



# Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.  
Telephone 01572 722577 Email [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk)

Ladies and Gentlemen,

A meeting of the **CABINET** will be held via Zoom- <https://zoom.us/j/93698004207> commencing at 10am when it is hoped you will be able to attend.

Yours faithfully

Mark Andrews  
**Interim Chief Executive**

**Meeting:** CABINET

**Date and Time:** Tuesday, 15 December 2020 at 10.00 am

**Venue:** <https://zoom.us/j/93698004207>

**Governance Officer to contact:** Emma Powley 01572 720991  
email: [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk)

## A G E N D A

- 1) APOLOGIES FOR ABSENCE
- 2) ANNOUNCEMENTS FROM THE CHAIRMAN AND/OR HEAD OF THE PAID SERVICE
- 3) DECLARATIONS OF INTEREST

In accordance with the Regulations, Members are required to declare any personal or prejudicial interests they may have and the nature of those interests in respect of items on this Agenda and/or indicate if Section 106 of the Local Government Finance Act 1992 applies to them.

### 4) RECORD OF DECISIONS

To confirm the Record of Decisions made at the meeting of the Cabinet held on the 17<sup>th</sup> November 2020.

**5) ITEMS RAISED BY SCRUTINY**

To receive items raised by members of scrutiny which have been submitted to the Leader and Chief Executive.

**6) HIF UPDATE**

Report No: 160/2020  
(Pages 5 - 10)

**7) COVID 19 - USE OF EMERGENCY POWERS**

Report No: 157/2020  
(Pages 11 - 14)

**8) SUBMISSION DRAFT OAKHAM & BARLEYTHORPE NEIGHBOURHOOD PLAN**

Report No: 156/2020  
(Key decision)  
(Pages 15 - 390)

**9) ANY ITEMS OF URGENT BUSINESS**

To receive items of urgent business which have previously been notified to the person presiding.

---oOo---

**MEMBERS OF THE CABINET:** Mr O Hemsley Chairman  
Mr G Brown  
Mrs L Stephenson  
Mr A Walters  
Mr D Wilby

**SCRUTINY COMMISSION:**

**Note: Scrutiny Members may attend Cabinet meetings but may only speak at the prior invitation of the person presiding at the meeting.**

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**CABINET**

15<sup>th</sup> December 2020

**HOUSING INFRASTRUCTURE FUNDING – PROGRESS  
UPDATE**

Report of the Director of Places

Strategic Aim:	All	
Key Decision: No	Forward Plan Reference: FP/091020	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr G Brown Deputy Leader and Portfolio Holder for Finance and Planning  Mr O Hemsley, Leader and Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance)	
Contact Officer(s):	Penny Sharp, Director of Places	Tel: 01572 758160 psharp@rutland.gov.uk
Ward Councillors	Normanton – Mr K Bool and Miss Gale Waller	

**DECISION RECOMMENDATIONS**

That Cabinet:

1. Notes the progress update for contracting with Homes England for £29.4m Housing Infrastructure Funding (HIF) investment in St. George’s Garden Community.

**1 PURPOSE OF THE REPORT**

- 1.1 The purpose of the report is to provide Cabinet with a progress report on contracting with Homes England for £29.4m Housing Infrastructure Funding (HIF) to support the delivery of St. George’s Garden Community.

**2 BACKGROUND AND MAIN CONSIDERATIONS**

**Background**

- 2.1 Rutland’s Draft Local Plan 2018 – 2036 proposes an allocation of land at St.

George's Barracks for the development of a new garden community (Policy H3). The draft Local Plan sets out a requirement for delivery of a mix of uses comprising:

"- around 2215 homes, of which at least 1,000 homes will be delivered by 2036

- 14 hectares of employment land

- the necessary community, utility, transport and green infrastructure to support a sustainable and thriving garden village community."

2.2 Policy H2 of the Draft Local Plan 2018 – 2036 details the delivery principles that should underpin the development of St. Georges Garden Community. This includes a requirement for:

- "phasing of development and infrastructure both on-site and off-site to ensure that the latter is provided ahead of, or in tandem with, the development it supports to address the impacts of the new garden village and meet the needs of residents.

- The delivery of St George's Garden Community will include a mechanism for securing the establishment of appropriate and sustainable long term governance and stewardship arrangements for community assets including green space, public realm, community and other relevant facilities."

2.3 In November 2019, the Government announced that Rutland had been awarded £29.4m Housing Infrastructure Funding (HIF) to support the delivery of the initial infrastructure required to enable delivery of St. George's Garden Community.

### **Grant Determination Agreement (HIF Contract):**

2.4 Over the last 12 months, the Council and Ministry of Defence (MOD)/Defence Infrastructure Organisation (DIO) have been working with Homes England (HE) to enter into a legal contract (Grant Determination Agreement) for HIF and meet the terms and conditions of the grant funding.

2.5 Whilst COVID-19 has impacted contract negotiations there has been significant progress in recent months. All parties have instructed legal teams and negotiations are well advanced.

2.6 Subject to Council approval, the intention is for all three parties Rutland County Council (RCC)/HE/MOD to contract for £29.4m HIF through a Grant Determination Agreement (GDA). This will result in all three public sector organisations having a legal commitment to delivering the principles of the draft Local Plan 2018 – 2036 and the outputs and outcomes specified in the HIF submission.

### **Allocations Agreement**

2.7 As land owner, MOD will ultimately be responsible for the delivery of the majority of HIF outputs and outcomes for St. George's Garden Community, and the associated risk.

2.8 The Council and MOD are in the process of drafting and negotiating an 'Allocation Agreement'. The Allocation Agreement is a legal contract that sets out the

respective responsibilities for both parties in meeting the terms of the GDA. The Allocation Agreement seeks to limit risk to the Council and obligates MOD to deliver the HIF requirements.

## **HIF Terms and Conditions**

2.9 The terms and conditions for Rutland's HIF are set out in the GDA. In addition, there are six pre-contract conditions that must be satisfied in advance of concluding the Grant Determination Agreement (GDA). The six pre-contract conditions are:

- **Pre-contract condition 1 – Provide a Comprehensive Delivery Programme: including the infrastructure and housing, illustrating the key dependencies and critical path/milestones to enable delivery of the HIF infrastructure and spend, and housing outputs**

The infrastructure delivery timeline set out in the original HIF submission has been reviewed and updated to reflect the delay in the HIF award, and the subsequent impact of COVID-19. Homes England's end date for this current HIF programme is March 2024. HIF-funded infrastructure delivery should be completed by this date.

- **Pre-contract condition 2 – Cost Overruns: Provide confirmation that all cost overruns in relation to HIF-funded infrastructure will be met by RCC, the MoD or the Delivery Partner**

The Allocation Agreement will set out which party is responsible for each aspect of infrastructure delivery and any associated risk of cost overrun. As landowner MOD and its delivery partner will be responsible for the infrastructure delivery and any associated cost overruns.

- **Pre-contract condition 3 – Updated Cashflow: Bidder to provide an updated and evidenced cashflow for the scheme. Regular updates on expenditure should be provided to enable monitoring and review and verification by its advisors**

The cashflow will be finalised once the infrastructure delivery programme has been confirmed.

- **Pre-contract condition 4 – Recovery strategy: RCC to establish the mechanism for recovery of HIF funding for approval by Homes England**  
Homes England requires HIF monies to be 'recovered' from the development and reinvested in additional housing delivery within Rutland. The Allocation Agreement will set out the requirement for MOD/delivery partner to 'repay' up to £29.4m to the Council should the development make a profit.

- **Pre-contract condition 5 – Land Cost: Provide evidence of discussions that have taken place and agreed position on MOD land receipt**

The financial model underpinning the MOD land receipt has been reviewed and agreed by Homes England and MOD.

- **Pre-contract condition 6 – Stakeholder Management Plan: Develop and submit an effective Stakeholder Management Plan to Homes England**

Governance arrangements for St George's Garden Community and oversight of HIF were reviewed earlier in the year. These have been agreed by Homes England and satisfy this condition.

- 2.10 All parties are aiming to conclude legal discussions before the end of this financial year.
- 2.11 All draft contractual documents and pre-condition annexes are commercially confidential (and in due course will be provided to members in exempt form).

### **3 CONSULTATION**

- 3.1 Discussion is ongoing between the three parties involved in contracting for HIF, RCC, MOD and Homes England.

### **4 ALTERNATIVE OPTIONS**

- 4.1 Not applicable for a progress update report

### **5 FINANCIAL IMPLICATIONS**

- 5.1 The Council and MOD are currently in negotiation with Homes England to secure £29.4m HIF funding. HIF will enable an 'infrastructure first' approach to the development of St George's Garden Community.
- 5.2 Legal negotiations and, in particular, the proposed Allocations Agreement will set out clear responsibilities for meeting HIF obligations and associated risks. These responsibilities primarily rest with the MOD as landowner and its delivery partner once procured.
- 5.3 The Council's Director of Resources (Section 151 Officer) will advise Councillors on any financial implications associated with the final draft GDA and Allocation Agreement.

### **6 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 6.1 The Council has appointed legal advisers, Weightmans, to provide legal advice and protect its interests during HIF negotiations. Weightmans are leading on the drafting of the Allocation Agreement that will govern the future relationship between RCC and MOD in the delivery of St. George's Garden Community.
- 6.2 Both the final Grant Determination Agreement, associated annexes (pre-condition documents) and Allocation Agreement will be subject to approval by Full Council. It is intended that the HIF contract will be considered by Scrutiny and Cabinet before being presented to Council for consideration. This governance process is likely to begin in early 2021.
- 6.3 Due to the nature of the HIF negotiations all draft documentation is deemed commercially sensitive (as required by Homes England)
- 6.4 This report is an update report and the final decision as to whether or not to accept the Grant on the final terms is reserved to Council.

## **7 DATA PROTECTION IMPLICATIONS**

7.1 None arising from this report.

## **8 EQUALITY IMPACT ASSESSMENT**

8.1 Not applicable.

## **9 COMMUNITY SAFETY IMPLICATIONS**

9.1 None arising from this report

## **10 HEALTH AND WELLBEING IMPLICATIONS**

10.1 None arising from this report.

## **11 ORGANISATIONAL IMPLICATIONS**

11.1 None arising from this report.

### **11.2 ENVIRONMENTAL IMPLICATIONS**

11.3 None arising from this report.

### **11.4 HUMAN RESOURCE IMPLICATIONS**

11.5 HIF negotiations are currently being undertaken by existing RCC staff with the support of the externally appointed legal team.

### **11.6 PROCUREMENT IMPLICATIONS**

11.7 None arising from this report.

## **12 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

12.1 Cabinet are invited to note the progress and current position of contractual negotiations with Homes England and MOD to secure £29.4m HIF investment in St. George's Garden Village.

## **13 BACKGROUND PAPERS**

13.1 There are no additional background papers to the report.

## **14 APPENDICES**

There are no appendices to this report.

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**CABINET**

15<sup>th</sup> December 2020

**COVID 19 UPDATE AND APPROACH TO CONTINUED USE OF EMERGENCY POWERS**

Report of the Chief Executive

Strategic Aim:	All	
Key Decision: No	Forward Plan Reference: FP/170420	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr O Hemsley, Leader and Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance)	
Contact Officer(s):	Phillip Horsfield – Deputy Director Corporate Governance (Monitoring Officer)	01572 758154 phorsfield@rutland.gov.uk
Ward Councillors	All	

**DECISION RECOMMENDATIONS**

That Cabinet:

1. Notes the present position in Rutland in respect of COVID 19
2. Notes the continued applicability of the Civil Emergency Delegation.

**1 PURPOSE OF THE REPORT**

- 1.1 At the Cabinet meeting held on the 21<sup>st</sup> April 2020, it was agreed that Cabinet would keep under review the use of Emergency Powers.
- 1.2 At the meeting held on 15<sup>th</sup> September 2020 Cabinet requested continued reports to provide updates on the present COVID position.

**2 BACKGROUND AND MAIN CONSIDERATIONS - COVID POSITION**

- 2.1 Further to the Report in November that reported on the national lock down the Prime Minister announced that there would be a revised 3 tier system put in place immediately following the national lock down that ended on 2<sup>nd</sup> December 2020.
- 2.2 On December 2<sup>nd</sup> Parliament approved legislations enacting the tiered system put

forward by the Prime Minister.

- 2.3 The application of the tiered system as meant that the majority of the Country is in either Tier 2 (High Alert) or 3 (very High Alert). Rutland has been categorised as Tier 2.
- 2.4 The rules for Tier 2 are:
  - 2.4.1 In tier two you can't socialise indoors with anyone you do not live with, or who is not in your support bubble
  - 2.4.2 You can meet in a group of up to six outside - including in a garden, or a public place
  - 2.4.3 Shops, gyms and personal care services (such as hairdressing) can reopen (if Covid-secure)
  - 2.4.4 Pubs and bars can only open if they serve substantial meals. Alcohol can be served with that meal
  - 2.4.5 Pubs and restaurants must shut at 23:00 GMT, with last orders at 22:00 GMT
  - 2.4.6 Sports can resume with up to 2,000 spectators, or 50% capacity (whichever is smaller)
  - 2.4.7 Collective worship, weddings and outdoor sports can resume (with restrictions)
  - 2.4.8 People are advised not to travel to and from tier three areas
- 2.5 Decisions in relation to urgent action continue to be taken using the Civil Emergency Delegation (such as decisions in relation to the business grants schemes that are being announced) while other decisions will continue to be made through the Council's democratic decision making structures.
- 2.6 Cases in Rutland stand at 55 per 100,000 of Population at the time of writing which is a reduction from our previous figures.
- 2.7 The Government also announced revised rules for a short period over Christmas:
  - 2.7.1 A "Christmas bubble" may be formed between 23<sup>rd</sup> December and 27<sup>th</sup> December.
  - 2.7.2 This can comprise a maximum of 3 households and must be the same 3 households for the whole period.
  - 2.7.3 Existing bubbles count as a household towards this 3.
  - 2.7.4 You are only able to meet your bubble in private homes, gardens, places of worship or public outdoor spaces.
  - 2.7.5 You can stay overnight
  - 2.7.6 Children of separated parents are allowed to move between bubbles.
- 2.8 It should be remembered that people do not have to form a Christmas bubble and all involved will need to consider the risks involved and the approach they would

like to take based on the risks.

- 2.9 The Council is working closely with partners to ensure that we are able to support the delivery of the vaccination programme.
- 2.10 Cases in Rutland stand at 70 per 100,000 of Population at the time of writing which is a reduction from our previous figures (78 per 100,000 in the last report) and set against a national average of 127 per 100,000.

### **3 CONSULTATION**

- 3.1 Through the Member briefings all Councillors have been kept abreast of the position in relation to the Pandemic.
- 3.2 Parish Council briefings were also activated weekly once again through the period of national lockdown.

### **4 ALTERNATIVE OPTIONS**

- 4.1 The report provides an update on information regarding the actions taken and the Constitutional position.

### **5 FINANCIAL IMPLICATIONS**

- 5.1 There are no direct financial implications arising from this report.

### **6 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 6.1 These are contained in the Report

### **7 DATA PROTECTION IMPLICATIONS**

- 7.1 None arising from the report.

### **8 EQUALITY IMPACT ASSESSMENT**

- 8.1 An Equality Impact Questionnaire is not required for this report.

### **9 COMMUNITY SAFETY IMPLICATIONS**

- 9.1 There are no community safety implications arising from this report.

### **10 HEALTH AND WELLBEING IMPLICATIONS**

- 10.1 There are no health and wellbeing implications arising from this report.

### **11 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 11.1 That Cabinet note the current present position in Rutland regarding COVID 19 and the continued use of the Civil Emergency Delegation.

### **12 BACKGROUND PAPERS**

- 13.1 There are no background papers for the report.

## **13 APPENDICES**

13.1 None

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## CABINET

15<sup>th</sup> December 2020

### SUBMISSION DRAFT OAKHAM & BARLEYTHORPE NEIGHBOURHOOD PLAN

#### Report of the Director of Places

Strategic Aim:	Sustainable Growth	
Key Decision: Yes	Forward Plan Reference: FP/ 161020	
Exempt Information	No	
Cabinet Member(s) Responsible:	Mr G Brown Deputy Leader and Portfolio Holder for Finance and Planning	
Contact Officer(s):	Penny Sharp, Director of Places	Tel: 01572 758160 psharp@rutland.gov.uk
	Roger Ranson, Planning Policy Manager	Tel: 01572 758238 rranson@rutland.gov.uk
Ward Councillors	Mr Paul Ainsley, Mr David Blanksby, Ms Joanna Burrows, Mr Jeff Dale, Mr Adam Lowe, Mr Ian Razzell, Mr Alan Walters, Mrs Sue Webb, Mr Nick Woodley	

#### DECISION RECOMMENDATIONS

That Cabinet agree that:

1. The draft Oakham and Barleythorpe Neighbourhood Plan is published for public consultation for a minimum of 6 weeks.
2. Following public consultation, the draft plan and representations received are submitted for independent examination.
3. The Director of Places be authorised to appoint an independent examiner in consultation with the Oakham and Barleythorpe Neighbourhood Plan Group.
4. That following receipt of the examiner's report that the Director of Places in consultation with the Portfolio Holder for Planning and Finance be authorised to publish the County Council's decision notice, update the Oakham and Barleythorpe Neighbourhood Plan and undertake a referendum.
5. Subject to the outcome of the referendum that the Director of Places in consultation with the Portfolio Holder for Planning and Finance be authorised to make the

## **1 PURPOSE OF THE REPORT**

- 1.1 To seek Cabinet's authorisation to carry out consultation on the proposed Oakham and Barleythorpe Neighbourhood Plan followed by submission of that plan to an independent examiner. Subject to the acceptance of the recommendations of the examiner, hold a local referendum and, subject to the outcome of that referendum, delegate the making of the Neighbourhood Plan to the Director of Places.

## **2 BACKGROUND AND MAIN CONSIDERATIONS**

- 2.1 Oakham Town Council and Barleythorpe Parish Council has submitted its Draft Neighbourhood Plan to the County Council for independent examination.
- 2.2 This follows public consultation by the Town and Parish Councils on the draft Plan between 6<sup>th</sup> May and 14<sup>th</sup> June 2019.
- 2.3 Rutland County Council is required to consider whether the plan complies with the relevant statutory requirements. Provided that it meets these requirements, the County Council is required to publicise the Draft Plan, invite representations, notify consultation bodies and submit it for independent examination.
- 2.4 The Draft Neighbourhood Plan that has been submitted to the County Council is attached as Appendix A, this is accompanied by a Basic Conditions Statement, Consultation Statement and a Sustainability and Habitats Regulations Assessment Screening Report. These are attached as Appendices B, C and D respectively.
- 2.5 The documents submitted by the Town Council have been assessed in accordance with statutory requirement and it is considered that:
- a) the Town Council is the authorised body to prepare the neighbourhood plan;
  - b) the necessary documents have been submitted, including a map of the area, the proposed neighbourhood plan, statements of the consultation undertaken and how the plan meets the basic conditions, and a sustainability and habitats regulations screening report;
  - c) the Town Council has undertaken the correct procedures in relation to pre-submission consultation and publicity.

## **3 CONSULTATION**

- 3.1 If the Neighbourhood Plan meets the statutory requirements, the County Council is required to publicise it, invite representations, notify consultation bodies and submit it for independent examination. It is intended that the publicity will take place over a 6-week period January to February 2021.
- 3.2 The County Council will be responsible for appointing an independent examiner in consultation with the Town and Parish Councils to conduct the examination, which it is anticipated will take place following the statutory consultation. The County

Council will be required to consider the examiner's report and to decide whether the neighbourhood plan should proceed to local referendum. Cabinet is requested to delegate arrangements for the referendum to the Director of Places.

- 3.3 In the event that the independent examiner recommends that modifications are required to the neighbourhood plan, it will be necessary for the County Council to consult with the Town Council to agree any modifications. Cabinet is requested to delegate authority for such changes to the Director of Places to assist the examination process.
- 3.4 Within 5 weeks of receipt of the examiner's report, the County Council must modify the plan as per examiner's recommendation and publicise details of the modifications on its website. In the event that agreement cannot be reached it should be noted that Oakham Town Council and Barleythorpe Parish Council have the option of withdrawing the plan.
- 3.5 If agreement is reached, the County Council would then be required to organise a referendum on the neighbourhood plan which it is anticipated could take place in Summer 2021. All referendums are postponed until 6<sup>th</sup> May 2021 in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020.
- 3.6 Finally, if the Neighbourhood Plan secures community approval through the referendum process, the County Council will be required to formally 'make' the Plan as part of the statutory development plan within 8 weeks of the referendum date. Cabinet is requested to delegate authority to make the Neighbourhood Plan to the Director of Places to ensure that this time limitation can be met.

#### **4 ALTERNATIVE OPTIONS**

- 4.1 The Council may refuse to take forward the neighbourhood plan for independent examination if it considers that it does not comply with any of the criteria for a neighbourhood plan set out in legislation and regulations. The County Council would be required to notify the Town and Parish Councils and publicise its decision.

#### **5 FINANCIAL IMPLICATIONS**

- 5.1 There will be costs to the County Council arising from publicising the neighbourhood plan, appointing an independent examiner, holding a public hearing (if required) and organising a local referendum. These costs are likely to be around £14,000, but may vary dependant on the amount of work involved. However, the County Council receives a neighbourhood planning grant from the Ministry of Housing, Communities and Local Government (MHCLG) which will cover the costs involved in this process.

#### **6 LEGAL AND GOVERNANCE CONSIDERATIONS**

- 6.1 The Neighbourhood Plan, when 'made' by the County Council, will become part of the statutory development plan. Applications for planning permission are required to comply with the development plan unless material considerations indicate otherwise.

- 6.2 The process for progressing a Neighbourhood Plan through the stages covered in this report are set out in Neighbourhood Plan Regulations (2012) Regulations 15 - 20 inclusive. Some of these stages include statutory time limits within which decisions and stages must be completed. The delegation of these stages to the Director of Places will enable these statutory time limits to be met.

## **7 DATA PROTECTION IMPLICATIONS**

- 7.1 A Data Protection Impact Assessments (DPIA) has not been completed.

## **8 EQUALITY IMPACT ASSESSMENT**

- 8.1 An Equality Impact Assessment (EqIA) has not been completed for the following reasons:

- a) DCLG guidance on the application of EqIA indicates that RCC is not required to undertake such an assessment of the neighbourhood plan;
- b) An EqIA is not required to satisfy the 'basic conditions' that need to be met in drawing up the submission draft plan.

## **9 COMMUNITY SAFETY IMPLICATIONS**

- 9.1 None directly identified as part of this stage of decision making for the Neighbourhood Plan.

## **10 HEALTH AND WELLBEING IMPLICATIONS**

- 10.1 None directly identified as part of this stage of decision making for the Neighbourhood Plan.

## **11 ORGANISATIONAL IMPLICATIONS**

- 11.1 Environmental implications

- 11.2 None directly identified as part of this stage of decision making for the Neighbourhood Plan.

- 11.3 Human Resource implications

- 11.4 The County Council has a duty to support Neighbourhood Plans through the provision of advice and guidance as well as in appointing the independent examiner and in undertaking any subsequent referendum. This work is undertaken by existing staff with funding from the Government Neighbourhood Plan grant.

- 11.5 Procurement Implications

- 11.6 The County Council is responsible for procuring the services of an independent examiner and will follow financial regulations in doing so.

## **12 CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 12.1 The submission draft Oakham and Barleythorpe Neighbourhood Plan is

considered to comply with the statutory requirements for submission of a neighbourhood plan to a local authority. It is therefore recommended that it be publicised and submitted for independent examination as required by legislation and regulations.

### **13 BACKGROUND PAPERS**

13.1 There are no additional background papers to the report.

### **14 APPENDICES**

14.1 Appendix 1 – Submission version of Oakham and Barleythorpe Neighbourhood Plan

14.2 Appendix 2 – Basic Conditions Statement

14.3 Appendix 3 – Consultation Statement

14.4 Appendix 4 – Sustainability and Habitats Regulations assessment screening report.

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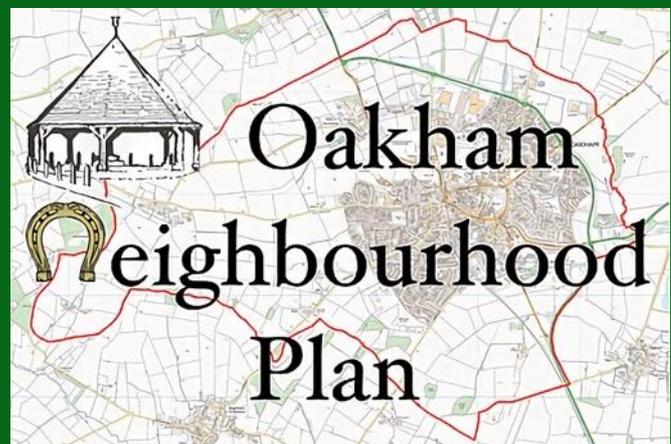
# Oakham and Barleythorpe Neighbourhood Plan 2018 – 2036

Regulation 16 Submission Version  
October 2020

Prepared by Oakham and Barleythorpe Neighbourhood  
Plan Steering Group

on behalf of

Oakham Town Council and Barleythorpe Parish Council



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**† Michael John Hinman (1949–2019)**

Michael Hinman was a member of the Oakham Neighbourhood Plan steering group from its very beginning. A scion of a local family, he always maintained close connections with Rutland even during his long professional career as an archivist with Coventry City Council. He returned to live right in the centre of Oakham when he retired, and immediately became immersed in local affairs. His knowledge of local history, combined with his ordered and analytical mind, made him uniquely qualified to participate in the drafting of the Oakham Neighbourhood Plan. We take this opportunity to place on record our appreciation of his invaluable contributions to this Plan. It is our loss that he did not live to see it in its completed state.

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## Foreword

The Localism Act 2011 introduced support for the production of Neighbourhood Plans, providing an opportunity for residents to influence the way their area develops over the plan period. Oakham Town Council appointed the Neighbourhood Plan Steering Group to develop a Plan on its behalf. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.

Thanks must go to the group for the time and effort they have given to developing the Plan over the course of the last 36 months, guided and supported by Rural Community Council (Leicestershire & Rutland) and OpenPlan Consultants Ltd. Thanks also go to the Rutland County Council, for its support and help in the production of the Plan. Thanks are also due to the residents who have supported the process and actively given their input, using consultation events and surveys to express their concerns, interests and aspirations and their desire to influence the future of their community.

Funding for the production of this Plan has been received from the Ministry of Housing, Communities and Local Government and My Community – Locality (Locality is a national government membership network supporting local community organisations in assisting and the funding of neighbourhood plans).

## Contributors to the development of the Neighbourhood Plan

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### Community

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Allison Greaves – Clerk to the Oakham Town Council



## Introduction to Neighbourhood Plans

### What is a Neighbourhood Plan?

A Neighbourhood Plan is a document that sets a vision for the future of a Plan Area (a neighbourhood, a parish, a town, etc.) and sets out how this vision will be realised through planning and development. The document must reflect the views of the residents of the Plan Area.

