

# SUPPORTING PLANNING STATEMENT

Demolition of Extensions to Meadhurst  
and Replacement with New Boarding  
Facilities, Arrival Courtyard and  
Associated Works

Meadhurst, 11 Ayston Road,  
Uppingham, Oakham, LE15 9RP

On Behalf of Uppingham School

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Document Author	Version	Date	Approved By	Comments
Ethan Glover & Scott O'Dell MRTPI	A	31/12/2023	Scott O'Dell MRTPI	Final

# 01 Introduction

1.1 This statement is submitted in support of a full planning application, which seeks the demolition of extensions and replacement with new boarding facilities, arrival courtyard and associated works at Meadhurst, 11 Ayston Road, Uppingham, Oakham, LE15 9RP.

1.2 This statement should be read in conjunction with other supporting information supplied as part of the planning application including:

- Application Forms;
- Topographical Survey (Aimcon Surveys)
- Existing Elevations (Aimcon Surveys)
- Existing Floor Plans (Aimcon Surveys)
- Site Location Plan (RHP)
- Proposed Site Masterplan (RHP)
- Proposed Floor and Roof Plans – New Build (RHP)
- Proposed Floor and Roof Plans – Retained and Refurbished (RHP)
- Existing and Proposed Courtyard Elevations (RHP)
- Proposed Elevations (RHP)
- Proposed Façade Elevations and Section (RHP)
- Design and Access Statement (RHP);
- Landscaping Proposals (Livingstone Eyre)
- Outline Site Clearance Plan (Livingstone Eyre)
- Landscape Concept Plan (Livingstone Eyre)
- External Fire Strategy Plan (Livingstone Eyre)
- Outline Planting Plan (Livingstone Eyre)
- Access and Servicing Plan (Livingstone Eyre)
- Parking Plan (Livingstone Eyre)
- Landscaping Sections (Livingstone Eyre)
- Preliminary Ecological Appraisal (CBE Consulting)
- Preliminary Ecological Appraisal Addendum (DeltaSimons)
- Biodiversity Net Gain Assessment (DeltaSimons)
- Heritage Desk Based Assessment (ULAS)

- Tree Survey and Arboricultural Impact Assessment (Ligna Consulting)
- Transport Statement (Mayer Brown)
- Sustainability Statement (Uppingham School)
- External Lighting and CCTV Strategy (Max Fordham)
- Drainage Strategy and Sustainable Drainage Maintenance Plan (Conisbee)
- Plant Noise Assessment (Suono); and
- Phase 1 & II Geo-environmental Assessment (EPS)

1.3 The following sections of the statement provide a description of the site and its surroundings, details of the proposal alongside an overview and assessment of the planning policy context relevant to the proposed development.

1.4 This statement has demonstrated that, when considering local and national planning policy, the proposal is considered to be acceptable in principle. There are no other material considerations, which would render the proposal unacceptable in planning terms. It is therefore respectfully requested that the application is viewed favourably and approved without delay.

## 02 Site and Surrounding Area

2.1 The site forms part of Uppingham School's estate and accommodates an existing boarding house known as 'Meadhurst'. It is located adjacent to another boarding house 'Farleigh' and the school car park, to the north of Uppingham Town Centre, west of the Ayston Road. As outlined in the Design and Access Statement prepared by RHP:

*"Uppingham School was founded in 1584. The school campus is integral to the town of Uppingham, uniting historic buildings and modern facilities to create a unique environment where pupils can flourish.*

*The school buildings, integrated throughout the beautiful market town of Uppingham and its immediate surrounds, provide sanctuary, warmth and exceptional facilities for learning, exploration and expression.*

*Through significant investments in their buildings and facilities over recent years, they have always sought to integrate the new with the old, and to uphold an identity that is uniquely Uppingham. The campus is a place of bold ambition that celebrates its illustrious past while always building with foresight and optimism for the future – creating an environment that pupils will cherish and value throughout their school years, and remember with fondness for life.*

*Meadhurst, the focus of this project, was one of the original 'country boarding houses' opening in 1896 originally in farmland to the north of the town.*

*The building fabric and services are nearing the end of their serviceable life and the school are reviewing ways to improve the quality of the facilities and securing a long term future for the site and the Meadhurst community."*

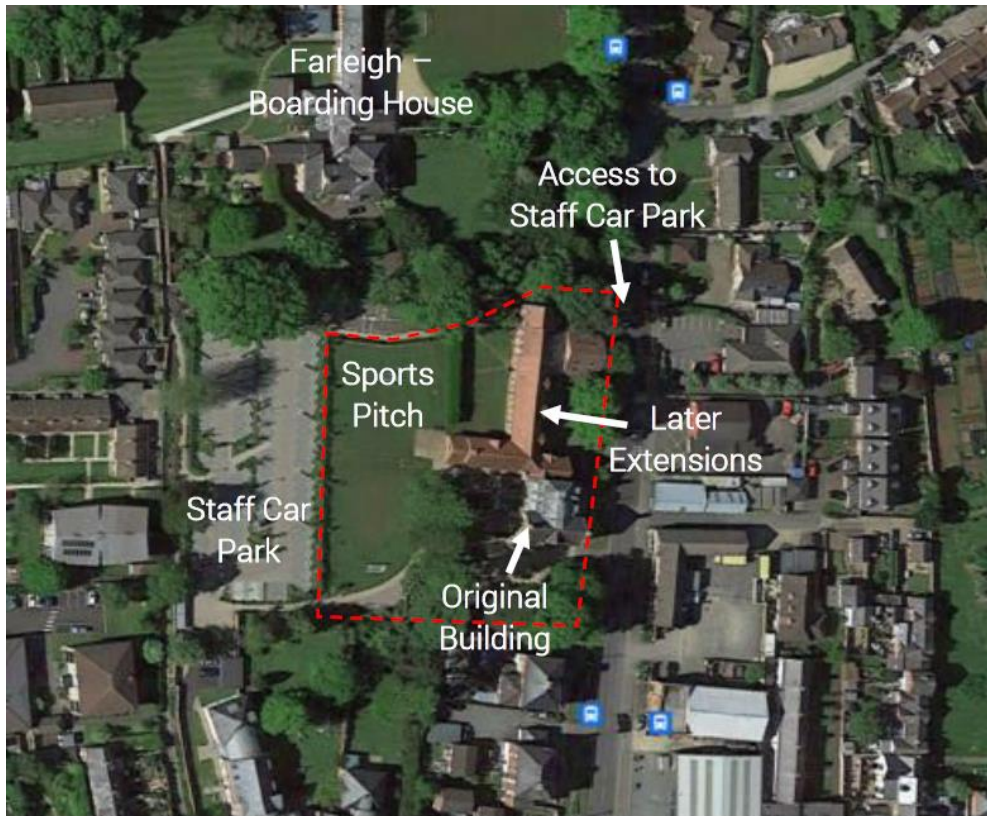


Figure 1: Existing Site Layout (Source: Google Earth)

2.2 The site is located within the northern limit of the designated Uppingham Conservation Area for which there is not a Conservation Area Appraisal. There are no listed buildings on or adjacent to the site. The nearest are 'Barn and Wall to the Manor House' (Grade II – 1295142), Starleigh (Grade II – 1252073) and The Old Cottage (Grade II – 1361446) all in excess of 100m located to the south along North Street West and North Street East. The HER for Leicestershire records no sites within the proposed area, but there are a number of known archaeological sites in the vicinity.

2.3 The Heritage Desk Based Assessment advises the following:

*The original building at the Meadhurst site was built in the open fields well beyond the northern limit of the town. It was one of a number of large country houses which were being constructed in the locality in the 18<sup>th</sup> and 19<sup>th</sup> centuries. The exact construction date has not yet been discovered but the building style suggests that it is likely to have been in the second half of the 19<sup>th</sup> century. It would probably have been built in one of the smaller parcels of land close to the town which were created following the enclosure and which were ripe for development.*

The First Edition Ordnance Survey map, published in 1885, doesn't give Meadhurst a name but shows the main stone-built range with a small garden around it. The main focus of the building appears to face southwards across relatively open ground towards Uppingham. Shortly after this date, in 1895, the site was named as Meadhurst and opened as part of Uppingham School. This was only a year before the neighbouring property to the north, called Farleigh, was opened by the School indicating that this was a period of growth and expansion for the School.

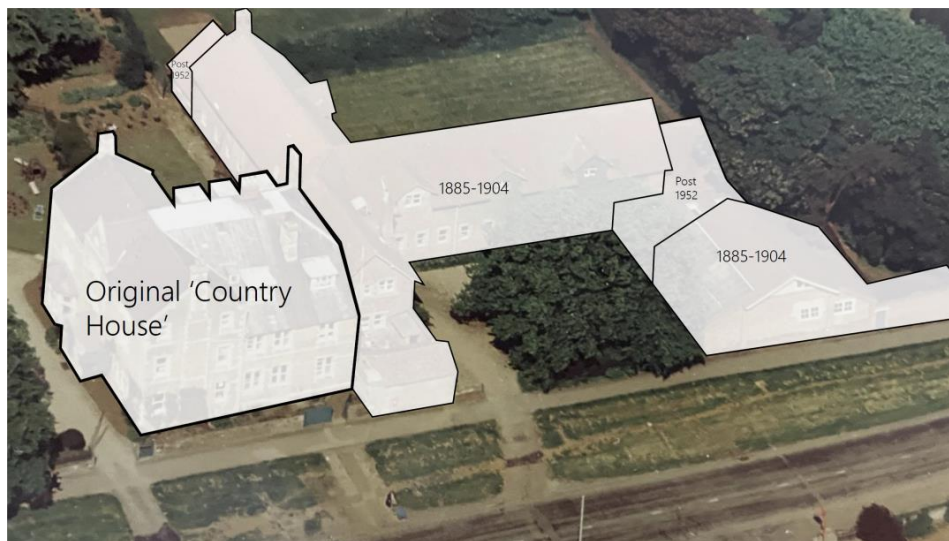


Figure 2: Evolution of the building based on historical mapping (RHP)

#### 2.4 In relation to the significance of Meadhurst:

The Meadhurst building is not listed, nor is it on the HER but is within the Conservation Area. The building is one of the last 19<sup>th</sup> century buildings extending from the town centre and fronting onto the west side of Ayston Road. It has a local significance in that it was one of the first country houses to be built in this former open area of Uppingham before being absorbed into the expanding town.

Meadhurst has also played a role in the growth of Uppingham School in this part of the town since the late 19<sup>th</sup> century. The later school building extensions do not have the same significance but have still played their part in the School's presence on the site for well over 100 years. As a building of local interest the Meadhurst House is of Low value.



