individuals from the town and has been working hard towards completion of this work.

We have reached a point

where potential Developers/Land owners have been invited to submit sites for consideration for future housing and commercial activities. As part of this, these individuals have submitted outline thoughts of how these sites could be developed. Uppingham Town Council is now seeking your views on these plans and locations. Every resident has the opportunity to take part in this survey and every dwelling is receiving a copy of this information booklet including the questionnaire which allows you to give us your response to each site.

If you care about how the town is being developed over the next few years its vital you take part in this consultation.

Steve Rozak,
Chairman
Uppingham Town Council

Refreshed version of the Uppingham Neighbourhood Plan

Consultation document
January 3 - February 17 2023



Analysis of various consultation feedback.

Appendix 6: Developers Morning 7th December 2019

Summary

Whilst around 100 people visited the Developer's Morning event held on Saturday 7th December 2019, we only received 35 completed feedback forms. This is an approximate 35% return which is historically quite high for this type of event and gives some statistical validity to the conclusions. Of those declaring their residency 86% were existing residents of Uppingham but this does not necessarily mean that 86% of visitors to the event were also residents (it is reasonable to assume that non-residents may not have felt as empowered to comment on Uppingham matters as do the residents). The event overall was rated on the scale of 1-5 at an average of 4.2 by 94% of those providing feedback and 100% of respondents contributed to scores of 4.2 for both availability of developers and how they were listened to.

Turning to the individual developers proposals, Uppingham Homes CLT has scored the highest at an average score of 4, closely followed by both Langton Homes at 3.8 and Ancer Spa at 3.7 but it must be noted that the percentage of respondents actually giving an active score varied quite strongly across these three developers with Langton Homes attracting active scores from 86% of respondents, Uppingham Homes CLT 83% and Ancer Spa relatively lower at 71%. Both of the proposals from Mr & Mrs Fenelon and Larkfleet Homes attracted almost identical average scores and percentage respondent feedback at 3.2 and 74%.

It is fair to say that this event cannot claim to be the definitive verdict upon the various schemes but there is at least now some empirical data upon which to report to the Neighbourhood Plan Advisory Group.

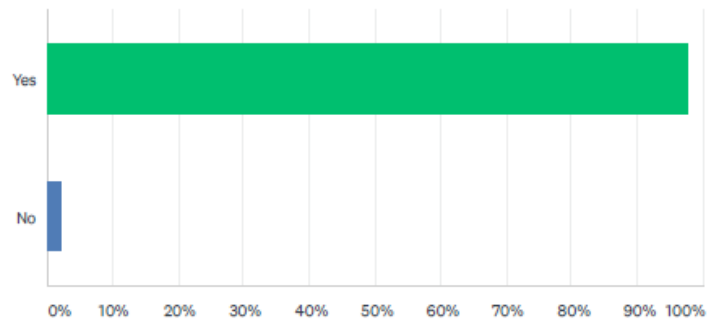
Detailed numerical analysis

Developers Morning feedback forms 7th December 2019										
Respondent number or name	Resident Yes	Resident No	Event overall	Availability of Developers	How views/issues listened to	SCORES 1-5 with 1 being 'not at all' and 5 'completely happy'				Additional comments
						Uppingham Homes CLT	Ancor Spa Uppingham Gate	Langton Homes	Mix Fenelon	
1	1	0	4	4	4	4	4	4	4	
2	1	0	3	2	2	4	4	1	3	
3	1	0	5	5	5					
4	1	0	5	4	4	5	4	3	4	After fighting tooth and nail against the Larkfleet development, I am unhappy to see it resurrected.
5	1	0	3	4	4	5	2	5	1	I do not believe the event was particularly well advertised. It was purely by chance heard about it, especially as we are directly affected by one of the proposals.
6	1	0	2	2	2	1	1	2	2	
7	1	0	5	5	4	4	4	4	4	
8	1	0	3	3	4	4	4		4	Both resident/business. Very busy when we arrived. Would like more info on things like transport links, how the Caldecott (proposed by pass) would impact on the A47. Whether additional public transport. Availability.
9	0	0	5	5	5	5	5	1	5	Put a roundabout on A47 necessary. It is a shame "Bloor" Homes weren't here
10	1	0	4	4	4	3	4	1	4	The event was not very well publicised.
11	1	0	2	2	2	2	2	4	3	More green homes
12	1	0	5	5	5	5	5	3	5	
13	1	0	5	5	5	5	5	5	5	Interesting & informative- thank you
14	1	0	5	4	3	4	4	4	5	
15	1	0	5	3	4	5	4	4	2	
16	1	0	4	4	3	4	4	3	5	
17	0	0	5	5	5	5	3	5	1	It is important to manage potential expansion so as not to damage the identity of Uppingham.
18	1	0	4	4	4		3			We are concerned about the impact on our extraordinarily bio-diverse area in the Fenelon proposal. This is an important green space close to the town centre and Uppingham School.
19	1	0	5	5	5	4	3	3	2	
20	1	0	5	4	4				1	
21	1	0	5	5	5	5			3	
22	1	0	5	5	5	5	4	5	5	Very interested to speak to Larkfleet regarding their revised proposal. Very well organised + hosted refreshments. Still to see Mr and Mrs Fenelon [proposal]
23	1	0	4	4	4	4	4	3	1	No more executive homes - family & starter homes pls
24	0	1	5	4	5	5	5	5	2	Too busy to get to Ancor Spa [stand]
25	1	0	5	5	5	5	5	4	1	Nothing to see [Mr and Mrs Fenelon proposal]
26	1	0	4	4	4	3		3		Can Caldecott Road infrastructure really cope with 3 additional areas of development as well as the existing Bloor development? Did not speak to Ancor Spa, Mr and Mrs Fenelon and Larkfleet Homes.
27	1	0	4	4	4					
28	1	0	5	5	5			5	5	
29	1	0	5	5	5	1	5	5	4	
30	1	0	5	5	4	5	5	5	5	
31	1	0	5	5	4	4	5	4	4	Well done on the organisation!!
32	0	1	5	5	5	4	4	5	4	
33	0	1	4	4	5	4	5	4	4	We need an Aldi/Lidl.
34	1	0	4	4	4	5	4	4	4	
35	1	0	3	4	4	1	1	1	1	Uppingham infrastructure is already unable to serve the present population - more would be impossible.
Totals	30	2	33	35	35	29	25	30	26	26
Percentages	86%	6%	94%	100%	100%	83%	71%	86%	74%	74%
8% did not identify/residency			4.42	4.2	4.2	4	3.8	3.7	3.2	3.2
Number of active scores										
% of respondents giving an active score										
Average where actively scored										

Appendix 7: Results of Survey Monkey relating to potential development sites - Booklet April 2021

Q1 Are you currently a resident of Uppingham?

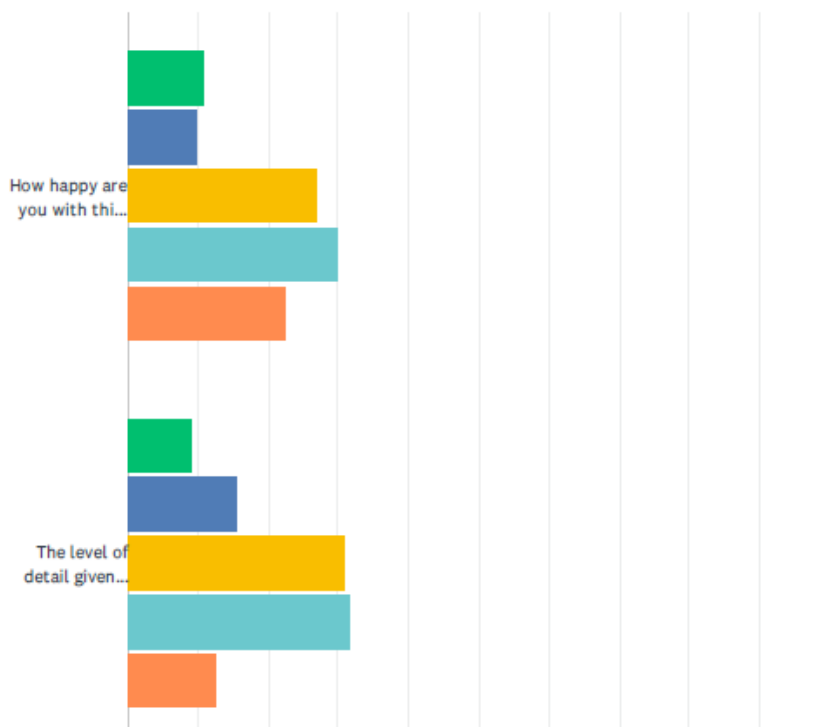
Answered: 175 Skipped: 0

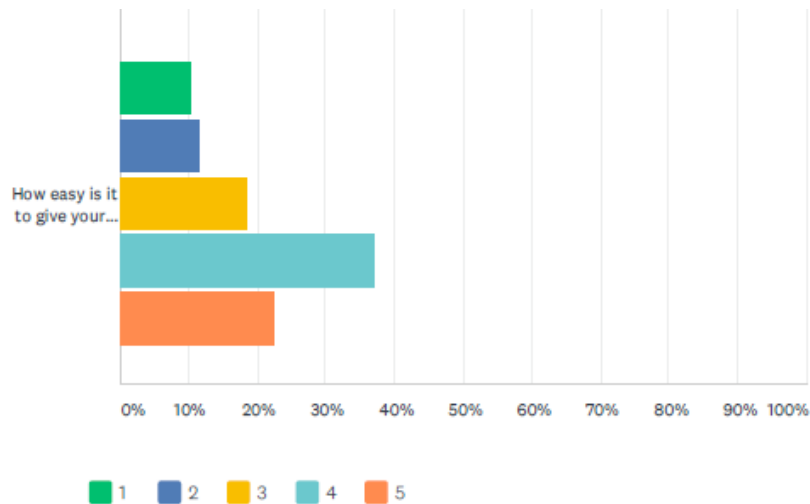


ANSWER CHOICES	RESPONSES	
Yes	97.71%	171
No	2.29%	4
Total Respondents: 175		

Q2 On a scale of 1 to 5 (with 1 being 'not at all' and 5 being 'completely happy'), please rate your views of the outline proposals for future housing in Uppingham, as shown in this booklet for the following:

Answered: 174 Skipped: 1





NPAG Developers Proposal Feedback Form

	1	2	3	4	5	TOTAL
How happy are you with this consultation booklet?	10.92% 19	9.77% 17	27.01% 47	29.89% 52	22.41% 39	174
The level of detail given by the developers on their pages?	9.20% 16	15.52% 27	31.03% 54	31.61% 55	12.64% 22	174
How easy is it to give your views?	10.40% 18	11.56% 20	18.50% 32	36.99% 64	22.54% 39	173