A Neighbourhood Plan is a statutory planning policy document and, once it has been made (i.e. brought into force by the Local Planning Authority), it will be used by:

- planning officers and elected members of the local authority in assessing planning applications;
- applicants as they prepare planning applications for submission to the local authority;
- the Town and Parish Councils when considering and commenting on planning applications;
- residents and stakeholders in a wider capacity.

Plans and their use are subject to legislation and regulation including:

- the Town and Country Planning Act 1990;<sup>1</sup>
- the Planning and Compulsory Purchase Act 2004;<sup>2</sup>
- the Localism Act 2011<sup>3</sup>;
- the Neighbourhood Planning (General) Regulations 2012;<sup>4</sup>
- Directive 2001/42/EC on Strategic Environmental Assessment.<sup>5</sup>

As well as being in general conformity with national planning policies and guidance and with local strategic policies, every Neighbourhood Plan must also satisfy specified “Basic Conditions” before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:

- contributes to the achievement of sustainable development;
- is in conformity with the National Planning Policy Framework;
- is in conformity with the adopted Local Plan and, as far as possible, with any emerging review of the Local Plan;

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<sup>1</sup> Town and Country Planning Act 1990: [www.legislation.gov.uk/ukpga/1990/8/contents](http://www.legislation.gov.uk/ukpga/1990/8/contents)

<sup>2</sup> Planning and Compulsory Purchase Act 2004: [www.legislation.gov.uk/ukpga/2004/5/contents](http://www.legislation.gov.uk/ukpga/2004/5/contents)

<sup>3</sup> Localism Act 2011: [www.legislation.gov.uk/ukpga/2011/20/contents](http://www.legislation.gov.uk/ukpga/2011/20/contents)

<sup>4</sup> Neighbourhood Planning (General) Regulations: [www.legislation.gov.uk/uksi/2012/637/contents/made](http://www.legislation.gov.uk/uksi/2012/637/contents/made)

<sup>5</sup> Strategic Environmental Assessment: [www.ec.europa.eu/environment/eia/sea-legalcontext.htm](http://www.ec.europa.eu/environment/eia/sea-legalcontext.htm)

- is in conformity with EU obligations and the European Convention on Human Rights.

The Town Council and the Steering Group have worked collaboratively with Rutland County Council to ensure that this plan meets these basic conditions.

This Neighbourhood Plan does not address minerals and waste matters, such as shale gas and oil extraction by fracking or any other method. Such policy is determined by Rutland County Council as the minerals and waste authority. Neighbourhood Plans have no jurisdiction over minerals and waste policy and, therefore, can have no direct influence over planning applications for minerals extraction.

The Neighbourhood Plan does not address highway and road management matters, specifically transport network and traffic management. Such policy is determined by Rutland County Council as the highway authority. Neighbourhood Plans have no jurisdiction over transport network and traffic management, as such, and therefore can have no direct influence over proposals for new or enhanced roads.

## **Why do Oakham and Barleythorpe need a Neighbourhood Plan?**

The Oakham and Barleythorpe Neighbourhood Plan sets out a vision for the local area for the next thirty years. Significant residential development has taken place in the last twenty years in Oakham, and Oakham Town Council decided that a process should be introduced to make sure that the views and opinions of the local residents and those who work in Oakham are taken into account when making decisions that affect the community as a whole.

This assumed greater importance when Rutland County Council established a Task and Finish Group early in 2018 to consider proposals for the regeneration of Oakham town. The report from the group was accepted at the Rutland County Council meeting in December 2018 and some of the group's relevant recommendations have been incorporated into this Plan.

Recently extensive housing development has taken place in Spinney Hill in Oakham and in Barleythorpe Parish, referred to elsewhere in this plan as Oakham Heights. For reasons similar to those that motivated Oakham Town Council, Barleythorpe Parish Council, set up in 2017, has contributed to the development of the plan, focusing on the needs and wishes of residents in Barleythorpe.

Both organisations (Oakham Town Council and Barleythorpe Parish Council) are committed to reviewing and revising the Neighbourhood Plan regularly to ensure that Oakham and Barleythorpe continue to be thriving communities where individuals may live, work and flourish.

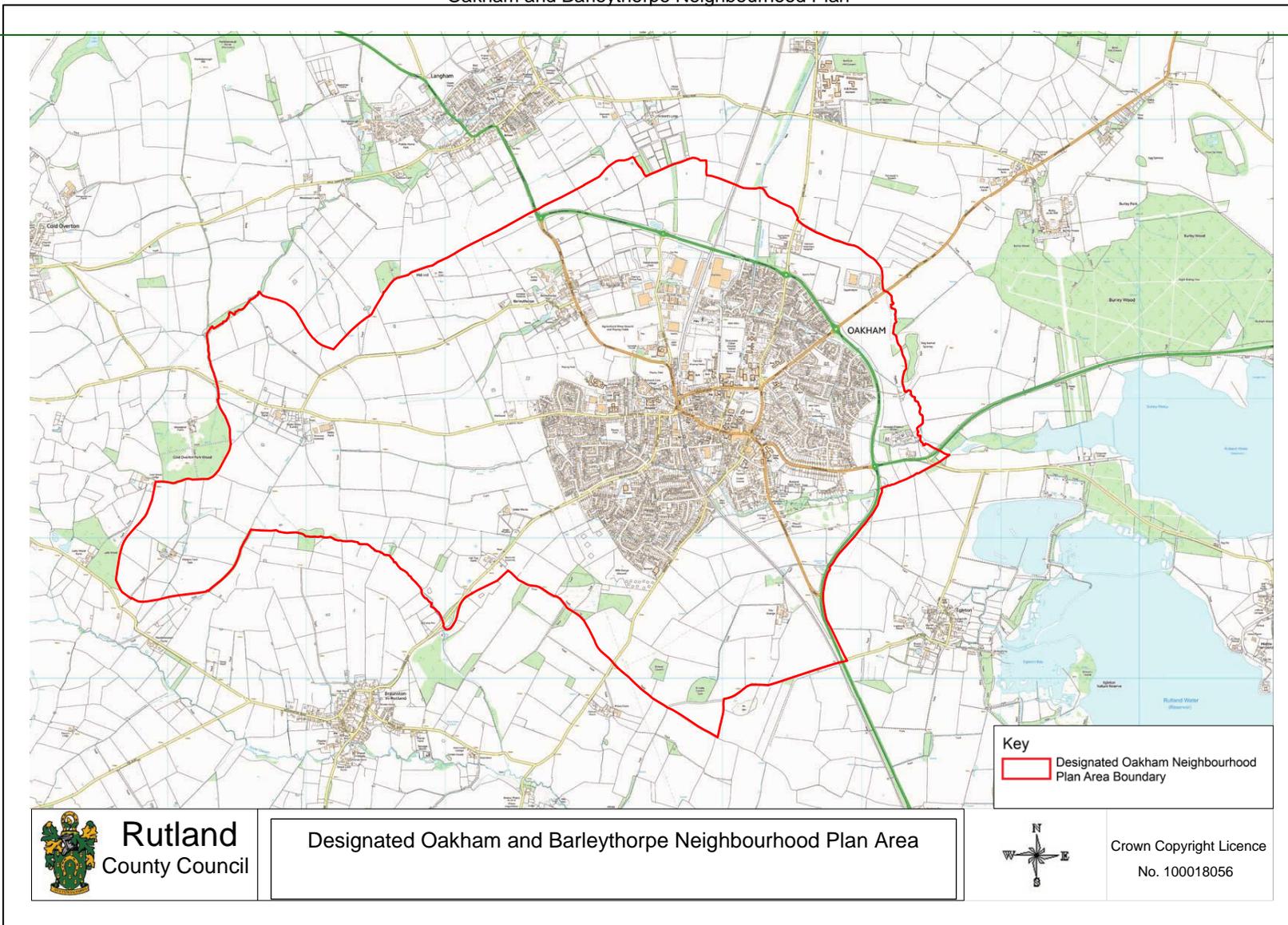


Figure 1 Oakham and Barleythorpe Neighbourhood Plan Area (Source; Rutland County Council, February 2016)

# Creating a Neighbourhood Plan for Oakham and Barleythorpe

## The Process

The main steps in the process for establishing a Neighbourhood Plan are shown in Figure 2 Neighbourhood Plan Process Flow“.

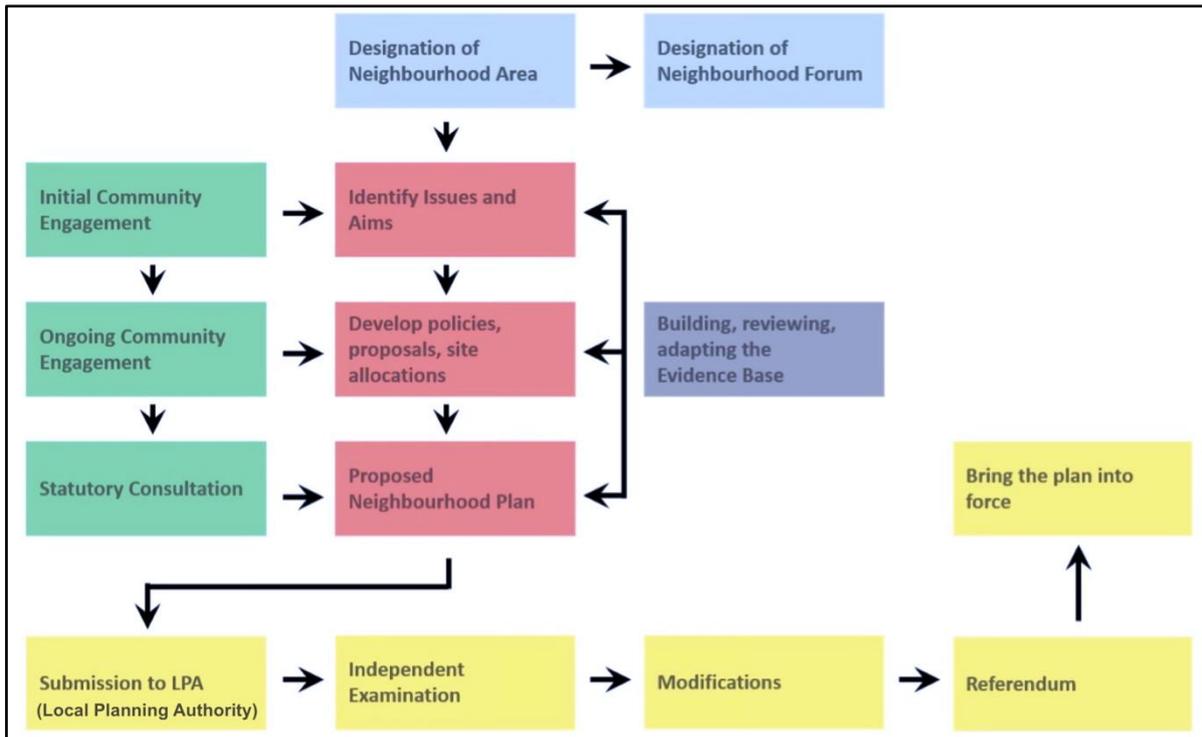


Figure 2 Neighbourhood Plan Process Flow

The decision to produce a Neighbourhood Plan for the area was first discussed by Oakham Town Council on 19 August 2015 at a full Council meeting. With regard to Part 2 of the Neighbourhood Planning Regulations 2012, Oakham Town Council submitted an application for designation of the Neighbourhood Area covering the parishes of Oakham and Barleythorpe for the purpose of creating a Neighbourhood Plan, with Oakham Town Council to act as the body which is qualified to do so. This application was received by Rutland County Council in February 2016 and a statutory six-week consultation period was allowed, running from 16 February to 29 March 2016. Four representations were received in response.

As outlined in the Regulations, the Local Authority has a duty to publicise the Area Application and the six-week consultation period in a manner that will bring them to the attention of people who live, work or carry out business in the area. The full Application and information about how to comment were made available on the Council’s website and information was placed in the local press.

During the six-week consultation period the Barleythorpe Neighbourhood Forum also submitted an application for just the Barleythorpe Parish area. Under delegated authority Rutland County Council's Chief Executive, Helen Briggs, in consultation with the council's then Leader, Cllr Terry King, decided the council would approve the Oakham Neighbourhood Area application, which included the parishes of Oakham and Barleythorpe. Therefore, in April 2016 Rutland County Council formally contacted Oakham Town Council to confirm that they might proceed with the preparation of a Neighbourhood Plan for the parishes of Oakham and Barleythorpe. A brief description of the institutional arrangements is set out in "Figure 3 Regulatory Timeline" below.

Date	Event	Notes
19 August 2015	Decision to form a Neighbourhood Plan Working Group	Neighbourhood Plan Working Group appointed comprising four members plus the Clerk to the Oakham Town Council. Cllrs Dave Blanksby, Michael Haley, Alf Dewis, Vince Howard appointed.
9 December 2015	Oakham Town Council decided to produce a Neighbourhood Plan following the enactment of the Localism Act 2011	N/A
14 January 2016	Oakham Neighbourhood Plan Steering Group formed by Oakham Town Council	N/A
16 January 2016	Neighbourhood Plan Representation by two Oakham Town Council councillors agreed	Council's representatives to the Neighbourhood Plan Steering Group to be Cllrs Alf Dewis and Michael Haley. Reference 016/6 in Oakham Town Council minutes of 13/01/2016

Date	Event	Notes
February 2016	Application made to Rutland County Council to designate the Oakham Neighbourhood Area.	Reference 016/6 in Oakham Town Council minutes of 10/02/2016. Neighbourhood Plan Update Approved items: <ul style="list-style-type: none"> <li>• Neighbourhood Plan Designated Area and Neighbourhood Plan Submission;</li> <li>• Statement Membership of the Neighbourhood Plan Steering Group;</li> <li>• Terms of Reference of the Neighbourhood Plan Steering Group;</li> <li>• The consultation on the proposed Barleythorpe Neighbourhood Plan.</li> </ul>
April 2016	Rutland County Council Notice of Designation of an Oakham Neighbourhood Area	N/A
February 2017	Barleythorpe Parish Council formed	N/A
September 2017	The Oakham Neighbourhood Plan Steering Group provided Rutland County Council with feedback on the draft Local Plan dated July 2017, using responses from the Big Survey.	N/A
October 2017	Oakham Neighbourhood Plan Big Survey provided to Rutland County Council Town Centre project	N/A
10 January 2018	Oakham Neighbourhood Plan Steering Group selected Open Plan to support the delivery of the draft Oakham and Barleythorpe Neighbourhood Plan	Oakham Town Council approval of the appointment of Open Plan Consultants Ltd.
10 January 2018	Approval by Oakham Town Council for an application for a locality grant of £9,000	N/A

Date	Event	Notes
March 2018	The Oakham Neighbourhood Plan Steering Group invited to provide a representative to join Rutland County Council's Oakham Town Task and Finish Group.	N/A

Figure 3 Regulatory Timeline

## Key Community Events

Since the very first steps, the Steering Group has put consultation with the communities of Oakham and Barleythorpe at the heart of the plan-making process and has organised a number of well-attended Community Events to collect evidence and the comments of residents, businesses and other key stakeholders. The different consultation events are described below and summarised in “Figure 4 Table of Key Community Events”.

### First Public Consultation Meeting Victoria Hall on Saturday 9 April 2016

- First public consultation meeting held at Victoria Hall, Oakham, between 10.30 and 13.00.
- Opportunities for residents to meet informally with members of the Steering Group, and find out what the Plan was about and how it would shape the future of their neighbourhood.
- Residents completed 276 post-it notes with comments on community, housing, town centre and many other issues.
- Residents could also express an interest in getting involved in the plan development.
- About 300 people attended.

### Supermarket “Meetups”

- Stalls were set up at Aldi, 4 March, and Tesco, 11 March 2016, to give residents the opportunity to discuss the contents of the Oakham Neighbourhood Plan Information Pack which was delivered to every household and businesses within the Oakham and Barleythorpe area on 26 September 2016.
- A total of 500 people attended these events.

- A further session was held at Tesco on 22 October 2016, and was attended by about 300 people.

### **The Big Survey**

- The Big Survey was organised in the spring of 2016 to collect additional information about the issues that had been raised in the consultation events and understand which key issues to address in the Oakham Neighbourhood Plan.
- Volunteers hand-delivered 5,500 surveys to every home and business in Oakham and Barleythorpe between Friday 24 and Friday 31 March.
- An online version of the survey was made available on Survey Monkey. Residents could also download a copy to print.
- Large print and alternative language versions were also offered.
- Drop-off boxes were provided in twelve locations across the Oakham Neighbourhood Plan area.
- 1,592 households and businesses of Oakham and Barleythorpe completed the Big Survey.
- Volunteers then uploaded the survey information onto the database for analysis and the preparation of the Big Survey Report.

### **Neighbourhood Profile Walkabouts**

- Half-day Community Walkabouts were completed in 2018 by members of the Oakham Neighbourhood Plan Steering Group and local residents to populate a Neighbourhood Profile of six zones within Oakham and Barleythorpe. Details can be found on the Oakham Neighbourhood Plan web site (<https://www.oakhamnp.org.uk/walkabout>)
- The purpose of the Neighbourhood Profile was to note: -
  - the ages of the buildings – modern, post war, Georgian, etc.;
  - the use of the land – commercial, residential, agricultural, etc.;
  - the layout – plot sizes, open spaces, etc.;
  - open space and recreation – public open spaces, allotments, etc.;
  - natural features – green spaces, waterways, etc.;
  - shops, services, recreation – commercial premises, services, etc.;
  - landmarks – meeting points, focal points, important views, etc.

Date	Event	Activities	Attendance and Results
25 Feb 2016	Newspaper article in Rutland Times	Notifying readers that Oakham Town Council had formed a Steering Group for the Oakham Neighbourhood Plan.	Rutland Times circulation in Feb 2011- 3,378 copies
9 April 2016	Press release	Details of consultation event at Victoria Hall on Sat 9 April 2016.	Rutland Times circulation
9 April 2016	Public consultation	<b>First public consultation</b> meeting held at Victoria Hall.	~200 people
9 April 2016	Radio interview with Chairman of Oakham Neighbourhood Plan	Chairman of the Steering Group on Rutland Radio talking about the open day on 9 April 2016.	~ 285,000 listeners
16 Sept 2016	Information Pack Distribution	5,500 information packs with three leaflets were delivered to every household and business within the Oakham and Barleythorpe area.	5,500 households and businesses
22 Oct 2016	Public consultation	All day event at <b>Tesco supermarket</b>	~300 people
19 Nov 2016	Public consultation	Public event at Farmers' Market, sharing information as at Tesco. Group and Organisation presentations under way.	~200 people
Nov 2016	Public consultation	Information shared with parents at CofE Primary School, Burley Rd.	~10 people
Nov 2016	Public consultation	Presentation to 9 students from Harington School sixth form and Head Teacher.	10 people
Dec 2016	Public consultation	Open air stand at late night Christmas shopping event.	~200 people
31 Jan 2017	Business consultation	Business Forum Event Victoria Hall. Over 400 invitations were sent out to local businesses.	~20 people
24 Feb - 29 May 2017	Public & Business consultation	<b>Big Survey</b> Hand delivered 5,500 surveys to every home and business in Oakham & Barleythorpe between 24 March – 31 March 2017.	5,500 households & businesses

Date	Event	Activities	Attendance and Results
		Online Survey Monkey also available. 29 May was the return date. 1,592 households and businesses of Oakham and Barleythorpe complete the Big Survey. This equates to a 29% response rate.	
Sat 4 March 2017	Public consultation	<b>Aldi Supermarket</b> Information-sharing and promoting the Big Survey.	~200 people
11 March 2017	Public consultation	<b>Tesco Supermarket</b> information-sharing and promoting the Big Survey.	~300 people
Sat 15 July 2017	Public consultation	<b>Big Survey feedback</b> event at Victoria Hall to provide feedback from survey.	~75 people Big Survey Results report Presentation Slides
1, 15 & 22 Sept 2018	Public consultation	Oakham Library consultation on the Oakham Neighbourhood Plan September 2018.	~15 people
9 March 2018 – November 2018	Support for Rutland County Council's Oakham Town Task and Finish Group	The Oakham Neighbourhood Plan Steering Group was invited to provide a representative to join Rutland County Council's Oakham Town Task and Finish Group. This working group focused on the regeneration of the Oakham town.	Paul Dowse represented the Oakham Neighbourhood Plan Steering Group at the Rutland County Council's Task & Finish Group meetings.  Final report of Rutland County Council's Oakham Town Task and Finish Group to Rutland County Council. The report makes use of data collected through the Big Survey.
7 July-20 Oct 2018	Walkabout Public consultation	Completion of a <b>Neighbourhood Character Profile (Walkabouts)</b> for the six	74 people overall (see below)

Date	Event	Activities	Attendance and Results
		zones of Oakham and Barleythorpe.	
17 July 2018		Zone 1 NE Oakham	13 people
Sept 2018		Zone 2 SE Oakham	6 people
4 Aug 2018		Zone 3 SW Oakham Lonsdale Way estate	5 People
25 Aug 2018		Zone 3 SW Oakham Rivers estate	10 people
7 April 2018		Zone 4 Oakham Heights, Barleythorpe	25 people
7 July 2018		Zone 5 Industrial & Oakham School	6 people
20th Oct 2018		Zone 6 Oakham Town Centre	9 people
Aug 1 2016 - 25 Oct 2018	Public Information	Progress information on the <b>Oakham Neighbourhood Plan</b> published on the oakhamnp.org.uk website.	2,191 users 10,315 web page hits 87.3% new visitors and 12.7% returning web site visitors.
Feb 2016 - Oct 2018	Public Information	Newspaper articles in local press regarding ONP events and news.	44 newspaper articles appeared in the local papers Rutland Times and Rutland Mercury.

Figure 4 Table of Key Community Events

## Supplementary documents

Supplementary documents are evidence-based supporting documents, produced by the Steering Group. These provide detailed thematic or site-specific assessments and reports explaining or supporting the policies in this Neighbourhood Plan.

The Policies in this Plan are supported by a number of evidence-based supplementary documents, including:

- Neighbourhood Profile Report
- Important Views Assessment
- Green Infrastructure Assessment

These documents have been produced using information and data collected through analysis of reports and national statistics, as well as consultation events, in particular the Big Survey and the Community Walkabouts.

These evidence-based documents are available as attachments to this Plan and they are referred to in the Policies and Justification Text of this Plan.

## Next steps

This is the Submission Version of the draft Oakham and Barleythorpe Neighbourhood Plan, prepared and submitted in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012. It has been prepared by the Oakham and Barleythorpe Neighbourhood Plan Steering Group and submitted to Rutland County Council as the Local Planning Authority.

The Draft Version of the Oakham and Barleythorpe Neighbourhood Plan was consulted on for a period of six weeks, as part of a statutory process known as a “Regulation 14” consultation period. All comments made at that time were analysed and addressed by the Steering Group, and, where appropriate, amendments have been made to this Submission Version of the Neighbourhood Plan. The list of comments with the Steering Group’s response to each comment and consequent changes to the Plan (together with the explanation and rationale for such responses and changes) is available in the Consultation Statement, also submitted at this stage.

In accordance with the Regulations, a Basic Conditions Statement has also been submitted. This details how the plan complies with the “basic conditions” with which all neighbourhood plans are required to comply. These are that the Plan:

- has regard to national policy and advice,
- contributes to the delivery of sustainable development,

- is in general conformity with the strategic policies of the operative Local Plan (which for Oakham is taken as including the Rutland County Council Core Strategy – July 2011,<sup>6</sup> the Site Allocations and Policies – October 2014,<sup>7</sup> and the Local Plan Review Consultation Draft - July 2017,<sup>8</sup>)
- is compatible with EU obligations,
- does not have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012).<sup>9</sup>

Following the “Regulation 16” consultation period, all comments and responses that have been received will be reviewed and addressed by Rutland County Council.

The County Council and the Town Council will then, together, appoint an Independent Examiner to review the final Plan. The Examiner will verify that the process requirements, particularly in respect of consultation and representation of the views of the community, have been met and that the Plan is in accordance with the basic conditions.

The Examiner will issue a report to Rutland County Council and the Town Council with a recommendation either that the plan proceeds to the referendum stage or that further amendments are required.

Once the Examiner has approved the Plan, Rutland County Council will organise a referendum of the electorates of Oakham and Barleythorpe. The Referendum will be successful if supported by a simple majority of the people voting (there is no quorum). If approved, the Plan will be ‘made’ by Rutland County Council, becoming part of the statutory Development Plan, the first consideration when planning applications are being considered.

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<sup>6</sup> Rutland County Council (2011). *Core Strategy Development Plan Document – Adopted July 2011*. Available at: [www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/](http://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/)

<sup>7</sup> Rutland County Council (2014). *Site Allocations and Policies Document – Adopted October 2014*. Available at: [www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/](http://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/)

<sup>8</sup> Rutland County Council (2017). *Local Plan Review Consultation Draft July 2017*. Available at: [www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/](http://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-review/)

<sup>9</sup> UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: [www.legislation.gov.uk/ukxi/2012/1927/contents/made](http://www.legislation.gov.uk/ukxi/2012/1927/contents/made)

## About Oakham and Barleythorpe

### The Past

#### Location and Natural Environment

Oakham is situated immediately east of rising ground upon tributaries of the River Gwash, which flows into the Welland twelve miles further east, and towards the southern end of the Vale of Catmose. Oakham is encompassed on the north-east, south and west by low hills, from which one may see the town better in context.

Oakham lies to the west of the Burley and Rushpit Woods and of Rutland Water, both Sites of Special Scientific Interest. Rutland Water was constructed by Anglian Water and opened in 1976. It is one of the largest man-made lakes in Europe.

The parish of Barleythorpe lies a mile to the north-west of Oakham on the road towards Melton Mowbray. It used to be physically separate from Oakham, but now the estate of Oakham Heights forms a built-up area next to housing on the town's edge which links the two communities together.

The rest of the Neighbourhood Plan area is mostly farmland with the exception of a limited woodland area to the south-west of the town (known as Gorse Field Wood and Harris Grove).

#### The built environment and human activities

There is evidence of settlement from the Neolithic to Roman times to the west and north-east of Oakham, and of Anglo-Saxon settlement to the north. The name Oakham is derived from "Occa's ham", i.e. a settlement named after an Anglo-Saxon called Occa. Barleythorpe was known as "Bolar's thorpe" around 1200 ("thorpe" indicates a minor settlement in an area where the invading Danes settled from the ninth century). A motte and bailey castle was raised at Oakham soon after the Norman Conquest and a market was granted in 1252.

Although Oakham has always been the county town, it remained small until the late nineteenth and earlier twentieth centuries. The town's historic core retains eighteenth and nineteenth century buildings made of the local ironstone and brick, interspersed with mass-produced brick brought from further away. The form of High Street, its relationship to other roads entering the town, and the layout of subsidiary streets are all influenced by the location of the Norman castle (c.1180), the parish church (thirteenth to fifteenth centuries in its present form) and the market place. Early nineteenth-century enclosure affected Church Street, Cutt's Close and Stamford Road's entry into the town.