- 2.5 The Preliminary Ecological Appraisal (CBE Consulting) and addendum (DeltaSimons) identifies the presence of buildings, hardstanding, trees, modified grassland, sealed surface car parking areas and ornamental hedgerow within the site. No significant ecological constraints were identified with negligible potential for ground nesting birds, bats or other protected species.
- 2.6 A Biodiversity Net Gain Assessment (DeltaSimons) has also been submitted which confirms the site consists of 0.11 ha buildings, 0.09 ha sealed surface footpaths, 0.04 ha gravel driveway, 0.3 ha pockets of modified (amenity) grassland and 0.03 ha introduced shrubs and scattered urban trees. Linear habitats comprise 102 m of native hedgerow and 125 m of ornamental hedgerow. Overall, the baseline for the site is calculated to provide 6.85 area Biodiversity Units and 1.06 Linear Units.
- 2.7 Ligna Consulting have undertaken a tree survey identifying 57 individual trees, 2 groups of trees and 8 hedges. These have been categorised as 10 Cat A's, 13 Cat B's and 44 Cat C's.
- 2.8 A drainage strategy has been prepared by Connisbee which identifies that Flood zone mapping produced by the Environmental Agency (EA) confirms that the site is in Flood Zone 1, assessed as having a very low flood risk (less than 0.1% annual probability) of river flooding. As the site area is less than 1 Ha and the site is located in Flood Zone 1, a site-specific flood risk assessment is not required.
- 2.9 A noise survey was undertaken by Suono where noise measurements were taken at two locations chosen to be representative of noise sensitive receivers most affected by the proposed plant items. These positions were occupied by unattended noise loggers running throughout the survey duration. This measured representative background noise levels over a 24 hour period as 37dB to the rear of the site and 31dB the front of the site.
- 2.10 The site forms part of the built form within the settlement boundary of Uppingham, which is identified as a Small Town (second tier).
- 2.11 Uppingham School's facilities are relatively dispersed across Uppingham Town, although the academic core is located between Stockerston Road and Leicester Road. The historic core is located to the south of High Street West. Pupils therefore generally travel west from Meadhurst via the pedestrianised route through the school car park down to North Street West to access

the majority of the school's facilities. The school's buildings are generally within the recommended 800m/10 minute recommended walking distance with the main facilities within 400m.

2.12 Vehicular access is achieved to the east from Ayston Road which is subject to a 30mph speed limit. The Transport Statement prepared by Mayer Brown confirms that a speed survey (ATC) was undertaken identifying 769 and 760 two way trips during the two network peak periods with 85<sup>th</sup> percentile speeds of 34.4mph (Southbound) and 34.8mph (northbound). A review of accident data indicates that there were a low number of incidents which also did not include injuries to children, therefore there are not considered to be any significant highway safety issues within the vicinity of the proposed development or routes used by pupils.

2.13 Below is the Site's planning history (excluding works to trees), alongside other relevant applications nearby:

- 1977/0129/HIST – The construction of first floor extension to dormitory – Meadhurst, 11 Ayston Road, Uppingham, Rutland, LE15 9RP – Application Approved (25/04/1977)
- 1985/0413/HIST – Conversion of five court to games room, construction of cycle store – Meadhurst, 11 Ayston Road, Uppingham, Rutland, LE15 9RP – Application Approved (11/11/1985)
- F/1996/0343 – New delivery door to kitchens and access ramp – Meadhurst, 11 Ayston Road, Uppingham, Rutland, LE15 9RP – Application Approved (09/07/1996)
- FUL/2004/0646 – Two storey extension to north elevation – Meadhurst, 11 Ayston Road, Uppingham, Rutland, LE15 9RP – Application Approved (28/10/2004)
- FUL/2008/0999 – Single storey extension to rear (west) elevation – Meadhurst, 11 Ayston Road, Uppingham, Rutland, LE15 9RP – Application Approved (07/01/2009)
- APP/2010/1237 – Installation of 4 No. rooflights to front elevation – Meadhurst, 11 Ayston Road, Uppingham, Rutland, LE15 9RP – Application Approved (14/01/2011)
- 2019/0313/FUL – Provision of revised private car park in the ownership of Uppingham School and widening of public footpath (E302) to provide staff car park and safe

pedestrian access from school boarding houses into main school estate via footpath E302 – Application Approved (07/06/2019)

- 2019/1163/NMA – Non-material Amendment in relation to application 2019/0313/FUL in order to amend the location of the school access gate onto footpath E302 (Deans Terrace) to a location further south to provide safer access – Application Approved (21/10/2019)

# 03 Proposed Development



Figure 3: Landscaping Proposals (Livington Eyre)

3.1 The proposal can be summarised as follows:

- Demolition of the majority of the later extensions to the original building;
- Retention of the original building (Housemaster's House) and later extension currently accommodating the kitchen:
  - Remodel existing entrance halls and roof to work with new build, creating a new entrance to the west of the building;
  - Convert existing kitchen to an accessible WC, Matron's office and laundry room, where food will be prepared by Uppingham School offsite;
  - Remodel existing accommodation on the first and second floor of the retained later extension to accommodate a single year group including a day boarder room and Tutor residence.
  - Convert the kitchen stores into a bin store.
- Erection of a 3 storey building adopting a townhouse concept to accommodate replacement boarding facilities:
  - Accommodation for 4 year groups (each year group will benefit from 12 en-suite bedrooms, a 3 person day boarder room and storage);
  - Communal social space and shared kitchens;
  - Matron's office;
  - Deputy Housemaster's accommodation;
  - Tutor's residence;
  - Plant and Storage;
- Erection of a new arrival courtyard;
- New substation and compound for plant;
- Creation of Deputy Housemaster's garden and Tutor's terrace;
- A comprehensive landscaping scheme; and
- New access arrangements with drop off facilities.

3.2 As detailed in the Design and Access Statement by RHP, the school has an international reputation for high quality education. The level of existing accommodation in Meadhurst is



below the standard required to continue to allow it to attract pupils and maintain its reputation. The fabric and services are at the end of their serviceable lives and the whole building needs a major intervention to secure its role in educating future generations.

3.3 The aspiration is to deliver accommodation, which is world class, low energy, adaptable and futureproof to help attract future generations into the Meadhurst community. This is not achievable through the re-use of the existing fabric where the proposed replacement facilities will improve the quality of the pupil experience, deliver long term reduction in carbon and energy use alongside the use of high quality, low maintenance materials.

3.4 In addition to this, the school value its heritage and have opted to retain the original country house as the prominent feature on site, opposed to total demolition.

3.5 The new building is designed as a terrace of houses, opposed to a typical apartment layout. Each townhouse is designed to suit a single year group or accommodate a mix of year groups, creating sub-communities within Meadhurst. There will also be a townhouse which provides accommodation for the deputy housemaster.

3.6 Pupils will all enter via the same door, adjacent to the Matron's office into a communal area which is known as the 'slab'. On the ground floor, there will be an internal 'street' off which each house will have its own front door. There will remain managed access across each floor within the townhouses internally which ensures the building will be adaptable to meet operational needs.



Figure 4: Visual – South Elevation (RHP)

## Use and Amount

- 3.7 The proposal falls within the C2 (Residential Institutions) of the Use Class Order 1987 in England as amended where the site is used for the purposes of a boarding housing serving Uppingham School. The development proposed does not involve a change of use, rather operational development to deliver replacement facilities.
- 3.8 The proposal will result in 1,083sqm (GEA) being demolished with the erection of new boarding facilities equating to 2,010sqm (GEA). There area of floorspace retained and refurbished is 891sqm (GEA). There will be a net increase of 927sqm (GEA). The site comprises an area equating to 0.55ha.
- 3.9 The proposal delivers more floor area per pupil in addition to creating high quality facilities with a slight increase in its capacity to accommodate additional day boarders. The current capacity is 60 full time boarders and 4 day boarders. The proposal will accommodate 60 full time boarders and 15 day boarders.



Figure 5: Visual – Arrival Courtyard (RHP)

## Siting and Layout

- 3.10 A key consideration in the siting of the building was to accommodate the phasing approach to avoid the need for temporary boarding accommodation and minimise disruption to pupils and staff. To enable this, the new boarding facilities and substation need to be located in areas that do not already accommodate built form.

- 3.11 This limited the opportunities for the siting of the new buildings although created the opportunity to make the original country house the prominent feature of the site and create a much greener outcome, returning the open setting to the original building.
- 3.12 The siting of the new boarding facilities is therefore to the rear of the site, adjacent to the school car park and much further away from the road frontage. This will open up the site frontage where it is currently dominated by built form right up to the highway.
- 3.13 The site has also been laid out to accommodate the two approaches to the buildings by pupils from the west and vehicles from the east. An open entrance courtyard, influenced by the cloisters from the historic core of the school, creates an entrance to the west and east whilst also connecting the original building to the new. It also creates an outdoor social space.
- 3.14 The sports pitch will be retained to the west of the site, south of the new building which is used only by those occupying Meadhurst. Areas of private garden is proposed for the Deputy Housemaster and Tutor.
- 3.15 The new facilities will be purpose built with the internal layout of the building based around the townhouse concept creating 5 townhouses, rather than the usual apartment system. This creates sub-communities within Meadhurst, creating a better pupil experience.



Figure 6: Visual – North Elevation (RHP)



## Scale and Massing

- 3.16 The scale of the new building has been given much consideration to ensure it can accommodate the high-quality facilities required, whilst ensuring the original building remains the prominent feature on site.
- 3.17 The new build element remains subservient with lower ridge and eaves heights. It is also narrower than the original building and is contemporary in appearance.
- 3.18 The massing of the new building remains simple, influenced by Passivhaus principles but has also been informed by the original building as set out in the Design and Access Statement

## Appearance

- 3.19 The appearance of the new facilities will be contemporary in nature although the use of materials influenced by the original house whilst seeking to remain subservient to this. The original building is predominantly stone and slate. However, the rear of the original house is redbrick and red plain tile.
- 3.20 The proposed materials palette is therefore a high quality reddish brick with a secondary buff brick to not compete with the stone and slate of the original building, whilst still being informed by the subservient elements of the existing building.
- 3.21 Detailing has also been given thought and influenced by the original building through façade studies with appropriate references in a contemporary style.



Main Red Blend Brick



Buff Highlight Brick



Mixed Red Brick as primary material  
 White/buff feature brick, colour to match stone banding on existing  
 Bronze coloured windows/metalwork, colour to blend with local stone

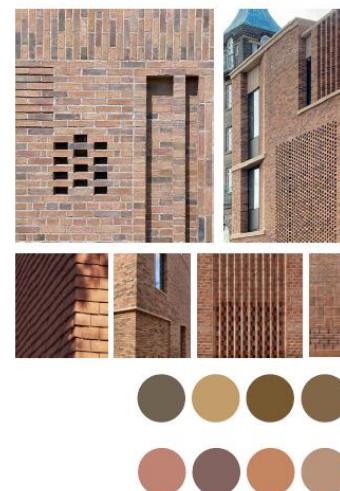


Figure 7: Proposed Materials (RHP)

## Landscaping

- 3.22 The proposal will retain the majority of the existing tree planting by avoiding root protection areas and is supported by a comprehensive landscaping strategy.
- 3.23 The table below identifies the trees which will be impacted by the proposal:

	Tree Category			
	A	B	C	U
Trees/groups to be removed (* groups to have sections removed)	-	T26	T25, G2	-
Hedges/shrubs to be removed (* hedges to have sections removed)	-	-	H3, H4, *H2	-
Trees to be transplanted	-	-	T29, T30, T31, T32, T33	-
Trees/groups/hedges to be pruned	-	-	-	-
Trees to be subjected to RPA incursions (excl. no-dig techniques)	T34	T53, T54	-	-
Trees to be protected through arboricultural measures / supervision (other than barriers and ground protection)	T28, T34, T35	T27, T53, T54, G1	-	-
Trees requiring specialist design considerations (for purposes of minimising arboricultural impact)	T28, T100	T54, T55, T101, G1	-	-