#	IF YOU WOULD LIKE TO GIVE SOME PERSONAL FEEDBACK, PLEASE PROVIDE OPTIONAL CONTACT DETAILS IN THE SPACE BELOW:	DATE
1	Why are out town council not pushing for a forward thinking and socially democratic approach to secure the sustainable development of our town in a post COVID and brexit environment? We do not need more 'executive' four and five bedroom houses, we need you to actually act as custodians of the town and promote a sensible plan that isn't based on greed. As an aside, I totally object to anyone on UTC having any influence over this plan when they have commercial interests that will be enhanced as a by product of the expansion of Uppingham.	5/13/2021 10:16 PM
2	Feedback on the plans or on the survey? email: julietjanereid@gmail.com	5/11/2021 4:32 PM
3	Why some people involved have defaced hard copies is beyond me, disappointing for those investing from outside of Uppingham to see Ron's comments, hardly inclusive of free speech and fairness	5/10/2021 8:51 PM
4	Very upsetting that when I obtained a local copy there was some discouraging connotations on one of the pages by Ron. That does not feel fair to all town residents to have the booklets defaced by personal opinion that one man has. Very disappointing of him and he should lose his vote automatically for such poor behaviour	5/9/2021 5:35 PM

5	The title is incorrect as this is not a neighbourhood plan. The plans are too small to see the detail. There is no date by which it should be returned. It has given rise to confusion within the town as to exactly how many houses will be built. Some people think that all these houses are going to be built.	5/9/2021 12:06 PM
6	Malcolm Touchin, mt007f5207@waitrose.com	5/9/2021 11:55 AM
7	Some resident of Uppingham do not receive it on the outskirts	5/6/2021 8:07 PM
8	It appears to me that there is a strategy with builders trying to infill land for their own financial benefit, rather than satisfy an identified housing need. It should be obvious that there is a need for affordable housing at one end, and suitable accommodation for elderly residents at the other end of the spectrum. Whilst taken in the round, these submissions partially satisfy some of that demand, the individual proposals do not, in my opinion.	4/26/2021 10:57 AM
9	Of the 7 proposed plans, only 4 have more details to view to benefit the public. The other 3 are vague and lack information/ details.	4/25/2021 8:03 PM
10	It is good to have this booklet shared with every household as accessing the details during town hall opening hours is not always possible.	4/22/2021 11:55 AM
11	trickytgc@gmail.com	4/21/2021 6:34 PM
12	adrianandjanicegreen@gmail.com	4/21/2021 2:08 PM
13	The written text and plans are produced by the developer/landowner with a clear bias towards their own scheme. The PC have failed to compare the schemes to consider the pros and cons of each in planning terms as required by the advice as set out in the NPPF. The promotional site assessments are misleading and fail to consider the possible impacts on Uppingham and its immediate area. Based on such a misleading document the residents are unable to make a proper decision meaning that the NP will be based upon a false premise. It needs to be re-written and re-issued.	4/13/2021 6:57 PM
14	Where does it ask if you want development or not please ?	4/11/2021 6:49 PM
15	Holly Reilly 07852480168 Holly.l.potter@googlemail.com	4/10/2021 11:02 PM
16	references very confusing and difficult to decipher	4/10/2021 10:46 AM
17	I have no problem with the building of the new housing planned in Uppingham ...I am just concerned that there is a huge lack of infrastructure , schools, doctors surgeries etc, at the	4/9/2021 7:22 PM

3 / 17

NPAG Developers Proposal Feedback Form

moment in Uppingham. (it has got worse since we moved here nearly 30 years ago) I saw no mention of these to go alongside the building of these new estates.

18	Well laid out and detailed. However, I would have liked to see the overall site map in COLOUR, so that we residents can CLEARLY see how the developments come together. This map was very underwhelming and I believe that was for a reason. It would have taken very little time to highlight these areas.	4/8/2021 2:00 PM
19	I am concerned that; 1 the development proposals put forward are outside the areas covered by the original plan circulated in 2016, 2 the authorities are chasing development to fund a bypass 'holy grail'.	4/8/2021 12:51 PM
20	beverleyhubbard@yahoo.co.uk	4/7/2021 8:40 PM
21	I assume this refers to the presentation of the information in the booklet and not what it actually says!	4/7/2021 10:55 AM
22	The booklet is very useful. Thanks to all those involved in its production and distribution.	4/7/2021 10:55 AM
23	No mention at all about Environmental issue and no mention of sustainability. Also the effect of more badly designed housing not cater for in the report.	4/6/2021 6:39 PM
24	The text in the printed booklet is too small on many of the images.	4/6/2021 4:44 PM
25	Robert Apel, 8 Shepherds Way, Uppingham	4/6/2021 2:25 PM
26	It would be helpful to have the entire booklet available online on the Uppingham County Council website with links to the surveys. I am not resident in Uppingham, but I own property in the town and would like to have my views taken into consideration.	4/6/2021 10:38 AM
27	The booklet is poorly presented and inaccessible for many people. You have not considered those with disabilities (e.g. dyslexia) or poor eye site. using number/ letter combinations to identify the sites and to find this survey is poorly considered. Also, the paper is not easily recyclable nor can it be written on to make notes about the different proposals.	4/6/2021 10:34 AM

28	Maps and text too small	4/5/2021 4:01 PM
29	Text and maps too small. Needed to use magnifying glass.	4/5/2021 3:52 PM
30	UNP21/LS?04 difficult to read detail on plan as too small Not clear where Bradley Orchard is Not understand UNP21/SS/02	4/5/2021 9:59 AM
31	Access to this form is not easy if you not a computer addict.	4/4/2021 2:45 PM
32	Unfortunately this booklet only gives the views of the proposers and these will therefore be bias. It would have been beneficial for some constructive comment to have been given so that a balanced reply could be submitted. Comment could then constructively have been made on each proposal.	4/3/2021 12:44 PM
33	Does Uppingham really need anymore affordable housing? Keeping increasing the size / developing of Uppingham will take away its unique charm. We have something different here why make it like everywhere else?	4/2/2021 7:28 AM
34	Uppingham does need to expend, it desperately needs more affordable housing for people just starting on their property journey. There are many small areas to the north, north east and north west where there is land suitable for building parcels of houses (this land is relatively flat and there would be minimal problems of steep slopes). Vehicular access is simplified as the routes would be starting from scratch. The areas to the south of the Town Centre (Market Place and Church) is much less suitable, The geology is of steep slopes and deep valleys which would cause considerable difficulties in construction of dwellings at a reasonable price and providing suitable vehicular access.	4/1/2021 6:55 PM
35	A link should be provided to this site without having to cut and paste	4/1/2021 2:29 PM
36	The type face was quite small. Would have welcomed more on who the developers are. Would have been useful to link these proposals to plans for the town centre.	4/1/2021 11:31 AM
37	it's good that the residents of Uppingham have the opportunity to read about and comment on these proposals	4/1/2021 11:23 AM
38	belmontafrica@yahoo.com	3/31/2021 2:51 PM
39	It doesn't appear that there is provision to allow thoughts/comments on each individual proposal, simply a tick box. (Apologies if this is something I can do later on in the Survey.)	3/31/2021 11:21 AM
40	UNP21/LS/03 has very little detail	3/30/2021 11:18 PM