Central Oakham is a conservation area. Historic England has listed 154 buildings and appended to this Plan is a list of other notable structures. Oakham Castle is unparalleled as a free-standing twelfth-century great hall, not substantially altered. The remains of the original earthen motte survive. Intrusive trees have been removed from the bailey earthworks and its defensive walls have been conserved. The Conservation Area displays a variety and mixture of building styles, particularly in the Market Place, Melton Road, High Street and the Oakham School area. Buildings of interest beyond the conservation area include the railway ensemble close to Melton Road level crossing.

Barleythorpe Hall was rebuilt during the 1840s in “Elizabethan” style and has recently been redeveloped into seven properties with six new homes within the grounds. Apart from Clock House Court, the old village of Barleythorpe's roadside houses are modest. Some of the Lonsdale stud farm buildings have been incorporated into Oakham Heights. Until the twenty-first century, Barleythorpe comprised a roadside hamlet with little expansion along two lanes and the hall with its subsidiary buildings, but erection of many of the intended hundreds of comparatively high-density houses on the Oakham Heights estate has greatly changed its character.

The locations of Listed Buildings and Scheduled Monuments in Oakham and Barleythorpe are indicated on Figure 5 Map of designated heritage assets Oakham (Source: Magic Website) and Figure 6 Map of designated heritage assets Barleythorpe (Source: Magic Website).

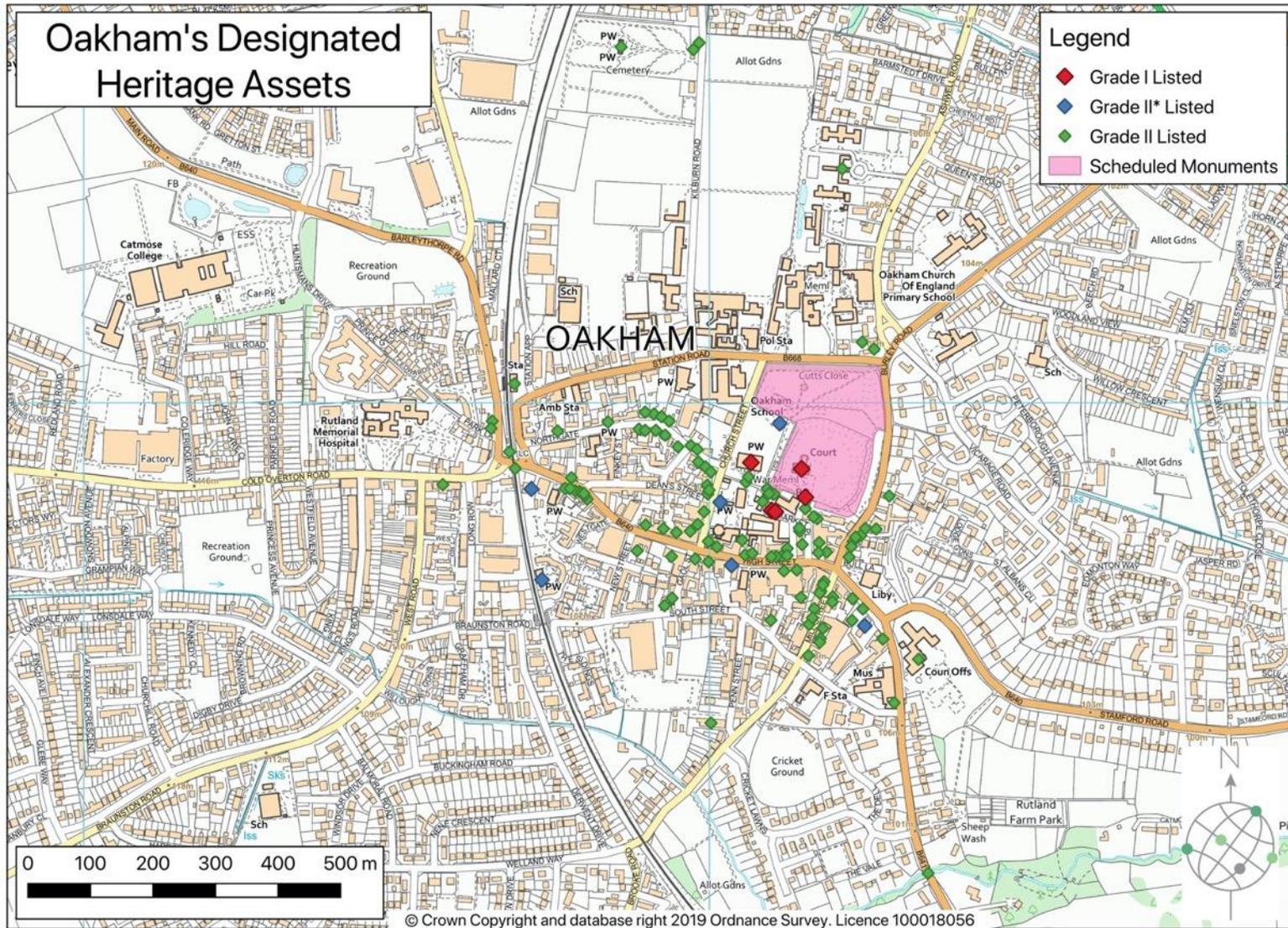
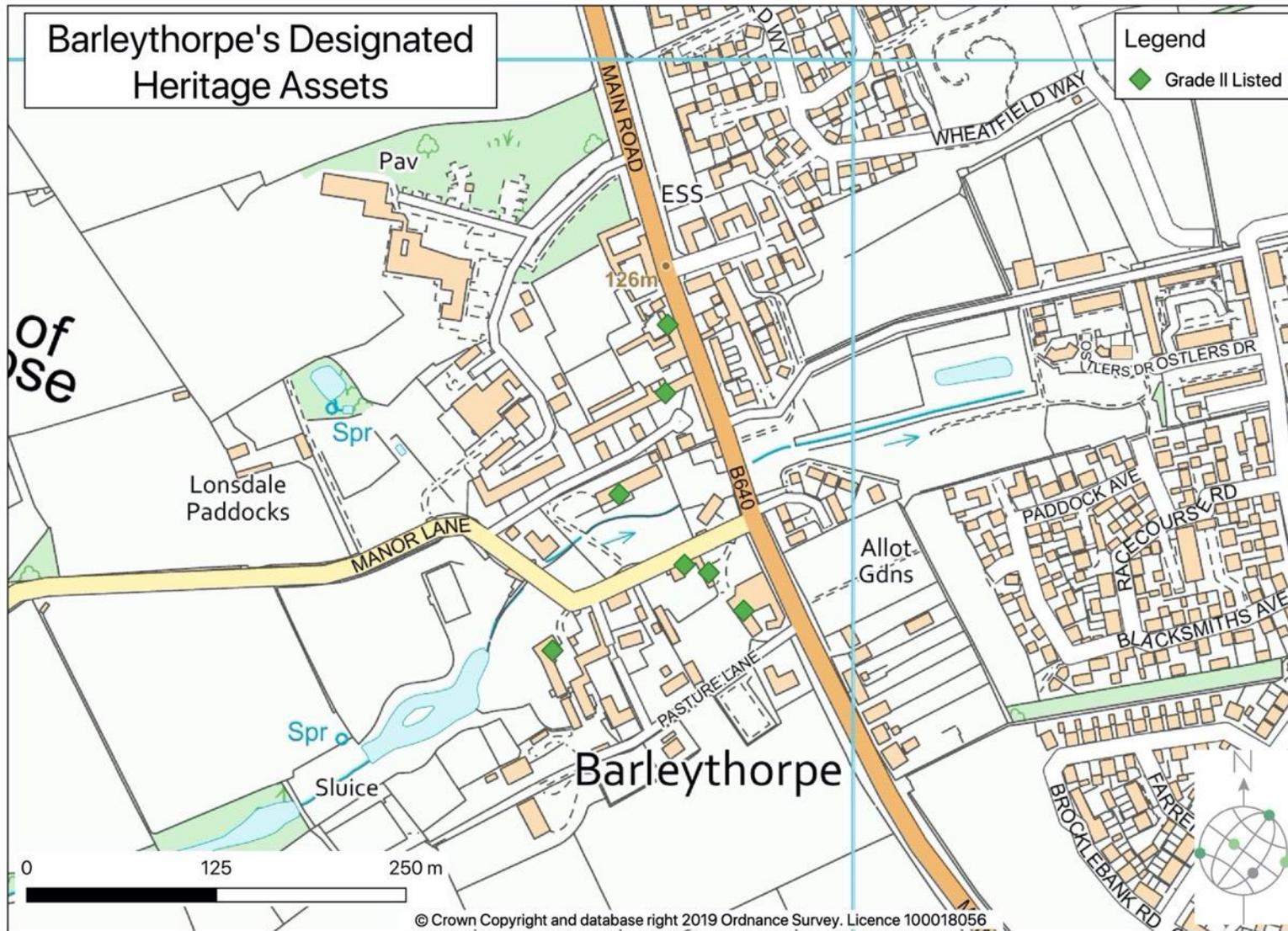


Figure 5 Map of designated heritage assets Oakham



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Figure 6 Map of designated heritage assets Barleythorpe

## The Present

### Demographic information and age profile

The total population of Oakham was 10,922 in 2011, representing a growth of 9.4% over the ten years from 2001, when the recorded figure was 9,980. Barleythorpe's population in 2011 was 207, having increased by 29 people from a population of 178 (2001). It should be recognised that Barleythorpe has grown considerably since 2011, gaining around 1,289 dwellings and, therefore, adding around 3,093 people to the parish (presumption of 2.4 person/dwelling in the calculation).

In 2011, the proportion of people aged 15 or under in the designated Oakham Neighbourhood Plan Area (Oakham and Barleythorpe) represented 19.7% of the total population, a gain from the 2001 level of 18.2% and compared to a 2011 Rutland local authority average of 17.2%. Among the remaining age groups, the largest comprised residents between 45 and 59 years old, 19.5% of the total Oakham and Barleythorpe population. Compared to 2001 data, the proportion of people in the 30–44 group had reduced, and conversely those in the 45–59 group has increased. Generally, however, the Oakham and Barleythorpe population has had an age structure in line with the Rutland average.

### Socio-economic profile

Based on the 2015 English Index of Multiple Deprivation, the Neighbourhood Plan area is fairly affluent, compared with other parts of the country. This can probably be explained by the wider range of incomes, lifestyles, and households present in the county town.

According to Census data, in 2011 the designated NP area had 5,300 residents in employment aged between 16 and 74, the greatest proportion of whom (18.9%) worked in '*wholesale & retail trade and motor repair*' industries. This is an increase compared with 2001, when the largest employment sector voice was '*manufacturing*', with 20% of the active labour force working in that sector.

Oakham has historically compared well with the national and district levels of unemployment, with a 2011 unemployment rate as low as 1.4% (the 2001 rate was 2.00%).

In the past, employment in Rutland and Oakham was limited largely to agriculture and, to some extent, market town related activities. As a result, there are very few major industrial employers in the town. One of the largest employers is Oakham School. The school employs about 240 academic staff members and 120 other employees, both part and full time. During the year many local small businesses carry out routine maintenance at the School. Rutland County Council is another important

employer as are Rutland Plastics, RPC, Mecc Alte and Lands' End. Lands' End has its European sales and distribution centre in Oakham.

There are approximately 460 businesses in Oakham including the Oakham Enterprise Park. Although outside the Neighbourhood Plan area, located as it is on the site of the former Ashwell Prison, the Enterprise Park provides employment and leisure activities for the local population. Opened in 2017, the King Centre in Barleythorpe, on the site of the former Rutland County College, provides serviced office accommodation for mainly technology and research-based companies. More than 60% of Oakham businesses are operated by self-employed owners who rely on part-time staff to provide incidental cover.

The proximity of Rutland Water, which attracts over one million tourists every year, should be a driver for the local Oakham tourism industry. However, the complete lack of information displayed at the various Rutland Water venues means that Oakham is largely by-passed by this vital additional footfall.

In the Big Survey, Oakham was described as a quaint, attractive market town with a unique castle, which contains an impressive collection of horseshoes, and all set in a pleasant rural location with a relatively peaceful environment. There is positive evidence that companies are migrating from overcrowded southern locations to Oakham.

In the absence of any positive trends towards any further development of light industry, the development of the tourism industry could not only provide an increasing number of jobs but also increase the footfall into the town.

Town centre activities are an important economic driver for the town, although the analysis performed by the Rutland County Council Task and Finish Group demonstrates a slowly declining rate of year-on-year growth and the lower expectation of growth for 2018 in the Oakham business community. The Group also highlighted a large turnover of retail premises which can be attributed to a number of factors (high rates and rent, competition with the internet, low footfall, inadequate parking etc.).

According to the results of the Big Survey and the research of the Rutland County Council Task and Finish Group, residents feel that the retail offer should be improved, that there is not enough parking for town centre visitors, and that the leisure offer is lacking. Positive aspects were identified in the number of independent shops and the character of the town centre.

## **Housing tenure and housing need**

According to the 2011 Census there were 4,774 dwellings in the designated Oakham NP area, a 621-house increase since 2001 (+14.95%). The majority of housing was owner-occupied (69%), while the proportion of private rented accommodation (14%) was similar to that of social rented (13%). The housing stock in Oakham and Barleythorpe is dominated by detached properties, making up 41.7% of the 2011 stock. Only 22% of the town's houses are terraced, and flats / apartments make up 12%. The extent to which the growth in housing and therefore in population in Barleythorpe since 2011, noted above, may affect these figures is not yet known.

The results of the Big Survey demonstrate the need for additional two-bedroom starter homes at an affordable price for young families, as well as bungalows and supported housing/retirement homes to cater for the ageing population and people with reduced mobility. This accommodation will need to be delivered for both ownership and rental.

### **Health and healthcare facilities**

According to Census data, in 2011 83.5% of the population of the designated Oakham and Barleythorpe NP area described their overall health as Very Good or Good, a figure similar to that found for England as a whole, and it compares well with the figure for Rutland which sits at 84.4%.

The level of residents who described their health as Bad or Very Bad was 3.6%, a figure similar to that recorded for the whole of Rutland (3.5%). This was similar to the figure for the whole of England which was 3.8%.

There is a health centre / doctor's surgery and pharmacy on a site adjacent to the Oakham Memorial Hospital on Cold Overton Road. The services provided by the hospital include an Urgent Care Clinic open seven days a week during the daytime. A&E services are mostly provided at the Peterborough City Hospital, Leicester Royal Infirmary, Kettering General Hospital and Grantham and District Hospital. All are about 20 miles from Oakham. There are four pharmacies and six dental practices in Oakham.

In the Big Survey, comments were made about the length of time patients needed to wait for appointments, causing some residents to 'sign-on' at the Doctor's centre in Empingham. Another comment made by respondents was the need for another surgery on the east side of the railway line, and, taking account of the growing population in Oakham Heights, a surgery based in the currently vacant plots there. This medical centre ought to include dentists and a pharmacy.

### **Education obtainment and educational facilities**

A number of schools have been established in Oakham. As well as Catmose College, the large local secondary school, and Harington School, the sixth form college, there is Oakham School and five primary schools including English Martyrs RC primary school and one private preparatory school, Brooke Priory.

Comments made by residents of Barleythorpe included the urgent need for a primary school to service the Oakham Heights community.

### **Key recreational activities and community groups active in the area, including cultural activities and places of worship**

There are extensive sports and leisure facilities in Oakham. These include those on the Rutland Show Ground on the north side of the Oakham Bypass, the football ground to the rear of the King Centre as well as those facilities available at the Oakham Enterprise Park.

There are a large number of community and special interest groups and an active U3A Group in Oakham. This is due in part to the large number of retired people who live in the area. Oakham Castle, the Rutland County Museum and the Victoria Hall tend to be the focus of community activities in Oakham although with the large number of meeting venues in the town there is no shortage of space for groups to meet.

### **Transport infrastructure and public transport**

There are good road links to the A1 at Stamford (10 miles), Leicester (25 miles), Nottingham (29 miles), Melton Mowbray (10 miles), Uppingham (6 miles) and Corby (13 miles). Oakham is on the A606 between Melton Mowbray and Stamford. The A6003 runs from Oakham via Uppingham, where it crosses the A47 (the main E–W route between Leicester and Peterborough), to Corby and Kettering. On 10 January 2007 the Oakham bypass opened, diverting a considerable amount of traffic from the town centre.

There are a number of bus services operating in and around Oakham starting at the bus station in John Street and providing a link with Peterborough, via Stamford, and other links to Corby and Nottingham. As well as these 'long distance' services there is a local 'hopper' bus service operating in the town but with a limited timetable. The Rutland Flyer 1 (RF1), an hourly bus service in both directions on Mondays to Saturdays between Melton Mowbray and Corby, connects Oakham with the Oakham Enterprise Park, on the site of the former Ashwell Prison, which provides employment and leisure activities for a growing number of the local residents.

A concern expressed in the Big Survey by residents is that the bus service is unreliable, and times and destinations are not useful for those working in and around Oakham. There were also concerns expressed that there is no bus serving the

Oakham Heights estate other than that running along the main road between Oakham, Langham and Melton Mowbray.

The Birmingham to Peterborough railway line runs through the town. This provides an hourly service to Birmingham via Leicester and Nuneaton and Stansted Airport via Peterborough, Ely and Cambridge. Oakham railway station is approximately halfway between Peterborough and Leicester railway stations. Passengers can board trains to London either via Leicester to St Pancras International or via Peterborough to London King's Cross. There are also two direct services from Oakham to London St Pancras (one early morning and one evening), and one direct service from London St Pancras to Oakham each weekday early evening.

Comments made by residents include the view that the train service, whilst reasonably frequent during the day, is too expensive and ends relatively early, not allowing for a social evening in Peterborough or Leicester. The last train from Peterborough for example is even earlier on Saturday and Sunday than it is during the week.

According to the results of the Big Survey, the majority of residents use a car or van within Oakham/Barleythorpe to visit the supermarket, sports/leisure facilities or doctors/hospital, while the majority of respondents walk to Oakham town centre shops and to school, nursery or playgroup. People felt that there is a need to improve the cycleways to access the town centre.

### **Public Utilities and other key infrastructure**

With regard to the level crossings, constant comment made by residents and visitors alike is the length of time the barriers are down at the level crossings in Brooke Road and Melton Road. Whilst there is a bridge over the railway line on the bypass there is a preference for those driving through the town to use the Melton Road / High Street route.

The results of the Big Survey demonstrated a need for improvement to the broadband connection, as well as mobile and internet connectivity in general, which is poor in certain areas of the town.

### **Key environmental assets and protected areas**

There are a number of green areas, and green corridors within the town, providing important ecological services to residents as well as wildlife. These include Cutt's Close and the Castle bailey, Oakham School playing fields and the Rutland Farm Park. Short lengths of the former Oakham to Melton Mowbray canal survive and minor tributaries of the River Gwash flow through the town from a westerly/south westerly direction.

The main settlements of Oakham and Barleythorpe are surrounded by countryside, mostly used for agricultural purposes but presenting key wildlife areas, such as the Woodland Trust woodlands to the south-west of Oakham, as well as linear belts of trees and hedgerows bordering the fields, as described in the assessment of the Vale of Catmose contained in the Rutland Landscape Character Assessment.

Although they lie outside the boundaries of the Neighbourhood Plan Areas, there are two Sites of Special Scientific Interest quite close to Oakham and Barleythorpe, namely Rutland Water (also a RAMSAR Site) and Burley and Rushpit Woods.

### **Flood risk information**

Only a small part of the Town of Oakham is within Flood Zone 2 or higher, adjoining the rivulets that cross the town west to east.

### 3.3 Key Issues

3.3.1 The key issues identified through the community engagement and data analysis are set out below:

Sustainability Theme	Identified Issues
<p style="text-align: center;"><b>Social</b></p>	<ul style="list-style-type: none"> <li>• Population growth and identification of Oakham and Barleythorpe as the key centre for growth in the County.</li> <li>• Need to identify suitable accommodation for young families and older people.</li> <li>• Lack of healthcare facilities able to meet the current and future needs of a growing population in certain neighbourhoods and areas of the town, in terms of facility size, personnel, and location.</li> <li>• Lack of education facilities able to meet the current and future needs of the population, in terms of capacity and proximity to the certain neighbourhoods and areas of the town (e.g. Oakham Heights),</li> <li>• Shortage of adequate leisure and cultural facilities able to meet the needs of residents and visitors (e.g. a cinema, bowling, public swimming pool), in terms of quantity, variety and opening hours.</li> <li>• Limited opening hours of the library, museum and castle. By increasing opening hours in the evenings, weekends and public holidays, this would meet the needs of residents and visitors, and support the development of the local economy.</li> <li>• Occurrence of development not in keeping with the character of the Town and of poor design.</li> </ul>
<p style="text-align: center;"><b>Economic</b></p>	<ul style="list-style-type: none"> <li>• Provide employment opportunities for a growing population and land for new businesses.</li> <li>• Need to promote the regeneration and improvement of the town centre, maintaining the market town character of Oakham and its historic assets.</li> <li>• Improving and diversifying the retail mix in the town centre while maintaining the high percentage of independent shops.</li> <li>• Improve the offer of leisure activities in the town centre.</li> <li>• Promote the visitor economy.</li> </ul>

	<ul style="list-style-type: none"> <li>• Inadequate parking provision, with car parks and on-street parking near the Town Centre substantially above the British Parking Association’s benchmark during peak time.<sup>10</sup></li> <li>• Occurrence of traffic congestion, caused (among other factors) by the railway barriers, as well as traffic speed and HGVs/LGVs in the town.</li> </ul>
<p><b>Environmental</b></p>	<ul style="list-style-type: none"> <li>• Protection of the rural areas and wildlife within and surrounding Oakham and Barleythorpe, including improvement of environmental networks and promotion of green and blue corridors.</li> <li>• Provision of green open space, outdoor sporting facilities, and green infrastructure in number, size, distance and type (including equipment) able to meet the needs of existing and future residential development, in order to provide recreational opportunities, improve air quality and promote healthy lifestyles.</li> <li>• Improvement network of and promotion of sustainable means of transport, including public transportation, walking and cycling.</li> <li>• Greening the town centre (trees/flowers).</li> </ul>

<sup>10</sup> Oakham Task and Finish Group (2018), *Composite Reports to Oakham Town Task & Finish Group*,

## Our Vision and Objectives

The Vision derives from the key issues listed in the preceding section, which emerged from the consultation process. The Working Group developed this Vision for the future as the main statement of intent of this Plan.

### Vision

Oakham will become Rutland's thriving and vibrant county town. Its rural location, rich history and culture make it a destination for all.

Our Neighbourhood Plan for the future of Oakham and Barleythorpe ensures that Rutland's county town, and its neighbouring community of Barleythorpe, are taken forward into the future as thriving, sustainable communities in an environment where people can live, work, play and flourish. Whilst recognising and retaining the essential rural and historic features which lie at the heart of these communities in England's smallest county, we see that it is vital also to create an environment which can adapt and embrace the changes necessary to meet the needs of future generations.

Residents cherish the close-knit, friendly, small market town character of Oakham and village life in Barleythorpe and appreciate the recreational activities available at nearby Rutland Water. This is our opportunity to preserve and enhance these qualities, at the same time allowing for imaginative and appropriate new housing and business opportunities which encourage positive economic growth. Alongside this, each and every resident of Oakham and Barleythorpe should have access to quality services which allow them to lead fulfilled lives in a safe and caring community of which they are proud.

## Objectives

The following objectives are based on the Vision and they provide the context for the Neighbourhood Plan's Policies (in the next section).

### Community

Objective 1: Make Oakham & Barleythorpe thriving, sustainable communities in an environment where people can live, work, and flourish.

### Heritage

Objective 2: Retain and protect the essential rural and historic buildings and features.

### Housing

Objective 3: Promote an imaginative mix of new housing design in keeping with the historic character of Rutland, and appropriate for future demands.

Objective 4: Ensure developers keep to the levels of affordable housing established by policies in this Neighbourhood Plan in any development.

Objective 5: Promote development of family houses with two or more bedrooms, starter homes, bungalows and supported housing/retirement houses.

Objective 6: Support small sites for housing development, spread across a variety of sites within Oakham and Barleythorpe, to accommodate any new houses.

Objective 7: Prioritise development of brownfield sites for housing.

Objective 8: Ensure new development proposals provide adequate off-street parking.

Objective 9: Ensure new development proposals provide infrastructure adequate in terms of number, size and capacity, proximity to users, and type (e.g. schools, healthcare, indoor community spaces, play areas, public transport).

### Town Centre

Objective 10: Improve Oakham town centre as a welcoming place for pedestrians, through a greener street scene, more public seating, pedestrian and wheelchair friendly pavements.

Objective 11: Reduce impact of traffic and pollution in the town centre. Provide additional new long-term parking.

### Business

Objective 12: Encourage imaginative and appropriate business opportunities which encourage positive economic growth.

Objective 13: Actively encourage local shops and businesses that support tourism, leisure and crafts.

Objective 14: Promote the availability of fibre optic broadband to encourage new businesses to locate to Oakham and Barleythorpe, along with better mobile telecommunications.

### **Services**

Objective 15: Ensure everyone in Oakham and Barleythorpe has access to quality services, in line with housing development, which allow them to lead fulfilled lives in a safe and caring community of which they are proud.

### **Recreation**

Objective 16: Development of a network of footpaths and cycleways from the outskirts of Oakham and Barleythorpe that provide signed access to the town centre shops and historic buildings.

Objective 17: Maintain and protect green spaces and sports and leisure facilities for recreation.

Objective 18: Provide ease of access to and from nearby Rutland Water for residents and visitors.

Objective 19: Promote the presence of indoor and outdoor cultural facilities, such as public art, sculpture trails, galleries, museums, and maintain and support the existing ones, including extending the hours of access.

### **Tourism**

Objective 20: Take advantage of rural and historical features, together with nearby Rutland Water, to increase the number of visitors for the benefit of local businesses.

### **Green Spaces**

Objective 21: Protect and enhance all current public green spaces.

Objective 22: Ensure new building development needs are matched by the creation of new public green spaces and allotments.

Objective 23: Protect the open countryside between Oakham, Barleythorpe and neighbouring communities.

## Neighbourhood Plan Policies

The Neighbourhood Plan Policies will be used to guide the delivery of development in Oakham and Barleythorpe up to 2036. They are based on the objectives and vision and will contribute to the delivery of the growth requirements set out in Rutland County Council's Local Plan.