- 3.24 The nature of the impacts identified does include trees and hedges being removed or transplanted, although this does not include any Cat A's, mostly Cat C's with only a single Cat B. The Cat A and remaining Cat B trees identified will be subject to specific measures to ensure their protection.
- 3.25 The trees to be removed to facilitate the scheme are required to accommodate the new substation and the relandscaping of the north eastern corner of the site. To mitigate their loss they will be replaced by 5 new trees to the site frontage.
- 3.26 The hedges to be removed are required to facilitate the new building and the landscaping of the site. These hedges are not visible from public land and the site will benefit from a new comprehensive landscaping scheme.
- 3.27 A number of young trees will be transplanted elsewhere within the school's estate to allow the planting of 16 new pleached trees to provide a screen between the site and the adjacent school car park.
- 3.28 There are a number of mature trees bordering access road to the school car park. The access road will be used to accommodate utilities connections resulting into the incursion of some root protection areas. The trees to which these root protection areas related will be protected through the use of specialist techniques which minimise root disruption such as moling or airspade/vacuum excavation. Inspection chambers will also be located outside of root protection areas.
- 3.29 Due to existing trees being located within proximity of the existing structures and surfacing a series of demolition methods and techniques will be adopted to ensure retained trees are protected from disturbance and accidental damage.
- 3.30 Any works within the proximity of root protection areas will also be subject to a series of construction methods and techniques to ensure trees are protected from disturbance and accidental damage.
- 3.31 A comprehensive landscaping scheme has been prepared by Livingston Eyre Associates. This includes the following:
- New lawn, hedge and ornamental planting to the site frontage
  - Trees within the arrival courtyard

- Woodland and tree planting along the car park access road
- Terrace and seating access for the social space overlooking the sports pitch
- Retention of the sports pitch
- Deputy Housemaster's garden and Tutor's terrace
- Hedgerows and ornamental planting throughout the site

## **Access**

- 3.32 Pupils will continue to access the building on foot via the pedestrianised route through the school car park with deliveries and other vehicles arriving in via the existing access from the A6003 Ayston Road. The main change is that a drop off area will be introduced for use by Day Boarders with all vehicles existing via the school car park access road. The new arrival courtyard creates a formal entrance whether approaching from Ayston Road or via the school car park.
- 3.33 The Transport Statement confirms that there will be no change in boarding numbers therefore the trips associated with boarders will not change. The number of Day Boarders will increase slightly with capacity for 11 more pupils. Assuming that all 11 are new and use private transport then this will increase the trips up to 11 morning and 11 evening journeys by car. Some of the pupils may travel by public transport for some journeys or by car sharing, but given the extended days catered for by day-in boarding, realistically most will be dropped off or collected by parents. The benefits of day-in boarding allow pupils to be dropped off early for breakfast and not collected until the late evening, and therefore any increase in such trips is likely to occur outside of standard peak hours.
- 3.34 There is not expected to an increase in staff numbers at Meadhurst as a result of the proposals, and therefore the number of trips generated by staff will not change.
- 3.35 Servicing and delivery vehicular movements are expected to see a slight intensification with the addition of 1 small electric van 4 times a day to deliver food prepared elsewhere on the Uppingham School Estate and 1 small electric van a day for laundry.
- 3.36 There will not be an increase in refuse collection as a result of the proposals.





Figure 8: Proposed drop off and one way arrangement (Livingston Eyre)

## Public Consultation

3.37 The proposal has been subject to pre-application discussions with Rutland County Council, feedback from the Town Council following a presentation and the School writing to Neighbours and Ward Members. The pre-application supporting letter has been enclosed (Appendix 1) alongside the presentation made to the Town Council (Appendix 2) and copy of the letter to Neighbours and Ward Members (Appendix 3).

### Pre-application proposals

3.38 The original concept shown below was developed further and then presented to Rutland County Council via a formal pre-application enquiry. The concept sketch alongside the pre-app submission elevations and 3D Model are shown below.

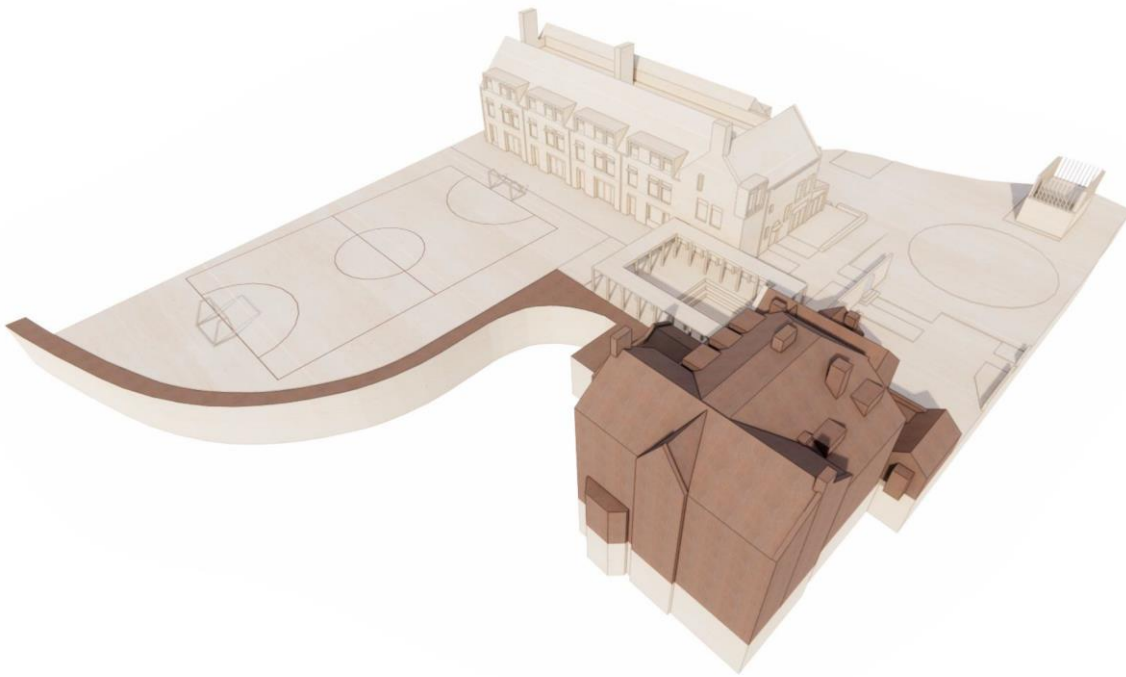
3.39 This was based on a townhouse concept which adopted a series of traditional pitched forms with modern apertures. It included large dormer windows in order to maintain its subservient massing within the context of the country house original building being retained.



Figure 9: Original Concept Sketch (RHP)



Figure 10: Pre-application submission elevations (RHP)



**Figure 11:** Pre-application submission 3D Model (RHP)

3.40 Following the submission of the pre-application enquiry, a meeting was arranged for the Planning Officer, Design Officer and Conservation Officer to inspect the site and discuss the proposals in more detail. Following this meeting an initial response was provided, which has been summarised below (any responses in red):

#### Design

- The proposed building should be designed to have a positive relationship with the retained country house – complementing it but not dominating it or confusing it. The height of the building, in particular any strong horizontal lines should take account of the retained building, eaves height and ridge heights – again not dominating the retained building; **Noted**
- In looking at height and massing – mature trees around the site will also impact on the perception of scale. **Noted**
- The concept of red brick was logical, following the demolished building and not clashing/conflicting with the stone of the retained building; Some red brick remains on the retained buildings and so the two would need to work well together. Other materials may also be considered although the relationship with the retained building is important. **Noted**

- The proposed building has a grass sports pitch aligned in front of it – the building has good potential to enclose and enhance this grassed area – a strong frontage would achieve this – and this should be part of the design brief for the building; **Noted**
- The proposed building will be experienced from all 4 sides and these different experiences and approaches should be explored and addressed in turn; **Noted**
- The spaces between the buildings are important – there is a good proposal for a linking space between the old and new buildings – the location and size of this should be explored along with the relationship it will have with the two buildings and how it will be enclosed by them; **Noted**
- The green space with through road to the car park is still an important space and could have a character of its own – this could be developed further. **Noted**
- A good idea to introduce further Lime trees to Ayston Road boundary – just need to check proximity to existing trees (these look to be low trees so likely to sit under the canopy of the Limes) – preference to not pollard the limes – as this causes growth lower down the tree, increasing maintenance requirements – and also the trees look less attractive pollarded. If allowed to grow, the Lime trees could enhance Ayston Road; **Noted**
- The elements visible from Ayston Road are important – as most viewed by public – there should be an improvement to the character of the street and this should be described; **Noted**
- As discussed the substation will need hiding /softening /screening from view of Ayston road; **Substation now relocated away from the site frontage**
- Townscape Visual Assessment not required. Quality visuals will be required. **Noted**
- Secure by design and BREEAM assessments not required rather compliance with design guide. **Noted**

### Heritage

- Materials were sought for the cloister. **Provided**
- Resistant to large dormers where other forms should be explored **Large dormers removed, alternative roof design provided. Preferred option, shallow pitched roof to maintain subservience**



- Visuals and a section would be beneficial for showing the new and old together. **Visuals and elevations provided showing new and old together**
- Views of the building which need to be considered:
  - Main road, particularly entering Uppingham
  - Across the site
  - Properties to the rear – would like to understand any impacts on these clearly **All Noted**
- Breaking up the elevation overlooking the sports pitch should be considered. The townhouses should be delineated. **Piers and rainwater goods now accommodated on this elevation to delineate the townhouses**
- Ground heights need to be confirmed to establish whether or not the new building will be cut in or built up. **Confirmed**
- Prefers contemporary approach and appreciated the quality of the New Science building. **Contemporary approach adopted**
- Further justification sought for the use of red brick across the whole building. **Reddish brown brick adopted with light buff brick on upper floor. Material comparisons within the Design and Access Statement.**

#### Environmental Health

- Lighting condition will be applied. Environmental Health Officer will be looking for compliance with E2 zone (Low district brightness areas) of ILE guidance on obtrusive lighting – information welcomed at application stage. **Noted, External Lighting and CCTV Strategy submitted.**
- Noise Assessment will be required. **Submitted**
- Contamination assessment will be required. **Submitted**

#### Archaeology

- Having reviewed the application against the Leicestershire and Rutland Historic Environment Record (HER), we do not believe the proposal will result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets. We would therefore advise that the application warrants no further archaeological action (NPPF Section 16, para. 194-195). **Noted and taken into account within the Heritage Desk Based Assessment.**

## Highways

- The proposal seeks to demolish the existing extension to Meadhurst. The existing extension provided boarding facilities for a number of pupils, its not clear from the information provided if the site would accommodate additional students. The applicant will therefore need to clarify if the proposal is increasing the number of pupils that are accommodated both residentially and daily at the site. **Clarified in Transport Statement submitted – slight intensification**
- The applicant will need to provide a small Transport Statement to clarify what the additional trip rate will be to and from this site. The applicant should compare the existing trip rate against the proposed trip rate. If there is any intensification as a result of this application, then the applicant may need to provide mitigation for the proposal at the access points. **Transport Statement submitted**
- From discussions with the planning officer, it appears that the applicant is proposing to alter the existing access to Meadhurst to create a one-way system. It's not clear from the plans provided how the applicant intends to enforce this or control one-way movements at the access point. This will need to be done with Signs and/or physical features. If this can't be controlled, then the applicant will need to ensure that both accesses are suitable for two-way vehicle flow in terms of width and construction. This will need to be a minimum of 5m wide for the first 10m sealed and drained away from the highway. If there are larger vehicles, HGV deliveries etc, proposed to use this site then tracking details will need to come forward to ensure that they can appropriately pass others at the access. This may require the need for further widening of the access. **Transport Statement submitted**
- Any intensification at the accesses will require the applicant to provide vehicle to vehicle visibility splays detailed in accordance with the posted speed limit, 2.4m x 43m with no obstruction over 0.6m. In addition, the applicant would need to provide vehicle to pedestrian visibility splays detailed each side of the access as 2m x 2m with no obstruction over 0.6m. If the applicant can't control the one-way system, then the visibility splays will need to be provided at both accesses. **Transport Statement submitted**
- I would suggest that if the applicant hasn't already, that they review the highway boundary on this site just to be sure that they aren't proposing to construct the new gatehouse/ store on the public highway. **Included within the Transport Statement submitted**
- With the above in mind, it's unlikely that the proposal will have a significant impact on the public highway. The accesses where they interact with the public highway are existing and the proposed drop off point isn't likely to generate a significant number of trips associated with the proposal. However, for clarity, the above

information should be included in any subsequent planning application to support the proposal and address any highways concerns. [Transport Statement submitted](#)