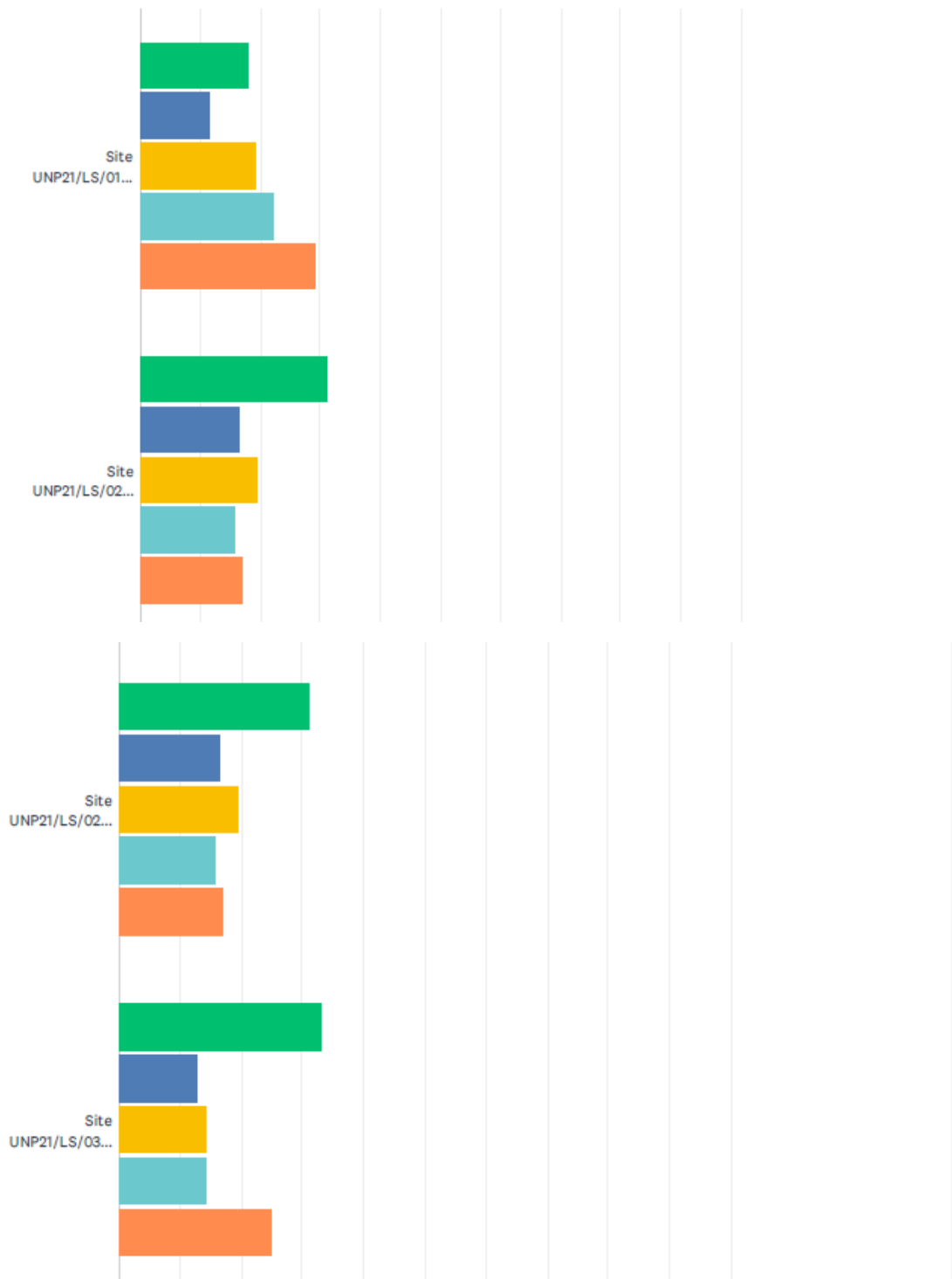
4 / 17

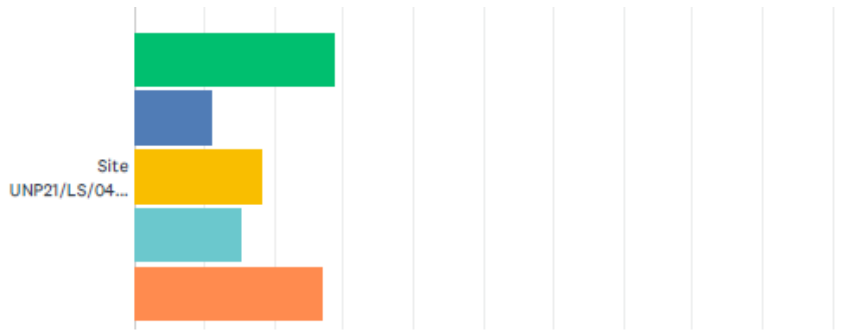
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41	Previous year's proposals were in an A4 booklet, I like A5 because it reduces paper. However, the text is very small and will be difficult for many people to read and analyze.	3/30/2021 6:41 PM
42	It would be helpful to let people know where they can access the info in the booklet online. Maps and text is very small for some pages	3/30/2021 1:37 PM
43	Vickyjmcfarlane@gmail.com	3/29/2021 11:17 PM
44	No real information for UNP21/LS/02 the entrance is a single track road. That means approximately 85 extra cars using an already busy fir road. Sorry the infrastructure is not there.	3/29/2021 6:55 PM
45	Over development.	3/28/2021 1:53 PM
46	stewartwhamblin@gmail.com	3/28/2021 8:31 AM
47	Excellent and informative publication.	3/27/2021 6:37 PM

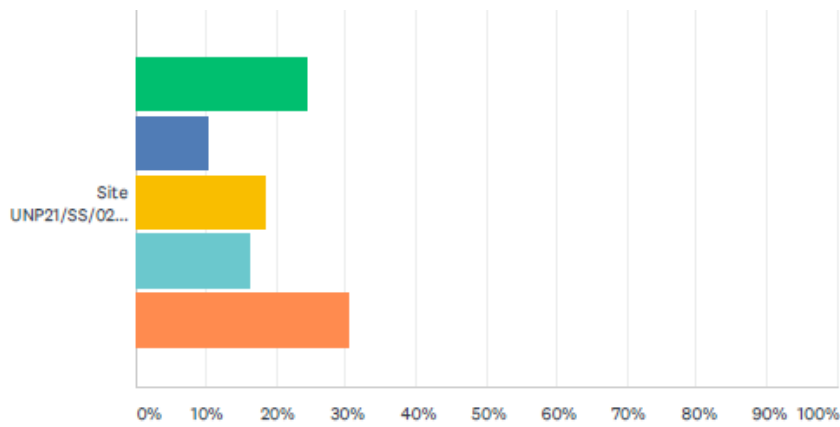
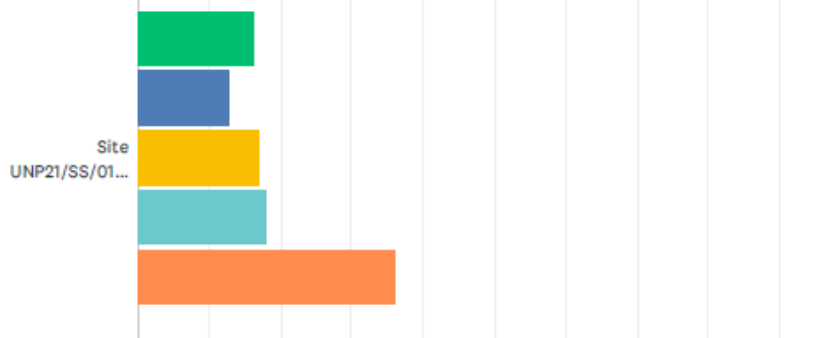
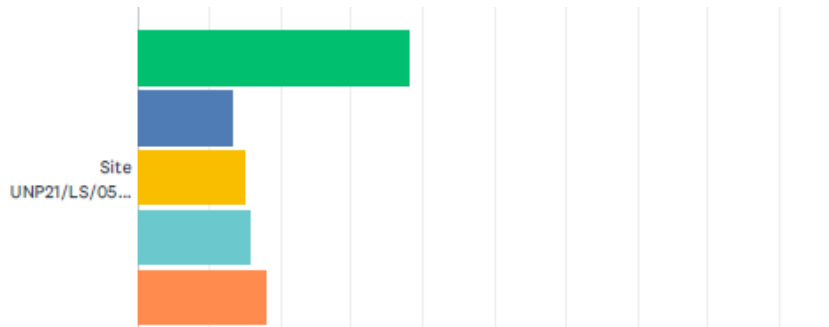
Q3 On the scale of 1 to 5 again, please rate the proposals by each developer.

Answered: 174 Skipped: 1





6 / 17



NPAG Developers Proposal Feedback Form

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Site UNP21/LS/01 Mixed Use Ancer Spa (Uppingham Gate)	18.02% 31	11.63% 20	19.19% 33	22.09% 38	29.07% 50	172	3.33
Site UNP21/LS/02 Residential Matrix Planning (Goldcrest and Firs Avenue)	31.18% 53	16.47% 28	19.41% 33	15.88% 27	17.06% 29	170	2.71
Site UNP21/LS/03 Residential Housing Matrix Planning (land off The Beeches)	33.14% 57	12.79% 22	14.53% 25	14.53% 25	25.00% 43	172	2.85
Site UNP21/LS/04 Residential Housing Insight Town Planning Ltd. Langton Homes (Leicester Road)	28.65% 49	11.11% 19	18.13% 31	15.20% 26	26.90% 46	171	3.01
Site UNP21/LS/05 Mixed Use DLP Planning Ltd. Larkfleet Homes (Ayston Road)	38.15% 66	13.29% 23	15.03% 26	15.61% 27	17.92% 31	173	2.62
Site UNP21/SS/01 Affordable Housing Uppingham Homes CLT (Seaton Road)	16.28% 28	12.79% 22	16.86% 29	18.02% 31	36.05% 62	172	3.45
Site UNP21/SS/02 Bungalows Mr and Mrs Fenelon (Stockerston Road)	24.42% 42	10.47% 18	18.60% 32	16.28% 28	30.23% 52	172	3.17

#	PLEASE MAKE ANY OTHER ADDITIONAL COMMENTS THAT YOU FEEL WOULD BE HELPFUL IN THE REFRESHING OF THE UPPINGHAM NEIGHBOURHOOD PLAN.	DATE
1	Where population increase to purchase houses coming from? No indication on traffic, town parking, leisure facilities, policing, surgeries (most current businesses employ from outside the town) banking or schools . Sadly very poor provision of information, JUST LOKKS LIKE ANICE IDEA. No thought given to the norther approach to the town, compare it with the southern approach.	5/26/2021 3:50 PM
2	Siting additional retail businesses on the outskirts of the town will have a negative impact on existing retail outlets in the town as well as the weekly produce market. These existing shops and the current local support for them gives Uppingham its unique atmosphere. Far better to improve public transport links to nearby Oakham where there are already larger retail shops. Provision of electric charging points should be considered as a priority.	5/14/2021 8:04 PM
3	Start again. Be transparent and don't send anymore surveymonkey crap. Maybe actually knock on doors and speak to people?	5/13/2021 10:16 PM
4	The Proposal of land off the Beeches is far too large for the existing access point / through roads and too big a development / not in keeping with the current tranquil area.	5/13/2021 3:20 PM
5	UNP21/SS/02 seems particularly inappropriate and unnecessary with implications about traffic and access. Some better uses for the land would be for a community forest or activities such as riding. UNP21/LS/01 seems a complete disaster which will ruin the town by drawing customers away from the town centre as well as increasing traffic and people who will commute away from the town. The plans appear to have been drawn up by developers rather than by planners with the community as their main interest.	5/13/2021 8:03 AM
6	Oakham has been spoilt by it's many housing estates. It will be a great shame for Uppingham to be spoilt in the same way. There is little open space which can be used by the locals and few cross country walks, also Rutland lacks woods. The land around the town is either heavily used farmland or housing, so wildlife is particularly poor apart from evasive badgers. We should plant trees in these spaces and allow people to walk through them. We could make Uppingham a 'green' town.	5/11/2021 4:32 PM
7	The number of potential new homes would amount to approximately in excess of 300 units (probably more) giving an increase in population of 500 - 1000. It would place a considerable strain on the infrastructure - surgery schools and the High Street etc - what proposals are being made to mitigate those concerns?	5/11/2021 1:31 PM
8	This proposed plan speaks volumes. Very clear plan, inclusive of the whole towns needs. Recreation area benefits all and is very likely to draw in those from surrounding areas. Has so much appeal for not only building upon our existing community in the beeches and for those joining from surrounding areas. Already having access does not disrupt the flow of traffic through the town which is paramount. Perfect area to expand, at the heart not away from the heart, close to amenities to make town accessible for all	5/10/2021 8:51 PM
9	I feel that proposal for development of UNP21/LS/02 is unviable this is far too many houses	5/10/2021 6:02 PM