The Neighbourhood Plan was prepared, to consultation draft stage, at a time when the Rutland Local Plan Review was ongoing but not yet completed: as a result, the Local Plan Review had not allocated Development Sites in Oakham and Barleythorpe, although it was committed to doing so, and consultation in that direction was ongoing at the time this Neighbourhood Plan was prepared. To comply with the Basic Condition that requires the Neighbourhood Plan to be in general conformity with the Local Plan and to avoid overlapping and parallel (hence potentially conflicting) site allocation consultations, this Neighbourhood Plan does not allocate specific sites, but leaves allocation to the Local Plan Review. The policies contained in this Neighbourhood Plan, setting requirements in terms of development design and standards, will apply to such allocations, together with other requirements contained in the Local Plan Review.

Together, the allocations that will be made in the Local Plan Review and this Neighbourhood Plan's provisions to regulate windfall development will work in synergy to meet the local residential and employment development needs. The Neighbourhood Plan thus contributes towards accommodating the level of development required to meet the objectives of the Rutland Local Plan Review, in compliance with this requirement of the Basic Conditions. Site allocations additional to those that will be contained in the Local Plan Review within Oakham and Barleythorpe will be unnecessary, unless it can be shown that local need has increased or that there is community support for further growth thereafter. In that case, it is expected that this Neighbourhood Plan will be reviewed, potentially including site allocations.

When development is proposed within the Neighbourhood Plan Area, decisions will be made using the policies in this Neighbourhood Plan alongside those contained in the Rutland Local Plan and national policies.

Each policy is preceded by justification text, explaining how it:

- is in line with the National Planning Policy Framework; the adopted Rutland Core Strategy (July 2011), and the most recent version of the emerging Local Plan Review (February 2020);
- is informed and guided by the data and the residents' responses collected as part of the community consultation events.

## Policy 1: Residential Development Management

### Justification Text - National Planning Policy Framework (NPPF)

Policy 1: Residential Development Management:

- ensures that the location of future development in Oakham and Barleythorpe reflects the aspirations of the residents, as expressed through several rounds of consultations, in line with the National Planning Policy Framework, paragraph 23;
- sets specific requirements in terms of housing mix to meet the needs of the local communities, in line with NPPF paragraphs 59, 61 and 62;
- promotes the use of brownfield sites and vacant properties in the town centre, in line with paragraphs of 72 and 118 of the NPPF, recognising that residential development in the Town Centre, in locations that are compatible with commercial uses, will contribute to ensuring vitality of the town centre, in line with Chapter 7 of the NPPF;
- emphasises the need to respect local character and promote good design, in line with paragraphs 79 and Chapter 12 of the Framework;
- seeks to protect the natural and historic environment as prescribed by Chapter 15 and 16 of the NPPF;
- provides opportunities for limited residential development on greenfield sites to support rural economic activities, while not promoting sprawl and creation of residential clusters in the countryside, in line with paragraphs 77,78,79, 83 and 84.

### Justification Text (Local Plan)

Policy 1: Residential Development Management:

- is in line with Rutland County Council's Core Strategy CS1 (Sustainable Development Principles), CS2 (The Spatial Strategy), and CS3 (The Settlement Hierarchy) and CS9 (Provision and distribution of new housing);
- is also in line with Rutland Local Plan Review Policies SD2, SD3 and SD4;
- recognises that Barleythorpe has been merged with Oakham as a Main Town in the Settlement Hierarchy for Rutland, the whole Neighbourhood Plan Area will provide for sustainable and limited development within the Planned Limit of Development in Barleythorpe as well as Oakham, to meet the future needs of this community and the provision of a higher number of facilities;
- provides for any allocation that will be contained in the Local Plan Review not to be considered as development in the countryside, but rather as expansion of the Planned Limit of Development;
- is also in line with the Local Plan Review Policy SD4 in controlling development in the countryside and adds depth to part 1.C. of Policy SD4

by setting a period for adequate marketing of agricultural buildings proposed for residential conversion (thus helping to promote the rural economy, in line with Policies CS16 of the Core Strategy and E4 and E5 of the Local Plan Review);

- promotes a housing mix that aims to meet the local needs of an ageing population, at the same time supporting newly-formed households in finding accommodation appropriate for their needs;
- in particular, emphasises the requirement for accessibility standards, in line with Policy H7 of the Local Plan Review;
- proposes (in Policy 1.4.a.) a mix for large development that is in line with the evidence collected for Policy H5 and meets the general and specialist needs of the local community, as set out in Policy CS10 of the Core Strategy.

### **Justification Text (Community Consultation)**

The results of the public consultation events carried out in March and October 2016, as well as the Big Survey carried out by the Steering Group in July 2017, demonstrate that residents accept the need for additional growth, but that the overall increase needs to be sustainable, balancing necessary support for shopkeepers and local businesses with the availability of support services and transportation, together with traffic management.

Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation provide a clear indication of the general locations where residents would prefer sites to be located. In particular, the Big Survey emphasised that the sites considered most appropriate for residential development are located in the north-western quadrant of the Town and Parish, while areas to the east of the A606 have been deemed less appropriate. Moreover, as part of the Regulation 14 Consultation, residents expressed opinions on a variety of sites, with numerous consultees concerned about development of sites on the southern side of the town due to traffic issues, congestion caused by the railway crossing, and lack of a bypass infrastructure to serve the sites (these areas received mixed opinion as part of the Big Survey). Although not used in this Neighbourhood Plan to allocate sites, it is recommended that the results of these public consultations are considered in the identification of allocated sites. Finally, an interesting result of the Big Survey is that two-thirds of the respondents expressed a strong preference for small estates (up to 20 dwellings).

Parking and congestion in the town centre and around the level crossing were issues consistently raised by residents (85% of respondents believe these are important issues when considering any new housing), together with adequate access to infrastructure and community facilities (70%). As a direct result, development within the Planned Limits of Development and in close proximity to shops and services is

prioritised and promoted through Policy 1. Moreover, 94% of the respondents agree on prioritising brownfield development over greenfield sites.

Within households that completed the survey, 24% had one or more members looking for 2-bedroom houses and 31% for either a 2-bedroom or a 3-bedroom house. Moreover, although size is not specified, 33% of the respondents mentioned that one or more members of the household would look to move to a bungalow, and 27% to sheltered/retirement housing. Based on these responses, it seems clear that there is a need both for starter homes affordable for young families and for homes for retired single people/couples.

As part of the Regulation 14 Consultation, RCC's Housing Officer suggested the following indicative mix: 1 bed = 15%, 2 bed = 45%, 3 bed = 35% and four bed 5%, depending on the character of the area and the type and size of housing provided in that area, and based on local housing need at the time when a potential development site is submitted. As these figures generally fit the preferences expressed as part of the Big Survey, Policy 1 Residential Development Management drew on the percentage range presented in the recommendation. It also made specific references to bungalows and houses affordable for newly-formed households.

Protection of the historic character of Oakham and Barleythorpe and of the existing wildlife habitats was consistently mentioned during the community consultation events and in response to the Big Survey (respectively, 69% and 70% of respondents believe these to be important features for protection when any new housing is being developed), and for this reason consideration for this has been included in Policy 1.

## Policy 1: Residential Development Management

1. Proposals for small scale residential developments within the Planned Limits of Development of Oakham and Barleythorpe, as presented in Policy Map 1 below, will be supported provided that:
  - a. they make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within the settlements, before development of new greenfield land;
  - b. where possible, they make use of upper-floors above commercial premises in Oakham town centre;
  - c. they will not, individually or cumulatively with other permitted developments, have an unacceptable or detrimental impact on local amenity and community facilities local residents are currently enjoying (education, health, recreation, leisure, cultural etc.), and where possible will positively contribute to the improvement of such amenities and community facilities;
  - d. they will not, individually or cumulatively with other permitted developments, have a detrimental impact on traffic and congestion, and will promote accessibility to the town centre, promoting sustainable means of transportation;
  - e. they will not, individually or cumulatively with other permitted developments, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design;
  - f. they will not, individually or cumulatively with other permitted developments adversely affect the environment and local ecosystems.

Proposals for residential developments of 10 or more dwellings will not be supported outside sites allocated in the Rutland Local Plan (current, or future reviews).

2. New housing developments of 10 or more dwellings, or sites of an area of 0.5 hectares or more, will be expected to provide a range of housing types, sizes and tenures, having regard to the identified needs of older people and young families. In particular, within such development:
  - a. generally, 5% of the dwellings should be 4-bedroom dwellings, 35% of the dwellings should be 3-bedroom dwellings, 45% should be 2-bedroom dwellings, and 15% 1-bedroom dwellings;

- b. an appropriate share of dwellings will need to be designed to accommodate the needs of older people and persons with disabilities, in line with the latest evidence in terms of housing need, and, in that context, bungalows and houses which comply with Part M(4) Building Regulation or Lifetime Homes specification will be supported;
  - c. an appropriate share of dwellings will need to be designed to meet the local needs of young families and newly forming households, in line with the latest evidence in terms of housing need;
  - d. proposals for residential development of Use Class C2 for Residential Care homes will be supported where they meet local needs.
3. Residential development in the countryside that requires planning permission:
- a. will be strictly limited to that which has an essential need to be located in the countryside to support the rural economy;
  - b. involving the conversion and re-use of appropriately located and suitably constructed rural buildings, will be supported provided that it can be demonstrated that it is unviable to continue the previous rural activity (with evidence that the site has been marketed for its previous rural-economy use for a period of 12 months at a suitable price, with no serious interest being received);
  - c. must be of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and rural distinctiveness of the surrounding countryside.

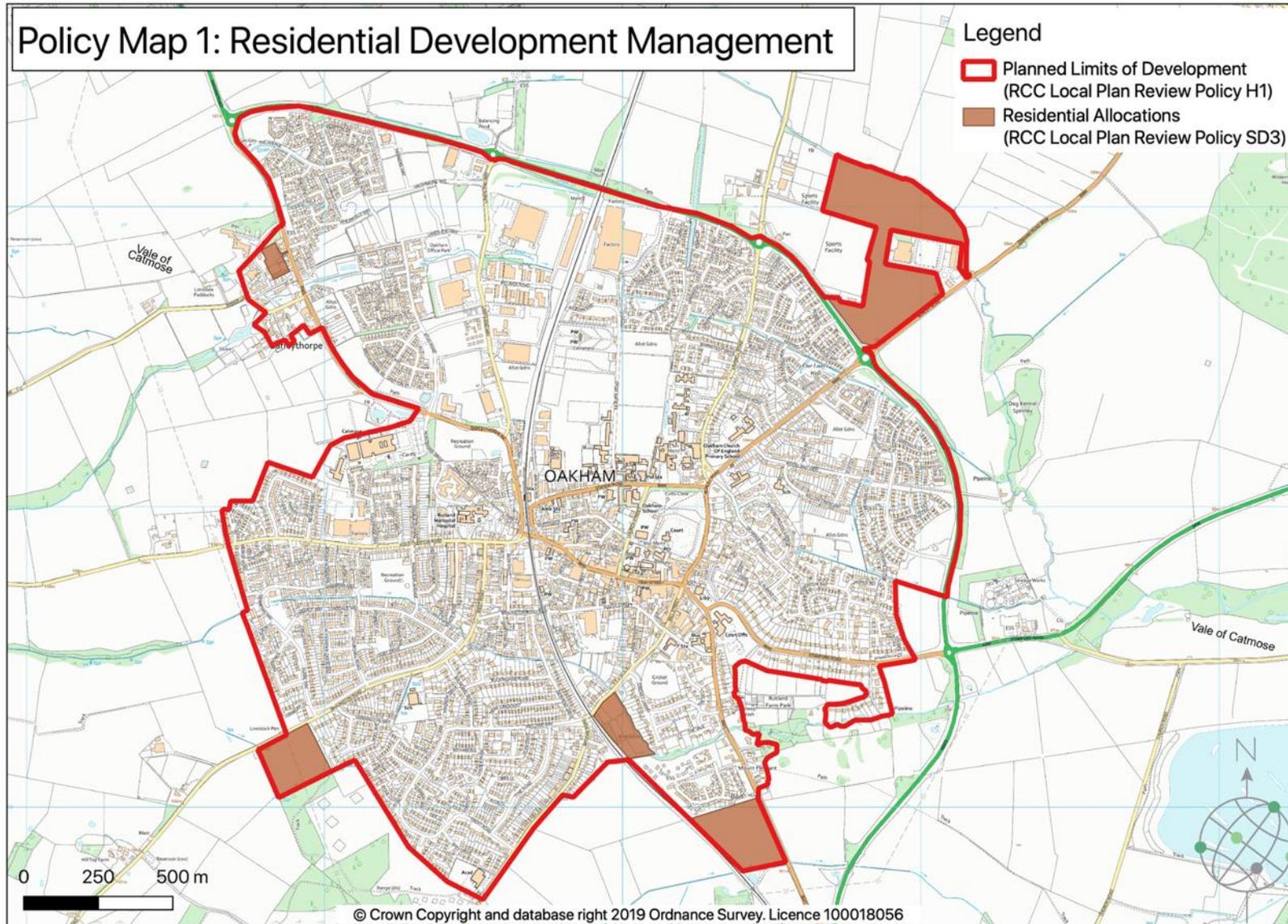


Figure 7 Policy Map 1: Residential Development Management

## Policy 2: Delivering Good Design

### **Justification Text (NPPF)**

Policy 2: Delivering Good Design protects the specific character and design of local areas not simply at town level, but also by adding details for each local area using the evidence collected by local residents directly. In doing so, the Policy is in line with Chapter 12 of the NPPF and relevant paragraphs protecting local heritage, important landscape, promoting high quality design etc., such as 83, 85, 110, 122, 185, 192.

### **Justification Text (Local Plan)**

Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located. The Policy relies mostly on the Neighbourhood Profile, which forms a supplement to this plan, to define what should be acceptable in each area, as well as other documents and guidelines such as the Rutland Landscape Character Assessment. The Neighbourhood Profile is a character assessment produced by residents through walkabouts in their local areas where they collected evidence of the most typical features of the neighbourhood. Policy 2 is consistent with CS19 and EN3, and the Neighbourhood Profile replicates and details the criteria listed in EN3 for each Neighbourhood Character Area.

The Neighbourhood Profile, as well as the other content of this Plan (including the community aspirations) will help RCC Planning officers in assessing planning applications, especially in determining when design proposals are in keeping with the surrounding character and meet the standard of amenity expected in that particular context.

### **Justification Text (Community Consultation)**

Through a series of walkabouts, members of the community have identified key design features which are important for each Neighbourhood Area and which should be protected and replicated by new development proposals. Such requirements are contained in the Neighbourhood Profile Report and are referred to in Policy 2: Delivering Good Design.

As part of the Big Survey, off-street parking was considered an important feature in new housing development, and as such specific design provision has been included in Policy 2: Delivering Good Design. The definition of 'adequate' should be in line with the number of spaces presented in Appendix 5 of the RCC Local Plan Review, but emphasising the need for such parking spaces to be off-street in order not to impede circulation of emergency vehicles, other cars, cyclists, people with limited mobility, and pedestrians.

Policy 2: Delivering Good Design should be applied in conjunction with Policy 9: Green Infrastructure and Recreational Facilities in terms of promoting connectivity and accessibility using sustainable means of transportation, such as walking and cycling.

## Policy 2: Delivering Good Design

1. All new development should demonstrate good quality design and respect the character and appearance of the surrounding area. All development proposals will be assessed to ensure that they effectively address the following matters, as described in detail in each Neighbourhood Character Area chapter of the Neighbourhood Profile:
  - a. siting and layout;
  - b. density, scale, form and massing;
  - c. detailed design and materials;
  - d. landscaping and streetscape.
2. In areas not covered by the Neighbourhood Profile, where a Design Statement is required, development proposals will need to demonstrate how the above-mentioned matters have been addressed and what design solutions have been implemented to contribute positively to the local distinctiveness and sense of place and to enhance local character.
3. All development proposals, irrespective of their location in the Neighbourhood Plan Area, will need to demonstrate how design solutions:
  - a. apply principles of good design to ensure that both neighbouring users and occupiers of the proposed development will benefit from reasonable standards of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;
  - b. promote safe and secure neighbourhoods, with natural surveillance and protection, following Secure by Design principles;<sup>11</sup>
  - c. minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency;
  - d. minimise risk of flooding and include where necessary and possible Sustainable Urban Drainage Solutions and permeable surfacing;
  - e. ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development (ensuring that where garages are proposed, they are able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle);

<sup>11</sup> Secure by Design. *Design Guides*, Available at <https://www.securedbydesign.com/guidance/design-guides>

- f. where possible, provide for the introduction of electric car charging points in off-street parking spots;
  - g. promote safe access by vehicles, pedestrians, wheelchair users and cyclists, and promote connectivity across and around the development for pedestrians, pushchairs, wheelchair users, cyclists and mobility vehicles;
  - h. will meet “good” and “very good” ratings against Building for Life where possible;<sup>12</sup>
4. All development proposals, irrespective of their location in the Neighbourhood Plan Area, will need to consider the following aspects in terms of infrastructure provisions and impact on community facilities:
- a. ensuring that infrastructure (gas, electricity, water, drainage and sewerage) is adequate for each new development or can be made available in time to serve the development without overall negative impact on Oakham and Barleythorpe;
  - b. having no overall negative impact on existing community services, and, where necessary, delivering additional ones to meet any need created by the development;
  - c. having no overall negative impact on existing outdoor play areas and open amenity space and where necessary deliver additional ones;
  - d. ensuring that, taking account of on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded.

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<sup>12</sup> Building for Life is a tool for assessing the design quality of homes and neighbourhoods in England. The criteria are based on national planning policy guidance and on urban design principles to achieve functionality, attractiveness and sustainability in homes and neighbourhoods:  
<https://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

## **Policy 3: Housing affordability and Local Connection**

This Policy supports the development of affordable housing in Oakham and Barleythorpe. Affordable housing should meet the needs of local people with a strong local connection to the local area. This can help to achieve sustainability and balance of the community in Oakham and Barleythorpe to preserve and sustain the local populace for future generations.

### **Justification Text (NPPF)**

Policy 3: Housing affordability and Local Connection ensures that major development provides an adequate number of affordable houses that meet the local need both for rent and purchase, in particular in terms of Starter Homes for newly formed households, in line with paragraphs 34, 61, 62, 63, 71.

Policy 3 goes further in meeting the needs of current residents who have a strong connection with the Town and Parish by ensuring that the affordable housing needs for these people are prioritised over the needs of others without such connections.

### **Justification Text (Local Plan)**

Policy 3: Housing Affordability and Local Connection ensures that larger developments will deliver the affordable houses needed to meet the local needs of residents in Oakham and Barleythorpe. While the 30% minimum proportion of affordable houses on larger sites is taken directly from Policy H9 of the Local Plan Review, the mix between ownership and rental, and the mix of house types (favouring affordable housing for newly formed households) meets the specific local needs and adds depth and local context to the Local Plan Policy. Policy 3 has taken the revised figures from the Local Plan Review but complies with the more general principles presented in Policy CS11 of the Core Strategy, including meeting local need (achieved through the provision of local connection criteria).

Barleythorpe is considered a designated Rural Area according to Policy H9, meaning that smaller development units (6-10 dwellings) will be required to provide affordable accommodation or an equivalent financial contribution. However, to avoid a double standard that risks steering development away from Barleythorpe Parish toward Oakham Town, Policy 3 applies to both Oakham and Barleythorpe.

### **Justification Text (Community Consultation)**

64% of respondents to the Big Survey, when asked what features new houses should include, believed affordability to be one of the most important. This, combined with the need for housing for young families and older people established in the Justification Text for Policy 1: Residential Development Management, justifies the provision of Policy 3: Housing Affordability and Local Connection in terms of

affordable housing, and the requirement that the majority of affordable housing for sale should be starter homes, following the definition contained in the NPPF. A provision for an adequate number of affordable dwellings for rent to be small bungalows, or otherwise suited for older people, has been included in Policy 3: Housing Affordability and Local Connection.

The Big Survey's results show that 38% of the households who answered the questionnaire will have one or more members looking for alternative housing. Although not all of them will be looking for affordable accommodation, to give an opportunity for those who wish to remain close to their household and in Oakham and Barleythorpe to do so, a set of local connection criteria has been introduced in Policy 3, giving priority to people with a connection with the Town and Parish in accessing affordable accommodation.

## **Policy 3: Housing affordability and Local Connection**

1. All residential developments comprising 10 or more dwellings, or sites of an area of 0.5 hectares or more should make provision for a minimum 30% of the dwellings to be affordable housing, split as a minimum 60% for affordable home ownership and a minimum 40% for rented affordable housing. An adequate share of affordable home ownership provision should be for starter homes, in line with the latest evidence in terms of housing need. An adequate share of affordable housing should be 1 or 2 bedroom bungalows, in line with the latest evidence in terms of housing need, to meet the needs of older people.
2. If a development scheme comes forward which is below this threshold, but the scheme is followed by an obviously linked subsequent development scheme at any point where the original permission remains in force, or up to 5 years following completion of the first scheme, then, if the combined total of dwellings/GIA provided by the first scheme and the subsequent scheme/s provides 11 or more dwellings or is greater than 1,000m<sup>2</sup>, the above provision (1) will apply.
3. In allocating affordable dwellings to applicants, the following local connection criteria will need to be considered, giving priority to applicants who:
  - a. are currently residing or are employed in the town of Oakham or the parish of Barleythorpe; or,
  - b. have resided for at least five years in the town of Oakham or the parish of Barleythorpe, but were forced to move away due to the lack of affordable housing; or
  - c. have family associations living in the town of Oakham or the parish of Barleythorpe; or
  - d. need to reside in the town of Oakham or the parish of Barleythorpe to receive or provide family care or support.

In the absence of any applicant who meets the above requirements, the following additional local connection criteria will need to be considered, giving priority to applicants who:

- e. are currently residing or are employed in the Rutland County Council area; or,

- f. have resided for at least five years in Rutland County Council area, but were forced to move away due to the lack of affordable housing; or
- g. have family associations living in Rutland County Council area; or
- h. need to reside in Rutland County Council area to receive or provide family care or support.

In the absence of any applicant who meets the above requirements, any other applicant in the housing register will be considered.

## Policy 4: Town Centre and Visitor Economy

Oakham Town Centre is defined in Policy E9 of the emerging Local Plan Review (February 2020). Policy 4: Town Centre and Visitor Economy aims to promote certain types of uses to fulfil the vision and the objectives of the plan. A full explanation of different “Use Classes” referred to is available in the glossary.

### Justification Text (NPPF)

Policy 4: Town Centre and Visitor Economy:

- aims to ensure the vitality of the town centre by promoting the presence of town centre uses in the primary shopping areas, in line with paragraphs 85 and 86;
- seeks, as a priority, to protect existing retail premises/sites and supports the reuse of sites with a compatible use;
- establishes a clear hierarchy of uses, seeking to maintain pre-eminence of uses within Use Class **E(a)** [Display or retail sale of goods, other than hot food] and **E(b)** [Sale of food and drink for consumption (mostly) on the premises] along the main shopping frontages (which are identified on Policy Map 4);
  - supports a wider range of uses appropriate for a town centre in parts of the Town Centre other than the main shopping frontages, all in line with paragraphs 85 and 86;
  - differentiates between ground floor and upper floor uses, promoting a mix of retail, residential and office uses within the town centre, in line with paragraph 85.f;
  - makes provision for areas at the edge of the Town Centre as well, ensuring that uses within classes F1 [ Learning and non-residential institutions ] and appropriate “sui generis” uses are supported in these locations, in line with paragraphs 87 and 88;
  - promotes tourism development, not only by enhancing and supporting shopping and activity opportunities, but also promoting the presence and development of hotels and guest houses, both in close proximity to the town centre and elsewhere in the town;
  - provides support for additional parking areas serving the town centre, in line with paragraph 106 of the Framework, with the specific identification of a site for the provision of parking areas contributing even further to this approach.

### Justification Text (Local Plan)

The main objective of Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperity through future development of the Town Centre as a key retail and social hub for visitors and residents. In its key provisions and hierarchy of preferred uses, the policy is in line with policy CS17 and E9, going even further in identifying a number of locally important criteria any scheme or plan for the redevelopment of Oakham Town Centre should meet, hence adding local context to the Local Plan policies.

Provisions 5 and 6, together, seek to ensure that new development in the Town Centre protects and enhances the character of the retail area, in line with Policy EN17 of the Local Plan Review.

The policy provides a broader interpretation of shopping frontage, not differentiating between secondary and primary frontages, to promote greater flexibility and variety of uses in the Town Centre. In terms of hierarchy of different town centre uses, the policy is otherwise in line with Policy E10.

Policy 4 supports and promotes tourism and the visitor economy both in provision of accommodation and activities in and around the Town Centre, in line with policy CS15, as well as E5.

### **Justification Text (Community Consultation)**

The response to the Big Survey clearly shows that the promotion of shops and retailing is a local priority in terms of the type of business development that should be supported (67% of the respondents believe it should be encouraged). Residents valued the number of independent shops and retailers present in the Town Centre, although many considered the number of charity shops to be excessive and a lack of mid-price-range shops to be a negative aspect of the town centre. The work undertaken by the Rutland County Council Task and Finish Group<sup>13</sup> identified that Oakham town centre has indeed a lower percentage of Use Class A1 shops compared to a small-town average (41% vs. 53%).

In general terms, Policy 4: Town Centre and Visitor Economy responds to these representations by prioritising retail in ground level premises over other types of development, resisting the loss of such activities, and protecting active frontages (a building frontage with entrances and windows that overlook the public realm and generate activity, overlooking, and therefore safety on the street). Policy 4 expanded the shopping frontage area compared to the Local Plan Review policy, based on the results from the Rutland County Council Task and Finish Group which demonstrates that the footfall in Oakham Town Centre is concentrated on the stretch of High Street between Mill Street and Gaol Street.

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<sup>13</sup> Oakham Rutland County Council Task and Finish Group Report, Available at: <http://oakhamtowncouncil.gov.uk/wp-content/uploads/2019/02/Task-Finish-Group-Report-No.-241-2018.pdf>

In general, when development proposals are such that there is a requirement to demonstrate that the site is no longer appropriate or viable for a certain use, demonstration that the site has been openly marketed for an appropriate period of time (e.g. 12 months) at a market-competitive price, and that limited or no interest has been received, could be used, although other means of demonstration could be accepted.

The presence of restaurants, cafés and drinking establishments in the Town Centre is supported as part of this policy, but the policy seeks to avoid concentration of such uses at the expense of the continuity of shopping frontages. When proposals in the Shopping Frontage for the change of use of a retail into any other Use Class come forward, the decision will need to be informed by an assessment of the impact on the vitality, viability and character of the Town Centre as a shopping and market hub, in light of surrounding activities as well. The Policy also promotes the presence of leisure activities such as cinema, bowling alleys, etc., within the Town Centre.

Support for tourism, leisure and craft-related activities has been recorded as part of the Big Survey and research from the Rutland County Council Task and Finish Group as well. For this reason, Policy 4 supports hotels, B&B and guesthouse type of development in close proximity to the town centre. To prevent the loss of existing activities related to tourism, before permitting any change of use a thorough marketing exercise should be carried out, seeking to retain the current use. The activity should be marketed in its current use for an appropriate time at an appropriate price.

