



RUTLAND COUNTY COUNCIL

**REGULATION 19 PRE-SUBMISSION LOCAL PLAN 2021: DRAFT CONSULTATION
DOCUMENT OCTOBER 2024**

**LAND TO THE EAST AND REAR OF UPPINGHAM SURGERY, NORTH GATE, UPPINGHAM
LE15 9NX**

This submission is made on behalf of the NFU with respect to Land to the East and Rear of Uppingham Surgery, North Gate, Uppingham LE15 9NX. The site is shown marked red on the attached Location Plan (drawing ref. 21920-0201-00).

Objection is made to Strategic Employment Allocation Policy E1.2 Uppingham Gate and in particular the extension of the employment allocation across land in the ownership of NFU and which benefits from an implemented, extant planning permission (FUL/2003/0168) for the construction of a car park and extension of access road (approved 5 June 2003).

The site marked red on the attached location plan (ref. 21920-0201-00) comprises some 0.67 ha of vacant land. It is not designated for any particular land use on the adopted Policies Map. It does however fall within the defined Planned Limits for Development for Uppingham (Inset 55 to the adopted Sites Allocations and Policies DPD) where Policy SP5 supports built development in towns and villages subject to a number of spatial and environmental safeguards.

The Regulation 19 Pre-submission Local Plan proposes at Policy E1.2 the allocation of Uppingham Gate comprising 6.8 ha of strategic employment land for a range of employment uses.



“Uppingham Gate” refers to an employment allocation in the adopted Rutland Core Strategy (adopted 2011) at Policy CS13: Employment and Economic Development. Policy CS13 safeguards the undeveloped high quality employment allocation at Uppingham Gate for B1, B2 and B8 Use Classes. The site was first identified in the Rutland Local Plan 1991-2006 and, as it had not been developed, was rolled forward into the 2011 Core Strategy.

The employment land allocation at Uppingham Gate was subsequently extended westwards in the Made Uppingham Neighbourhood Plan (2016). The extension of the employment allocation cut across a small area along the eastern boundary of the subject site. The relationship between the red line relating to Land to the East and Rear of Uppingham Surgery, and the employment allocation boundary as confirmed by the Development Plan is shown on the attached Context Plan (21920-0300 Rev 02).

The Regulation 19 Plan evidently proposes to further extend the employment allocation at Uppingham Gate to now include the land within the red line on Plan 21920-0201 and within the ownership of the NFU. **NFU strongly object to this proposal.**

In previous consultation stages of the Rutland Local Plan review, the Council has not proposed to amend the boundary of “Uppingham Gate”. The Policies Map to the Preferred Options Consultation retained the western boundary of the allocation consistent with that of the adopted Development Plan. There is no justification for extending the allocation yet alone a willingness from the owners to bring forward this additional land for employment uses.

Additionally the proposed Uppingham Gate allocation is not consistent with the emerging Uppingham Neighbourhood Plan. It will be noted that the emerging Uppingham Neighbourhood Plan (Review) 2022/2023 Submission Version does not propose including the land edged red within its proposed Uppingham Gate allocation. The proposed



Uppingham Gate allocation in the emerging Uppingham Neighbourhood Plan does align correctly with the NFU's ownership boundaries.

The Uppingham Gate employment allocation dates back to the Rutland Local Plan 1991-2006. It has been allocated for employment purposes for some 20 years. It is submitted that the Council has not undertaken an objective review of its existing allocations to establish whether the proposed uses remains realistic. There appears to be no realistic prospect of Uppingham Gate coming forward for employment use having been allocated for some 20 years. There is no evidence to suggest that its prospects of coming forward for employment use are enhanced by increasing the proposed allocation, especially when the owner of some of the additional land has never promoted the land for employment use and is not in support of its allocation.

The NFU has promoted the site through the Local Plan Review for a residential care home comprising some 65 beds. The site can equally support other forms of residential care and assisted living within Use Class C2. It is submitted that Land to East and Rear of Uppingham Surgery is ideally located to come forward for development for residential care and assisted living. The site is situated adjacent to Uppingham Surgery and within 100m of Ayston Road which serves as a public transport route. The site is well related to the built-up area of Uppingham. An existing access serves the site. The site is considered to be located in a sustainable location

The attached indicative layout (Drawing no. 21290-0002-004) presents how a two-storey 65 bed residential care home facility could be accommodated on the site. The building is situated centrally within the site surrounded by a landscaped amenity area. A substantial landscaped boundary can be provided along the eastern boundary to create a visual screen to any future employment development that may come forward at Uppingham Gate, and along the western boundary to provide privacy to the Surgery building.



Provision for staff and visitor parking and deliveries would be made to the north of the building close to the access point off North Gate. Public Footpath E268 passes through the site in a north-south direction. It is proposed to retain but divert the footpath along the western boundary of the application site. A potential route for the diversion is shown on the Proposed Layout Plan (Drawing no. 21290-0002-04).

The attached site Context Plan (Drawing no. 21920-0300-02) shows the site boundaries for the proposed care home facility marked red in relation to the neighbouring land uses and particularly the employment allocation marked in purple. The area of the employment allocation that falls within the proposed development site comprises some 0.062 ha and would represent a loss of some 1% of the total employment allocation. Balanced against this loss, the site could deliver a 65 bed care home to meet the future specialist housing needs of the County.

It is submitted that the Policies Map to the Regulation Pre-submission Local Plan be amended to delete the proposed western extension to the Uppingham Gate allocation at Policy E1.2 and that the boundary is amended to align with the correct ownership boundaries as proposed in the emerging Uppingham Neighbourhood Plan. Policy E1.2 in the Regulation 19 Pre-submission draft should be amended to reflect the revised site area.

PMK/CMF/5923

26 November 2024