- Due to the size and nature of the development the applicant will need to come forward with a demolition and construction management plan. This can either be supplied as part of any planning application or it can be conditioned to be supplied prior to starting on site. [To be conditioned](#)

### Ecology

- The proposed new building most likely falls below the threshold for BNG (Government advice on the minimum size requirement for non-residential developments is currently conflicting – so it's either 1ha, or 0.5ha). The proposed development will likely have minimal impacts on ecology. [Biodiversity Net Gain Assessment submitted demonstrating a net gain in line with the NPPF.](#)
- CBE Consulting undertook the ecological survey and found no evidence of use by bats or nesting birds. Until I see the report and further photos of the buildings, I cannot say for sure whether or not further ecological surveys are required. [Preliminary Ecology Appraisal and Addendum Letter submitted](#)
- Consideration should be given to the inclusion of integrated bat/bird bricks, where appropriate. The CBE report suggests swifts boxes as standard, but these are only likely to be used if there are already swifts nesting nearby. [Preliminary Ecology Appraisal and Addendum Letter submitted](#)

3.41 In response to the comments above, alternative roof forms were explored which adopted more of a contemporary approach. The key design driver remained that the building should remain subservient to the retained original country house. This would be achieved through a contemporary design not competing with that of the retained house, alongside the use of a shallow pitched roof to minimise the height of the building and a mix of red and buff brick to complement the existing colour pallet.

3.42 Details for the cloister were also submitted, initially reflecting the bronze metal treatment to the window frames but this was then altered to pre-cast with a form reflecting cloisters located elsewhere within the school.

3.43 Pitched roof options and alternative materials were also presented but these were not considered to remain subservient and resulted in more embodied carbon. A mid-reddish mixed brick was selected complemented with buff brick on the upper floor. The townhouses were also further delineated through the use of rainwater goods, piers and chimneys.



**Figure 12:** First Revision of Pre-application submission - preferred option – Elevations (RHP)



**Figure 13:** First Revision of Pre-application submission - preferred option – Visual (RHP)

3.44 The first revision of the pre-application submission (rather than that originally submitted) was presented to the Town Council where the following questions were raised and answers provided:

- *Will the substation be screened by landscaping?*

Yes, this will be developed and included as part of the comprehensive landscaping strategy – this is also something requested by the Council.

- *Are we expecting the Neighbourhood Plan to be amended to include the proposal?*

We do not expect the Neighbourhood Plan to be amended to specifically reference this development. We are taking into account the current Neighbourhood Plan and also the draft Neighbourhood Plan policies which we believe support the approach we are taking:

- High quality, sustainable, long-life, low maintenance, low-carbon Design;
- Using traditional contextual materials;
- Minimise bulk/form/massing;
- Integrate plant into building form where possible;
- Consider form factor, air tightness and solar control and heat gain within the design approach;
- All electric – air source heat pumps, MVHR ventilation systems, high levels of air tightness and insulation to reduce heating demand;

We will be submitting a planning application which will be assessed by the Local Planning Authority against the draft neighbourhood plan in accordance with Paragraph 48 of the NPPF:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

- *What are we considering in terms of renewable energy generation to be as self-sufficient as possible and why is the substation necessary?*

The reason we need a new substation is because we are demolishing the accommodation within the older buildings heated by gas and building the equivalent accommodation which is to be heated by air source heat pumps which are electric, the current supply does not have the capacity to accommodate the additional electrical load expected therefore we need a new substation.

This is a sustainability and carbon benefit, which aligns with the governments directive to reduce the use of fossil fuels and planning policy generally.

To minimise heating and ultimately the electrical load the building has been designed with a fabric first approach with high levels of air tightness and insulation to reduce heating demand. We are also looking to incorporate PV on the roof.

We have been discussing the additional load requirements with the supplier and understand that capacity should be available as the additional load is not too significant although still requires a new substation.

3.45 Feedback was also sought after the meeting and that received can be summarised as follows (Responses in Red):

- I think it looks reasonable, and the eco emphasis is good. So I'd be happy to offer positive feedback. **Noted**
- Personally, I liked the proposal. I thought they had given considerable consideration to the local environment, and I would support this plan. **Noted**
- I believe the attempt to meet the planners comments to try and reduce the mass of the building and to hide the pv's has resulted in an unappealing building in any of the alternative palettes offered. **Noted – Design and Access Statement details the design process and rationale for the final scheme**
- My preference is for the original pitch roof design in the brown rustic brick shown on the 31st page second pic from the right which would in my opinion be the best blend with the existing building, I don't like any of the reds. This design is still subservient to the main building in terms of its mass and to me the rendering on the alternative makes the building appear larger than it probably is. **Noted – Design and Access Statement details the design process and rationale for the final scheme**
- The new block appears not to be connected to the existing and I believe the land falls to the north so is there an opportunity to set the building at a little lower level to reduce the effect of mass if this remains an issue? **Noted – Levels now confirmed**



- It looks as though the roof may have a double pitch but if it hasn't can it have? Then it could be possible to have the pv's on the inner pitch rather than the outside pitch of the roof and could possibly reduce the height of the building overall **Noted – Design and Access Statement details the design process and rationale for the roof adopted**
- Thank you Barry for this detailed response. Since you are the one person on the council with the knowledge and experience of these things, I absolutely see where you're coming from and agree with your assessment **Noted**
- I would support Barry's comments and also add that overall I see the new building as purely functional and not aesthetically pleasing. In a positive vein, I like the idea of better landscaping to the frontage. **Noted**

3.46 The Neighbour and Ward Members letters also presented the first revision of the pre-application submission where the following feedback was received:

- Staff parking around the streets of Uppingham is an increasing issue and one that causes considerable angst to local residents. Could any development that the School engages in look to increase staff parking just a little so that over time the issues are eased? **This proposal will not increase staff parking demands. There is also a large school car park used by staff adjacent to the site.**
- Thank you for the attached letter regarding the proposed plans for Meadhurst – they are very detailed and are clearly endeavouring to be sympathetic to the current street scene whilst being modern in design to be future proof. **Noted**

3.47 In response to the revised pre-application submission following the initial site meeting the following comments were provided within a written response (responses in Red):

#### Design

- Looking good – their preferred option looks ok. Could explore additional chimneys. (without copying Accordia example on last page too much). Could also explore dark grey top floor – but the lighter colour ok. East elevation looks to have an extra window on floorplan? South part of east elevation. Cloister ok. Substation screening needs detailing. **Additional piers adopted, chimneys retained to add interest to the north and west elevations**
- I think the best test is to use current guidance to assess the proposed scheme. As is often the case, both contemporary and traditional approaches could work – as long as they follow some key design principles. In my opinion, both flat roofed and pitched roofs could work – again, if they follow the design principles and sit comfortably alongside the retained building. **Noted**

- For me, in terms of the various options proposed – there are key elements to assess:
  - Building position and orientation and relationships: the proposed building has a strong relationship with the grass sports pitch – being aligned with it – it is at right angle to the retained building and so these three elements sit comfortably together. **Noted – Design and Access Statement details the design process and rationale for the final scheme**
  - Height and massing: the overall massing of the building isn't overly dominant and sits comfortably alongside the retained building – the perception of height and massing is further brought in to scale and influenced by the large mature trees around the dwellings that are of a larger scale than the buildings. The brick element at first floor level aligns with the eaves height of the retained building – the recessed second floor is more recessive and so works ok with it going higher than eaves level of original building – and being lower than the ridge height of the existing building helps the original to retain its dominance. **Noted – Design and Access Statement details the design process and rationale for the final scheme**
  - Rhythm and proportions of fenestration: Further work and illustrations are needed in order to demonstrate that the fenestration has been designed with the original building in mind and to describe the proposed relationship between the two. Window sizes and proportions may need to be amended in order to fulfil this objective. **Visuals, facade studies and additional detail provided in the Design and Access Statement**
  - Skyline- the proposed chimneys add interest to the skyline and relate well to the existing chimney/s – in a contemporary style. Further description on the dimensions and proportions of these chimneys and how they relate to the chimneys on the retained building – accepting that they are a contemporary style. **Visuals, facade studies and additional detail provided in the Design and Access Statement**
  - Materials colours, textures, tones – various options given- it is important to ensure that new materials do not detract from the original dwelling – attempting to match colours and tones can be problematic with the likelihood of a clash – contrasting (but recessive) colours and tones can be safer – further exploration is needed on this – using case studies as examples – the visual representations are very helpful. The warm gold/buff stone of the original dwelling will need a very carefully considered materials palette to work alongside it – further work is needed on this. **Comparison of existing and proposed materials provided within the Design and Access Statement**



- I think as long as the proposal meets our design principles and the above – then I think multiple design options can work. Anything we request should fit with the above and should relate back to design guidance. [Design development and rationale provided within the Design and Access Statement](#)

## Heritage

- Cloister design looks ok. [Noted](#)
- There is no objection in principle to the loss of the existing building a non-designation heritage asset. [Noted](#)
- The scheme which is most sensitive on the historic environment hereabouts is the schematic elevation drawing viewed in the context of the cloister arrangement. The recent plans appear to have a modern design which would be harmful to the Conservation Area with a large expanse of flat roof., the building would detract from the existing building. All elevations and the roof need to be treated sympathetically. [Discussed in subsequent virtual meeting – focus on East Elevation fenestration](#)
- Having looked at all the different design options and without reservations to the dormer roof design, the appearance of the sketch elevations below appears considerably more in keeping with the setting of the Conservation Area. Whilst the design should not be pastiche and copy Meadhurst, neither should it be too modern, therefore a balance of traditional architecture and modern features would be advantageous given the significance of the character and appearance of the Conservation Area hereabouts, indeed Meadhurst should be regarded as a non-designated Heritage Asset set within the Designated Heritage Asset – the Conservation Area. [Discussed in subsequent virtual meeting – focus on East Elevation fenestration](#)
- Where the site will be visible from Ayston Road - this elevation should reflect a traditional design but can appear modern with apertures and fenestration details. [Discussed in subsequent virtual meeting – focus on East Elevation fenestration](#)
- It would be useful if the west elevation could also be similar to the east elevation. [Discussed in subsequent virtual meeting – focus on East Elevation fenestration](#)
- Part of the roof can be flat, perhaps the flat roof can be concealed by a series of gables. [Discussed in subsequent virtual meeting – focus on East Elevation fenestration and it was confirmed that a pitch roof not necessarily required](#)
- The cloister is an acceptable addition and can be wholly contemporary and the use of materials will be important. A contrast of traditional and minimal contemporary architecture to the elevations which have direct views in and out of the conservation

area would be advantageous. A regular block design should be avoided. **Noted – cloister approach supported in subsequent virtual meeting**