The Town Centre is valued by residents of Oakham and Barleythorpe, and according to the Big Survey and research from the Rutland County Council Task and Finish Group a regeneration scheme that promotes greening, better surfacing, accessibility and walkability for wheelchair users, people with limited mobility and sight impairment, and respects and improves the historic character of the area and the traditional look of façades would be welcomed. All these aspects have been captured by the provisions contained in Policy 4: Town Centre and Visitor Economy for regeneration and redevelopment schemes.

A major concern expressed as part of the consultation events as well as the Big Survey is the need for additional pay-and-display parking facilities for residents and visitors to the Town Centre (based on the research of the Rutland County Council Task and Finish Group, 78% of Town Centre visitors come by car). 57% of respondents to the Big Survey believe additional parking is necessary, although not a multi-storey park. This perception is confirmed by data collected by the Rutland County Council Task and Finish Group, which proved that parking occupancy in Oakham is above the benchmark for comparable English small towns. Policy 4 responds to these requirements by supporting proposals for additional parking.

## Policy 4: Town Centre and Visitor Economy

1. Within the Town Centre of Oakham, as identified on Policy Map 4, proposals for uses specifically provided for in parts 2 to 3 of this policy will be supported. Proposals for uses not specifically provided for in any part of this Policy will only be supported if it is demonstrated that the proposed use will contribute to, (and, neither individually nor cumulatively, detract from) the vitality and viability of the Town Centre as a whole.
  2. On the Town Centre's Shopping Frontages (as identified in Policy Map 4):  
the use of ground-floor premises, should remain predominantly within Use Classes E(a) [Display or retail sale of goods, other than hot food] and E(b) [Sale of food and drink for consumption (mostly) on the premises]  
  
proposals for the change of use of premises from a use within Use Classes E(a) or E(b) to use within another Use Class or to a "sui generis" use will be supported only where it is demonstrated that the proposed use will not, individually or cumulatively, detract from the vitality of the particular frontage or the contribution that it makes to the vitality and viability of the Town Centre as a whole.
  3. Elsewhere within and immediately adjacent to the Town Centre (subject to the limitation described in part 4 and 5 of this Policy):
    - a. the use of ground floor premises for the following purposes will be supported:
      - i. uses within Use Classes C1, E(a,b,c,d,e,f,g) and F1;
      - ii. public houses, wine bars, or drinking establishments;
      - iii. drinking establishments with expanded food provision;
      - iv. hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises);
      - v. venues for live music performance;
      - vi. theatres;
      - vii. cinemas,

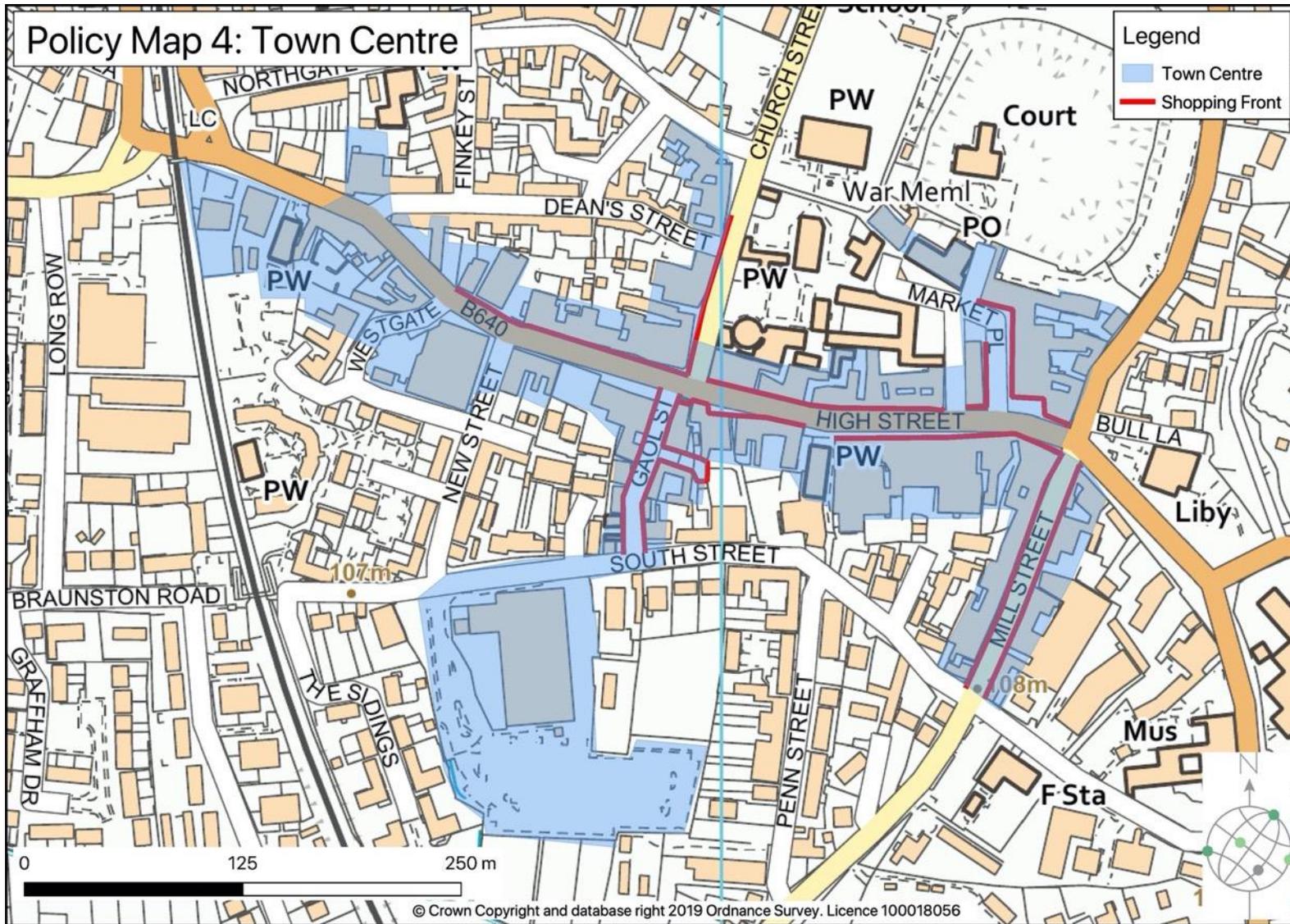
and

the use of upper floors for purposes within Use Classes E(g)(i), C1 and C3 will be supported, provided that, in all cases, the amenities that occupiers of any nearby residential premises may reasonably expect to enjoy are not unduly diminished because of noise or loss of privacy that would be caused by the proposed use.
4. Proposals that involve the loss of uses within Use Class F1 or the loss of a theatre, a cinema or a venue for live music performance will not be supported

unless it is demonstrated that the site is no longer appropriate or viable for such uses.

5. Throughout the Town Centre, notwithstanding the proposed use, any development involving alteration of a building with an existing shop front should retain or restore that shop front if it is historic, or in other cases retain a 'shop-like' appearance with an active frontage, and should contribute to the character and street scene as an historic market town.
6. Schemes for the redevelopment and regeneration of the Town Centre as a whole, or any substantial part of it, will be supported, provided that:
  - a. the historic character, appearance and distinctiveness of the town centre is maintained and enhanced;
  - b. opportunities are taken to improve the public realm and streetscape through:
  - c. opportunities are taken for planting of appropriate trees and plants;
  - d. street furniture of high-quality design is used;
  - e. street design and use of surfacing materials is in keeping with Oakham's heritage as an historic market town;
  - f. signage of historic sites, the town centre and its attractions is improved;
  - g. opportunities are taken for installation of public art;
  - h. walkability and access for disabled people are enhanced;
  - i. historic and/or vacant premises are brought in to uses appropriate for the Town Centre;
  - j. opportunities for additional cultural and leisure activities are supported and the necessary infrastructure to facilitate such activities implemented.
7. Proposals for the development of surface car parking and/or improved public transport provision for users of town centre facilities, within convenient walking distance of the town centre, will be supported.
8. Proposals for tourism and hospitality development within Class C1 will be supported within the Planned Limit of Development and, in particular, in close proximity to the town centre. Proposals that will result in the loss of businesses and facilities related to the local visitor economy will not be supported unless:
  - a. it is demonstrated that the premises are not appropriate or viable for such use, or

- b. the proposal is simply for a building originally used as a dwellinghouse and subsequently converted to guesthouse use to revert to residential (C3).



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Figure 8 Policy Map 4 Oakham Town Centre Map

## **Policy 5: Employment and Business Development**

### **Justification Text (NPPF)**

Policy 5: Employment and Business Development identifies appropriate land and locations for development opportunities in the Planned Limits of Development. The delivery of sufficient land and opportunities for employment are the principles underlined by paragraphs 72, 104, and 121 of the NPPF.

Provision for employment opportunities in the countryside surrounding Oakham and Barleythorpe are also in line with paragraphs 83 and 84 of the Framework.

In promoting accommodation that combines both living and working space, the Policy is also in line with paragraph 81 of the Framework.

### **Justification Text (Local Plan)**

Policy 5: Employment and Business Development:

- promotes efficient operation of agriculture, horticulture and forestry in the countryside, prioritising food production and protecting the rural economy, in line with SD5 of the RCC Local Plan Review;
- promotes tourism development, when connected with the surrounding rural character and activities;
- is in line with Policies CS13, CS14, E1 and E2, which identify the most appropriate new and existing locations for employment uses B1 (business), B2 (general industrial) and B8 (storage and distribution), while adding locally important requirements and provision;
- promotes local employment by encouraging working from home in line with the rationale for Policy SC3 (this provision will be applied together with Policy 1, therefore outside of employment land, but will still contribute to business and employment development for the Town and Parish).

### **Justification Text (Community Consultation)**

One third of the respondents to the Big Survey mentioned that they worked, studied or trained within Oakham and Barleythorpe. Policy 5: Employment and Business Development hence aims to protect and promote business opportunities in the area.

As part of the Big Survey, residents expressed support for more purpose-built business premises and light industrial and manufacturing businesses, to provide opportunities for local employment.

Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey provide a clear indication of the general areas where residents would prefer sites to be located. In particular, the Big Survey emphasised that the most appropriate sites for employment

outside existing sites within the Planned Limits of Development would be to the north-east of Oakham town (Zone B and C of the Big Survey Map).<sup>14</sup> Although not used in this Neighbourhood Plan to allocate sites, it is recommended that the results of these public consultations are considered in the identification of allocated sites outside of the Planned Limits of Development as part of the RCC Local Plan Review.

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<sup>14</sup> The Big Survey -available at: <http://oakhamtowncouncil.gov.uk/wp-content/uploads/2019/02/Task-Finish-Group-Report-No.-241-2018.pdf>

## Policy 5: Employment and Business Development

1. Within the Planned Limits of Development of Oakham and Barleythorpe, proposals for employment and business development, within Use Classes E(g, B2 and/or B8, will be supported provided that:
  - a. they consolidate and/or expand existing employment and business areas of Oakham Office Park, Lands' End Way and Pillings Road Industrial Estate, and make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within existing business areas, before development of new greenfield land;
  - b. where possible and viable, development proposals are designed to provide affordable and adequate workspaces for start-ups and micro businesses;
  - c. they will not, individually or cumulatively with other permitted developments, have an unacceptable, detrimental impact on local amenity (noise, air quality, odour, etc.) and community facilities (education, health, recreation, leisure, cultural etc.) the local residents are currently enjoying, and where possible they contribute positively to the improvement of such amenities and community facilities;
  - d. they will not, individually or cumulatively with other permitted developments, reduce the vitality and viability of the Town Centre as the retail, cultural and social heart of Oakham;
  - e. they will not, individually or cumulatively with other permitted developments, have a detrimental impact on traffic and congestion, and would promote accessibility and parking in close proximity to the town centre;
  - f. they will not, individually or cumulatively with other permitted developments, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design;
  - g. they include measures to avoid or adequately mitigate any potentially adverse impacts on the natural environment to acceptable levels.
2. Proposals for employment and business in the countryside will be supported provided that:

- a. they relate to new agricultural, horticultural, equestrian, forestry or tourism development and;
  - b. the development proposals are of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and rural distinctiveness of the surrounding countryside.
3. Residential development proposals which comply with Policy 1 and that enable working from home, or that enable businesses to operate from integrated home/work locations, will be supported provided that:
- a. they will not result in conflict with neighbouring uses and will not have an unacceptable impact on residential amenity;
  - b. adequate access and parking can be achieved for the proposed use, considering parking requirements of clients and users of the business.

## **Policy 6: Built and Cultural Heritage and Character**

### **Justification Text (NPPF)**

Policy 6: Built and Cultural Heritage and Character is in line with Chapter 16 of the NPPF, in particular paragraphs 189 to 192. The identification and protection of non-designated heritage assets and locally important assets, which this policy pursues, is in line with paragraph 197 of the Framework.

Policy 6 aims to bring back into use and restore derelict heritage assets of national or local importance, in line with paragraph 79 of the Framework.

### **Justification Text (Local Plan)**

Policy 6: Built and Cultural Heritage and Character aims to protect the built and cultural heritage of Oakham and Barleythorpe, not simply in the form of the Conservation Area, Listed Buildings and Scheduled Monuments (already protected by national and local policies), but also by identifying locally important heritage assets within and outside the Conservation Area, as elements that contribute to the history and character of Oakham and Barleythorpe. In doing so, the Policy is in line with Policy CS22 as well as EN15 and EN16.

Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. This Neighbourhood Plan supports the creation and maintenance of a formal list of locally listed non-designated heritage assets, potentially prepared by Oakham Town Council and Barleythorpe Parish Council in collaboration with Rutland County Council, and sets provisions to protect any heritage assets that will be included in such list in the future.

### **Justification Text (Community Consultation)**

The results of the consultation events and the Big Surveys, as well as the conclusions reached by the Rutland County Council Task and Finish Group, show that the historic character and heritage assets of Oakham and Barleythorpe are among the most valued aspects that new development proposals should enhance and support.

Through the Neighbourhood Profile, the residents performing the walkabouts have already identified a number of buildings that, although not listed or formally designated, are important for their architectural quality and historic significance. Policy 6: Historic Heritage and Character makes policy provision for these assets to be enhanced and protected. Such assets should also be considered for further assessment, and potentially included in the local list of non-designated heritage assets.

## **Policy 6: Built and Cultural Heritage and Character**

1. Development which is sensitively designed and promotes appropriate restoration and/or conservation and use of heritage assets will be supported. Development affecting the following categories of heritage assets and/or their settings will be supported provided that alterations and/or additions have due regard to the significance of the heritage asset, including its archaeological, historical and architectural interest and its contribution to the character and setting of the surrounding area:
  - a. Designated assets (e.g. Listed Buildings, Scheduled Monuments, etc.);
  - b. Locally listed non-designated heritage assets;
  - c. Assets identified in the Oakham Neighbourhood Profile,
2. Planning application involving the demolition of, or substantial alteration to the external appearance of designated assets and locally listed non-designated heritage assets, will be supported only where:
  - a. all reasonable steps have been taken to retain the heritage asset intact, including examination of alternative uses compatible with its local importance; and
  - b. retention of the heritage asset, even with alterations, would be demonstrably impracticable; and
  - c. the public benefits of the scheme outweigh the harm that will result from loss or substantial diminution of the heritage asset.

## Policy 7: Community Facilities

### Justification Text (NPPF)

Policy 7: Community Facilities, by describing the type of locally important community facilities, and guarding against the unnecessary loss of valued facilities, is in line with paragraphs 92 and 182 of the Framework.

The Policy also promotes the provision of additional community facilities as part of the development of large-scale residential sites, in line with paragraph 92.

Finally, the policy promotes engagement with local residents and the Town Council, supporting the importance of community consultation as presented in paragraphs 16, 124, and 128 of the Framework.

### Justification Text (Local Plan)

Policy 7: Community Facilities is exactly in line with Policy CS7 of the Rutland Core Strategy and SC1 of the Local Plan Review, in terms of protecting socially inclusive community facilities such as schools, nurseries, places of worship, health centres etc., and resisting the loss of such infrastructure.

Policy 7: Community Facilities is in line with Core Strategy Policy CS8 and Local Plan Review SC4 in terms of developer contributions, adding details to the policy in terms of types of contributions requested from large development proposals and use of C.I.L. resources.

### Justification Text (Community Consultation)

The results of the consultation events show that residents of Oakham and Barleythorpe value their existing community facilities and believe that they should be protected. 77% of the respondents to the Big Survey believe that access to adequate facilities is an important feature any new housing should present.

Through the Neighbourhood Profile, the residents taking part in the walkabouts have described types of existing community facilities that are particularly important for the lives of residents in each part of the town and village. Policy 7: Community Facilities identifies such sites and makes policy provisions to promote their operations and resist the loss of these facilities.

Policy 7 promotes the creation of additional community facilities where necessary. In particular, consultation with residents in Barleythorpe demonstrated a need and a desire for a local school, which is therefore supported as a welcome form of development.

To support and facilitate the implementation of this policy, it is recommended that Oakham Town Council and Barleythorpe Parish Council, seeking collaboration with the Rutland County Council, develop and maintain an up-to-date record of community facilities. Additionally, it is recommended that the Rutland County Council should continue to maintain an up-to-date Sport and Recreational Facility Strategy and Open Space Informal Recreation Assessment for Oakham and Barleythorpe.

Oakham Town Council and Barleythorpe Parish Council will commit Community Infrastructure Levy (C.I.L.) resources levied from approved development to the maintenance and expansion of existing community facilities, and to the achievement of the community aspirations listed in the Appendix of this Neighbourhood Plan.

## **Policy 7: Community Facilities**

1. Proposals involving the loss of local community facilities<sup>15</sup> will not be supported unless:
  - a. an alternative facility to meet local needs is available which is both equally accessible and of equal or similar benefit to the community, or
  - b. all options for continued use have been fully explored and it is demonstrated that the site is no longer appropriate or financially viable for such use.
2. Proposals that will protect, retain and/or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities will be supported, and any proposals that, either individually or cumulatively with other development that has been permitted development, will result in the loss of such facilities or significantly reduce their viability will not be supported.
3. Allocation of land for development within or adjacent to the Planned Limit of Barleythorpe that includes the creation of a Primary School and other educational facilities will be supported.
4. Developers are encouraged to engage with the Oakham Town Council and Barleythorpe Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations. Oakham Town Council

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<sup>15</sup> Community facilities, such as places of worship, libraries, recreational and leisure clubs and facilities, museums, public houses, community hubs, allotments, town and village halls, showground, schools, nurseries, post offices, health services, etc

and Barleythorpe Parish Council should be consulted on the result of negotiations between developers and Rutland County Council.

## **Policy 8: Important Views**

### **Justification Text (NPPF)**

Policy 8: Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscapes, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The NPPF promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".

### **Justification Text (Local Plan)**

Policy 8: Important Views expands upon Policy EN12 of the Local Plan Review and adds local context by listing important views as identified by the local residents.

### **Justification Text (Community Consultation)**

Through the Neighbourhood Profile, the residents performing the walkabouts have identified a number of important views that are valued by the local community for their landscape value, contribution to the setting of heritage assets, or role in establishing the character of the area.

Policy 8: Important Views identifies and maps these important views. An assessment of each area and rationale for inclusion in this policy is contained in the Local Green Space Assessment.

## **Policy 8: Important Views**

1. Development proposals will be supported where they do not have an adverse impact on an Important View listed in the Important Views Assessment and presented in Policy Map 8.
2. In particular, proposals that may have an adverse impact on an Important View listed in the Important Views Assessment will need to have regard to:
  - a. its contribution to enhancing the attractiveness of the setting when viewed from a particular vantage point;
  - b. its impact on the vantage point and opportunity to enjoy the view;
  - c. the intrinsic environmental value of the site by virtue of its landform, vegetation or tree cover, or the presence of any special natural features within the panorama;
  - d. its peripheral or transitional open character in contributing to preserving the form and character of the settlement within the panorama;
  - e. its contribution, possibly in conjunction with other areas, to creating the overall character and attractiveness of the settlement within the panorama;
  - f. its contribution to the form and character of the settlement within the panorama in terms of the relationship of buildings and structures one to another, to other open spaces or natural features;
  - g. its contribution to the setting of a building or group of buildings or important natural features within the view.

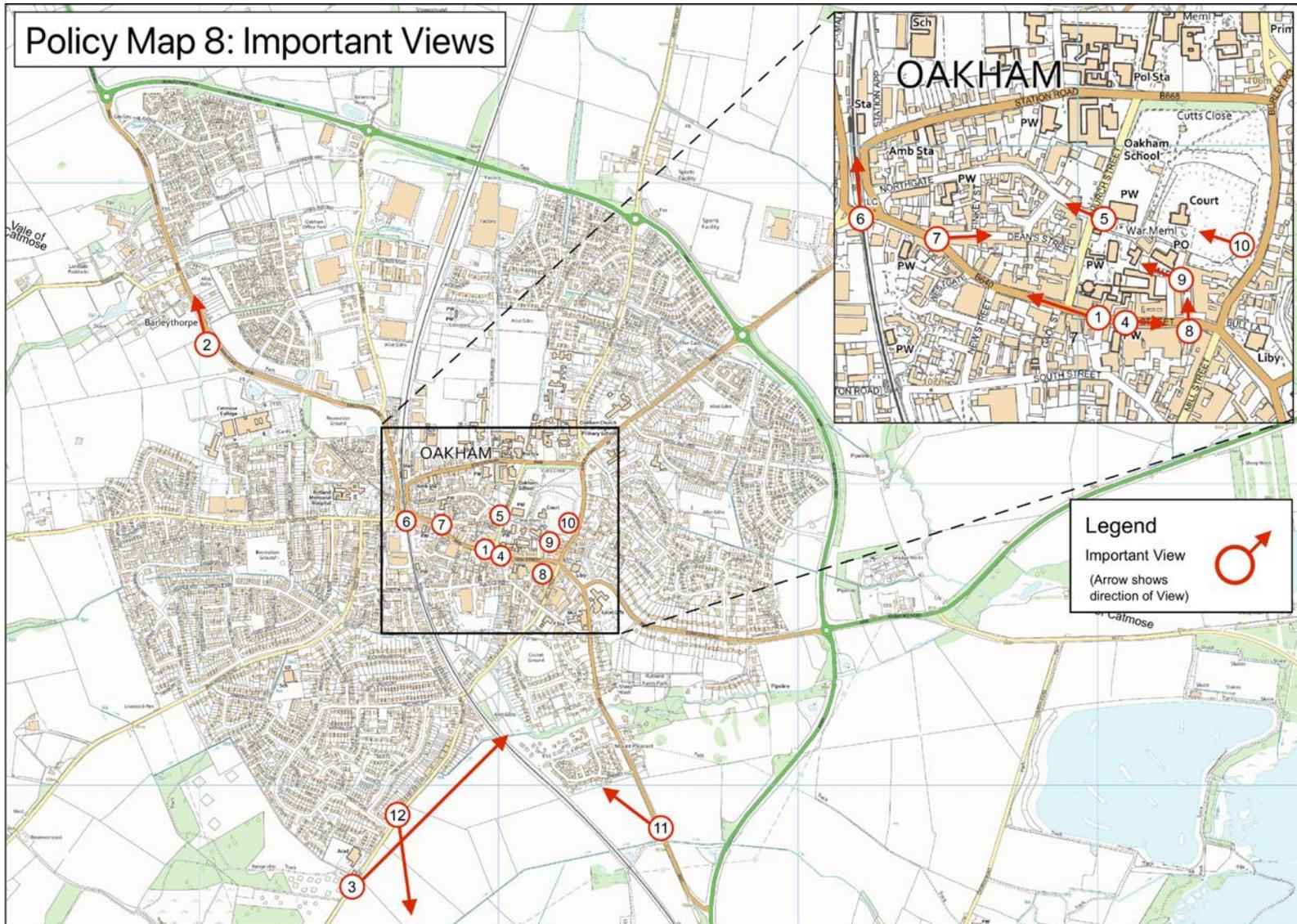


Figure 9 Policy Map 8 Important Views

## **Policy 9: Green Infrastructure and Recreational Facilities**

### **Justification Text (NPPF)**

Policy 9: Green Infrastructure and Recreational Facilities aims to protect existing open air and green facilities, spaces and networks that are used by the residents of Oakham for recreational and social purposes. The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". The protection as well as the enhancement and improvement of such infrastructure is a key priority of the NPPF, in line with paragraphs 20, 34 and 171.

Policy 9 aims to protect existing and promote new indoor sporting and recreational activities. Protecting such facilities is clearly in accordance with paragraphs 91, 96 of the NPPF, as key infrastructure that promotes quality of life and community cohesion.

### **Justification Text (Local Plan)**

Policy 9: Green Infrastructure and Recreational Facilities is perfectly in line with Policy CS7 and CS23 of the Rutland Core Strategy and SC1 and EN10 of the Local Plan Review, in terms of protecting socially inclusive community and leisure facilities and resisting the loss of such infrastructure. The Neighbourhood Plan Policy adds depth and local context to the Local Plan policy by specifically listing and mapping locally important green infrastructure and indoor sporting centres.

Policy 9 also adds depth to the definition of "all options for continued use have been fully explored and none remain that would be financially viable" contained in Policy CS7 and SC1 by setting a period for adequate marketing and advertisement of the facility.

Policy 9: Green Infrastructure and Recreational Facilities is in line with Core Strategy Policy CS8 and Local Plan Review SC4 in terms of Developer Contributions, adding further and more in-depth details to Policy 9 in terms of types of contribution made by developers.

Policy Maps 9.1, 9.2, 9.3 and 9.4 show the green infrastructure protected as part of the policy. A short description and analysis of each green infrastructure is contained in the Green Infrastructure Assessment. For completeness, the maps show also Important Open Space, areas protected under Policy EN12 of the Local Plan Review. These areas already enjoy adequate protection under the Local Plan Review and therefore they have not been included in the Green Infrastructure Assessment and Policy 9.

### **Justification Text (Community Consultation)**

Results from the Big Survey clearly emphasise how green spaces, play areas, sports grounds and cycle routes are important to residents in Oakham and Barleythorpe and should be protected (92% agree with such a statement). Moreover, additional development should be matched by creation of new public green spaces (90%).

Data on the means of transportation for residents demonstrate that an important proportion of residents in Oakham and Barleythorpe walk and cycle to get to many services located in town. The promotion of Public Rights of Way and cycle paths is hence a priority.

Policy 9: Green Infrastructure and Recreational Facilities aims to protect existing green corridors and sustainable connectivity routes across the town, promoting the creation of additional ones as part of development proposals.

The results of the Big Survey demonstrated that, although 65% of the respondents participated in sport and leisure activities, there was room for improvement and better engagement of residents in sport and recreational activities. Policy 9: Green Infrastructure and Recreational Facilities aims then to promote and resist the potential loss of any of those sporting and social gathering venues that are key to promoting healthy and happy communities.

