

Uppingham Vanguard Board

Working Together to help Uppingham Become an Exemplar Market Town

**Summary Notes of the Ninth Meeting of the Uppingham Vanguard Board held at 10am on
February 17th 2022 in The Falcon Hotel**

In Attendance

Members/Representatives of – Ancer Spa; CPRE Rutland, BRA Ltd, Limes Firs & Spurs Residents Association, Uppingham Neighbourhood Forum, Uppingham Community College, Uppingham Business Forum, Uppingham First, Langton Homes, Marrons Planning, Allison Homes, The Vistry Group, SEC Newgate, RCC, UNP/Town Plan Groups, Uppingham Patient Participation Group, King West and members of the Wills family, Uppingham Homes Community Land Trust.

1. Welcome and Apologies

Cllr Edward Baines, Chair of Uppingham First welcomed everyone to the meeting. Apologies for absence were noted from Chris Merricks (Chair of NPAG) Liz Clarke (C of E Primary School) and Gordon Smith (Matrix Planning).

2. Declarations of Interest

The community, council and business interests of those participating were noted.

3. Rutland Local Plan Update – Implications for Uppingham

- a) Developer/Landowner Perspectives – Following an introduction by the Chair in which he outlined member thinking behind the recent planning permission refusal at Ketton against officer advice, various developers/landowners offered their own perspective on the current position regarding the preparation of a new Local Plan. Concerns included the length of the timetable, the apparent repetition and the cost involved
- b) Uppingham Neighbourhood Plan Status – In the absence of the NPAG Chair, RS provide an update on the weight, legal status and juxtaposition of the emerging updated N Plan, the existing Neighbourhood Plan, the existing Rutland Local Plan and the updated NPPF. It was clear to all that working together with the emerging new Neighbourhood Plan was the right way forward.

4. The Uppingham Bypass Options

A visual presentation of the three bypass routes commended by the UTC appointed consultants and now in the public domain was offered on screen. It was noted that for RCC, an Uppingham Bypass was not the top priority.

5. Neighbourhood Plan Updates

- a) NPAG Vice Chair Report - In the absence of the NPAG Chair, RS brought the meeting up to date with progress made on the new plan. Significant was the fact that the UTC appointed consultant, Clive Keble, had now commenced his work on the drafting of policies based upon the data forwarded from the NPAG working groups and the existing N Plan and it was expected that he would be forwarding his first efforts by the end of the month. Once considered by NPAG and UTC, the proposed draft polices should be available to developers /landowners by April 2022

b) Employment Sites

Uppingham Gate - Ancer Spa led the meeting through an updated on screen presentation of the Uppingham Gate site which incorporates commercial workshop units, a residential care home, a proposed Sainsburys supermarket and some mixed housing. In discussion it was made clear that the case made for a new access to the A47 was critical to the project's success. It clear that the final design of the Uppingham Gate could also help empower further housing to the east side of the town and convenient access to the surgery, shopping and Hopper service. No further progress was reported on the discussions to enable the move of a Rutland electronics company to the site. This requires an upgraded power supply and more competitive pricing.

Station Road Industrial Estate - The visit of the town's MP Alicia Kearns and her offer to help explore a wider future for the estate and engage with Lincolnshire LEP was welcomed. Also, the offer of research support from Leicester University. RCC Director of Places Penny Sharp has also visited the site and arranged for a Tarmac representative to assess some highway improvement costings. Research is also underway to identify land for a suitable turning point with a view to attracting it in the current Local Plan call for sites

Welland Vale – Interest has been expressed in some limited further development of this site to widen the customer service offer and create further business/employment opportunities. The updated N Plan policies could help empower this

- c) Housing Sites - Housing Group Chair DA led the meeting through each of the sites in turn illustrating current proposals on screen where relevant. The town's need for more bungalows was stressed with a number of proposals requiring improvement in this respect
- d) Health, Education and Skills - Chair of the Uppingham Patient Participation Group, John Leslie provide an on screen analysis of the issues and statistics relevant to the Uppingham Surgery
- e) CIL and Section 106 Priorities - It was again agreed that a sensible way forward with CIL and S106 agreements emanating from the updated Uppingham N Plan would be for developers to share a draft of any future agreement with the community and the Town Council prior to any formal agreement with the county council
- f) Likely Policy Areas in the Updated N Plan - As indicated at minute 5a, it is hoped to circulate these at the next meeting once in draft form, but are likely to include a number carried forward from the existing plan. These include housing density, the Station Road development, broadband infrastructure, housing types required and independent reviews on larger sites.

6. Open Questions and Debate

In discussion before lunch issues addressed included: -

- a) The potential mutual benefit of dialogue between Ancer Spa and Marrons Planning concerning access
- b) The potential mutual benefit of dialogue between Matrix Planning and King West with regard to access and the proposed roundabout on Leicester Road
- c) As some developers had not been notified of the RCC call for sites and (despite the RCC website being consulted during the meeting) the view that it was unclear whether resubmission was necessary for sites already captured by the N Plan updating work, it was agreed that Secretary RS consult with the planning department and circulate the response (Actioned).

7. Review of Purpose

Following a closing summary from the Chair EB, developer representatives were invited to give feedback on the value, role and operation of the Vanguard Board. It was unanimously agreed that Uppingham was unique in creating such a body and that the Vanguard Board created a positive and worthwhile engagement opportunity for all involved in the future development of the town.

8. Date of next meeting

April/May date to be advised.

Notes prepared by Ron Simpson 26.2.2022

Note: The Uppingham Vanguard Board+ was created at the suggestion of a government advisor who was impressed by the town's forward-looking agenda. Its purpose is to share information with, and encourage collective debate between, organisations involved in the operation and forward development of Uppingham as an exemplar market town. The Board is administered by the award winning Uppingham First Community Partnership.

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