### Overall Conclusions

- The main issues are the principle of development, the impact on the character and appearance of the Uppingham Conservation Area, highway and transport, ecology, and other environmental considerations as identified above in the consultation responses received. **Noted**
- As indicated at the meeting on site there is no objection in the principle to the partial demolition of the school building known as Meadhurst and the construction of new student accommodation. **Noted**
- At this stage it is considered that more in the way of ecological enhancements to the site could be added. I have attached an Ecology – standing advice note for your information that includes suitable native tree hedgerow species. As an example, it is considered that area at the front of the site (eastern side of the access road) shown to be grassland/lawn on drawing No 4403-LEA-00-00-DR-L-1001 Rev P04 could be planted up with native hedgerow species. **Outline planting plans submitted alongside a BNG Assessment demonstrating a net gain.**
- In relation with regards to the existing trees on site as a minimum a construction exclusion zone drawing will be required to show the protect/safeguarding of existing mature trees to be retained on the site. **Tree survey and Arboricultural Impact Assessment submitted.**
- At this stage, the Local Planning Authority are unable to support the proposed scheme for the reasons identified by the Conservation Area Officer. It is therefore considered that as proposed the development would be contrary to NPPF 12 and 16 and Policies CS19, CS22, SP5, SP15 and SP20 of the Adopted development Plan and Policy 1 and 8 of the Uppingham Neighbourhood Plan. **Discussed in subsequent virtual meeting – focus on East Elevation fenestration and confirmed that a pitch roof not necessarily required**

3.48 In response to the Conservation Officer's objections a virtual meeting to discuss the comments was arranged with the Planning Officer and Conservation Officer. The outcome of this can be summarised as follows:

- Objection primarily related to the East elevation which was the most visible from the conservation area
- Conservation Officer happy with the materials proposed

- The design of the scheme does not have to be completely reworked rather focus on more traditional arrangement to fenestration on the east elevation required
- The north elevation should also have more architectural interest
- Traditional form not required
- Wall to the site frontage should be lowered from 3m to 2m

3.49 In light with the conclusions drawn out of the virtual meeting, the proposal was amended to provide a more traditional arrangement to the eastern elevation fenestration whilst maintaining a contemporary form. The wall was also reduced in height and more interest added to the northern elevation. Chimneys were also moved to the northern and western elevations. Ahead of formal submission of the planning application, the design below was submitted as a second revision to the pre-application enquiry and closely aligns with that submitted within this application.



**Figure 14:** Second Revision of Pre-application submission– East Elevation (RHP)



**Figure 15:** Second Revision Final Pre-application submission– Visual (RHP)

# 04 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In addition, government policy, principally the National Planning Policy Framework published in December 2023 (the Framework), is material to the determination of planning applications. To ensure that sustainable development is pursued in a positive way, it contains a presumption in favour of sustainable development at its heart. For decision making, this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.3 The statutory Development Plan against which this application should be determined comprises the following:
- Core Strategy Development Plan Document (adopted July 2011);
  - Site Allocations and Policies Development Plan Document (adopted October 2014); and
  - Uppingham Neighbourhood Plan (made January 2016).
- 4.4 The emerging Uppingham Neighbourhood Plan Review Submission Version (2023), National Design Guide (2021) and Design Guidelines for Rutland (2022) are also material considerations.

## **Core Strategy Development Plan Document (2011) 'CS'**

### **Policy CS2 – The Spatial Strategy**

- 4.5 The spatial strategy is to provide for sustainable development to help create safe and healthy communities and meet the needs of the local economy through:
- a) Focusing new development in the most sustainable locations, primarily in the towns and the local service centres away from areas prone to flooding and ensuring that development is accessible by other modes of transport without reliance upon the private car;

- b) New development being of an appropriate scale and design that reflects local character and is consistent with maintaining and enhancing the environment and contributes to local distinctiveness;
- c) Enhancing the role of Oakham as the main service centre serving the villages in Rutland for shopping, employment, and local services;

*Creating Sustainable Communities*

- d) Protecting and enhancing the provision, quality, and accessibility of existing local community, education, leisure and cultural facilities within the towns and villages appropriate to their role in the settlement hierarchy;
- e) Providing appropriate developer contributions towards infrastructure, services and facilities to mitigate the impacts of development;
- f) Developing a range of types and mix of housing including affordable and special needs housing;
- g) Meeting the requirements for pitches for gypsies and travellers;

*Building Our Economy and Infrastructure*

- h) Safeguarding existing employment and business sites and waste related developments for primarily Use Class B uses and waste related uses unless it can be demonstrated that an alternative use would have economic benefits and would not be detrimental to the overall supply and quality of employment land within the County. In addition, new allocations for employment uses will be provided;
- i) Supporting small scale developments for appropriate employment and tourism uses in the towns, villages and rural areas;
- j) Supporting and focusing retail and service development within the town centres of Oakham and Uppingham;
- k) Promoting sustainable transport measures and focus improving accessibility around the key transport hubs of Oakham and Uppingham and linkages to the villages and nearby cities and towns;

### Sustaining Our Environment

- l) Protecting and enhancing open space, recreation, sport and green infrastructure networks in order to promote healthy communities and enhance the rural setting of the towns and villages;
- m) Promoting high quality design that respects resource efficiency, local distinctiveness and safeguards the special historic and landscape character, cultural heritage and environment of the towns and villages and rural areas;
- n) Promoting energy efficiency, renewable energy, prudent use of resources and sustainable waste management;
- o) Protecting and enhancing the natural environment and protecting the internationally designated nature conservation site of Rutland Water from any likely significant effects.

### **Policy CS3 – The Settlement Hierarchy**

4.6 The first tier of the Settlement Hierarchy is the Main Town of Oakham.

The second tier is the Small Town of Uppingham. This is the second largest town with a range of job opportunities, convenience shopping, education, community and health facilities but with more limited public transport links.

### **Policy CS4 – The Location of Development**

4.7 In order to contribute towards the delivery of sustainable development and meet the vision and the strategic objectives of the Core Strategy:

Development in Rutland will be directed towards the most sustainable locations in accordance with the settlement hierarchy of Oakham, Uppingham, Local Service Centres, Smaller Service Centres and Restraints Villages. The rest of Rutland, including settlements not identified in settlement categories will be designated as countryside.

Oakham will be the key focus for new development mostly on land allocated to the north west of the town. This is considered to be the most sustainable location to accommodate significant levels of growth, about 69 dwellings per annum to 2026.



Uppingham will be a focus for more moderate growth mostly on allocated sites to the west or north west of the town. Uppingham has the capacity to accommodate about 16 dwellings per annum up to 2026.

#### **Policy CS7 – Delivering Socially Inclusive Communities**

- 4.8 Support will be given to development proposals and activities that protect, retain or enhance the provision, quality, or accessibility of existing community, education, leisure and cultural facilities that meet the diverse needs of all members of the community.

Proposals involving the loss of services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship and health services will not be supported unless an alternative facility to meet local needs if available that is both equally accessible and of benefit to the community or all options for continued use have been fully explored and none remain that would be financially viable.

Development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people, and young people. Appropriate measures or adaptations should be included where necessary.

#### **Policy CS19 – Promoting Good Design**

- 4.9 All new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impacts on local character and amenities.

All new developments will be expected to meet high standards of design that:

- a) Are sympathetic and make a positive contribution towards the unique character of Rutland's towns, villages, and countryside;
- b) Reduce the opportunity for crime and the fear of crime and support inclusive communities, particularly in terms of access and functionality;
- c) Incorporate features to minimize energy consumption and maximise generation of renewable energy as part of the development;

- d) Minimise water use and the risk of flooding to and from the development including the use of Sustainable Urban Drainage Systems wherever possible;
- e) Minimise the production of waste during their construction and operation and maximise the re-use and recycling of materials arising from construction and demolition; and
- f) Allow the sorting, recycling and biological processing of waste through the development's operational life.

New developments of 10 or more dwellings will be expected to meet a 'good' or 'very good' rating (14 or more positive answers out of 20) against Building for Life criteria unless it can be demonstrated that this is not feasible or viable on a particular site.

New housing developments will be required to meet 'Lifetime Homes' standards in order to ensure that they meet the current and future needs of occupiers.

#### **Policy CS20 – Energy Efficiency and Low Carbon Energy Generation**

4.10 Renewable, low carbon and de-centralised energy will be encouraged in all development. The design, layout, and orientation of buildings should aim to minimise energy consumption and promote energy efficiency and use of alternative energy sources.

All new housing developments will be encouraged to meet the minimum energy efficiency standards of the Code for Sustainable Homes in accordance with the government's proposed timetable for improving energy efficiency standards beyond the requirements of the Building Regulations. All new non-domestic buildings will be encouraged to meet BREEAM design standards for energy efficiency.

Wind turbines and other low carbon energy generating developments will be supported where environmental, economic and social impacts can be addressed satisfactorily and where they address the following issues:

- a) Landscape and visual impact, informed by the Rutland Landscape Character Assessment and the Rutland Historic Landscape Character assessment;
- b) Effects on the natural and cultural environment including any potential impacts on the internationally designated nature conservation area of Rutland Water;

- c) Effects on the built environment, public and residential amenity, including noise intrusion;
- d) The number and size of wind turbines and their cumulative impact;
- e) The contribution to national and international environmental objectives on climate change and national renewable energy targets.

#### **Policy CS22 – The Historic and Cultural Environment**

4.11 The quality and character of the built and historic environment of Rutland will be conserved and enhanced.

Particular protection will be given to the character and special features of:

- a) Listed buildings and features;
- b) Conservation areas;
- c) Schedule ancient monuments;
- d) Historic parks and gardens;
- e) Known and potential archaeological sites.

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.

The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

## Site Allocations and Policies Development Plan Document (2014) 'SAPDPD'

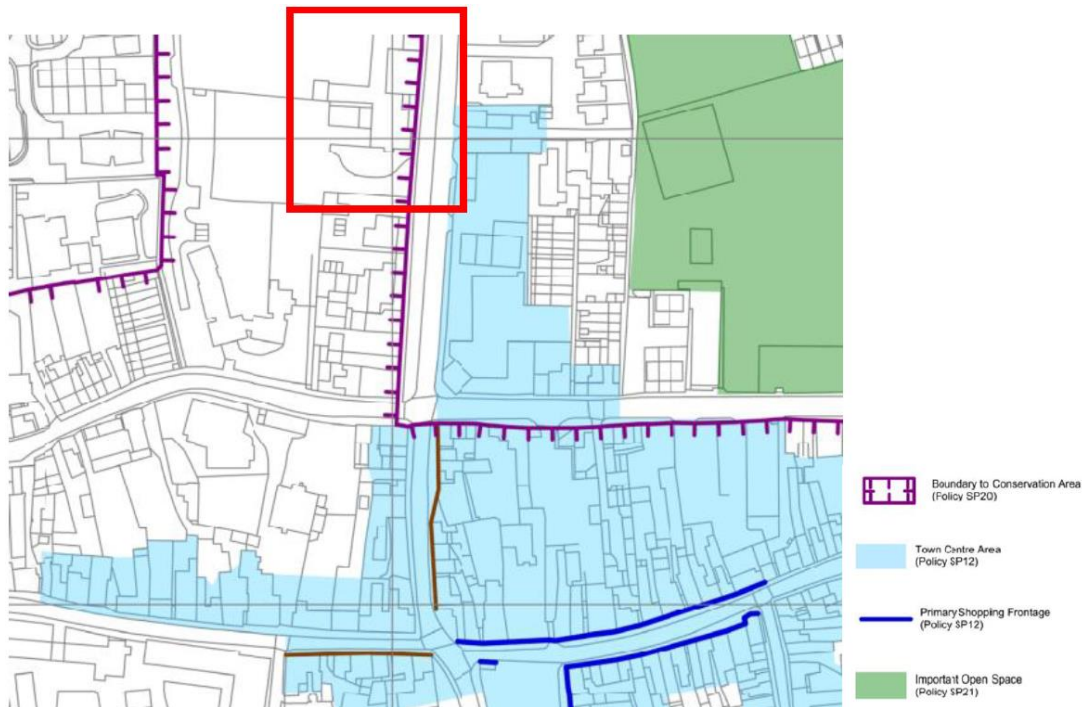


Figure 9: Extract of Policies Map

### Policy SP5 – Built Development in the Towns and Villages

4.12 Sustainable development within the Planned Limits of Development of Oakham, Uppingham and the villages will be supported provided that:

- a) It is appropriate in scale and design to its location and to the size and character of the settlement;
- b) It would not adversely affect the environment or local amenity;
- c) It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings;
- d) It would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.