## **Policy 9: Green Infrastructure and Recreational Facilities**

1. The existing green infrastructure network as presented in the Policy Map (9.1, 9.2, 9.3, 9.4) will be safeguarded, improved and enhanced by further provision to ensure accessible multi-functional green spaces by linking existing areas of open space.
2. The existing indoor sport, recreational and gathering facilities presented in the Policy 9 Map will be safeguarded, improved and enhanced, and the provision of new facilities will be supported.
3. Where new development proposals produce a need, they will be supported provided that:
  - a. they contribute to the enhancement and management of existing green infrastructure network and indoor or outdoor sport, recreational, and gathering facilities; and,
  - b. they contribute to the provision of new public green spaces and indoor or outdoor sport and recreational facilities and enhance linkages to the existing green infrastructure network and facilities, such as Oakham in Bloom.
4. Development proposals that will result in a detrimental impact on the purpose or function of existing green infrastructure and outdoor or indoor sport, recreational and gathering facilities will not be supported, unless they:
  - a. demonstrate there is no longer a need for the existing infrastructure or facility, and/or that the site is no longer appropriate or viable for such use; or,
  - b. demonstrate the implementation of solutions intended to reinstate green infrastructure and facilities purpose or function to the previous quality and connectivity, elsewhere in the site or in its close proximity
5. Development proposals for the maintenance and restoration of the existing Oakham to Melton Canal as a green corridor will be supported.

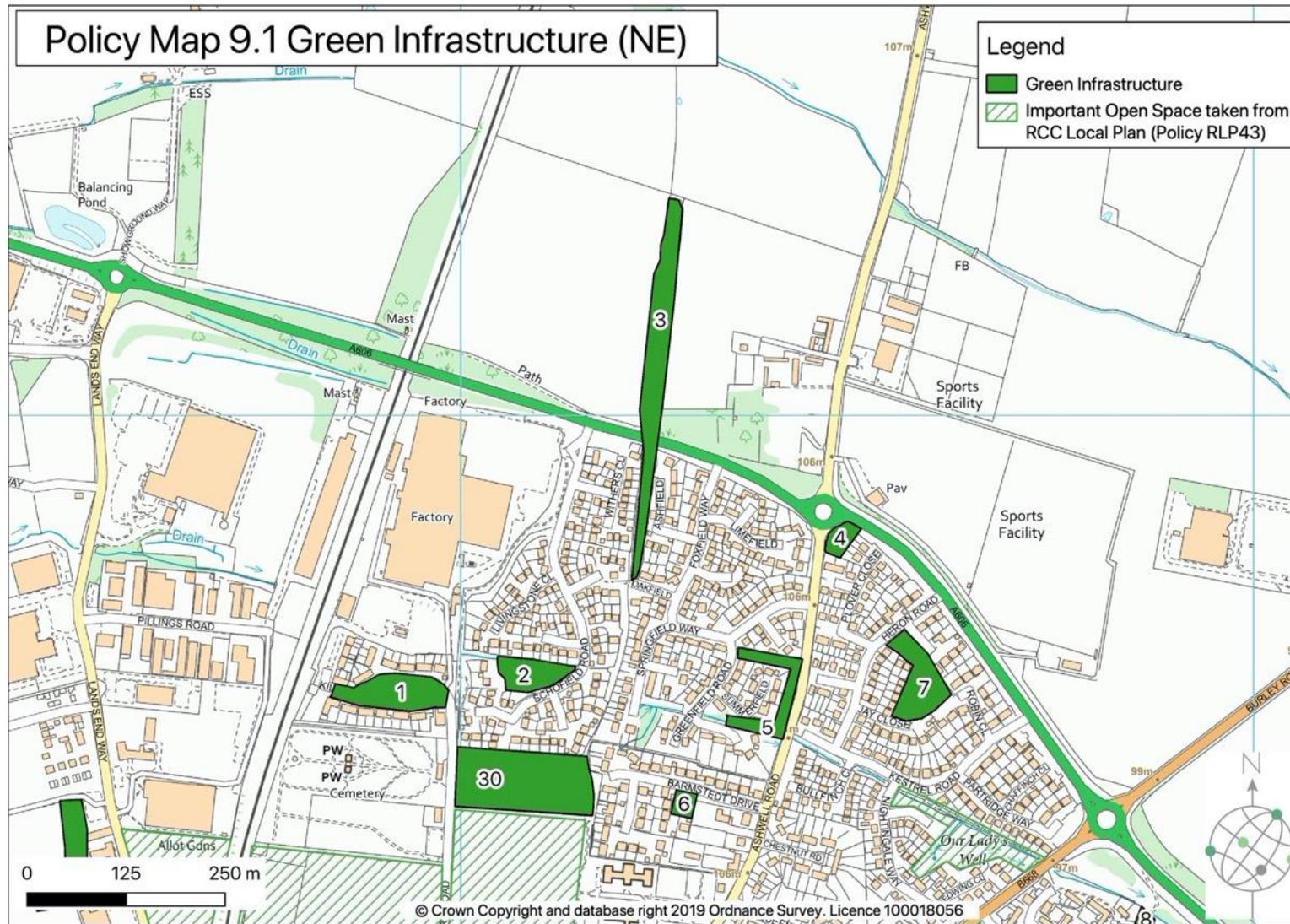


Figure 10 Policy Map 9.1 Green Infrastructure (NE)

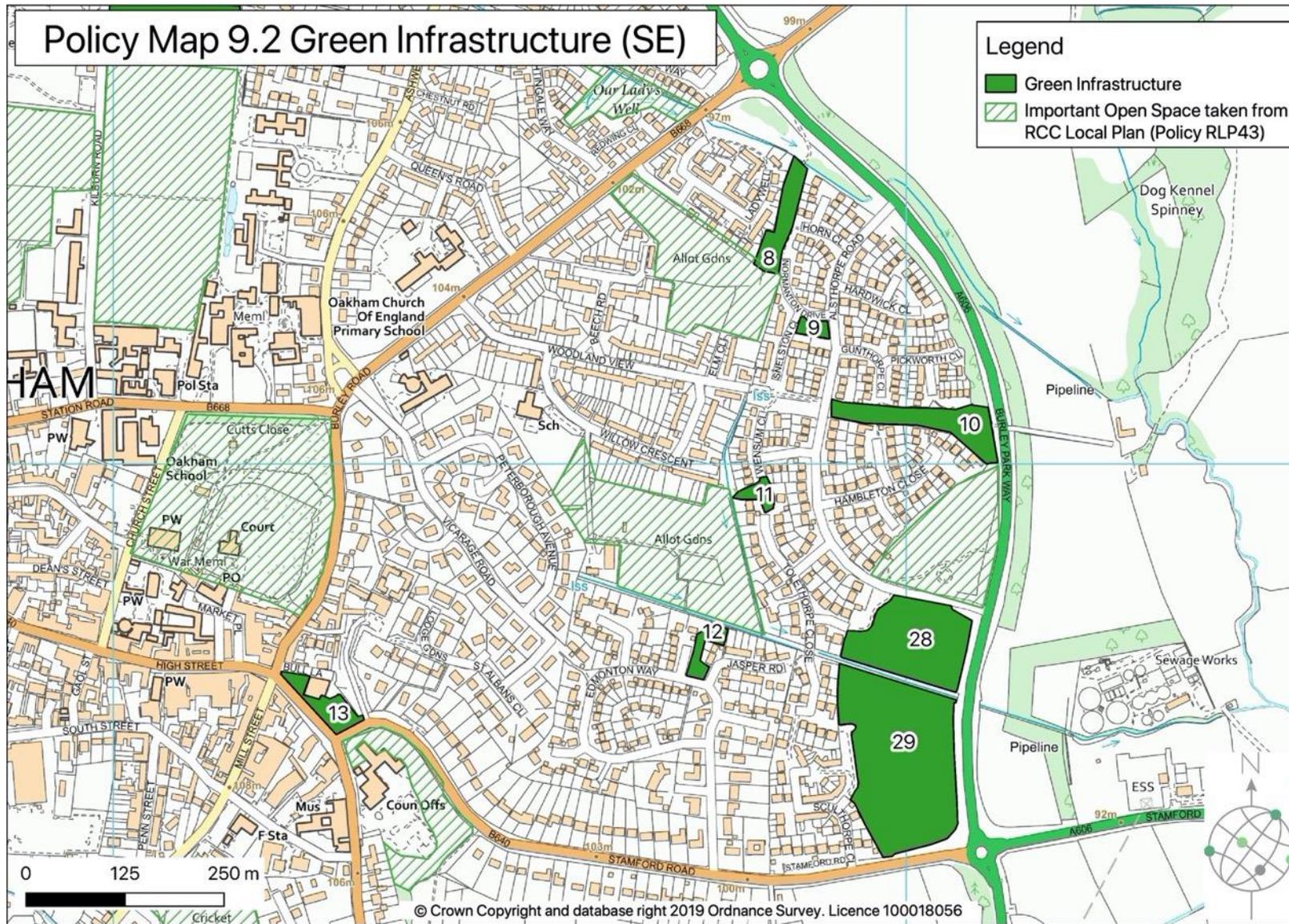


Figure 11 Policy Map 9.2 Green Infrastructure (SE)





## Reference List of Green Infrastructure

Ref	Type of Green Infrastructure	Location
1	Play area and surrounding grassed space	Kilburn End
2	Old open-air swimming pool site now grassed	Schofield Road
3	Old canal	Ashfield Close
4	Grassed area	Junction Ashwell Road & Burley Park Way
5	Footpath along tree lined avenue	Ashwell Road
6	Grassed area	Barmstedt Drive
7	Grassed area	Small grassed area between Jay Close and Robin Close
8	Footpath along tree lined avenue	Horn Close to Burley Park Way
9	Play area	Normanton Drive
10	Public Footpath and adjacent Green space	Hereward Way (E203) public footpath runs from the end of Woodland View east towards Burley Park Way (A606) and on to Rutland Water. Footpath slopes gently towards Burley Park Way (A606).
11	Footpath along tree lined avenue	Tolethorpe Close to Wensum Close
12	Grassed area with mature trees	Edmonton Way
13	Grassed area with flower beds and raised sensory garden	Stamford Road, Bull Lane & B641
14	Play area and grassed area	The Sidings
15	Grassed area with trees	Junction of Welland Way with Brooke Road
16	Two interlinked grassed areas	Welland Way to Glen Drive
17	Interlinked grassed areas with some trees	Trent Road, Forth Close, Chater Road & Avon Close
18	Grassed and tree lined footpath	Forth Close to Welland Way
19	Wreake Walk	Wreake Walk is between Welland Way and Dove Close
20	Grassed space and play area	Harrington Way & Irwell Close
21	Grassed space with several small trees	Hanbury Close
22	Grassed space and play area	Area bounded by Grampian Way, Glebe Way and Lonsdale Way.
23	Green space with trees	Grampian Way and Cheviot Close
24	Buffer zone with trees	South of and parallel to Blacksmiths Avenue
25	Pocket Green	Off Aintree Avenue
26	Landscaped buffer area	Farriers Reach, land beyond Voluntary Action Rutland off Lands' End Way 5

<b>27</b>	Line of mature hedgerow and footpath	Off Maresfield Road
<b>28</b>	Open green park space	Alsthorpe Road Park (Open Space is adjacent to the existing Arboretum and the south of Alsthorpe Road.)
<b>29</b>	Open green park space	Stamford Road Park (Green Space is north of the Stamford Road, west of Burley Park Way and east of Tolethorpe Close, Sculthorpe Close.)
<b>30</b>	Community allotment	Kilburn Road Allotments
<b>31</b>	Open green park space	Linear Park (Between Main Road, Barleythorpe and Maresfield Road)
<b>32</b>	Open green park space	Buttercross Park (bounded by Barleythorpe Main Road, Stud Road and parts of Brocklebank Road/Gretton Street)
<b>33</b>	Open green park space	Barleythorpe Woodland Park (Barleythorpe Road (B640) and Maresfield Road, bounded by the B640, Maresfield Road and Bramble Close.)
<b>34</b>	Open green park space	Ascot Park (Maresfield Road, Wheatfield Way and Hornbeam Crescent)
<b>35</b>	Open green park space	Chepstow Park (bounded by the Oakham bypass (A606), Maresfield Road)
<b>36</b>	Community allotment	Allotment 1 (Behind the properties on Stud Road)
<b>37</b>	Community allotment	Allotment 2 (Between Linear Park and Buttercross Park and the rear gardens of housing)
<b>38</b>	Community allotment	Allotment 3 (East side of Main Road Barleythorpe opposite the entrance to Pasture Lane)

## **Policy 10: Protection of the Natural Environment**

### **Justification Text (NPPF)**

Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated. In doing so, Policy 10 is in keeping with Chapter 15 of the NPPF.

### **Justification Text (Local Plan)**

Policy 10: Protection of the Natural Environment expands and adds local context to the requirement contained in Policy EN9 and EN11 of the Local Plan Review.

Policy 10: Protection of Natural Environment is in line with Core Strategy Policy CS8 and Local Plan Review SC4 in terms of Developer Contributions, adding details in terms of what is expected from development proposals about of improvement and enhancement of the natural environment.

### **Justification Text (Community Consultation)**

The results of the Big Survey and of the Walkabouts demonstrated that residents value and want to protect environmental assets and wildlife habitats within and surrounding the settlements of Oakham and Barleythorpe.

Residents value in particular trees and other plants present in the Conservation Area as well as other parts of the Town, although it was noted how in certain circumstances the procedures to manage and maintain-plants protected by Tree Protection Orders hinder the efficient and smooth management of such trees, rather than facilitating it.

## Policy 10: Protection of the Natural Environment

1. Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity or geodiversity of the Environment.
2. All developments, projects and activities will be expected to:
  - a. provide an appropriate level of protection to legally protected sites and species;
  - b. protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for and benefits of the development in that location clearly outweigh the loss;
  - c. maintain and where appropriate enhance conditions for priority habitats;<sup>16</sup>
  - d. maintain and where appropriate enhance recognised geodiversity assets;
  - e. maintain and where appropriate enhance other sites, features, species;
  - f. identify, protect and maintain as appropriate networks of ecological interest and provide for appropriate management;
  - g. identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
  - h. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

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<sup>16</sup> Priority Habitats are defined by the UK Biodiversity Action Plan (UK BAP). Priority Habitats were those that were identified as being the most threatened and requiring conservation action in the Report on the Species and Habitat Review: [www.jncc.defra.gov.uk/page-5706](http://www.jncc.defra.gov.uk/page-5706)

## Monitoring and Implementation

This Plan operates until 2036, in parallel with the intended timescales of the Rutland County Council Local Plan. The Plan will be reviewed on a regular basis, every 5 years, or earlier if a review of the Local Plan is undertaken. Review of the Oakham and Barleythorpe Neighbourhood Plan will be undertaken in accordance with National Planning Guidance and the Neighbourhood Planning Regulations.

The policies in this plan will be implemented by Rutland County Council as part of their development management process. Where applicable Oakham Town Council will also be actively involved, in line with the adopted Statement of Community Involvement.

Whilst Rutland County Council will be responsible for development management, the Oakham Town Council and Barleythorpe Parish Council will use this Neighbourhood Plan to frame their representations on submitted planning applications.

Oakham Town Council and Barleythorpe Parish Council will monitor how well the provisions in the Plan help to achieve the Vision and Objectives set out in this Plan. They will also monitor the evolution of social, economic, environmental and demographic dynamics within the Town and Parish, as well as changes at local and national levels, especially in terms of policies and legislations. Monitoring will also involve a critical review of the provisions in the plan, to establish how well they perform in such a changing environment.

It is anticipated that the need to review the Plan over this period will arise, for example if there are changes to national housing targets. The Oakham Town Council and the Barleythorpe Parish Council will consider at their annual meetings every year whether the Neighbourhood Plan remains appropriate or requires review. Such a review will need to go through the NP review process and through extensive consultation with residents.

In exceptional cases, the Oakham Town Council and the Barleythorpe Parish Council may agree at any other time to review the Neighbourhood Plan. If they agree at any time that the Neighbourhood Plan does need review, the Oakham Town Council and the Barleythorpe Parish Council will decide the manner in which the review will be undertaken and allocate resources for doing so.

Following review, the Oakham Town Council and the Barleythorpe Parish Council will agree, in conversation with Rutland County Council, any proposed changes to the Neighbourhood Plan.

Any review or proposed changes to the Neighbourhood Plan will be in accordance with legal requirements in force at that time.

## Appendix A: Community Aspirations

The Aspirations set out in this section were identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. They are presented as a collection of matters which cannot be addressed through land use planning policies but which are of importance to the community.

The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), community groups, the private sector and individual residents to achieve and realise these aspirations and will consider using C.I.L. resources and other financial resources to fund such interventions.

These Community Aspirations are not intended to be subject to Examination, Referendum or to form part of the Statutory Planning Policy Framework.

The following Community Aspirations have been identified:

### **Creation of new facilities and infrastructures:**

- Promoting the creation of a Community Centre for Barleythorpe and improving the availability of local amenities for the Parish.
- Promoting the creation of a Primary School for Barleythorpe.
- Promoting the creation of a Tourist Centre and local information centre for Oakham.
- Promoting the creation of cinema and/or theatre in Oakham.
- Promoting the renovation of the existing skatepark and the creation of additional ones, involving young people in the design and development process.
- Promoting the use of the Rutland Community Hub.
- Promoting the creation of an Art Centre.
- Relocating the ambulance and fire stations to the bypass.

### **Improve opportunities for sport and recreation**

Promote the provision of sport facilities to meet the requirements for the next 20 years, considering that several existing ones have almost reached maximum capacity. Such facilities should include:

- Athletic tracks.
- Astroturf pitches of high quality (3G or 4G).

### **Supporting existing community groups and community activities**

- Establish closer links with Oakham School and engagement of the School in community activities.
- Promote a greater use of the existing facilities, such as halls, clubs and council properties.
- Improve promotion and advertisement of community events and activities and of available facilities.
- Support and develop activities for young people, including the Combined Cadet Force, Scouts and Guides.
- Support and develop evening activities for younger people and identify or promote the creation of a dedicated centre or facility.

### **Improve walkability, accessibility and legibility**

- Pavements ramps and improved accessibility for wheelchairs, mobility scooters, and people with limited mobility and sights impairments
- Pelican / Zebra crossing at the Burley Road adjacent to Cutt's Close.
- Improved signage of historic assets and tourism attractions.

### **Promote greening and protection of the natural environment**

- Tree planting and maintaining verges and green spaces.

### **Promotion of culture within Oakham**

- Oakham Library's current opening times should be maintained.
- Rutland County Museum should be open to meet the needs of visitors and residents and pressure to sell off any of its collections resisted.
- Oakham Castle should continue to be promoted as a major archaeological site and community facility.
- As appropriate, all of the above, together with the Victoria Hall, should be promoted as venues for cultural gatherings. Public art on open air sites within the town should be encouraged.
- Promoting the creation of a Tourist Information Centre for Oakham.
- Promoting the creation of cinema and/or theatre in Oakham.
- Promoting the creation of an Arts Centre, preferably in the heart of Oakham town centre. This to include some or all of cinema, theatre, and Tourist Information.

## Appendix B: Glossary of Terms

**Affordable housing** - housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provision for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

**Building for Life** - A technique for assessing the quality of housing proposals using 20 criteria including sustainability, urban design and social/community factors.

**Community Consultation** - A communication process by the qualifying body to the local community about the delivery of the Plan (See- **Regulation 14 & The Big Survey**).

**Community Infrastructure Levy (CIL)** - Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

**County Council Core Strategy (CS)** - A core strategy document is the key compulsory local development document specified in United Kingdom planning law. Every other local development document is built on the principles it sets out, regarding the development and use of land in a local planning authority's area.

**Edge of centre** - For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Environmental networks** - a collection of natural and built environmental assets with a range of uses or benefits, which can add value to the appearance and function of existing and new development.

**Exception Site** - Rural Exception Sites are small sites used for affordable housing in perpetuity where sites would not normally be used for housing

**Food Retail Minimum Parking Standards** – Please follow the link for further information on food retail parking standards: [www.planningni.gov.uk/downloads/parking-standards.pdf](http://www.planningni.gov.uk/downloads/parking-standards.pdf)

**Green and Blue Corridors** - network of green infrastructures (paddocks, grassed areas, parks covered in grass or trees etc.) and blue infrastructures (watercourses, overland flow paths, surface water ponding areas etc.) designed to facilitate natural hydrological processes whilst minimising urban flooding, enhancing biodiversity, improving access to recreation and helping to adapt to climate change.

**Gross Internal Area (GIA)** - GIA is the total area of buildings owned, occupied or maintained, measured to the internal face of the perimeter walls at each floor level (i.e. the footprint of the building excluding the width of the outside walls).

**Large Scale Development** – A development which consists of 11 or more dwellings.

**Local Connection** – Individuals who either are current residents or have an existing family or employment connection to the local area.

**Local Plan Review** – a local planning authority should review its Local Plan at regular intervals to assess whether some or all of it may need updating to meet any changes required. Local Plans are generally reviewed every five years.

**My Community – Locality** - is a national government membership network supporting local community organisations in assisting and funding of neighbourhood plans

**Regulation 14** - A qualifying body (Town Council) must publicise the draft neighbourhood plan for at least 6 weeks and consult any of the consultation bodies whose interests it considers may be affected by the draft plan or order proposal.

**Rutland Local Plan (RLP)** - The name for the collection of documents prepared by a local planning authority for the use and development of land and for changes to the transport system. Can contain documents such as development plans and statements of community involvement.

**Section 106** - Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

**Statutory Consultants** - Statutory consultees need to provide clear, positive and transparent information to both local planning authorities and applicants about the information they require to provide a substantive response to consultations.

**The Big Survey** - A local survey which was developed by the Neighbourhood Plan Steering Group in conjunction with the Rural Community Council (Leicestershire & Rutland). It provided residents, businesses, service providers and local organisations with a unique opportunity to help guide development within the designated area. Available at: <http://oakhamtowncouncil.gov.uk/wp-content/uploads/2019/02/Task-Finish-Group-Report-No.-241-2018.pdf>

**The National Planning Policy Framework (NPPF)** - The government policy document adopted in March 2012 (amended in 2018) intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**Town Centre** - Area defined on the local authority's policies map, including the shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

**Tree Protection Orders** - An order made by a local planning authority to protect a specific tree, a group of trees or woodland. Tree preservation orders (TPOs) prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority

**Use Classes Order** - The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Generally, planning permission must be obtained to change the use of a building or land to another use class. The current Use Classes are listed and defined below.

### Class C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
- **C3 Dwellings** - This class is formed of three parts
  - C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child
  - C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems
  - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger
- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

### Class E - Commercial, Business and Service

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
  - **E(c)(i)** Financial services,
  - **E(c)(ii)** Professional services (other than health or medical services), or
  - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Industrial processes

## Class F - Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in 7 parts:
  - **F1(a)** Provision of education
  - **F1(b)** Display of works of art (otherwise than for sale or hire)
  - **F1(c)** Museums
  - **F1(d)** Public libraries or public reading rooms
  - **F1(e)** Public halls or exhibition halls
  - **F1(f)** Public worship or religious instruction (or in connection with such use)
  - **F1(g)** Law courts
- **F2 Local community** – Use as defined in 4 parts:
  - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres
  - **F2(b)** Halls or meeting places for the principal use of the local community
  - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
  - **F2(d)** Indoor or outdoor swimming pools or skating rinks

## Sui Generis

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.

Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'. These are:

- theatres
- amusement arcades/centres or funfairs
- launderettes
- fuel stations
- hiring, selling and/or displaying motor vehicles
- taxi businesses
- scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles
- 'Alkali work' (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))
- hostels (providing no significant element of care)
- waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste
- retail warehouse clubs
- nightclubs
- casinos
- betting offices/shops
- pay day loan shops
- public houses, wine bars, or drinking establishments – from 1 September 2020, previously Class A4
- drinking establishments with expanded food provision – from 1 September 2020, previously Class A4
- hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises) – from 1 September 2020, previously Class A5
- venues for live music performance – newly defined as 'Sui Generis' use from 1 September 2020
- cinemas – from 1 September 2020, previously Class D1(a)
- concert halls – from 1 September 2020, previously Class D1(b)
- bingo halls – from 1 September 2020, previously Class D1(c)
- dance halls – from 1 September 2020, previously Class D1(d)

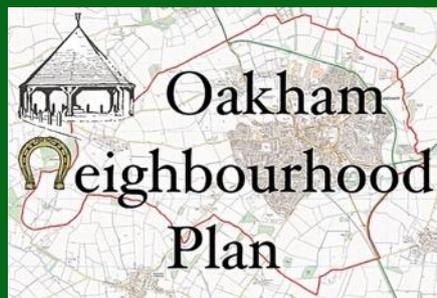
The Use Classes information presented above has been extracted and abbreviated from the Planning Portal

[https://www.planningportal.co.uk/info/200130/common\\_projects/9/change\\_of\\_use](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

*Figure 14 Table of Use Classes*

# Oakham and Barleythorpe Neighbourhood Plan

2018 – 2036



**Oakham and Barleythorpe Neighbourhood Plan**

**c/o Oakham Town Council**

**Rol House**

**Long Row**

**Oakham**

**LE15 6LN**

**01572 723627**

[www.oakhamnp.org.uk/contact](http://www.oakhamnp.org.uk/contact)



# Oakham and Barleythorpe Neighbourhood Plan 2018-2036

## Basic Conditions Statement

August 2020

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# 1. Introduction

- 1.1. This Basic Conditions Statement has been prepared in support of the Oakham and Barleythorpe Neighbourhood Plan. It demonstrates how the Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011), the Planning and Compulsory Purchase Act 2004, and the Neighbourhood Planning Regulations 2012.
- 1.2. The Plan was presented for regulation 14 consultation between 6<sup>th</sup> May 2019, and 15<sup>th</sup> June 2019. The Plan has been produced by the Oakham and Barleythorpe Neighbourhood Steering Group on behalf of Oakham Town Council and Barleythorpe Parish Council, a qualifying body as defined by the Localism Act 2011, and refers solely to the area within the Neighbourhood designated boundary (Figure 1). The Oakham and Barleythorpe Neighbourhood Plan covers a Plan Period of 18 years, between 2018 and 2036.
- 1.3. The Oakham and Barleythorpe Neighbourhood Plan refers only to planning matters (use and development of land) and does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matter set out in Section 61K of the Town and Country Planning Act 1990.
- 1.4. This statement addresses each of the four "basic conditions" required by the Regulations and explains how the Oakham and Barleythorpe Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B of the Town & Country Planning Act. The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
  - i) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
  - ii) The making of the neighbourhood development plan contributes to the achievement of sustainable development;
  - iii) The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

- iv) The making of the neighbourhood development plan does not breach and is otherwise compatible with EU obligations.