10	<p>I have resided in Uppingham since working at the LRI alongside owning my own business. For the future of the town it is imperative that we continue to make improvements and houses so that local business and tourism can boom. Having looked at great detail in the plans the Beeches access one is by far the preferred option. It already has access which means less disruption on the flow of the town meaning more passers by are likely to stop through. It also provides great opportunities of housing for a range of people such as couples and families and doesn't exclude the range of demographics that other developments do. It is already nestled into the town rather than creating a development on the outskirts which often feel like a secluded venture, creating a divide between the town. It is close and accessible to all the local amenities making it very accessible to those with mobility concerns or wheelchairs. The recreation area is a delight for not only the new development but also those surrounding such as the Beeches residents enabling another sanctuary for families which is pivotal to continued community spirit. With the pandemic having affected the town in a range of ways this really fills me with great prospect our fabulous town and local businesses can boom once again. I have heard who the plot of land belongs to and it feels even more fitting to expand our fabulous community on land owned by people at the heart of our community who already give so much. Fabulous plans for the town!</p>	5/10/2021 5:08 PM
11	<p>Having lived in Uppingham during childhood and recently returned the land off the beaches feels like a fantastic choice for the town. The access is already there and unlike the others would not disrupt the town as much and feels like a natural place to expand our beloved town. With so many new developments popping up on the outskirts of towns that feel anonymous and secluded this really is expanding into the heart of our town, yet providing a secluded hub with the recreation area that all those on the beaches will benefit from. It feels this development is private and yet so close to the amenities appealing to a wide range of ages and abilities. The Scott's are a very well respected family and huge part of the community which feels so very apt to develop upon their land. Looking across all proposals and how this may affect the traffic flow in and out of the town I would say this is least disruptive and would not deter visitors to come to Uppingham and our local businesses. With the last year being as it is I very much like the development off the beaches providing the town with opportunity that constitutes to match its style. With neighbouring towns building lone developments on the does it naturally divided the heart of the town where this one enables it to remain. I am most impressed by these plans and am looking forward to be able to see Uppingham grow as it should do, expanding from the heart</p>	5/9/2021 5:35 PM
11	<p>Having lived in Uppingham during childhood and recently returned the land off the beaches feels like a fantastic choice for the town. The access is already there and unlike the others would not disrupt the town as much and feels like a natural place to expand our beloved town. With so many new developments popping up on the outskirts of towns that feel anonymous and secluded this really is expanding into the heart of our town, yet providing a secluded hub with the recreation area that all those on the beaches will benefit from. It feels this development is private and yet so close to the amenities appealing to a wide range of ages and abilities. The Scott's are a very well respected family and huge part of the community which feels so very apt to develop upon their land. Looking across all proposals and how this may affect the traffic flow in and out of the town I would say this is least disruptive and would not deter visitors to come to Uppingham and our local businesses. With the last year being as it is I very much like the development off the beaches providing the town with opportunity that constitutes to match its style. With neighbouring towns building lone developments on the does it naturally divided the heart of the town where this one enables it to remain. I am most impressed by these plans and am looking forward to be able to see Uppingham grow as it should do, expanding from the heart</p>	5/9/2021 5:35 PM
12	<p>The Beeches proposal is the only one desirable to those who are unfamiliar with the town. It is a discreet entrance providing a haven set back and yet close to all the amenities. With the access already there it is the least disruptive proposal to the town, wildlife and residents. It is a natural space to grow the town without it feeling the town is expanding further from the heart, it still feels inclusive and the plans are very desirable. The recreational area poses great value to families giving the beaches and the new development a hub. I think it is one that will benefit mostly and as someone hoping to live in Uppingham with my family I am very keen to see a plan such as this come to fruition.</p>	5/9/2021 5:24 PM
13	<p>The Beeches has always been a very desirable and attractive residential area and just a walk from town - yet blended and hidden! Highways access to further potential development already exists and I would think the proposed recreational area would be an asset.</p>	5/9/2021 5:05 PM
14	<p>Ancer Spa makes no reference to the cinema, cafe, garage for the Hopper originally talked about; also what is meant by 'elderly persons housing'? Matrix Planning -02- worries me as to the access and increased traffic. What is meant by 'potential for new countryside access'? where will it lead? Who will manage this? Matrix Planning 03 lacks sufficient detail. Larkfleet Homes is too close to the A47. Which supermarket is envisaged? Uppingham Homes CLT may be too close to the sewage plant. I dislike the industrial look as shown in the drawings seen earlier.</p>	5/9/2021 12:06 PM

15	The booklet is rather poorly produced. It is not clear that it is not the Neighbourhood Plan itself (despite the title on the front page), that not all of the sites are needed to meet the Local Plan requirements, or what the timescales and overall process for producing the Neighbourhood Plan will be. The booklet does not even state when responses are required or give a date of issue. Some of the developer proposals are difficult to read as the print is too small. There should be space to comment on each proposal, not just to give a score. As regards the detailed proposals, we do not need two supermarkets to be built (LS01/LS05) and there has always been talk of a cinema and a residential/care home at Uppingham Gate, but these are not shown.	5/9/2021 11:55 AM
16	I have concerns on the highway safety impact of the proposed developments where they	5/8/2021 10:20 AM

9 / 17

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feed onto Ayston Road

17	UNP21/LS/01 - good mixed use proposal with decent access. Retail food store needs plenty of parking space. UNP21/LS/02 - too many houses proposed for this area with only the one road (Goldcrest) for access, especially given that the Firs estate is already a busy residential area. UNP21/LS/03 - insufficient road access for so many houses. Needs a new access road from Uppingham Gate/A47 and not through The Beeches, which is not a sufficient service road for this area. Increased traffic on The Beeches will also make access to the children's play area very dangerous. UNP21/LS/04 - would sit well with the recent Elms development, and presumably Hopper access could be extended to this site. UNP21/LS/05 - this really isn't needed as well as the Uppingham Gate development. It simply replicates what has already been proposed, but in a less suitable location. UNP21/SS/01 - affordable housing for young people is needed UNP21/SS/02 - this could work as long as these are bungalows, which will not impact negatively on residents of Chestnut Close, and provided sufficient access can be offered via the current track. More details needed for this plan. MY MAIN CONCERN WITH ALL OF THESE PLANS IS THAT THERE IS FAR TOO MUCH RESIDENTIAL PLANNING AND THE TOWN DOES NOT HAVE THE INFRASTRUCTURE TO SUPPORT SO MANY ADDITIONAL RESIDENTS. WE WOULD NEED MORE SCHOOLS, NURSERY PROVISION AND PROBABLY ANOTHER DOCTOR'S SURGERY AND DENTIST IN ORDER TO PROVIDE SUFFICIENT LIVING SUPPORT.	5/4/2021 1:20 PM
18	There has been a great deal of development in Uppingham in recent years and I now believe it is time to pause. These proposals will damage the village feel that is unique to our beautiful market town. If developments are pursued on the periphery of the town they cannot be undone and will impact negatively on our small town. I doubt that this is the helpful comments you want to read but I say again converting over the green spaces cannot be reversed.	5/3/2021 9:53 PM
19	My concern is with UNP21/LS/03 in that it will make the Beeches seem a much busier neighbourhood. I love that I can take my children to the park nearby on their bikes and there is not much traffic. The Beeches is currently a peaceful estate and I feel the above plans would compromise this greatly. My concern is primarily with the access being via the Beeches. Is there anything that can be done to reduce the impact, maybe access from an alternative route?	5/3/2021 10:27 AM
20	UNP21/LS/03 proposes an excessive number of houses given the size and nature of the Beeches. Any consideration for development should be scaled back significantly and access should not be through the Beeches as this would exceed the safe capacity of the roads within the Beeches	5/3/2021 6:07 AM
21	I am concerned with talk of confidential routes for a bypass not being revealed before consulting on these developments. If a bypass was to be built, it would have to be outside all current houses in Uppingham and not just move the problems away from some residents to other existing and long standing town residents. The current N/S bypass via Duddington A43 should be used for this purpose.	5/2/2021 6:10 PM
22	Would rather see brownfield sites/poor quality agricultural land used for development, not good quality arable land as seen north of the firs and on leicester road. Do not need 3 supermarkets in Uppingham	4/29/2021 8:08 PM
23	I am happy for poor land that is not suitable for agricultural use to be developed , but do not build on good agricultural land - we struggle to feed the nation already - we need as much agricultural land as possible	4/29/2021 6:33 PM
24	In relation to UNP21/LS/03 - the plan is for all traffic to enter and leave the new development along the road The Beeches. This road is not suitable for more traffic, particularly as the first bend is already a problem with accidents having occurred because of lack of space for passing. The current plan allows for 80 new homes potentially 160 more cars as well as delivery vans etc. As Uppingham Gate is already well into the planning stage I suggest there is a new access road to this new development from Uppingham Gate, thereby making the new development separate from the Beeches estate and thereby avoiding the negative impact on residents already living on the Beeches. The same problem lies with UNP21/LS/02 - the proposed access road using Firs Avenue and Goldcrest is far too small to take an increased amount of traffic.	4/29/2021 1:35 PM

25	Moved from Oakham due to noise from the by-pass which was constructed near our property . Our property was near a round-about, the noise from motorbikes accelerating off the roundabout and empty lorries especially, made the noise unbearable as the road was too close to residential developments. Often speeding traffic, although there is a 40 mile speed limit in place but not often enforced. Although, there are new housing developments in	4/29/2021 8:38 AM
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10 / 17

NPAG Developers Proposal Feedback Form

	Oakham no additional town centre parking is available to accommodate increasing population.	
26	(1) What is the likely progress with as-yet undeveloped sites approved in Edition 1 of UNP, and their impact on this edition? (2) UNP21/SS/02 is completely unsuitable, on steeply graded land in an area suitable for 'green lung' nature conservation.	4/29/2021 7:52 AM
27	Concerned that there is nothing in the proposals re pressures on local services i.e. doctors, dentists, schools, car parking. In addition many of the estates proposed as access points do not have infrastructure that is suitable for the inevitable increase in volumes of traffic. In addition some of these estates have play areas for young children, increasing the volume of traffic increases the risk to their safety. Construction traffic could not access through existing estates.	4/28/2021 7:05 PM
28	i believe the idea of putting 80 more houses on the Beeches is ludicrous. It will increase the traffic on the estate to an unacceptable level for the current road structure and change the whole feel of the estate. I would suggest the scaling back of the number of homes (i.e. at least by 50%) and separate it from the Beeches completely i.e. create a new access to this proposed area of housing e.g. from the north created to link up with the planned development at Uppingham Gate. Also with all this proposed additional housing i would like to see how the town will amenities to cover all these extra people. In my opinion this sort of expansion will be the ruin of what is currently a nice size town in the county of Rutland.	4/28/2021 3:44 PM
29	This is a small market town where the local infra structure is already overloaded and cannot sustain further expansion. Who benefits? landowners and developers not the local community, Uppingham gate development would seriously affect the High Street with a significant loss of trade.	4/28/2021 1:33 PM
30	Beeches development....the open space should between the current estate and the new houses. A new access road is required as the existing access is totally inadequate for an increased traffic volume	4/27/2021 3:19 PM
31	We do not think that there should be any more development of the land off the Beeches (UNP21/LS/03) The addition of 80+ houses, & the extra road traffic these would create would make the junction of the Beeches & Ayston roads even busier & more hazardous. This is the only entrance/ exit to & from this large estate.	4/27/2021 11:06 AM
32	UNP21/LS/03 will not work if accessed via the existing access road into the Beeches Estate, which already services around 100 houses. It should be either via the existing Twitchbed Lane, or off the A47 northern bypass, and through or around UNP21/LS/01.	4/27/2021 10:50 AM
33	I refer to the application UNP21/LS/03 above. As a resident of The Beeches, I fail to understand how the current road infrastructure will deal with the additional traffic during any construction phase, as vehicles frequently have to park on the pavements to leave sufficient space for others, and emergency services, to access the estate. The access to any development of this site, before and after construction, must surely be from the A47. Given the volume of proposed housing contained within the overall revised Plan, I cannot see the justification for disrupting the lives of 140 households on The Beeches with the additional vehicular traffic this will bring. If we conservatively assume that each proposed new house has one car, this is likely to increase the vehicle movements on the current infrastructure and access to and from Ayston Road by at least 40% from the current level, thus creating bottlenecks when leaving and entering The Beeches. In my opinion, it is an unsuitable and unnecessary proposal, to which I strongly object for the reasons outlined above. I am in favour of the LS/01, LS/02, LS/04, LS/05 and SS/01 proposals, should they be necessary to satisfy confirmed demand, as they all appear to have suitable road access. Overall, however, I would question the need for so many new properties, given the impact this additional housing will create on the current medical and schooling infrastructure.	4/26/2021 10:57 AM
34	UNP21/LS/03, the proposed 80 new homes with access via The Beeches is very concerning. Increasing the current traffic volume will exceed the safety levels and cause congestion at peak times. This will present a risk to lives. The play park at the end of The Beeches is very popular with young children and the proposed plan will increase the volume of traffic passing this area. I have similar concerns with UNP21/LS/02 with the single access via Firs Avenue. Placing speed bumps to slow down traffic is not the answer. It just adds to traffic pollution.	4/25/2021 8:03 PM
35	We worry about the knock on effect of school class sizes with all these new houses and families. Perhaps the schools would have to increase in size. Also, we worry that once one supermarket has come to Uppingham in the North Gate then many other retailers will come eg Starbucks, Mc Donald's etc etc and this will change the feel of Uppingham. Uppingham will then become a large town like Oakham. There needs to be another exit / entry point for	4/23/2021 9:29 AM

11 / 17

the gold crest development- the current plans would make the firs avenue estate really busy as only one way in to the new development.