#### Sites for residential development

In order to meet the housing requirement of Core Strategy Policy CS9 (Provision and distribution of new housing), sites are allocated in Policy SP2 (Sites for residential development).

Additional residential development within the Planned Limits of Development will be particularly encouraged as follows:

- a) Re-use of buildings and previously developed land;
- b) Use of upper floors above shops and commercial premises in Oakham and Uppingham Town Centre and village or neighbourhood centres.

Residential development through the sub-division of plots, backland or tandem development

Residential development through the sub-division of plots or backland/tandem development will be subject to the following key requirements:

- a) Amenity will be safeguarded through adequate separation and design of dwellings;
- b) No material disturbance will arise from vehicular movements, and;
- c) An adequate, safe, and convenient access will be provided.

**Policy SP15 – Design and Amenity**

4.13 All new developments will be expected to meet the requirements for good design set out in Core Strategy CS19 – Promoting good design.

Proposals will be assessed to ensure they effectively address the following matters:

a) Siting and Layout

The siting and layout must reflect the characteristics of the site in terms of its appearance and function.

b) Relationship to surroundings and to other development

The development must complement the character of the local area and reinforce the distinctiveness of the wider setting. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the landscape and streetscape quality of the local area. Design should also promote permeability and accessibility by making places connect with each other and ensure ease of movement between homes, jobs, and services.

c) Amenity

The development should protect the amenity of the wider environment, neighbouring uses, and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution, or emissions), odour, noise, and other forms of disturbance.

d) Density, scale, form, and massing

The density, scale, form, massing, and height of a development must be appropriate to the local context of the site and to the surrounding landscape and/or streetscape character.

e) Appropriate facilities

The development should incorporate appropriate waste management and storage facilities, provision for the storage of bicycles, connection to broadband networks.

f) Detailed design and materials

The detailing and materials of a building must be of high quality, respect and contribute to enhancing the local vernacular in respect of building traditions and appropriate to its context. New developments should employ sustainable materials, building techniques and technology where appropriate.

g) Crime prevention

The design and layout of development should be safe and secure, with nature surveillance. Measures to reduce the risk of crime and anti-social behaviour must however not be at the expense of overall design quality.

h) Energy and water consumption measures

The development should incorporate measures to minimize energy and water consumption, through carefully considered design, layout and orientation of buildings and to make provision for recycling of waste, in particular ensuring that adequate bin storage areas are provided.



i) Landscaping

The development will only be acceptable if it provides for adequate landscaping, which preserves visual amenity and is designed as an integral part of the layout. Where development would abut or be within open countryside and be exposed to view, landscaping will be required to help integrate it into the surroundings.

Landscaping will be expected to make use of native and local species of plants which are resilient to climate change. The use of invasive and non-native plants will be discouraged.

For major development an acceptable integrated structural landscaping scheme will need to be submitted.

j) Trees and hedgerows

Development that would result in the loss of trees and hedgerows will only be acceptable where it would not detract from visual amenity in the area.

k) Outdoor playing space and amenity open space

The development will only be acceptable if it makes adequate provision for open space which:

- o Is integrated and well located in relation to the proposed and existing development;
- o Has step free access, making the site accessible for those with disabilities and pushchair users;
- o Provides pathways to and through the open space.

Standards for provision of new open space are set out in Policy SP22.

l) Access and Parking

The development should make provision for safe access by vehicles, pedestrians, wheelchair users and cyclists as well as provide good links to and from public transport routes. Developers will be expected to retain existing footpaths, cycle routes and bridleways or to make provision for their reinstatement, and to make provision for new

routes to link with existing networks. This includes taking opportunities to enhance access to the countryside through improvements to the rights of way network.

Adequate vehicle parking facilities must be provided to serve the needs of the proposed development. Development proposals should make provision for vehicle and cycle parking in accordance with the parking standards set out in Appendix 2, including parking for people with disabilities. There should where practicable be convenient external access for mobility scooters to the rear gardens of residential properties to facilitate parking and storage if suitable provision has not been made at the front or side of the dwelling. In exceptional circumstances, particularly in the town centres of Oakham and Uppingham, the application of these standards may be varied in order to reflect the accessibility of the site by non-car modes or other identified local requirements.

m) Impact on the highway network

Development should be designed and located so that it does not have unacceptable adverse impact on the highway network. Where necessary mitigation measures will be required to ensure that any impact is kept within acceptable limits. Development that would have an unacceptable impact on the highway network will not be permitted.

#### **Policy SP19 – Biodiversity and Geodiversity Conservation**

- 4.14 Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity or geodiversity.

All new developments will be expected to maintain, protect and enhance biodiversity and geodiversity conservation interests in accordance with Core Strategy CS21 (the natural environment).

##### Sites of biodiversity and geodiversity importance

a) Areas of international importance

Development proposals that may individually or cumulatively have an adverse effect on sites of international importance for nature conservation will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the “Habitat Regulations”) and other legislation that may apply to such sites.

b) Areas of national importance

Development proposals within or outside a Site of Special Scientific Interest (SSSI) that may individually or in combination with other developments have an adverse effect on the site will not normally be acceptable.

Where an adverse effect on the notified special interest of the site is likely, an exception will only be made for development where it benefits clearly outweigh both the impacts that it is likely to have on features of the site that makes it of special scientific interest and any broader impacts on the national network of SSSIs.

In exceptional cases where development is permitted which would affect the special interest of SSSI, development will only be permitted if the detrimental impact has been minimised through the use of all practicable prevention, mitigation and compensation measures.

c) Areas of local importance

Development that is likely to result in significant harm to a site of local importance for biodiversity or geodiversity conservation will not be acceptable unless the harm can be avoided (for example by locating development on an alternative site with less harmful impacts), adequately mitigated or as a last resort compensated for. Where compensatory habitat is created, it should be of equal or greater ecological value than the area lost as a result of the development

*Protected Species*

Where there is reason to suspect the presence of protected species, applications should be accompanied by a survey assessing their presence and if present the proposal must make necessary measures to protect the species.

Development proposals that are likely to have an adverse effect on protected species will be subject to the requirements of the Conservation of Habitats and Species Regulations 2010 (the "Habitat Regulations") and other legislation that may apply to such species.

In exceptional circumstances, development may be acceptable that would have an effect on protected species, subject to requirements to:

- a) Facilitate the survival of individual members of the species;
- b) Reduce disturbance to a minimum;
- c) Provide adequate alternative habitats to sustain at least the current levels of population.

#### *Irreplaceable habitats*

Development that would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and ancient semi-natural grasslands and the loss of aged or veteran trees found outside ancient woodland will not be unacceptable unless the need for, and benefits of development in that location clearly outweigh the loss.

#### *Trees and hedgerows*

Development that would result in the loss of trees and hedgerows of biodiversity importance will not be acceptable unless the trees or hedgerows are dead, dying, diseased or dangerous or in exceptional circumstances due to the practicalities of development.

### **Policy SP20 – The Historic Environment**

#### 4.15 1. Designated heritage assets

##### A) Conservation Areas;

Development in conservation areas will only be acceptable where the scale, form, siting and design of the development and the materials proposed would preserve or enhance the character or appearance of the area. Development will not be acceptable if it would have an adverse effect on:

- i) the appearance of buildings being altered;
- ii) the immediate setting of the development;
- iii) the street scene, views into and out of the area;
- iv) other environmental, amenity and highway interests; and
- v) important features such as trees, hedgerows or important open spaces.

Conservation areas designated as at the time of the preparation of this plan are shown on the policies map.

Favourable consideration will be given to new development in conservation areas that preserves the elements of its setting that make a positive contribution to better reveal the significance of the asset.

B) Listed buildings;

The Council will require the protection of listed buildings and seek to ensure that they are kept in a good state of repair by the following means:

- i) consent would only be granted for the demolition of Grade II listed buildings in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of their significance;
- ii) retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;
- iii) alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;
- iv) using its legal powers to take steps to secure the repair of listed buildings, where appropriate;
- v) protecting the setting of listed buildings where proposals could have an impact;
- vi) taking a practical approach towards the alteration of listed buildings to comply with the Equality Act 2010 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

## 2. Non-designated heritage assets

Development that has the potential to affect a non-designated heritage asset will be considered having regard to the scale of any harm or loss and the particular significance of the heritage asset and its setting.

### a) Archaeology

Where a development has the potential to affect heritage assets with archaeological interest, the applicant will be required to submit an appropriate desk based assessment and where necessary a field evaluation.

Development proposals that would result in the removal or destruction of remains of archaeological interest that are considered to be of equal significance to a scheduled monument will not normally be permitted.

Proposals for development on areas that are of known or suspected archaeological interest must be accompanied by an archaeological field evaluation that determines the significance of the archaeological remains and assesses the implications of the development on those remains.

Development that would have an adverse effect on a site of national archaeological importance, including scheduled ancient monuments, their setting and amenity value will only be acceptable in exceptional circumstances and where it would meet the requirements for designated heritage assets (see 1. Above). Scheduled monuments designated as at the time of the preparation of this plan are shown on the Policies Map.

Development that would adversely affect other important archaeological remains will only be acceptable where:

- a) The benefits of the development outweigh the harm to the remains and the value of retaining the remains in situ and;
- b) The degree of disturbance has been minimised; and
- c) Satisfactory provision is made for the evaluation, excavation, recording and interpretation of the remains before the commencement of development.



Where development can take place and still preserve important features in situ, planning conditions will be sought to secure the implementation of effective management plans that ensure the continued protection of those features.

b) Building of local importance

Where planning permission is required, it will not be granted if it would involve the demolition of, or substantial alteration to, the external appearance of any building designated as of local importance unless:

- a) All reasonable steps have been taken to retain the building, including examination of alternative uses compatible with its local importance; and
- b) Retention of the building, even with alterations, would be demonstrably impracticable; and
- c) The public benefits of the scheme outweigh the loss of, or substantial alteration to, the building.

3. Re-use of historic buildings

The conversion or change of use of a statutorily protected or locally listed building or structure which makes a significant historical, cultural or architectural contribution to the character of the area will only be acceptable where:

- a) A structural survey demonstrates that the conversion or change of use can be undertaken without extensive building works, alterations or extensions that would have a significant detrimental effect on the structure's character and appearance;
- b) The proposal can be achieved in a way that preserves the structure's historic, cultural and architectural features and its character;
- c) The nature, scale and intensity of the proposed use are compatible with, and would not prejudice, surrounding uses or the character of the locality; and
- d) It would not adversely affect protected species or habitats.

Wherever possible, the building or structure should remain in the use for which it was originally designed. Where this is not possible, employment, recreation or tourism uses (including holiday accommodation for short stay occupation on a rented basis) will be the next preference.