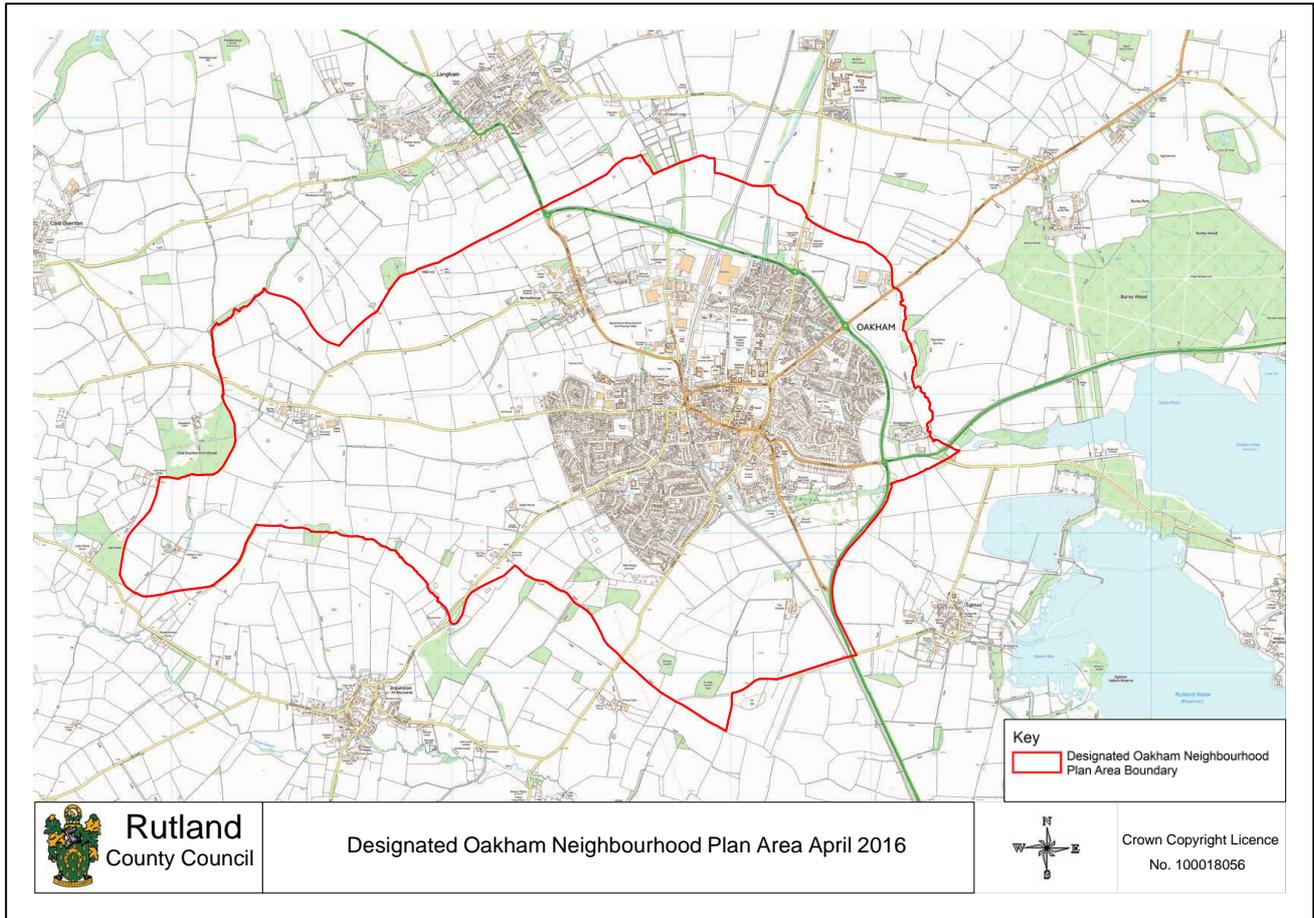


Figure 1. Designated Neighbourhood Area for the Oakham and Barleythorpe Neighbourhood Plan

## 2. Conformity with the Basic Conditions

- 2.1. As part of the Basic Conditions Statement, an Assessment of Compliance has been prepared, testing all policies within the Oakham and Barleythorpe Neighbourhood Plan against the principles of sustainable development, NPPF regulation, and the Local Plan policies of the Rutland Country Council (RCC) 2011 Core Strategy and the ongoing RCC Local Plan (July 2017). The result of the Assessment of Compliance has been summarised in the tables below.
- 2.2. The definition of sustainable development employed in the Assessment of Compliance has been derived from the NPPF's definition (NPPF February 2019, paragraph 8):

“Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

## Conformity with National Policy

- 2.3. The Oakham and Barleythorpe Neighbourhood Plan has been prepared having regard to national policies as set out in the National Planning Policy Framework (NPPF) of February 2019. It is also taken account of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.
- 2.4. Paragraph 13 of the NPPF - The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and should shape and direct development that is outside of these strategic policies.
- 2.5. Paragraph 37 of the NPPF - general conformity with the strategic policies of the Local Plan: during the production of the Oakham and Barleythorpe Neighbourhood Plan the Steering Group has consulted with the local planning authority in order to ensure that the Plan is in general conformity with the strategic policies of the RCC 2011 Core Strategy and RCC Draft Local Plan Review (July 2017).
- 2.6. Paragraph 125 of the NPPF – Develop a Shared Vision: the community of Oakham and Barleythorpe has been actively engaged in developing a shared vision for the future of the Parish.

## Conformity with Strategic Local Policy

- 2.7. The Oakham and Barleythorpe Neighbourhood Plan has been prepared in close collaboration with officers from Rutland County Council. This has ensured that the process of developing the policies in the Oakham and Barleythorpe Neighbourhood Plan has been informed by the Core Strategy Adopted 2011 and the Rutland Local Plan Review (February 2020).
- 2.8. The Basic Conditions set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 require the Neighbourhood Plan to be in general conformity with the strategic policies contained in the development plan for the

area. Since the majority of the Neighbourhood Plan was produced while the Draft Local Plan under examination, the Plan considered both the Core Strategy 2011 as well as the Local Plan Review 2020. This document will demonstrate how the policies in the Neighbourhood Plan are in conformity with both documents.

- 2.9. The Oakham and Barleythorpe Neighbourhood Plan has been prepared by the Neighbourhood Planning Steering Group for Oakham Town Council and Barleythorpe Parish Council in close collaboration with officers from Rutland County Council. This has ensured that the process of developing the policies in the Oakham and Barleythorpe Neighbourhood Plan has been informed by the Strategic Policies in the Core Strategy and from the Policies and evidence base which are currently in the Local Plan Review.
- 2.10. Table 'Figure 5' provides a summary of how each of the Neighbourhood Plan policies is in general conformity with the District's Strategic Policies.

## Conformity with the definition of Sustainable Development

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NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is Achieved
Policy 1: Residential Development Management	✓	✓	✓	This Policy supports residential development on windfall sites within the planned limits of development in Oakham and Barleythorpe as defined in the current Rutland Local Plan 2016-2036, Development Plan Document. Additional houses in the area will support the economic and social growth of the community, supporting additional commercial and community services in the area. At the same time, the policy ensures that rural and environmentally-valued sites in the countryside are protected from development pressure.
Policy 2: Delivering Good Design	✓	✓	✓	This policy ensures future development is designed sustainably and in a way that respects the existing character of the settlements. In doing so, it supports social and cultural wellbeing of the community through high-quality design, while ensuring housing and other needs are met. The policy protects and enhances the historic and natural environment in the Parish, protecting designated and non-designated buildings, existing mature trees and green features, and traditional features of the built environment.
Policy 3: Housing affordability and Local Connection	✓	✓	-	This Policy seeks to address local issues connected with housing affordability and to ensure local residents' housing needs are fulfilled, especially the needs of those unable to afford market accommodation. Furthermore, by providing more affordable housing, starter homes and semi-detached houses, mainly aimed towards keeping families and younger populations in the area, this Policy will have the secondary effect of supporting services and economic activities in the town and village

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is Achieved
Policy 4: Town Centre and Visitor Economy	✓	✓	-	Policy 4: Town Centre and Visitor Economy aims to ensure the vitality of the town centre by promoting increased use of the primary shopping areas. Policy 4 also promotes tourism development not only by enhancing and supporting shopping and activity opportunities but also promoting the presence and development of hotels and guest houses. By promoting the town centre and the visitor economy, the Plan aims to promote Oakham as places to work and visit in the Town Centre, thus supporting the social and economic growth of the town for future generations.
Policy 5: Employment and Business Development	✓	✓	-	This policy supports employment and business development opportunities in the Neighbourhood Plan Area. Increasing economic activities supported by the policy will deliver key jobs, services and trade to the community. By promoting working from home, the Plan aims to promote the area as a place to live and work, thus supporting the social and economic growth of the area as a whole.
Policy 6: Historic Heritage and Character	-	✓	✓	This Policy seeks to conserve the distinctive landscape features, landscape character and assets of local significance to the Neighbourhood Plan Area. The Policy aims to ensure that new development proposals protect, conserve and seek opportunities to enhance the historic environment for future generations.

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is Achieved
Policy 7: Community Facilities	✓	✓	-	Protection of existing and promotion of new community facilities has positive effects on the social and historic environment strands of sustainability. The social benefit of community facilities derives from their capacity to meet local residents' needs and thus to promote a cohesive community. Some of the community facilities identified are also businesses, offering employment opportunities whilst providing a community service.
Policy 8: Important Views	-	✓	✓	Protection of important views contributes to maintaining and enhancing the character of the villages, and hence promotes a sense of place and community cohesion. Moreover, the protection of important views over the countryside, natural features, and historic sites helps to enhance and protect the historic and natural environment of the two parish. Protecting the character and attractiveness of the area will have the secondary effect of promoting their value as tourism destinations, supporting related economic activities.
Policy 9: Green Infrastructures and Recreational Facilities	--	✓	✓	The protection of existing green infrastructure and public green spaces will be positive in terms of protecting the natural environment, recreational facilities and improving biodiversity and will have beneficial social effects in terms of promoting healthy lifestyles and recreational opportunities.
Policy 10: Protection of the	-	✓	✓	Protection of the Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems being considered, avoided and, if avoidance is not possible,

NP Policy	Economic Factors	Social Factors	Environmental Factors	How Conformity is Achieved
Natural Environment				adequately mitigated. Therefore, improving the biodiversity in terms of promoting healthy lifestyles and greater access to the natural environment.

Figure 2. Neighbourhood Plan conformity with the definition of Sustainable Development

## Conformity with the National Planning Policy Framework

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NP Objective		Relevant NPPF Goal
1	To make Oakham & Barleythorpe thriving, sustainable communities in an environment where people can live, work, and flourish.	Promoting healthy and safe communities Building a strong, competitive economy Achieving sustainable development
2	Retaining and protecting the essential rural and historic buildings and features.	Conserving and enhancing the historic environment Conserving and enhancing the natural environment
3	Imaginative mix of new housing design in keeping with the historic character of Rutland, and appropriate for future demands.	Promoting healthy and safe communities Building a strong, competitive economy Delivering a sufficient supply of homes
4	Ensure developers keep to the adequate levels of affordable housing in any development.	Promoting healthy and safe communities Building a strong, competitive economy Delivering a sufficient supply of homes
5	Promote the development of family houses with two or more bedrooms, two-bedroom starter homes, bungalows and supported housing/retirement houses.	Promoting healthy and safe communities Delivering a sufficient supply of homes
6	Support small sites for housing development, spread across a variety of sites within Oakham and Barleythorpe, to accommodate any new houses.	Promoting healthy and safe communities Building a strong, competitive economy Achieving sustainable development
7	Prioritise the development of brownfield sites for housing	Achieving well-designed places Delivering a sufficient supply of homes
8	Ensure new development proposals provide adequate off-street parking	Achieving well-designed places

NP Objective		Relevant NPPF Goal
9	Ensure new development proposals provide adequate infrastructure (e.g. schools, healthcare, indoor community spaces, play areas, public transport).	Achieving well-designed places Supporting high-quality communications infrastructure
10	Improve Oakham town centre as a welcoming place for pedestrians, through a greener street scene, more public seating, pedestrian and wheelchair friendly pavements.	Achieving well-designed places Promoting healthy and safe communities Ensuring the vitality of town centres
11	Reduce the impact of traffic and pollution in the town centre. Provide additional new long-term parking.	Promoting sustainable transport Achieving well-designed places
12	Encourage imaginative and appropriate business opportunities which encourage positive economic growth.	Building a strong, competitive economy Ensuring the vitality of town centres
13	Actively encourage local shops and businesses that support tourism, leisure and crafts.	Building a strong, competitive economy Ensuring the vitality of town centres y
14	Promote the availability of fibre optic broadband to encourage new businesses to locate to Oakham and Barleythorpe, along with better mobile telecommunications.	Supporting high-quality communications infrastructure
15	Ensure everyone in Oakham and Barleythorpe has access to quality services, in line with housing development, which allows them to lead fulfilled lives in a safe and caring community of which they are proud.	Building a strong, competitive economy Ensuring the vitality of town centres
16	Development of a network of footpaths and cycleways from the outskirts of Oakham and Barleythorpe that provide signed access to the town centre shops and historic buildings.	Conserving and enhancing the natural environment

NP Objective		Relevant NPPF Goal
17	Maintain and protect green spaces and sports and leisure facilities for recreation.	Conserving and enhancing the natural environment
18	Provide ease of access to and from nearby Rutland Water for residents and visitors.	Promoting sustainable transport Achieving well-designed places
19	Take advantage of rural and historical features, together with nearby Rutland Water, to increase the number of visitors for the benefit of local businesses.	Conserving and enhancing the historic environment Conserving and enhancing the natural environment
20	Protect and enhance all current public green spaces.	Conserving and enhancing the natural environment
21	Ensure new building development needs are matched by the creation of new public green spaces and allotments.	Conserving and enhancing the natural environment
22	Protect the open countryside between Oakham, Barleythorpe and neighbouring communities.	Conserving and enhancing the natural environment

Figure 3. Neighbourhood Plan's Objectives' conformity with NPPF Goal

NP Policy	NPPF Paragraph	How Conformity is Achieved
Policy 1: Residential Development Management	77, 78, 79 and Chapter 12	The NPPF is clear that the planning system should contribute to and enhance the natural and local environment, including valued landscapes and heritage assets, whilst delivering a sufficient supply of housing to meet the local need through windfall development. Policy 1 sets out the scale and location of development that will ensure that growth makes a positive contribution to the achievement of sustainable development. Policy 1 promotes the use of brownfield sites and vacant properties in the town centre, in line with paragraphs of 72 and 118 of the NPPF.
Policy 2: Delivering Good Design	83, 85, 110, 122, 185, 192.	Policy 2: Delivering Good Design protects the specific character and design of local areas not simply at town-level, but also by adding details for each local area using the evidence collected by local residents directly. In doing so, the Policy is in line with Chapter 12 of the NPPF and relevant paragraphs protecting local heritage, important landscape, promoting high-quality design etc., such as 83, 85, 110, 122, 185, 192.
Policy 3: Housing affordability and Local Connection	34, 61, 62, 63, 71	Policy 3: Housing affordability and Local Connection ensures that major development provides an adequate number of affordable houses that meet the local need both for rent and purchase, in particular in terms of Starter Homes for newly formed households, in line with paragraphs 34, 61, 62, 63, 71.
Policy 4: Town Centre and Visitor Economy	85-88	Policy 4: Town Centre and Visitor Economy aim to ensure the vitality of the town centre by promoting the presence of town centre use in the primary shopping areas, in particular, Use Class A (shops and retail outlets), in line with paragraphs 85 and 86. Furthermore, Policy 4 seeks, as a priority, to protect existing retail premises/sites and supports the reuse of sites with a compatible use, as a priority.
Policy 5: Employment and	72, 81, 104, and 121	Policy 5: Employment and Business Development identifies appropriate land and locations for development opportunities in the Planned Limits of Development. The delivery of sufficient land and opportunities for employment are the principles underlined by paragraphs 72, 104, and 121 of the NPPF. Also, the Policy

NP Policy	NPPF Paragraph	How Conformity is Achieved
Business Development		promotes accommodation that combines both living and working space. The Policy is also in line with paragraph 81 of the Framework.
Policy 6: Historic Heritage and Character	79, 189-192 and 197	Policy 6: Historic Heritage and Character is in line with Chapter 16 of the NPPF, in particular, paragraphs 189 to 192. The identification and protection of non-designated heritage assets and locally important assets, which this policy pursues, is in line with paragraph 197 of the Framework. Policy 6 aims to bring back into use and restore derelict heritage assets of national or local importance, in line with paragraph 79 of the Framework.
Policy 7: Community Facilities	92 and 182	Policy 7: Community Facilities, by describing the type of locally important community facilities, and guarding against the unnecessary loss of valued facilities, is in line with paragraphs 92 and 182 of the Framework. The Policy also promotes the provision of additional community facilities as part of the development of large-scale residential sites, in line with paragraph 92.
Policy 8: Important Views	109, 116, 156	Policy 8: Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscapes, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The NPPF promotes the protection of valued landscapes and the visual amenity of the historic environment, as well as recognising "the intrinsic character and beauty of the countryside and supporting thriving rural communities within it".
Policy 9: Green Infrastructures and Recreational Facilities	20, 34, 92, 171	Policy 9: Green Infrastructure and Recreational Facilities aims to protect existing open air and green facilities, spaces and networks that are used by the residents of Oakham for recreational and social purposes. The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities". The

NP Policy	NPPF Paragraph	How Conformity is Achieved
		protection, as well as the enhancement and improvement of such infrastructure, is a key priority of the NPPF, in line with paragraphs 20, 34 and 171.
Policy 10: Protection of the Natural Environment	Chapter 15	Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as on individual natural features and assets are considered and, if avoidance is not possible, adequately mitigated. In doing so, Policy 10 is in keeping with Chapter 15 of the NPPF.

Figure 4. Neighbourhood Plan conformity with NPPF provisions.

## Conformity with the Rutland County Council Core Strategy and Draft Local Plan (2011 & 2017)

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NP Policy	2011 Core Strategy	Local Plan Review (Feb 2020)	How Conformity is Achieved
Policy 1: Residential Development Management	CS1, CA2, C3, C9, C10	SD2, SD3, SD4, E4, E5, H5, H7	<p>Policy 1: Residential Development Management is in line with the Rutland County Council's Core Strategy CS1 (Sustainable Development Principles), CS2 (The Spatial Strategy), and CS3 (The Settlement Hierarchy) and CS9 (Provision and distribution of new housing).</p> <p>Policy is also in line with the Local Plan Review Policy SD2, SD3 and SD4; it recognises that Barleythorpe has been merged with Oakham as a Main Town in the Settlement Hierarchy for Rutland. Policy 1 in this Plan will apply to the whole Neighbourhood Plan Area, promoting sustainable and limited development within to the Planned Limit of Development in Barleythorpe as well as Oakham, to meet the future needs of this community and the provision of a higher number of facilities.</p> <p>The Policy is also in line with the Local Plan Review Policy SD4 in controlling development in the countryside and adds depth to part 1.C. of Policy SD4 by setting a period for adequate marketing of agricultural buildings proposed for residential conversion (thus helping to promote the rural economy, in line with Policies CS16 of the Core Strategy and E4 and E5 of the Local Plan Review. Policy 1: promotes a housing mix that aims to meet the local needs of an ageing population, at the same time supporting newly-formed households in finding accommodation appropriate for their needs. In particular, emphasises the requirement for accessibility standards, in line with Policy H7 of the Local Plan Review. The proposes (in Policy 1.4.a.) a mix for large development that is in line with the evidence collected for Policy H5 and meets the general and specialist needs of the local community, as set out in Policy CS10 of the Core Strategy.</p>

NP Policy	2011 Core Strategy	Local Plan Review (Feb 2020)	How Conformity is Achieved
Policy 2: Delivering Good Design	CS19	EN3	Policy 2: Delivering Good Design aims not simply to deliver high-quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located. The Policy relies on the Neighbourhood Profile, which forms a supplement to this Plan, to define what should be acceptable in each area, a character assessment produced by residents through walkabouts in their local areas where they collected evidence of the most typical features of the neighbourhood. Policy 2 is consistent with CS19 and EN3, and the Neighbourhood Profile replicates and details the criteria listed in EN3 for each Neighbourhood Character Area.
Policy 3: Housing affordability and Local Connection	CS11	E5, E9, E10, EN17	Policy 3: Housing Affordability and Local Connection ensures that larger developments will deliver the affordable houses needed to meet the local needs of residents in Oakham and Barleythorpe. While the 30% minimum proportion of affordable houses on larger sites is taken directly from Policy H9 of the Local Plan Review, the mix between ownership and rental and the mix of houses (favouring affordable housing for newly formed households) meets the specific local needs and adds depth and local context to the Local Plan Policy. Policy 3 took the revised figures from the Local Plan Review but complies with the more general principles presented in Policy CS11 of the Core Strategy, including meeting the local need (achieved through the provision of local connection criteria).
Policy 4: Town Centre and Visitor Economy	CS15, CS17	E5, E9	The main objective of Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for visitors and residents. In its key provisions and hierarchy of preferred uses, the policy is in line with policy CS17 and E9, going even further in identifying a number of locally important criteria any scheme or plan for the redevelopment of Oakham Town Centre should meet, hence adding local context to the Local Plan policies. Policy 4 supports and promotes tourism and the visitor economy both in provision of accommodation and activities in and around the Town Centre, in line with policy CS15, as well as E5.

NP Policy	2011 Core Strategy	Local Plan Review (Feb 2020)	How Conformity is Achieved
Policy 5: Employment and Business Development	CS13, CS14	SD5, E1, E2	<p>Policy 5: Employment and Business Development promotes the efficient operation of agriculture, horticulture and forestry in the countryside, prioritising food production and protecting the rural economy, in line with SD5 of the Local Plan Review. The Policy also promotes tourism development, when connected with the surrounding rural character and activities.</p> <p>Policy 5 is also in line with CS13, CS14, E1 and E2 which identify the most appropriate new and existing locations for employment uses B1 (business), B2 (general industrial) and B8 (storage and distribution), while adding locally important requirements and provision.</p> <p>Policy 5 promotes local employment by encouraging working from home in line with the rationale for Policy SC3.</p>
Policy 6: Historic Heritage and Character	CS22	EN15, EN16	<p>Policy 6: Historic Heritage and Character aims to protect the historical heritage of Oakham and Barleythorpe, not simply in the form of the Conservation Area, Listed Buildings and Scheduled Monuments (already protected by national and local policies), but also by identifying locally important heritage assets within and outside the Conservation Area, as elements that contribute to the history and character of Oakham and Barleythorpe. In doing so, the Policy is in line with Policy CS22 as well as EN15 and EN16.</p>
Policy 7: Community Facilities	CS7, CS8	SC1, SC4	<p>Policy 7: Community Facilities is exactly in line with Policy CS7 of the Rutland Core Strategy and SC1 of the Local Plan Review, in terms of protecting socially inclusive community facilities such as schools, nurseries, places of worship, health centres etc., and resisting the loss of such infrastructure. Policy 7 is in line with Core Strategy Policy CS8 and Local Plan Review SC4 in terms of developer contributions, adding details to the policy in terms of types of contributions requested from large development proposals and use of CIL resources.</p>

NP Policy	2011 Core Strategy	Local Plan Review (Feb 2020)	How Conformity is Achieved
Policy 8: Important Views	CS22, CS23	EN12	Policy 8: Important Views expands upon Policy EN12 of the Local Plan Review and adds local context by listing important views as identified by the local residents.
Policy 9: Green Infrastructures and Recreational Facilities	CS7, CS23	SC1, EN10	<p>Policy 9: Green Infrastructure and Recreational Facilities is perfectly in line with Policy CS7 and CS23 of the Rutland Core Strategy and SC1 and EN10 of the Local Plan Review, in terms of protecting the socially inclusive community and leisure facilities and resisting the loss of such infrastructure. The Neighbourhood Plan Policy adds depth and local context to the Local Plan policy by specifically listing and mapping locally important green infrastructure and indoor sporting centres.</p> <p>Policy 9 also adds depth to the definition of "all options for continued use have been fully explored, and none remain that would be financially viable" contained in Policy CS7 and SC1 by setting a period for adequate marketing and advertisement of the facility.</p> <p>Policy 9: Green Infrastructure and Recreational Facilities is in line with Core Strategy Policy CS8 and Local Plan Review SC4 in terms of Developer Contributions, adding further and more in-depth detail to Policy 9 in terms of types of the contribution made by developers.</p>
Policy 10: Protection of the Natural Environment	CP8	EN9, EN11, SC4	<p>Policy 10: Protection of the Natural Environment expands and adds local context to the requirement contained in Policy EN9 and EN11 of the Local Plan Review.</p> <p>Policy 10 is in line with Core Strategy Policy CS8 and Local Plan Review SC4 in terms of Developer Contributions, adding detail in terms of what is expected from development proposals about improvement and enhancement of the natural environment.</p>

Figure 5. Neighbourhood Plan conformity with the Rutland County Council Core Strategy and Local Plan Review (2011 & 2020)

## Compatibility with EU Obligations and Legislation

2.11. The Oakham and Barleythorpe Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.

2.12. The Neighbourhood Area does not contain any European designated nature sites, and although it is in close proximity to a RAMSAR site and Site of Special Scientific Interest, ELDC concluded that the Plan does not require a Habitat Regulation Assessment under the EU Habitats Regulations.

## 3. Conclusion

The Basic Conditions as set out in Schedule 4B to the Town and County Planning Act 1990 are considered to be met by the Oakham and Barleythorpe Neighbourhood Plan and all the policies contained within it.

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# Oakham and Barleythorpe Neighbourhood Plan 2018-2036

## Consultation Statement Part 2: List of Regulation 14 Comments, Responses and Changes

July 2019

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## 1. Regulation 14 Pre-submission Consultation

- 1.1. Consultation with the community and statutory consultees on the Draft Oakham and Barleythorpe Neighbourhood Plan began on 6th May 2019, and ran for 7 weeks, closing on 15th June 2019.
- 1.2. The Oakham and Barleythorpe Neighbourhood Plan, Neighbourhood Profile Report, Green Infrastructure Assessment and Important Views Assessment were available online and in hard copy. The consultation exercise included an online and a hard copy questionnaire; the latter was distributed in Oakham and Barleythorpe during the Regulation 14 consultation. Respondents were asked to express support or objection to each section of the Neighbourhood Plan and supplementary documents, and in particular to the Vision, Objectives, Policies, Community Aspirations, Neighbourhood Profile Report, Green Infrastructure Assessment and Important Views Assessment.
- 1.3. All consultees were given the opportunity to leave a comment to each section of the Neighbourhood Plan and to each supplementary document. Comments and completed questionnaires could be returned online, by email, on the Facebook page of the Neighbourhood Plan Steering Group, by regular post, or by requesting direct collection. Information was also circulated prior to the start of the consultation.
- 1.4. Statutory consultees were emailed in order to inform them of the Regulation 14 Consultation (a complete list of statutory consultees is available in Consultation Statement: Appendix 3). The announcement contained the attached documents or a direct link to the online repository of all the Neighbourhood Plan documents. Any relevant community group, sport association, and business operating in the Parish was directly informed.
- 1.5. Residents in the Town and Parish were informed by the Consultation Statement: Appendix 2. Regulation 14 Consultation was publicised on the Oakham and Barleythorpe Neighbourhood Plan website.