36	Sites LS01,02.03 & 05 are a logical 'northern expansion' Sites LS04 is too far from centre Site SS01 is not a strategic site - too small, too far out from town (Why bother to cover these small sites in this sort of plan)	4/23/2021 7:40 AM
37	Why no 'Brown Field' sites being developed? Constant development of green areas , in the long term, will be detrimental to everyone. You know all the arguments. Please be brave and protect the green areas we have.	4/22/2021 10:50 AM
38	UNP21LS03 should be in line with the current beeches development of larger homes. There should be a planting strip maintained around the edge of the site as with the latest phase of the beeches and also an additional access road to the properties either of the main A47 or via UNP21LS01. Both UNP21 LS01 and UNP21LS05 show supermarkets. With the co-op in the town is this necessary? What about other infrastructure for the town such as doctors, schools etc.	4/21/2021 2:08 PM
39	1) I have given opinions on individual sites but overall I am very concerned about the number of sites proposed to exit onto Ayston Road close to the A47 roundabout. I understand the Uppingham Gate site also has an exit onto the A47 but the other three sites alone have a total of an additional 203 homes accessing direct to the A6003. Surely no responsible councils can agree to this. 2) The proposal for a supermarket accessed via site UNP21/LS/05 would again cause considerable congestion on both the Ayston Road and the A47. The roundabout would become a bottleneck. There is a supermarket proposed at Uppingham Gate which can be accessed from the A47. This is all that is needed. 3) It is not clear in the booklet that any of these sites which are selected are in addition to those included in the original neighbourhood plan. 4) A submission date would have been helpful	4/20/2021 2:41 PM
40	Ranking houses indicates approval; this is misleading. I don't think we need so many houses. The plan is incomplete; it doesn't include the Bloor Estate or the plans for houses opposite. The proposed housing is too densely packed. Cars will have to park on pavements and grass areas.	4/20/2021 9:53 AM
41	We desperately need affordable housing and another supermarket so I am excited about these plans. The retail and business units will provide jobs too.	4/18/2021 6:53 PM
42	See previous comments As written the document ,and the emerging NP, is in direct conflict with the advice in NPPF Para 16a, 32 and 35b	4/13/2021 6:57 PM
43	The Stockerston Rd plan is entirely out of all proportion to the rest. It is also a wildlife corridor and would ruin a beautiful, secluded corner of the town.	4/12/2021 7:43 AM
44	Affordable property is needed in Uppingham	4/11/2021 6:49 PM
45	I think LS/01 and LS/03 would benefit from a footpath & possibly a cycle track to the East connecting the residential parts of the new developments with the town centre away from the main road. (Perhaps this could connect with the path that runs to Todd's piece?) so much nicer for young families. Likewise LS/04 could benefit from one to the south west. I think it will be absolutely vital for SS/01 to be properly connected with the town with a footpath extended down the roadside as far as the new development. To bring them properly into the town. I think high eco standards should be applied across all of the new developments. I also think dark sky friendly lighting (Downward facing , not over-bright, and yellow not blue in tone) should be mandated for all new street and security lighting (and any replacements to existing lighting elsewhere)- inexpensive if implemented from the start, good for residents and better for nature. I think the town would benefit from a lower cost supermarket.	4/10/2021 11:02 PM
46	We vehemently oppose the proposal UNP21/IS/04 for 75 dwellings by Langton Homes. The amount of construction work necessary would impact on Leicester Road noise and traffic on a relatively minor road and quiet area of the town.	4/10/2021 12:01 PM
47	The roundabout would be incredibly busy, congested, dangerous if all of these developments went ahead	4/10/2021 10:46 AM
48	For most of these developments, the issues as I see it are: 1. Roads and access - in most cases (particularly the A47 ones) increased traffic would make these developments dangerous. No major infrastructure planned which would be needed. Look of the town from these sites would be not good. 2. Access to other developments is via other existing developments, which would lead to a rat run in these estates. 3. Proposals for these developments make no mention of existing services. Additional housing brings increased resident numbers which will have a significant impact on education, transport, roads, and	4/9/2021 5:23 PM

health provision. Nowhere in these plans are these factors mentioned. Without these additions, living conditions for current residents will decrease significantly

49	You should include ALL planning applications for housing etc. There are 3 that I know of on Leicester Road, 2 of which have been approved, which add a further 190 houses into the plan. What do you believe is the optimum population for this pleasant market town ? This plan together with the 3 additional housing plans add a further 500 homes which will mean an extra 1,000 cars and a large number of children. The NP adds 2 supermarkets and light industrial units which will add traffic to the road you are trying to calm.	4/9/2021 4:15 PM
50	Development UNP21/SS/02 will create traffic danger on Stockerston Road. This development is not required given the other more suitable development sites under consideration.	4/9/2021 3:23 PM
51	Site UNP21/SS/02 is totally unsuitable for development. Apart from Mr Fenelon not owning all the land, the terrain is conducive to housing development and the access would be onto a busy B road. The development would have severe ecological implications and is outside the established limits of development for Uppingham. The trackway is designated as 'Important Open Space and should be retained as a field access without the loss of trees which border it on the west side.	4/8/2021 10:21 PM
52	This plan will change the character of Uppingham for the worse. Too many houses, and too great an increase in the population. It will have an adverse effect on the schools, and on local services (e.g. doctors, dentists)	4/8/2021 2:14 PM
53	The proposed plan, with the creation of almost 300 new houses, would be too great an increase to the population and will destroy the unique character of Uppingham. Plans for large stores are not in keeping with the rural locale.	4/8/2021 2:06 PM
54	The main area of concern that I have are	4/8/2021 12:51 PM
55	No mention of infrastructure plans to support additional housing. Why has a private individual been (The Fenelons) been given the opportunity to promote their plans? Did they pay for this advert or is it given free of charge? Reeks of favoritism	4/7/2021 5:23 PM
56	where are the plans for more schools, doctors, dentists etc to go with this extra housing?	4/7/2021 3:04 PM
57	At a time when there is increasing concern about the impact of climate change developers should be encouraged to be clear about the environmental effects of their proposals. They should demonstrate that green spaces will be actively protected and outline the strategies that they propose to protect the local ecology.	4/7/2021 3:03 PM
58	This is a large development proposal for such a small town as Uppingham; a proposal which will ruin this little historical English market town and the life it offers. The Council recently rejected a £29.4m offer of funding to create a garden village at St George's Barracks in North Luffenham. This was defeated by only one vote. St George's Barracks has all the necessary infrastructure already in place for further development without encroaching on existing greenfield land and destroying the country side. This larger proposed development will put pressure on local services and the existing infrastructure, cause congestion on Ayston Road and town centre in particular, create pollution and generate road safety issues. It will have social as well as economic and environmental costs reducing the wellbeing among those already living in town. New developments are already completed or in progress along Leicester Road in Uppingham, these are sufficient for the town at present. I wonder if Council members are impartial in their views about the development across the County and are not driven by their own self-interest in these matters.	4/7/2021 1:32 PM
59	Access to the Stockerston Road from Newtown Road is already dangerous; the agreed development in the garden of No9 will make traffic safety worse and "Site UNP21/SS/02" can only exacerbate the situation. Not too many people obey the 20mph speed limit and the speed bumps are largely ineffective and noisy. We are short enough of trees as it is; where are replacements going to be planted? This proposed development is on a wildlife corridor, despite the survey done for the building at No9, which was extremely inaccurate and clearly inadequate.	4/7/2021 10:55 AM
60	Site UNP21/LS/05 and Site UNP21/LS/02 are both in fields which are regularly used by dog walkers and families. If the last 12 months have taught us anything, it is that such accessible and beautiful areas should be protected. With these 2 proposals, Uppingham Gate, extension to the Beeches and distant plans for construction on the other side of the roundabout (I presume very distant as not included in this Plan) all of this development seems to be grouped in one area of Uppingham. The recent development on Leicester road is well placed and has been very well put together. I would support any extension to this area. I fully support the Uppingham gate proposal and extension to the Beeches (Where I am a resident) However, I have some concerns as to how construction workers/equipment	4/7/2021 10:55 AM

will access the Beeches extension site. Thank you for the opportunity to provide feedback on the plan. Stephen Lambert stephen.lambert97@live.com