Conversion to residential uses will only be acceptable where employment, recreation or tourism uses of the building are shown to be unviable.

## **Uppingham Neighbourhood Plan (January 2016) 'NP'**

### **Policy 8 – Design and Access**

4.16 Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Uppingham's character and heritage. The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. The Design and Access Statement must address the following:

- Context and Character;
- Historic character;
- Connection with the countryside;
- Quality for pedestrians, cyclists and the physically disadvantaged;
- Development density and build quality;
- Car parking;
- Landscaping and access to open and green space;
- Occupier controlled access to fibre, copper and other home office services;
- Environmental footprint;
- Play provision.

The Town Council reserves the right to require an individual design review on any development of 25 houses or more or any single building of more than 3000sqm. Such reviews should be carried out by an appropriately qualified independent body and conducted within the design review guidelines established by RIBA or CABI. The Plan acknowledges existing policy guidance in the National Planning Policy Framework (NPPF) and the current and emerging policies of Rutland Country Council.

## Uppingham Neighbourhood Plan Review Submission Version (2023) 'eNP'

### Policy GP1 - General principles for sustainable development and addressing climate change

- 4.17 (a) As appropriate to their scale, nature and location, all development proposals must:
- (i) be appropriately located;
  - (ii) be of an appropriate scale and demonstrate a high standard of design;
  - (iii) have regard to their setting and the character of the local area;
  - (iv) not unacceptably affect the amenity of nearby residents;
  - (v) provide for sustainable transport modes (e.g. walking and cycling);
  - (vi) respect the local built, social, cultural, historic and natural heritage assets;
  - (vii) demonstrate practical efforts to achieve (or preferably exceed) design and construction standards for sustainable development, to minimise CO2 emissions.
- (b) Landowners, developers and applicants should engage with the Town Council and the local community early on in the formulation of proposals. In accordance with RCC policy, pre-application discussions for larger scale development proposals (e.g. 10+ houses or commercial development over 500m<sup>2</sup>) should involve appropriate consultation with the Town Council and local residents in advance of an application being submitted. It is expected that RCC will apply the policies of this NP in giving any pre-application advice.
- (c) All new development should be designed to anticipate climate change, to be capable of being adapted to minimise resources used in both construction and future use operation, at the same time as being sensitive to the local character.

### Policy OH5: Design and access standards

4.18 [...]

As part of its consultative role on planning applications and in support of the Neighbourhood Plan, the Town Council will require an individual design review on any development of 25

dwellings or more or any single building of more than 1000 sq. m. Such reviews should be carried out by an appropriately qualified independent body and conducted within the design review guidelines of this plan at the applicant's expense.

**Policy C&H2: Other designated heritage assets, including Listed Buildings, Important Open Spaces & Frontages, and archaeological sites.**

4.19 (1) Proposals affecting Designated Heritage Assets will only be supported where they satisfy the requirements of the Rutland Core Strategy Policy CS22 and the Rutland Site Allocations & Policies DPD Policy SP20.

(2) Development will only be supported where it does not have an adverse impact on an Important Open Space and/or Important Frontage as shown on the Policies Map of the Rutland Site Allocations & Policies DPD and the Uppingham Neighbourhood Plan.

(3) Proposals affecting archaeological sites and areas of archaeological potential, or their settings, should demonstrate that they:

(a) have taken into account the impact on above and below ground archaeological deposits, as recorded by Historic England and Rutland/Leicestershire County Councils;

(b) identify mitigation strategies to ensure that evidence which could contribute to the understanding of human activity and past environments is not lost; and

(c) include an appropriate desk-based assessment or, if necessary, a field evaluation. Measures should be taken to minimise impacts of development upon the historic landscape character of the area.

**National Planning Policy Framework (2023) 'NPPF'**

4.20 The National Planning Policy Framework (NPPF) was published in December 2023 and provides overarching guidelines for the planning system that replace all previous planning policy statements and planning policy guidance notes. The document states that 'the purpose of planning is to help achieve sustainable development.' The central theme of the framework is a presumption in favour of sustainable development.

- 4.21 The principle of sustainable development is at the core of the planning system. The NPPF promotes sustainable development through economic social and environmental objectives.
- 4.22 Chapter 6 sets out in **Paragraphs 85-87** the commitment the government have for creating the conditions for businesses to invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development.
- 4.23 **Paragraph 99** advises that local planning authorities should take a proactive, positive and collaborative approach to meeting the requirement to ensure there is sufficient choice of school places available and to development that will widen choice in education. They should give great weight to the need to expand or alter schools through decisions on applications and work to resolve key planning issues before applications are submitted.
- 4.24 **Paragraph 115** advises that development would only be prevent or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.
- 4.25 Good design in developments is promoted in **Paragraphs 131-141**.
- 4.26 **Paragraphs 195-214** seek to conserve and enhance the historic environment.

### **National Design Guide (2021)**

#### 4.27 Components for good design

**20** Buildings are an important component of places and proposals for built development are a focus of the development management system. However good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

**21** A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout (or masterplan);
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

**22** All developments are made up of these components put together in a particular way. The choices made in the design process contribute towards achieving the ten characteristics and shape the character of a place.

### **Layout**

**23** A layout shows how routes and blocks of development are arranged and relate to one another to create streets, open spaces and buildings. It defines:

- the structure or settlement pattern;
- the grain - the pattern of development blocks and plots; and
- the broad distribution of different uses, and their densities or building heights.

### **Form**

**24** Form is the three-dimensional shape and modelling of buildings and the spaces they define. Buildings and spaces can take many forms, depending upon their:

- size and shape in plan;
- height;
- bulk - their volume;
- massing - how bulk is shaped into a form;
- building lines - the alignment of building frontages along a street; and



- relationship to the plot boundary - and whether they share party walls or not. In the case of spaces, their form is influenced by the buildings around them.

**25** The form of a building or a space has a relationship with the uses and activities it accommodates, and also with the form of the wider place where it is sited.

### **Scale**

**26** Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions.

**27** Enclosure is the relationship between the height of the buildings across a space, and the dimension of the space itself. Taller building heights and a more built up building line both increase the enclosure. Different degrees of enclosure influence how people use different spaces, by creating differences in character that suit different activities.

### **Appearance**

**28** Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.

### **Landscape**

**29** Landscape is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. Landscape includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape – trees, shrubs and other planting.

### **Materials**

**30** The materials used for a building or landscape affect how well it functions and lasts over time. They also influence how it relates to what is around it and how it is experienced. The scale, form and appearance of a building influence what materials may be appropriate for its

construction. Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings.

**31** Innovative materials and construction techniques are being developed all the time. Modern methods of construction are becoming more common, whether in the form of mass production for modular construction, or off-site bespoke construction for self- or custom-build.

### **Detailing**

**32** The details of a building are the individual components and how they are put together. Some are a deliberate part of the appearance of a building, including doors, windows and their surrounds, porches, decorative features and ironmongery. Others are functional, although they can also contribute to the appearance of a building. These include lighting, flues and ventilation, gutters, pipes and other rainwater details.

**33** Detailing affects the appearance of a building or space and how it is experienced. It also affects how well it weathers and lasts over time.

## **Design Guidelines for Rutland (2022)**

4.28 **Checklist** - What we expect to see in planning applications:

1. Understanding the context - Site and contextual analysis plans and descriptions;
2. Response to context - constraints and opportunities plans, vision and principles, design concept plan/s; and
3. Broad structure of layout – slightly more detailed, showing key elements of the skeleton of the layout from which to hang the detail, including, amongst other things:
  - Retained and new landscape;
  - SuDS areas integrated ;
  - Green spaces interlinked with green and blue corridors;
  - Key movement routes for pedestrians and cyclists; -Connections;
  - Feature areas/spaces;
  - Main routes through the site; and

- Notable frontages.

These are also expected in pre-application submissions.

# 05 Assessment and Conclusion

## Principle of Development

5.1 The proposal involves the partial demolition of later extensions to the original country house at Meadhurst and replacement with new purpose-built boarding facilities (Use Class C2) including associated works. The replacement facilities are required in order to bring the quality of the accommodation up to the required standards and will also increase the capacity for day boarders from 4 to 15 pupils. The following policies are therefore relevant in establishing whether or not the principle of development is acceptable:

- Policy CS2 (Spatial Strategy), CS3 (Settlement Hierarchy), CS4 (Location of Development) and CS7 (Socially Inclusive Communities) of the Core Strategy DPD (2011) 'CS';
- Policy SP5 (Development in Towns and Villages) of the Site Allocations and Policies Development Plan Document (2014) 'SAPDPD'; and
- Paragraph 99 of the NPPF

5.2 Policy CS2 sets out the spatial strategy for Rutland, which seeks to protect and enhance the provision, quality and accessibility of existing educational facilities within Towns. Policy CS3 identifies Uppingham as the second largest town within Rutland, with a range of facilities including those supporting education. Policy CS4 directs development to the most sustainable locations where Uppingham will accommodate moderate growth. Policy CS7 supports proposals which protect, retain or enhance the provision, quality or accessibility of existing educational facilities especially where this also meets the diverse needs of members of the community.

5.3 Policy SP5 supports sustainable development within Uppingham, providing that it remains of an appropriate scale and design in relation to the size and character of the settlement, would not adversely impact on the environment or local amenity, would not have a detrimental impact on the form, character, appearance and setting of the area or be detrimental to spaces or features which contribute to the important character of the locality.

- 5.4 Paragraph 99 of the NPPF advises that great weight should be given to the need to expand or alter schools in decision making, whilst also encouraging a proactive and positive approach to resolving any planning issues.
- 5.5 Uppingham is the second most sustainable location for development and accommodates the well-established and internationally recognised Uppingham School. The proposal is located wholly within the confines of the town. Through the provision of purpose-built, high quality boarding facilities alongside the increase in day boarding capacity for those living locally, the development will support the enhancement in terms of its quality, provision and accessibility of facilities supporting an educational function. Accessible rooms are also provided on the ground floor. The proposal therefore satisfies Policy CS2, CS3, CS4 and CS7 of the CS. This should be attributed great weight in favour of the proposals in line with paragraph 95 of the NPPF.
- 5.6 Policy SP5 also supports the principle of development providing that detailed matters are also satisfied, which are explored below. The pre-application response also confirm that the Council are supportive of the proposal in principle.

## **Design**

- 5.7 The proposal has been subject to a rigorous design process led by RHP, who are award-winning architects, specialising in new residential buildings for education based clients within historic contexts.
- 5.8 A Design and Access Statement has been enclosed prepared by RHP, which provides details in the site, project brief, design concepts, consultation, design development and the proposal including its inclusive design, sustainability and landscaping. This documents demonstrates how the proposal adopted the principles set out in the National Design Guide (2021) and Design Guidelines for Rutland (2022).
- 5.9 Policy CS19 reinforced by policy SP15, requires all new development to contribute positively to local distinctiveness and sense of place whilst remaining sympathetic to its setting in terms of siting, scale, height, density, massing, layout, appearance, use of materials and relationship to adjoining buildings, uses and landscape features.
- 5.10 A key design driver for the site has been the retention of the original country house, which will be the prominent feature onsite post development. The phasing of development is also incredibly important to avoid the need for temporary accommodation.