61	No mention of how the schools and services will cope with more housing.	4/6/2021 6:39 PM
62	I assume the SGB decision by RCC will have an impact upon the revision.	4/6/2021 3:52 PM
63	The Leicester Road UNP21/LS/04 development would be visible from the footpath to Wardley wood, an area of outstanding natural beauty. its too close to this area. These are all "green Field" sites, there is no mention in the developers plans of offsetting this loss with a carbon neutral build. eg Solar Panel roofs, ground source heat pumps, massive tree planting etc. Many trees were felled to build the Elms Development and not many planted, the houses are not fit for the carbon neutral environment necessary within a few decades.	4/6/2021 2:25 PM
64	04 An unnecessary development outside a proposed bi-pass. It also does not make planning sense to insert a bi-pass and then have a housing estate on either side of it.	4/6/2021 9:58 AM
65	We need affordable housing for single people. Rent and to buy but mainly rent.	4/5/2021 8:29 PM
66	UNP21/LS/01 Main concern is that new axis from A47 coming from Leicester could be dangerous as vehicles have to cross A47 going West and it is a very fast piece of road need to consider roundabout or traffic lights UNP21/LS/02 increase of traffic flow on Firs Avenue and on to Ayston Road will cause congestion. Access through Goldcrest is narrow and houses next to area affected and proposed new country side access already exists and is only onto allotment area or cow field to A47 UNP21/LS/05 access road from Ayston Road will cause problems as increase in congestion to and from roundabout especially for lorries to proposed supermarket and maybe area will experience noise pollution from A 47. Supermarket siting would be better on UNP21/LS/01 site. Do plans need to consider building of new Primary schools and extending surgery. Sad at loss of green belt on plans 02 and 05	4/5/2021 9:59 AM
67	Uppingham Gate has been in existence for many years and has hardly been developed which gives the impression there is little appetite for businesses to operate in Uppingham. How much of the 75% now committed to the site is commercial, light industrial or small businesses and how much is this going to boost the economy of the town and provide employment for local people? It appears that this developer is using the Uppingham hopper in their submissions as a way to transport people; a charitable service which may or may not continue to run. It appears that affordable housing and bungalows will be on the sites furthest away from the town. This seems flawed especially as bus services are constantly under threat and again the developers are happy to place reliance on a charitable bus service. This is a lot of new housing and commercial development for a small market town and seems out of step with Uppingham's identity.	4/4/2021 11:19 PM
68	Nearly all the proposed sites will increase the volume of traffic on an already busy road, which has considerable traffic problems. None of these sites should be developed until a bypass has been built.	4/4/2021 2:45 PM
69	Frankly, I have no trust in the NP as an exercise in local democracy. The limits on numbers of residential units in the last NP were completely overridden and even more of our green assets surrendered for profit. What is needed is housing suitable for an ageing demographic ie housing with large living spaces and a smaller number of bedrooms to encourage the retiring population to downsize.	4/4/2021 9:57 AM
70	Given the size of the development being proposed at N Luffenham why is any significant residential building being proposed in Uppingham? We expected to see a service station in the Uppingham Gate development (as per the UNP) but can't see one in the plans presented. We hope this doesn't mean that this makes building one on fields on the opposite side of the A47 more likely. The obvious place for building a service station would be on this Uppingham Gate site near the supermarket. The service station in the town centre could then be moved out of the town and the land used to enhance town facilities. UNP21/SS/01 is laudable in its intent but the land is immediately adjacent to the sewage plant. Not sure this is the most appropriate site for residential development. Couldn't homes for local young people be incorporated into the Uppingham Gate development instead?	4/3/2021 9:14 PM
71	The number of houses required can easily be provided by the proposed larger sites, it is just necessary to ensure that the right mix of affordable, retirement and market houses of suitable sizes are provided. Not just an overburden of 3 storey 5 bedroom houses which appear to be the norm. Unfortunately both of the small sites are unsuitable with Seaton Road being too far from the town, in a poor location adjacent to water treatment, costly infrastructure and an unaffordable design. Stockerston Road is an almost impossible site to access without unacceptable tree and shrub loss, an access which would pose highway dangers, extremely costly infrastructure making the development in it's present form financially unviable, detrimental to the existing wide variety of wildlife and having an unreasonable affect upon existing properties.	4/3/2021 12:44 PM

72	No bypass, no affordable housing	4/2/2021 7:28 AM
73	On the whole, most of the plans and suggestions are reasonable and situated upon ground that is easily accessible, not likely to suffer from flooding from water courses, and with relatively easy access to existing roads. UNP21LS01 - This is a logical site and should be developed UNP21LS02 - Potentially a good site, but it will throw much more traffic on to Firs Avenue and its egress on to Ayston Road. UNP21LS03 - Again, potentially a good site, however would it be better to have the green space in the western third of the site so as to allow easy access from the other properties along the Beaches? It would also allow the small green space at the end of Twitchbed Lane to be incorporated with the new Public Open Space. UNP21LS04 - This site is one of the best available. If the north/south bypass is built, and it takes this route, then there will need to be some sort of noise pollution control for the estate to the east and south east. UNP21LS05 - Again, a very logical place. UNP21SS01 - A good use of a derelict area. UNP21SS02 - A poor idea, unsuited to development due to its terrain, too limited in scope and will not make a serious inroad in to the plan for the number of dwellings proposed for and required by Uppingham	4/1/2021 6:55 PM
74	Much more information is required for residents to be able to comment in a fully informed way. The size of the Overall plan (p.3) is too small, as are all the other schematics and it would be helpful to see how this compares to the the 2016 Neighbourhood Plan where it seemed the West side of the town was the only site for a large number of houses to be built, plus the 'Employment Land' UNP21/LS/01, which in principal I agree with, yet wonder what the 75% of committed to businesses actually means, when previous papers have stated that the take up of units in further development here is questionable. Most of the new proposed development is North, East & West of the town, why none to the South? We need more information on evidence for the need of further housing and how many over what period. I am totally against a further 80 houses to be built as a continuation of the Beeches with the sole access being the existing Beeches Road; it will significantly increase vehicles along the Beeches, the design of which does not make for safe passage of residents along the road into the town when walking, with any more vehicles passing along that road, than already do. The proposals seem to now look like they are more akin to the RCC Land Availability assessment where further sites have been highlighted to the East of the town, where potentially the North East corner of the town could be overdeveloped to the detriment of existing housing and the nature of the pleasant estates they currently are. This is a start, but we as residents need a fuller briefing, more information on numbers required, an easily accessible one stop portal to look at all things Uppingham. It is quite confusing with all the different forums, groups and such like that make up the voice of Uppingham and trying to find pertinent information not easy. I hope that COVID allowing, we can have much more public debate and forums for airing our views, in the meantime, can all this information be accessible on Uppingham First and/or the Town Council Website. Thank you; a rather concerned resident.	4/1/2021 4:36 PM
75	Re: LS01 Uppingham Gate, What measures will be taken to ensure Alston Road does not taken further HGV traffic Re: LS02 Firs Ave has a 20mph speed limit which is ineffective and not adhered to, additional traffic calming measures are necessary if this goes ahead. With a proposed 63 houses, giving a potential 126 extra vehicles and 240 extra daily traffic movements , the dangers to children and older residents would be unacceptable. Re LS03, The Beeches, Access to this proposal again comes from Ayston Rd, which is already polluted with high sided vehicles and traffic exceeding speed limits. Re LS05 Land at Ayston Rd. Over development as already one retail food outlet planned in the more appropriate Uppingham Gate LS01.	4/1/2021 3:10 PM
76	LS01 and LS05 will their proximity / access to the A47 seem misconceived. LS01 will do nothing to improve the view of the town. LS02/03/05 will create increased traffic for these existing estates	4/1/2021 2:29 PM
77	We are not at all convinced of the need for two supermarkets.	4/1/2021 11:31 AM
78	I wouldn't trust the developer of UNP21/LS02: he is either a surveyor or is advised by one, but it should be pointed out to him the the allotment gardens are to the WEST of his planned development site not east. UNP21/LS05. I cannot accept that another supermarket is necessary on this site. A similar development is proposed on the other side of Ayston road (UNP21/LS/01): do we need two of the same so close to each other? Furthermore, it will generate traffic from early morning till late evening in a residential area with old and young people around, and the access road will be inadequate for the extra traffic generated. Mention is made of 'the north-east of the roundabout junction of the A47 and A6003 ... proposed roadside service etc': why is this proposal missing from the booklet?	4/1/2021 11:23 AM
79	The supermarket on UNP21/LS/01 is sited right at the far end of the development, making it too far for me to walk from Uppingham so I would need to use the Hopper. Therefore I would not do my regular weekly shop there. I think it would have been better sited at the	3/31/2021 2:51 PM

Uppingham end and putting the Elderly Persons Housing at the far end where there would be less traffic passing. I would go to the supermarket occasionally as an outing. UNP21/LS/05 the same comments apply. I presently use the Co-op which is only four minutes walk for me and I can use my trolley for my weekly shop. I hope that the Co-op will not close down because of the existence of a bigger supermarket(s) in the area as that would make shopping more irksome and time consuming for me.

80	UNP21/LS/01 In principle we like the proposal for the Elderly persons home, light commercial, retail/food, small business. However we feel there are better options for residential housing within the town. UNP21/LS/03 Concerns about additional traffic through the existing Beeches development, also increased traffic at the junction with Ayston Road.	3/31/2021 11:21 AM
81	Further developments on the Leicester Road (other than those already commenced) are a disaster for us who live on the road both from an ecological, environmental and wellbeing viewpoint. Stop greenwashing these plans the developers are solely profit focused, we will just have another modern estate that does nothing for people or planet. NO!	3/31/2021 10:28 AM
82	Huge concern about the additional traffic on The Beeches to access Site UNP21/LS/03. 80 houses would likely add 160 cars to the estate all requiring access via one fairly narrow road. Similarly to lesser extent another 63 houses accessed via The Firs.	3/30/2021 11:18 PM
83	UNP21/LS/03 : the development requires public footpaths through to the Quadrant to reduce car usage for those going into Town. This survey makes no mention of proposed service station on the far side of the A47 island which extends Uppingham beyond the natural boundary of the A47 and impacts the mixed use element of 2 of the proposals.	3/30/2021 9:52 PM
84	Site UNP21/SS/01, we need affordable housing but this site is too elevated. Site UNP21/SS/02 the entrance from Stockerston Rd is very narrow unless more land is taken from no. 7 Mrs. Fenelon's land.	3/30/2021 6:41 PM
85	Proposed bypass does not bypass uppingham, therefore not a bypass. Also incumbent on Bloor Homes estate existing owners which is mightily unfair considering the property values in that area which currently enjoy open views across countryside and were purchased on that premise. Any bypass should completely bypass the town running from A6003 at Stoke Dry turning perhaps to link directly with the A47, else what use is it directing traffic along minor routes through a developed area along Leicester Road? Hugely unpopular suggestion as far as the residents of The Elms, Bloor are concerned.	3/29/2021 11:17 PM
86	The Leicester Road plan with a feeder road to a potential bypass is particularly alarming. Uppinghams assets lie with the town's unique traditional offerings, AND the outstanding countryside on almost every residents doorstep. This kind of development pushes that further and further away and is totally unnecessary.	3/29/2021 10:05 PM
87	I believe that Leicester road and seating road make sense. All the other sites will upset the community and spoil the views. There is already too much land being spoiled by concrete jungles. Let's not spoil Uppingham.	3/29/2021 6:55 PM
88	If any further housing needs to be added to Uppingham then I feel it should be done where the newer housing estate has already been placed (Leicester Road) This way this is not going to impact any current residents and there views, property prices etc	3/29/2021 6:53 PM
89	The additional developments do not outline for more community support i.e. additional schools, doctors etc. A bypass outlined on the Langton Homes proposal will make surrounding property unattractive to future sales, and unsafe for such a family housing area within the Bloor estate.	3/29/2021 6:39 PM
90	I would like a project that brings something more than just new housing to Uppingham	3/29/2021 9:22 AM
91	We are totally opposed to UNP21/LS/05 which is the Larkfleet proposal. 1. The site location is inappropriate for this sort of development because of the difficulty of access onto the A6003 opposite the entrance to Uppingham Gate and the proximity of the roundabout where further development is anticipated. The addition of a supermarket and attendant traffic will only serve to make this problem worse. 2. Larkfleet's proposals to develop this land have already been turned down by the community and have also been the subject of significant and costly legal argument incurred by the town. 3. The developer has a poor reputation for the quality of its building and failure to deal swiftly with purchasers' complaints. Several MPs in the East Midlands have been involved in trying to bring about resolutions in such matters.	3/28/2021 8:25 PM
92	Larkfleet are traitors and we must not forget that they took RCC to the High Court because they did not agree with neighbourhood plans. I have heard also that their customer service is very poor. I certainly do not see why we need so many homes with little work and/or additional facilities	3/28/2021 5:09 PM

93	Proposed developments should now stipulate the fitment of renewable energy solutions (Solar PV, Heat Pumps, etc.) as it is imperative that these technologies are integrated at point of build to fully realise their efficiencies. A condition of planning should be that no Oil/Gas boilers are installed on premises - thus driving forward environmentally friendly technologies. A fantastic example is West Highland Housing Association / Sunamp who have integrated latest technologies to reduce CO2 output. The future of Uppingham should be green.	3/28/2021 11:58 AM
94	re LS03, Beeches, Opposed because The Beeches has a single access road. Another 80 houses will mean 160 cars or more, plus addl commercial heavy traffickmaking home deliveries for on-line shoppers, which the entry route cannot safely sustain. Residents of 'The Beeches road' would be subjected to significantly increased environmental pollution, disruption and safety hazards which is unacceptable.	3/28/2021 9:35 AM
95	My feeling is that the last NP was a completely token gesture towards taking into account local opinion. Despite that previous plan laying limits on the proposed developments in terms of number and size of residential units for sites such as Leicester Road, the views seem to have been ignored by the planning committee. Local green sites are being gobbled up and crammed with housing units that don't address local needs in the form of better housing and facilities for an ageing population in a post covid world.	3/28/2021 8:31 AM
96	No provision for facilities health, leisure, recreational	3/28/2021 6:51 AM
97	Whilst it is a very kind gift to assist younger people in getting on to the housing ladder the site does not lend itself to housing of any description due to the proximity and continual pump noise from the sewage works.	3/27/2021 6:37 PM
98	It is clear that lots of hard work and meticulous thought has gone into this document. Our local councillors should be applauded for their work. It is always difficult to see the open countryside we do cherish with artist's impressions of houses on it but our children have to live somewhere, and the locations chosen are appropriate and proportionate. My only suggestions would be that a family dining pub should be included at Uppingham Gate. We try to use local pubs but they are often inappropriate for anything other than a quick drink. A large pub with a play area would be very welcome. And I would also please urge you to think about providing a multi-use games area for our teens somewhere in your plans. Tod's is monopolised by the adult male football team, has no goals and is covered in dog poo. Our children can no longer play cricket or football in the streets because of housing density and the volume of passing traffic and parked cars. An small, enclosed MUGA, like the one at Gretton park or at the park in Stamford would give our bored teens something to do and would keep them active. Maybe developer contributions would help pay for it? Many thanks for all of your hard work.	3/27/2021 12:14 PM

17 / 17

Appendix 8: Manual Responses relating to potential development sites - Booklet April 2021

Developers' Proposals Feedback Form (33 manual forms)				
Resident of Uppingham?	Yes	31		
	No	0		
	Unstated	2		
Q1	1	3		
	2	1		
	3	8		
	4	8		
	5	11		
Q2	1	2		
	2	3		

	3	10			
	4	9			
	5	7			
Q3	1	2			
	2	1			
	3	10			
	4	7			
	5	9			
LS/01	1	6			
	2	1			
	3	7			
	4	6			
	5	10			
LS/02	1	6			
	2	6			
	3	8			
	4	2			
	5	7			
LS/03	1	11			
	2	1			
	3	7			
	4	5			
	5	7			
LS/04	1	5			
	2	4			
	3	8			
	4	2			
	5	11			
LS/05	1	12			
	2	3			
	3	8			
	4	0			
	5	8			
SS/01	1	3			
	2	3			
	3	4			
	4	6			
	5	13			
SS/02	1	11			
	2	6			
	3	4			

	4	1			
	5	9			

Additional Comments

Seaton Rd houses - an odd site sandwiched between sewage works & solar farm, also too far out of town to be family-friendly

Too much development if all the projects go ahead

Houses with views being built destroying the views of houses that have views. Why? Doubtless said houses will be thrown-up, shoddily-built, unaffordable boxes

The estates have enough traffic throughput as they are now, with potentially 160 more cars (2 for each new build) Parking/doctors/dentists all stretched to capacity already

The people who can afford these houses won't work locally and will not be spending money in the town

The consultation booklet provides no context for the proposals, e.g. housing requirements for the plan period

LS/02 access should be via LS/05 development, to reduce traffic on Firs Ave and Goldcrest is too narrow for access to 63 homes

LS/04 should be only after other sites finished

LS/01 we don't need a Macarthy & Stone (rip-off). Access to store from A47 would be dangerous

A commitment to affordable housing for young people/key workers is a priority. Safe & easily accessible vehicular access is also important.

Sites which threaten ecological damage to the environment should be avoided, e.g. UNP21/SS/02. This particular proposal would destroy part of a green corridor which runs from east to west & includes an arboretum & conservation area

Two supermarkets on the A47 would kill the High St. Too much building all at once along the A47

SS/02 This field has great ecological value. It is a lung & a wildlife corridor, along the stream & the hedgerow which dates from the Act of Enclosure 1604. 40 varieties of birds seen, 11 varieties of mammals, incl. bats. Would involve difficult & hazardous access onto Stockerston Rd. Would overlook girls' boarding house - Samworth. This small development would inevitably lead to a larger development

LS/03 too many houses. LS/04 is outside bypass. LS/05 housing too near to supermarket

Affordable housing the most important as it is badly needed

All of the projects which I have scored 1 appear to be entirely opportunistic and severely lacking in detail

I do not agree with any further developments in Uppingham. Housing should go to St George's Barracks & all supporting development to make it entirely sustainable & self-supporting

Overcrowding!

Uppingham & the Beeches become too big, increased traffic - children - residential area - traffic already frive too quickly & increased volume would make the roads more unsafe

Why does access have to be through the exitsing housing estate? Again safety issues, especially for older people & children. Devaluaion of house prices due to increased size of the estate.

LS/05 & LS/02 if both given planning will create 1 big housing estate although cleverly shown as separate planning. Also contributing to urban sprawl right out to A47 Uppingham roundabout

LS/03 Access via The Beeches for up to 80 more houses (approx 160 cars etc) will create traffic problems as (a) entry/exit to Ayston Rd @ T junction, Ayston is a fast, busy road at times, (b) people often park on Beeches Rd and this will cause congestion, thus greater pollution. Suggest add access from LS/01 development to back of Beeches estate to alleviate/spread traffic load on Beeches/Ayston Rd junction

Any development's access should be considered very carefully - preferably any access should be independently constructed & not added to existing developments. Thus the problems & disturbance of construction vehicles & the added weight of vehicles resulting from the new houses does not become unbearable to other residents.

All of the proposals are viable - as long as developers cannot get out of building affordable homes by paying a fine, which is what has happened in the past. It's a joke! And us residents do know this is what is allowed to happen.

I really do not understand this survey as it is just a sales brochure. It doesn't give any pros and cons and I cannot understand what practical purpose it is supposed to serve. It seems to me that this booklet is a waste of our Council Tax.

I would only support the site LS/03 off the Beeches estate if number of houses scaled back significantly, with physical separation from the Beeches, and new access to the north to link up to Uppingham Gate development SS/02 Dangerous access onto Stockerston Rd. Shame about loss of countryside space

LS/05 Access too close to roundabout. Don't want a food store such as Aldi

The Larkfleet proposal to include a supermarket is totally inappropriate for that site and within the housing development. Entrance to the site is too near the roundabout

The proposed Robinsons development will put too much traffic down Firs Ave and develop a side of the bypass that otherwise remains undeveloped

The town has enough new developments as we do not have the infrastructure to support all these homes. The doctors, dentist already do not have the capacity to deal with the new houses. The traffic is going to be horrendous going through the town especially at the traffic lights. The new housing along the Leicester Rd is far too much. The main attraction of the town is its small centre which will become completely dominated by all the new builds on so many sites around the town. It would be much more sensible to build a new village with everything like shops, surgeries, transport links laid on one site. It must have links to main routes.... (it goes on in the same vein)

The only housing I agree to is affordable housing for key workers of the town. All other modern housing estates can be built elsewhere if they are proven to be required.

Larkfleet Ayston Rd: The map suggests that on its northern border it has strayed across the A47. Those of us who drew up the first plan all agreed that the A47 would be a fixed border. Once crossed you would get inevitable creep to Ayston & Preston.

Fenelon development: Not suitable for several reasons. The main one is another access onto Stockerston Rd. When Uppingham School is in residence, staff cars make this road extremely tricky with through traffic trying to use what is turned into a single lane from both directions.

The Town Council should make every effort to prevent the proposed petrol station & extended facilities north of the A47. That may make it necessary to offer land to the south which could affect some other plans

Can Uppingham Town Centre cope with all this development? Think about the schools & all the extra building that will be needed there.

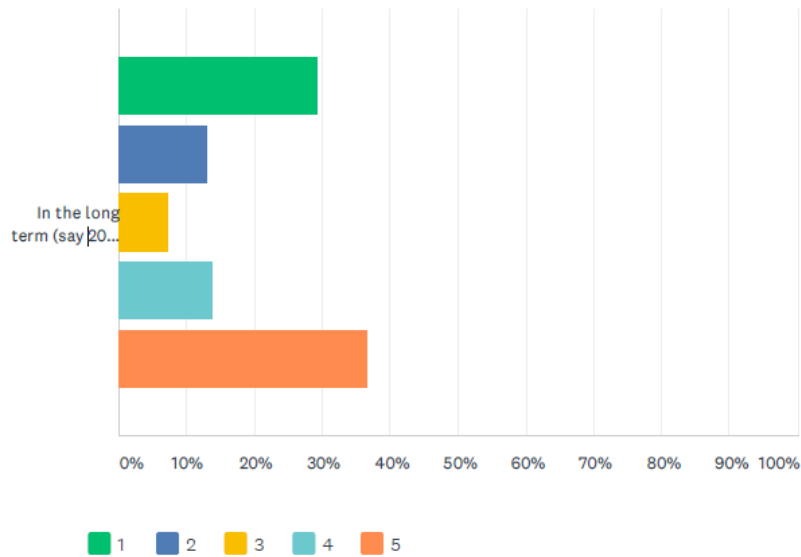
Appendix 9: Summary of Community Feedback on potential development sites