- 5.11 This has resulted in the replacement boarding facilities being located to the rear of the site, adjacent to the school car park. The original building will be retained, alongside a small proportion of the later extension which currently accommodates the kitchen. The elements retained within the later extension, will be remodelled to accommodate a year group alongside the dining room and laundry area.
- 5.12 The new building is based on a townhouse concept which ensures the scale of the building remains as small as possible through the efficient use of floorspace, minimising the number of corridors required. It will also remain subservient to the original building through its siting and lower eaves and ridge heights. Materials are influenced by the use of brick, which has always been a secondary material on site, although the new building would use high quality brick in a contemporary manner. This will be complimented on the upper floor by a buff brick. The use of stone has been avoided as it felt this would compete with the original building.
- 5.13 Key features from the original building have also influenced the detailing of the new building such as dormer windows, prominent gables, chimneys and the same fenestration ratios.
- 5.14 There are no immediate neighbours that would be adversely impacted by the proposal as the surrounding uses are also related to the delivery of educational uses in association with Uppingham School.
- 5.15 The final paragraph of Policy OH5 of the eNP is relevant to proposals exceeding 1000sqm but is considered to only carry limited weight where the eNP has not yet been subject to examination. An independent design review at the applicant's expense is therefore not considered necessary for this proposal given the eNP's stage of preparation. Rutland County Council also employ a Design Officer who will be consulted to provide their technical views in relation to Design.
- 5.16 It is therefore considered that the design approach reinforces the character of the locality and demonstrates high quality design, satisfying policies CS19 of the CS, SP15 of the SAPDP and Policy 8 of the NP.

## **Heritage**

- 5.17 The proposals have had the benefit of input from heritage consultants, ULAS. The desk based assessment concludes as follows:

*The proposed development site presently consists of an extended late 19th century stone building with later brick-built additions along with its surrounding landscape and forming part of the larger Uppingham School Campus.*

*The Historic Environment Record (HER) for Rutland indicates that there is moderate potential for archaeological deposits to be present on site particularly from the prehistoric and Roman periods. The state and quality of preservation of any archaeological remains may have already been compromised by the original construction of the buildings and associated landscaping. The demolition of the present buildings is therefore unlikely to disturb any previously unknown archaeological deposits.*

*Despite being within the Conservation Area the proposals are unlikely to have a significant impact on the Conservation Area or any of the Listed Buildings within Uppingham.*

*The loss of part of the brick-built buildings will also have little or no impact on the historic landscape character of the locality and the educational character of the site will be retained.*

*Overall the proposed development will not have a significant impact on any heritage assets within the study area. The Senior Planning Archaeologist has indicated that as the proposal will not result in a significant direct or indirect impact upon the archaeological interest or setting of any known or potential heritage assets, no further archaeological mitigation is required.*

5.18 In light of the above, the proposed demolition within the Conservation Area is considered to have very little in the way of impact other than simply resulting in physical change. The important factor will be to ensure a high quality design is achieved. The original building, which makes the greatest contribution to the character of the Conservation Area, is to be retained. The proposal will enhance views of the site from the road with the introduction of a comprehensive landscaping scheme in place of existing built form, opening up and greening the site. Listed buildings and their setting will not be affected by the proposals due to the degree of separation.

5.19 Notwithstanding the above, if the Council considered the proposal to amount to *less than substantial harm* to any designated heritage assets then this would need to be weighed against the public benefits in line with paragraph 202 of the NPPF. There are a number of compelling public benefits associated with the proposal including:



- Significant enhancement to the quality of facilities supporting an educational use;
- Provision of additional day boarding places, increasing the choice of school places locally;
- A development resulting in an energy efficient, futureproof building;
- Delivery of a comprehensive and managed landscaping strategy.

5.20 During pre-application discussions concerns were raised by the Conservation Officer initially in relation to the large dormers within a pitched roof and then in relation to the design approach of the East elevation as it is the prominent elevation visible within the Conservation Area. The proposal has responded positively to these comments where it no longer requires large dormer windows in order for the massing to remain subservient. The development will also accommodate a more traditional approach to the arrangement of fenestration to the East elevation in line with the Conservation Officer's recommendations.

5.21 Overall, the development will not have a significant adverse impact on any heritage assets and will realise opportunities to enhance the character of the conservation area and setting of the original country house. The proposal is therefore considered to satisfy Policies CS22 and SP20 alongside paragraphs 189-208 of the NPPF which seek to protect and where possible enhance the historic environment. The proposal would also satisfy Policy C&H2 of the eNP although due to its stage of preparation, this would only carry limited weight.

### **Ecology and Landscaping**

5.22 A Preliminary Ecology Appraisal has been carried out for the site by CBE Consulting, which does not identify any signs of habitats supporting protected species other than low intensity foraging activity nearby. No bats were recorded using the building. An addendum to the report has been prepared by DeltaSimons, confirming the recommendations and conclusions made plus taking into account an extended site area. DeltaSimons have also prepared a Biodiversity Net Gain Assessment which concludes there will be a net gain satisfying the requirement of the NPPF.

5.23 The development would result in the limited loss of moderate and low quality trees. The amount of tree loss has also been significantly reduced through the alternative siting of the proposed substation, Air Source Heat Plant and switch gear. The proposal will not lead to the loss of any Category A trees.

- 5.24 The development will see the delivery of a comprehensive landscaping scheme which will see the introduction of new tree planting, hedgerows, ornamental planting and lawn alongside high quality hard landscaping.
- 5.25 A Tree Survey and Arboricultural Impact Assessment has been prepared by Ligna Consultancy. The confirms that considering the anticipated arboricultural impact from the construction and demolition activities associated with the development of the site, and implementation of the proposed mitigation measured outlined, the proposed development's arboricultural impact is considered to be low.
- 5.26 In light of the above the proposal is considered to satisfy Policy SP19 of the SAPDPD where the high-quality trees and hedgerows are retained. The trees to be lost are limited in number and of lower quality.

## Highways

- 5.27 Vehicular and pedestrian access to and from the site will see the introduction of a one way drop off route. Vehicles will enter via the existing access from Ayston Road and exist via the access road serving the school car park. Pupils will continue to access the building on foot via the pedestrianised route through the school car. The new arrival courtyard creates a formal entrance whether approaching from Ayston Road or via the school car park.
- 5.28 Vehicular movements are expected to see a slight intensification with the addition of to 1 small electric van 4 times a day to deliver food prepared elsewhere on the Uppingham School Estate, 1 small electric van a day for laundry which will also be processed elsewhere within the Uppingham School estate alongside pick up and drop off of up to 11 additional day boarders.
- 5.29 The Transport Statement concludes that:

*The site is well located for easy access on foot to the rest of the School buildings and the town centre. There are nearby bus services to surrounding areas. The site also benefits from easy access by bicycle, albeit pupils' bicycle usage is limited by school rules, and is therefore concluded to be accessible in a local context.*

*A review of recent collision data has demonstrated that there are no significant highway safety issues in the vicinity of the proposed development or routes used by pupils.*

*There will only be a slight increase in vehicular traffic, as a result of more day-in boarding pupils who are dropped off and collected each day, usually outside of peak hours.*

*To summarise, it can be concluded that the erection of the new pupils accommodation will not have a material impact upon the surrounding local highway network, and in terms of accessibility, the development would provide sustainable transport choices.*

*Consequently, it is considered that there are no significant highways and transportation matters that would preclude the Local Planning Authority from approving this planning application.*

- 5.30 When considering either option, the overall vehicular movements for the site remain relatively low. In line with paragraph 115 of the NPPF, the proposal is acceptable in this regard where the residual impacts on the road network would not be severe.

## **Energy, Ventilation and Climate Change**

- 5.31 Uppingham School recognises its responsibility to embed a culture of sustainability within its organisation where they have implemented an Environmental & Sustainability policy including a commitment to deliver Net Zero Carbon emissions across score 1 and 2 by 2050. The proposals will further the School's sustainability goals and those of the local community through the creation of a low carbon and energy efficient building.
- 5.32 In line with this commitment The School's Head of Energy & Environmental Sustainability has prepared the Sustainability Statement submitted. This outlines how the proposed development integrates key elements such as energy efficiency, renewable energy generation, promoting biodiversity and landscaping, minimising resources and water use, responsible waste management and encouraging the use of sustainable modes of transport.
- 5.33 The new building proposed will be fully electric so that it is net zero ready once the grid is decarbonised through the use of Air Source Heat Pumps to provide hot water and heating. The building will also accommodate Mechanical Ventilation with Heat Recovery (MVHR) and 100sqm of roof mounted solar photovoltaic panels with battery storage.
- 5.34 The proposal will seek a to achieve high levels of airtightness and insulation made achievable through its simple form and being influenced by Passivhaus principles. The design approach taken has also sought to minimise the use of materials and in turn the building's embodied carbon.

- 5.35 In light of the above, the building will accommodate features to minimise energy consumption and seeks to generate renewable energy where possible to deliver a low carbon development that's net zero ready once the grid is decarbonised. The proposal therefore satisfies the requirements of Policy CS19 and CS20 of the CS alongside policy GP1 of the eNP.

### **Noise and Contamination**

- 5.36 The main change to the site in relation to noise will be the introduction of new plant. A Plant Noise Assessment has been undertaken by Suono in relation to the Air Source Heat Pumps and Mechanical Ventilation with Heat Recovery (MVHRs) units in relation to the two nearest residential receptors. This concludes that when taking into account mitigation measures outlined (solid masonry wall around the ASHPs and silencers/attenuators for the roof mounted MVHRs) plant noise levels will not have an adverse impact on the nearest residential properties where noise limits will not exceed those in line with BS 4142:2014+A1:2019.

- 5.37 In relation to contamination a Phase 1 & 2 Geo-Environmental Assessment has been undertaken by EPS. This concludes that:

*In order to further assess the risks to current and future site users being exposed to elevated concentrations of lead in shallow soils, a detailed quantitative risk assessment (DQRA) for human health could be undertaken. This would involve considering the site-specific pathways and possible exposure frequencies of current and future site users to calculate site specific screening criteria to which the recorded concentrations of lead could be compared. As part of this additional phase of risk assessment, it may be beneficial to gather additional shallow soil samples as part of a larger soil dataset. It should also be appreciated that some form of control measure is likely to be required once the risks associated with elevated lead in shallow soils have been further assessed, at this stage, this would likely involve importing and emplacing certified clean topsoil (in the region of 300mm to 600mm which may require for some of the existing topsoil to be removed to maintain current levels) in areas of soft landscaping / gardens associated with the boarding house / houses.*

- 5.38 *Although considered unlikely based on the findings of the EPS intrusive works, all construction workers operating at the site should be advised of the potential for contact with made ground material within shallow soils (on a precautionary basis). Appropriate health and safety precautions should be adopted during any excavation works to avoid exposure to soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: R132 Guide to Safe Working on Contaminated Sites.*

*Should any palpable evidence of unexpected contamination be encountered during the redevelopment work, which significantly varies from the conditions described above, it should be reported to EPS so that an inspection can be made and appropriate sampling and assessment work carried out. A method statement for encountering any unexpected contamination is included as Appendix M of this report.*

## **Community Infrastructure Levy**

5.39 The proposal is not CIL liable where the adopted charging schedule confirms:

*Residential means new dwellings/flats. It does not include any other developments within Class C1, C2 or C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended) such as residential care homes, Extra Care housing and other residential institutions.*

## **Conclusion**

5.40 This statement has demonstrated that, when considering local and national planning policy, the proposal is considered to be acceptable in principle. There are no other material considerations, which would render the proposal unacceptable in planning terms. It is therefore respectfully requested that the application is viewed favourably and approved without delay.

## Appendix 1 – Pre-application letter (separate appendix)

**Appendix 2 – Town Council Presentation (separate appendix)**



### Appendix 3 – Letter to Neighbours and Ward Members (separate appendix)