PUBLIC FEEDBACK ON INDIVIDUAL SITES											
a) Booklet											
Survey Monkey data											
	LS/01	LS/02	LS/03	LS/04	LS/05	SS/01	SS/02				North of Leicester Road
	31	53	57	49	66	28	42				
	40	56	44	38	46	44	36				
	99	99	75	93	78	87	96				
	152	108	100	104	108	124	112				
	250	145	215	230	155	310	260				
	572	333	481	285	453	593	546				3.17 N/A
			2.71	2.85	3.01	2.62	3.45				
Manual Data											
	6	6	11	5	12	3	11				
	2	12	2	8	6	6	12				
	21	24	21	24	24	12	12				
	24	8	20	8	0	24	4				
	50	35	35	55	40	65	45				
	103	343	89	100	82	110	84				2.71 N/A
			2.89	2.87	3.33	2.65	3.79				
Combined data											
	572	461	491	514	453	593	546				
	103	85	89	100	82	110	84				
	675	334	580	614	595	703	630				3.10 N/A
			2.74	2.86	3.05	2.62	3.50				
Ranking											
	2	6	5	4	7	1	3				N/A
Points scored on model											
	6	2	3	4	1	7	5				1 (did not get scored)
b) Developers Morning											
Average scores											
	3.8	Did not attend	Did not attend	3.7	3.2	4	3.2				Did not attend
Ranking											
	2			3	4	1	4				
Points scored on model											
	6	1	1	5	4	7	4				1

Appendix 10: Results of Survey Monkey relating to a potential bypass - Booklet April 2021

Q1 On a scale of 1 to 5 (with 1 being 'not at all desirable' and 5 being 'extremely desirable') please rate your views of the following:

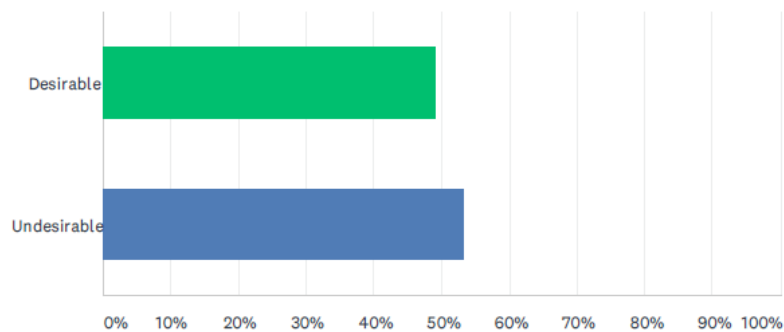
Answered: 123 Skipped: 1



	1	2	3	4	5	TOTAL
In the long term (say 20 years), would the building of a north/south bypass have a desirable/undesirable impact on the town?	29.27%	13.01%	7.32%	13.82%	36.59%	123
	36	16	9	17	45	

Q2 In the long term (again, say 20 years) do you believe the building of a north/south bypass around Uppingham would have a desirable or undesirable impact on local businesses?

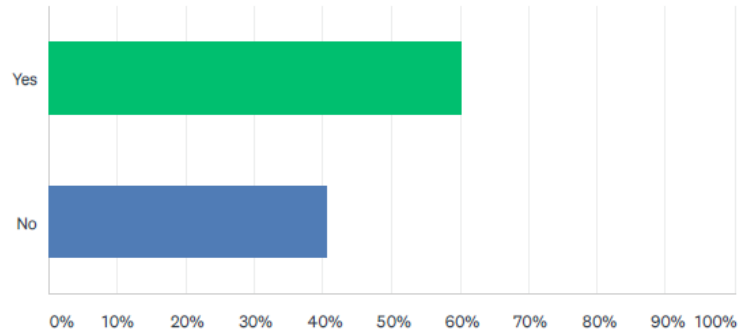
Answered: 120 Skipped: 4



ANSWER CHOICES	RESPONSES
Desirable	49.17% 59
Undesirable	53.33% 64
Total Respondents: 120	

Q3 Should the Town Council indicate the possible build line of a north/south bypass in the updated Neighbourhood Plan and seek funding to build it, perhaps in stages, during the next 30 years?

Answered: 123 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	60.16%	74
No	40.65%	50
Total Respondents: 123		

Q4 What other comments do you have on the long term need for a north/south bypass around Uppingham?

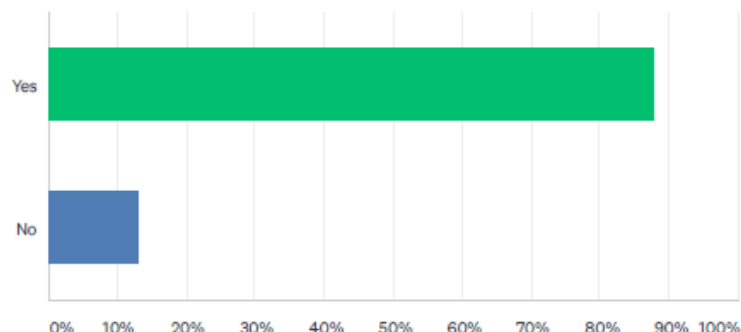
Answered: 99 Skipped: 25

Q5 In which part of Uppingham do you live?

Answered: 117 Skipped: 7

Q6 A 60% increase in vehicular traffic is predicted by 2030. Should the Town Council consider environmental policies that will discourage heavy vehicles from using the route?

Answered: 116 Skipped: 8



ANSWER CHOICES	RESPONSES
Yes	87.93% 102
No	12.93% 15
Total Respondents: 116	

Appendix 11: Results of Manual Feedback on Booklet – Bypass

Bypass Questionnaire

(26 manual responses)

- Q1
- 1
 - 2
 - 3
 - 4
 - 5
- Q2 Would lessen noise & pollution of through traffic but would have impact on business
 In 20 years are vehicles not electrical?
 It would remove through traffic from the centre of Uppingham
 Safer in the town, less lorries and traffic. Good to have a cycling route too
 End up as a ghost town like Oakham
 Through traffic provides trade
 It should have been started 20 years ago
 Traffic is likely to increase in the next 20 years, and already we have regular jams around the traffic lights in town
 Necessary for economic development
 It would get rid of heavy through traffic in the town centre
 The Ayston Rd has become very busy since the A47 bypass was constructed
 Far too much heavy traffic passes through the town on the A6003
 Travelling through the town makes people aware what a nice place it is, and then probably they will visit
 To get the heavy traffic out of the town
 The attraction of living in Uppingham is the very personal nature of the centre - a real community asset
 A review of towns that have gone for bypasses (e.g. Oakham) have seen a significant decline in business.
 If you're on a bypass, you never stop to buy something @ small towns

A route to the east would help industry

Hopefully would end the heavy traffic from Aston Rd/Orange St and on to Corby

A bypass would reduce the number of HGVs, making it a lot quieter - and reduce passing traffic considerably
Because of ongoing congestion and disruption, noise and fumes

Hopefully in 20 years' time traffic will have changed from now - less pollution/noise/volume

- Q3 1
2
3
4
5

Q4 Driving through an attractive market town will attract passing trade

It will not necessarily attract visitors to Uppingham

Advantages/disadvantages to both. Loss of trade for High St & might suffer, but traffic issues are negative

If people want to shop in the town, they will come in.

It's obvious to anyone with a brain. Safety & pollution

Trade from passing traffic would be lost, which would help local parking but there are more important considerations
I look at places such as Oundle which has kept its heritage status. The bypass has not deterred visitors to the town centre.

Local shops benefit from passing trade

People would be attracted to the town more

More room for residents' parking, and shopping will improve. Lots of new residents with so much new housing

People already travel to Corby or P'boro for what they can't get in Uppingham, so local businesses who offer a personal & efficient service should be safe

With a bypass Uppingham would once again become a market town

Vital to support local growth

It would encourage visitors to shop as the town would be more peaceful & more attractive

End up as a ghost town - no one will stop in Uppingham

Bypasses kill towns

Possibly of benefit to Station Rd industrial estate for access which is very poor & awkward at present

- Q5 **Yes**
No

- Q6 **Yes**
No

Q7 What are the opportunities for rail - present and future?

Must allow for waste/delivery vehicles, ambulances & fire engines

Divert HGVs via Duddington, if practical

Dissuade traffic from town centre. Fumes etc problematic

Toll on vehicles dependent on length (artics) or weight. Income to be used to benefit all of Uppingham.

Large/20-40tons should go via A47/A43 to Corby and beyond. Having a bypass will only encourage more trucks = more pollution around Uppingham & villages

Why is a weight limit not allowed? Can't it be challenged?

I don't understand why we can't have a weight limit

Whatever is possible. Weight limit is important & should be enforced or encouraged

There is no viable alternative at present, so the Council should take into consideration the environmental issues of building the best bypass route. Not sure what the alternative routes would be, but farmland will have to be disrupted, so least possible disruption to agricultural land would be preferable.

I had a shop in Orange St 1982-2002 and even then the heavy vehicles caused untold problems, i.e. vibration causing stock to fall in the windows, and damage to pavements when wheels breached the edge

A weight limit should be sought, or a limitation on number of axles

Heavy goods vehicles from Corby should have to use the A43 and in the opposite direction as well. That would solve Caldecott's problem as well.

The environmental policies which are of most importance must be the reduction of road traffic to address the climate change reality

7.5 ton need bypass first

Street furniture to dissuade lorries + chicanes

Like Stamford has done, divert heavy traffic onto A43 to Corby

Toll heavy vehicles

A weight limit is needed - possibly make the town a clean-air zone or solely residential traffic, with delivery exceptions

Q8 How accurate is the 30% increase?

Anything which would reduce the noise pollution and an unhealthy environment is key

Traffic only builds up for a short period am and pm - not necessary or financially justifiable

The weight of traffic is increasing - at times it is v. difficult to exit the Beeches - the flow of traffic can be continuous
If/when a bypass is built, that the land inside is not then completely built on

I don't believe there is or will be a need. Compared to other communities elsewhere we do not have a problem and should not therefore waste our resources

It is needed to relieve the market town of wear & tear & fumes

Any route would be welcome - the east might be easier due to hillsides

We need to reduce the lorry traffic in some way

It is needed now or within the next few years if the rate of growth is as planned

The resolution of the climate change disaster must control road traffic policy, so building of new roads must be discouraged

It isn't a long-term problem - it needs to be a short-term urgent problem and addressed using special powers. Not just discourage but prohibit HGVs on the A6003

Inevitable. Take into account bicycle and pedestrian use, and do not create a speed way.

It is essential

A route to the east would be beneficial

Cycling route and a footpath

Traffic is already excessive by HGVs

Industrial development would benefit by eastern route. Parking & congestion in town will be a big issue without bypass

The north/south road via Caldecott is not suitable for heavy vehicles

Bypasses can create increase in density of building projects, hence more traffic, e.g. Oakham

Q9 Spring Back Way (x2)

The Beeches (x3)

The Elms

East End opposite the upper

High St East (x2)

West of centre (x3)

Western edge (x2)

North (x3)
Stockerston Rd
Lime Tree (x3)
Orange St
Norton St
Wheatley Ave