- 1.6. The following tables present all the comments received from statutory and non-statutory consultees. Each comment is assigned a Comment ID code that is referenced in the **tables 'Responses and Changes to Statutory Consultees' Comment'**.
- 1.7. After the end of Regulation 14 Consultation, an additional drop-in event was organised to show the changes the Steering Group was considering so as to address the comments received from Statutory and Non-Statutory Consultees. The details of such event are described in the Consultation Statement: Part 1.

## 2. Statutory Consultees' Comments

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
1	S 1 (Rutland Access Group)	General Comment	Under item 3.2.13 to 3.2.15 there is no mention of wheelchair accessible housing. This is an issue as no developers at the moment are providing fully accessible accommodation and this does need to be addressed.
2	S 1 (Rutland Access Group)	Objectives	Under section 4.2 objective 5 can you add in the wording "and include wheelchair accessible housing"
3	S 1 (Rutland Access Group)	Policy 1: Residential Development Management	On page 40 Policy 1: 3b can you omit reference to partM4 of the building regulations as this is required for all new housing and only relates to the provision of toilets. This would then strengthen the requirement for the provision of lifetime homes.
4	S 1 (Rutland Access Group)	Policy 4: Town Centre and Visitor Economy	On page 51 5.4.16 after the wording for wheelchairs and people with limited mobility can you add "and sight impairments"
5	S 1 (Rutland Access Group)	Appendix A	Appendix A: page 80 after wheelchair and mobility scooters add "and people with sight impairments" & It would be good to also add a separate line under this section "to remove A boards and other pavement obstructions".
6	S 1 (Rutland Access Group)	Neighbourhood Profile	Zone 1: Ashwell Road: dropped kerbs to be lowered at junction to Chestnut Road Queens Road: parking on pavements is an obstruction to all pedestrians, alternative parking arrangements are needed. Ladywell: dropped kerbs required throughout Heron Road: dropped kerbs require lowering. Woodland View: dropped kerbs require lowering at junction to Willow Crescent.
7	S 1 (Rutland Access Group)	Neighbourhood Profile	Zone 2: Banff Close general comment for improvement: reword: "Highway maintenance and the need for dropped kerbs on the pavements at the junction to all roads in off Edmonton Way". Vicarage Road: dropped kerbs required at the junction with Peterborough Avenue and improve the dropped kerbs at the junction with St Albans close to access the footpath through to Edmonton Way. Cricket Lawns Dropped kerbs required at the junction to The Dell and The Vale.
8	S 1 (Rutland Access Group)	Neighbourhood Profile	Zone 3: Welland Way dropped kerbs at junctions with Tyne Road and Glen Drive require lowering. Spey Drive: dropped kerbs at junction to Tay Close require lowering.

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
			<p>Glebe Way: dropped kerbs required at the junction to Warn Crescent and to Lonsdale Way.</p> <p>Lonsdale Way: dropped kerbs required to access Finch Avenue. Dropped kerbs require lowering at junction with Braunston Road. Dropped kerbs uneven at junction to Kennedy Close. Road surface requires improvement to the back lane opposite Finch Avenue.</p> <p>Churchill Road: disabled parking required at the shop, with associated dropped kerb</p> <p>Derwent Drive: lower dropped kerb at junction to Buckingham Road</p> <p>Balmoral Road: lower dropped kerb at junction to Windsor Drive</p> <p>Brauston Road: lower dropped kerb at junction to Harrington Way</p> <p>Harrington Way: dropped kerbs required at junction to Noel Avenue.</p> <p>Grampian Way: some dropped kerbs require lowering.</p> <p>Mendip Road and Chiltern Close: dropped kerbs required at all junctions.</p> <p>Hilltop drive; dropped kerbs require lowering.</p> <p>Redland Road dropped kerbs require lowering at the lower junction to Cold Overton Road.</p>
9	S 1 (Rutland Access Group)	Neighbourhood Profile	<p>Zone 6: Generally paving in the central area has been awaiting replacement for some time and currently is mostly in a poor condition and provides many tripping hazards to all pedestrians. There is a lack of adequate dropped kerbs in the central area and especially around the market place. Despite the new A board policy adopted by RCC A board placement is a continuing hazard throughout the central area of town especially to the sight impaired.</p> <p>Melton Road: the paving around what was the White Lion is very narrow and not wide enough for a large wheelchair to access safely. The paving on the other side of the road is also narrow and has difficult cambers. Either the pavements needs to be widened or an alternative safe wheelchair route is required into the town centre.</p> <p>Station Road: pedestrian crossing at the junction with Melton Road is very difficult for a wheelchair user and the whole junction requires redesign. All dropped kerbs where they exist are high and need lowering.</p> <p>High Street junction to Catmose Street and Mill Street and Burley Road: this is an extremely difficult junction to cross for a wheelchair user. A full redesign is required.</p> <p>Mill Street: narrow paving requires widening.</p>
10	S 2 (Anglian Water)	Policy 2: Delivering Good Design	<p>Anglian Water is generally supportive of Policy 2 as drafted. We have some detailed comments which are intended to strengthen the requirements in respect of addressing the risk of flooding particularly surface water management and how infrastructure will be considered as part of development proposals.</p> <p>Section 3 (point d) refers to the use of Sustainable Drainage Systems wherever necessary and possible.</p> <p>Anglian Water support the requirement for applicants to include the provision of Sustainable Drainage</p>

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			<p>Systems (SuDS) so as not to increase flood risk and to reduce flood risk where possible. The use of SuDS would help to reduce the risk of surface water and sewer flooding.</p> <p>To be effective it is suggested that it is made clear that the expectation is that Sustainable Drainage System(s) should be incorporated in new development to address wherever this is feasible. This would also ensure that this requirement is positively worded.</p> <p>Section 4 (point 1) refers to applicants ensuring that infrastructure including that operated and managed by Anglian Water is adequate for new development proposals. In the case of sewerage infrastructure there is not capacity for all future development without appropriate improvements being made to the public sewerage network.</p> <p>Therefore Policy 2 should refer to adequate infrastructure being provided in time to serve development proposals.</p> <p>It is therefore proposed that Policy 2 be amended as follows:</p> <p>3. All development proposals, irrespective of their location in the Neighbourhood Plan Area, will need to demonstrate how design solutions:</p> <ul style="list-style-type: none"> <li>a. Adopt the principles to ensure that both neighbouring users, and occupiers of the proposed development, will benefit from reasonable standard of amenity, unimpaired by unacceptable overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;</li> <li>b. Promote safe and secure neighbourhoods, with natural protection and “eye on the street” principles;</li> <li>c. Minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency;</li> <li>d. Minimise risk of flooding and include wherever necessary and possible Sustainable Urban Drainage Solutions Systems;</li> <li>e. Ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle;</li> </ul>

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			<p>4. All development proposals, irrespective of their location in the Neighbourhood Plan Area, will need to consider the following aspects in terms of infrastructure provisions and impact on community facilities:</p> <p>a. Ensure infrastructure (gas, electricity, water, drainage and sewerage) is adequate for each new development or can be made available in time to serve the development without overall negative impact on Oakham and Barleythorpe;</p>
11	S 3 (Natural England)	Policy 7: Community Facilities	Natural England does not have any specific comments on this draft neighbourhood plan.
12	S 4 (Highways England)	Policy 1: Residential Development Management	<p>Policy 1 of the Neighbourhood Plan states that proposals for residential developments of more than 20 dwellings will not be supported outside sites allocated as part of the Rutland Local Plan current or future Reviews. According to the Rutland Draft Local Plan, Oakham will be the key focus for new development in Rutland, with approximately 70% of the residual housing requirement in Rutland (1,503 dwellings by 2036 at April 2016) dwellings to be delivered in Oakham and the nearby Uppingham town. The 'Rutland Local Plan Specific Consultation considering the implications of potential development of St. George's within the Local Plan' consultation paper, dated July 2018, proposes distributing the remainder of the minimum housing requirement on the basis of 75% across the two towns (1,200 in Oakham and 300 in Uppingham). The remaining minimum requirement in Oakham, not accounting for completions and commitments at 2018, equates to 335 units up to 2036.</p> <p>We expect that a significant amount of vehicle trips associated with this growth would route to and from Leicester and therefore would not use the A1. However, given the scale of residual development being proposed in Oakham, together with existing allocations, we consider that there could be some impacts on the operation of the A1 Trunk Road (e.g. A1 / A606 junction) and would expect the cumulative impacts of growth in Oakham to be appropriately assessed as part of the development management process if the proposed growth was to come forward.</p> <p>We have no further comments to provide and trust the above is useful in the progression of the Oakham and Barleythorpe Neighbourhood Plan.</p>
13	S5 (National Grid)	General Comment	National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.
14	S6 (Rutland County Council)	General Comment	The NP covers a number of policy areas eg. Affordable housing, town centre and visitor economy, which are also covered by the Rutland Local Plan. The NP policies provide alternative wording, which is similar but not identical to the Local Plan - This may cause confusion and inconsistent application of the policies. In the reasoned justification, there seems to be an over emphasis on policy consistency with the NPPF, how the policy differs from the Local Plan policies and outcome of consultation. Whilst important, these

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			<p>could be summarised more succinctly with the detail provided in the Basic Conditions and Consultation Statements. It would be more helpful for the reasoned justification to provide more detail to support the implementation of the policies.</p> <p>More evidence needs to be produced to justify elements of the policies eg. Housing mix (Policy 3). The details of the Neighbourhood walkabouts are largely descriptive and as drafted don't provide clear evidence or guidance for some of the policy requirements.</p> <p>It would be helpful to develop more supporting evidence work, as it seems there is an over reliance on policy in some areas being informed and guided by residents responses to consultation surveys as part of community consultation events.</p>
15	S6 (Rutland County Council)	General Comment	<p>2.3.2 There is an opportunity to use and refer to The Rutland Local Plan evidence base – landscape studies etc.  <a href="https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/">https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/</a></p>
16	S6 (Rutland County Council)	General Comment	<p>3.2.15 Further evidence is required here to demonstrate local housing need for additional two bedrooms starter homes. There is concern the survey results seem to be geared towards home ownership – it needs to be made clear that the housing will need to cater for all and be affordable for all.</p>
17	S6 (Rutland County Council)	General Comment	<p>3.2.22 &amp; 3.2.23 It is considered the NP would benefit from a stronger mention of the importance of cultural facilities, specifically Oakham Library, Rutland County Museum and Oakham Castle in the plan – the Castle is mentioned several times, the Museum once or twice, but the library only in a fairly limited way in the policy section.</p> <p>Sections 3.2.22 and 3.2.23 could emphasise more, the importance of cultural facilities as supporting the local economy, as destinations that residents and visitors seek out, and thereby generate footfall, revenue and vitality to the town centre. The library could have a specific mention, and there could be something to articulate what the Castle and Museum provide beyond stating “community activities”.</p>
18	S6 (Rutland County Council)	General Comment	<p>It would be helpful to define ‘adequate’ in social and Environmental sections of the table.</p> <p>There needs some form of capacity evidence when referring to ‘inadequate parking provision’ ... in Economic section of the table</p> <p>It would be helpful to include a bullet point about the limited opening hours of the library, museum and castle – there are no regular evening opening hours which could support the development of an evening / night time economy.</p>
19	S6 (Rutland County Council)	Objectives	<p>Objective 4 - Need to define ‘Adequate’ levels of affordable housing</p> <p>Objective 5 - Need to produce evidence of need for two bedroom starter homes and provide a definition of this</p> <p>Objective 6 - Is there a policy to meet this objective?</p> <p>Objective 8 - Need to define ‘adequate’ off-street parking</p>

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			Objective 9 - Need to define 'adequate' infrastructure to meet needs This could be regarded as a conflicting objective by reducing the impact of traffic but then providing additional new long-term parking Town Centre Objective 11- Could include an objective relating to culture in addition to recreation. Additional Objectives- The recreation section would benefit from including reference to indoor and outdoor recreation facilities, as this isn't clear, and possibly having an ambition for extended hours of access. There could also be a mention of art – public art, sculpture, galleries etc. Some elements of this appear in Appendix A as aspirations – These may benefit from a reference in the supporting text.
20	S6 (Rutland County Council)	Policy 1: Residential Development Management	3rd sentence referring to "....additional site allocations within Oakham and Barleythorpe are unnecessary..." This could lead to a possible conflict with objective 6
21	S6 (Rutland County Council)	Policy 1: Residential Development Management	5.1.8- It's not clear whether this will add anything to Local Plan policy – policy 1.4.a and Policy RLP14 5.1.10 -Depends on the stats available. It could be arbitrary?
22	S6 (Rutland County Council)	Policy 1: Residential Development Management	5.1.13- There is concern that the emphasis is on 'starter homes' but no mention of affordability. This is a key issue in Rutland and that even starter homes are not affordable to the majority. The supporting text needs to reflect that all tenures will be considered to meet local affordability needs
23	S6 (Rutland County Council)	Policy 1: Residential Development Management	1. How will A & B be tested? - There is a separate countryside policy - C. How will this be measured? "Proposals for residential developments of more than 20 dwellings will not be supported..." - There needs to be some supporting evidence to justify only 20 dwellings - This could be seen to be in conflict with the NPPF which refers to the 'efficient use of land', only 20 dwellings may not be efficient - This has changed in the NPPF to 10 dwellings or more or if less the site is 0.5 hectares or more in size - This could be seen as not practical and seems to exclude potential windfall sites, each site needs to be considered on its own merits - Any proposals for outside the planned limits of development will need to be considered against a separate policy. 2. Need to provide evidence to support why proposals greater than 1000m2 gross internal area will be expected to achieve residential densities in line with the local area context and character. What densities are proposals less than 1000m2 expected to achieve?

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			<p>3. Need to provide evidence for why proposals greater than 1000m2 gross internal area will be expected to achieve residential densities in line with the local area context and character. What densities are proposals less than 1000m2 expected to achieve?</p> <p>3 a. Need to provide evidence to support “At least 45% of the dwellings will be 3 bedroom dwellings...” – May not be possible to enforce this, and would need a robust justification for this</p> <p>3b &amp; c. Would need to provide evidence to support the justification for “adequate share”, this would need to be defined</p> <p>The Strategic Housing Market Assessment suggest these figures are the other way round. Also the Big Survey highlighted the need for more one/two bed properties. RCC Housing Officer would suggest 1 bed = 15%, 2 bed = 45%, 3 bed + 35% and four bed + 10% depending on the character of the area and the type and size of housing is provided in that area and based on local housing need at the time when potential development site submitted.</p> <p>3d. . “... Class C2 for residential care homes will be supported where they meet local needs” – Is this necessary as it doesn’t add to Local Plan Policy</p> <p>4. Residential development in the countryside – Need to consider how this takes account of Part Q planning applications</p>
24	S6 (Rutland County Council)	Policy 1: Residential Development Management	Note – the Planned Limits of Development will change when the Local Plan review is adopted as will need to encompass new allocations.
25	S6 (Rutland County Council)	Policy 2: Delivering Good Design	“The Policy relies on the Neighbourhood Profile” – It would be helpful to reference other evidence in addition to the Neighbourhood Profile.
26	S6 (Rutland County Council)	Policy 2: Delivering Good Design	<p>2. Suggest that this refers to a ‘Design Statement’ will be required</p> <p>3a It would be helpful to define what is meant by ‘reasonable standard of amenity’ or ‘unacceptable overlooking’</p> <p>3b It would be helpful to define what is meant by ‘eye on the street’</p> <p>3e Define what is ‘adequate’ for the needs for proposed development.</p> <p>3f Need to consider how ‘safe access’ integrates with adjacent development</p> <p>3g Need to consider a threshold is needed for Building for Life assessments and could to major schemes</p> <p>4a. How will ‘adequate’ be determined? Will officers do this assessment?</p> <p>4b. Can only be expected to deliver ‘additional services’ to meet a need created by the development. It cannot be used to rectify existing shortfalls</p>
27	S6 (Rutland County Council)	Policy 3: Housing affordability and Local Connection	<p>If there is an evidence need for rural affordable housing then a 'rural exception site' should be considered.</p> <p>This policy is considered discriminatory, the NP cannot state that those who need affordable housing in Barleythorpe and Oakham must be restricted to housing in the town centre.</p>

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28	S6 (Rutland County Council)	Policy 3: Housing affordability and Local Connection	This will need to be evidenced against local housing need at the time of the potential development. The housing market will drive what type of 'affordable home ownership' are required All size of dwellings to include both 'affordable rented' and affordable home ownership. This is too prescriptive to say that only bungalows can be provided as affordable rent.
29	S6 (Rutland County Council)	Policy 3: Housing affordability and Local Connection	1. Need to provide evidence to justify tenure split. Otherwise will be covered in Local Plan Policy. It would be better to stick to affordable housing policy of 60% affordable rent and 40% affordable home ownership of the total 30%. Recent changes to NPPF set out it is now 10 or more dwellings or an area of land 0.5 hectares All types, size and tenures of affordable housing to be based on the affordable housing needs of the local community as the time any application is submitted 2. This appears to contradict Policy 1 (2) 3. This policy appears to be too restrictive and will need to reflect Rutland County Council's approach "....Any other applicant on the housing register will be considered" By whom? And how will this be enforced? Suggest that the next criterion should be those applicants who have a connection to Rutland and thirdly all other applicants
30	S6 (Rutland County Council)	Policy 4: Town Centre and Visitor Economy	5.4.15 - "To prevent the loss.... Marketed for an appropriate price time and adequate price" – The use of 'appropriate' and 'adequate' will need to be defined and it might be helpful to suggest a length of time for marketing, such as 6 or 12 months
31	S6 (Rutland County Council)	Policy 4: Town Centre and Visitor Economy	1. Need to consider whether it would be better to have a 'use' rather than a vacant unit 1a. "inappropriate number... of class A uses" – Need to consider how will this policy will be interpreted and implemented. Need to consider having a baseline to determine whether a proposal will lead to a cluster or inappropriate number of other A class uses. 2. Need to consider when won't proposals not be supported? Office? 3. Need to have evidence to justify this approach. However, this is considered to fall outside of planning control and unlikely to be implemented. 4. Need justification and evidence for this. Is this only in the town centre? It appears to repeats local plan policy. 5. Referring to "Within or adjacent to the town centre.." appears to conflict with provisos 1 & 2 8. There use of 'adequate' will need to be defined 9. Need to define the "close proximity" and consider what is the distance is. Also need to consider what if the proposal is in the town centre and how this will work with proviso's 1 &2 11. This would be difficult to implement? Need to consider the impact on viability – and whether this is a reasonable requirement to place within a policy. For example, need to consider what if someone is running a B & B and decided they no longer want to

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			<p>anymore but stays living in their house? “and no interest has been received” – what if limited interest has been received?</p> <p>There is a need to consider the impact of this on viability and whether this is a reasonable requirement to place within a policy?</p> <p>More a comment but could Policy 4 be more pro-active, and actively seek to encourage public art, culture and leisure in the town centre, rather than simply supporting such uses. (Could the NP propose use of S106 or CIL revenue to support the introduction or extended provision of these services in the town – e.g. funding a sculpture trail / public art?)</p> <p>Policy Map 4 on p54 should include the library area as part of the Town Centre.</p>
32	S6 (Rutland County Council)	Policy 5: Employment and Business Development	<p>1a. “... before the development of greenfield land” – Need to define on what basis employment development outside the Planned Limits of Development would be acceptable.</p> <p>b. Need define ‘adequate’ and consider how ‘adequate’ will be assessed</p> <p>f. Need to consider how “Not adversely affect the environment” will be assessed , needs to be defined</p> <p>2. This conflicts with the local plan policy as all employment land is safeguarded.</p> <p>a. Define a “reasonable price”</p> <p>b.. Countryside policy outside of PLD</p> <p>3 This seems to repeat Local Plan Policy</p> <p>4 “Residential Development proposals” – Unsure if this policy will apply to all housing on employment land?</p>
33	S6 (Rutland County Council)	Policy 6: Historic Heritage and Character	<p>1 The policy refers to a list of locally listed no-designated heritage assets, this evidence will need to be stated.</p> <p>2 Part 2 of Policy 6, is not a planning policy because it can’t be used to determine a planning application. A policy can’t be used to require the Council to do something. It would be better placed in the supporting text. Whilst National Policy encourages Local Authorities to prepare Local List, there is no Local List at present. A Local List of non-designated assets has resource implications the Authority is not currently capable of meeting</p> <p>3 The policy should be positively worded rather than “ it will not be granted”. Need to consider whether this adds anything to existing Local Plan policy.</p> <p>4 Suggest using ‘underused’ rather than ‘derelict’</p>
34	S6 (Rutland County Council)	Policy 7: Community Facilities	<p>1. This will be difficult in a town which has mainly shops/pubs.</p> <p>- Need evidence to show of what deem these as important and need to be protected</p> <p>- “...facility has been marketed for its current use....” It might be helpful to consider other community uses.</p> <p>2. Suggest moving part 2 and put as a footnote, delete “etc, are protected according to”</p> <p>3. Part 3 is not a policy, it can’t be used to require RCC to do something. This policy can’t be used to determine planning application</p>

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			<p>4. This is standard practise already, repeating National and/or Local Plan policy</p> <p>5. This is what CIL does and it is not relevant to have this policy in NP. It would be more helpful to include a commitments in the NP to spending the CIL receipts from developers on these community facilities. It would be helpful to develop a CIL list based on community aspirations which could form local priorities for spending CIL money.</p> <p>Need to define what is meant by “Development proposals...” Seems to imply development which could include housing will be supported if it includes a primary school. This policy conflicts with Policy 1 of this NP.</p> <p>Part 7 is not a policy it can’t be used to require RCC to do something. This policy can’t be used to determine a planning application.</p>
35	S6 (Rutland County Council)	Policy 8: Important Views	<p>1. The policy needs to be positively worded and need to define what an ‘adverse impact’ is.</p> <p>2. Section 2 is considered a bit subjective and over complicated.</p> <p>- It is not clear whether the policy wording relates to the views or the development proposal, or whether it applies to all development proposals. If it applies to all development assessing all criteria from ‘a to g’ will be rather onerous.</p>
36	S6 (Rutland County Council)	Policy 8: Important Views	<p>Figure 5- Consider specifying the views around the Castle and of the Church, these seem to be completely omitted</p>
37	S6 (Rutland County Council)	Policy 9: Green Infrastructures and Recreational Facilities	<p>1. Need to consider whether this adds anything further to Core Strategy Policy CS23, where by all green infrastructure is safeguarded. The Sport and Recreation Facility Strategy and Open Space and Informal Recreation Assessment study contains detailed information and map, this forms part of the evidence base to support the preparation of the Local Plan Review  <a href="https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/environment/">https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan-evidence-base/environment/</a></p> <p>3. Section 3 of the Policy cannot require new development to manage existing infrastructure or require a contribution to new development unless the new development proposal creates a ‘Need’</p> <p>4. Section 4 of the policy doesn’t seem to add further detail to proviso’s c) &amp; d) of Policy CS23</p> <p>- It would be helpful to define “if requested” in proviso a) and provide an explanation of when it may be requested</p> <p>- It would be helpful to define “alternative solutions” in proviso b) and provide an explanation of what these may be.</p> <p>- Noted the cricket ground and Brooke Road allotment have been identified as Green Infrastructure</p>

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38	S6 (Rutland County Council)	Policy 9: Green Infrastructures and Recreational Facilities	- Opportunity to consider whether the canal, which is largely derelict at this end need restoring somehow - Where the maps divide the land opposite Lidl seems to be missed off, and below Catmose College, which has a significant green space which is managed by Oakham Town Council.
39	S6 (Rutland County Council)	Policy 10: Protection of the Natural Environment	1. Section is covered by National Policy. - Who decides what is appropriate? 3 Refers to "All Developments" Need to re-consider whether this is as intended, otherwise it could include household extensions and change of uses which would be onerous and unreasonable undertaking. 4 This not a policy for determining planning applications. Not clear what is intended by this section.
40	S6 (Rutland County Council)	General Comment	Monitor and Implementation- "Plan Operates until 2036" – The NP will be reviewed before then, in line with Local Plan Reviews, this could be between every 3 to 5 years. Need to make reference to the Rutland Local Plan as a review of the Local Plan is likely to trigger a review to the NP. A review of the Oakham and Barleythorpe Neighbourhood Plan will be undertaken in accordance with National Planning Guidance and the Neighbourhood Planning Regulations.

### 3. Responses and Changes to Statutory Consultees' Comment

Comment number ID	Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
1	S 1 (Rutland Access Group)	General Comment	Agree, the need of people with reduced mobility should be mentioned in Policy 2 Justification Text. Policy 2, however, mentions directly support for Building for Life standards.	3.2.15 has been amended to read '..., as well as bungalows and supported housing/retirement homes to cater to the ageing population and people with reduced mobility...'
2	S 1 (Rutland Access Group)	Objectives	The objectives need to be general and not overly specific, and this particular objective refers more to the type of houses than to the design requirements such as being wheelchair accessible	No change needed
3	S 1 (Rutland Access Group)	Policy 1: Residential Development Management	Mention of Part M(4) Building Regulation is typical of Neighbourhood Plan policies aimed to deliver homes designed to accommodate the needs of people with disabilities. Mentioning of the Part M(4) Building Regulation does not detract from mentioning of Lifetime Homes, so the omission is not deemed necessary	No change needed
4	S 1 (Rutland Access Group)	Policy 4: Town Centre and Visitor Economy	Agreed, the wording and sights impairments should be added	Amend 5.4.17 to read "..., accessibility and walkability for wheelchair users, people with limited mobility and sights impairments."
5	S 1 (Rutland Access Group)	Appendix A	Agreed, the wording and sights impairments should be added. The removal of pavement obstruction could be mentioned, while rather than the complete removal of A boards reference should be made to the sensible placement of such boards in such a way that they do not obstruct safe passage.	Amend Appendix A to read "... improved accessibility for wheelchairs, mobility scooters, and people with limited mobility and sights impairments."
6	S 1 (Rutland Access Group)	Neighbourhood Profile	The Neighbourhood Profile is meant as a Character Assessment of the general current state and character of the built environment in Oakham and Barleythorpe. Although it may contain some	No change needed

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			reference to improvement ideas, it should not be overly detailed and prescriptive in terms of specific interventions, as the Neighbourhood Plan does not have the power nor the budget to implement such improvements. The recommendations to the specific improvements are although valued and will be recorded in this Consultation Statement, and the Rutland Access Group should be consulted in case applications or masterplan for the improvement and or redesign of specific parts of the Town and Parish are proposed, to ensure these improvements are implemented.	
7	S 1 (Rutland Access Group)	Neighbourhood Profile	The Neighbourhood Profile is meant as a Character Assessment of the general current state and character of the built environment in Oakham and Barleythorpe. Although it may contain some reference to improvement ideas, it should not be overly detailed and prescriptive in terms of specific interventions, as the Neighbourhood Plan does not have the power nor the budget to implement such improvements. The comment in the table is indeed not specific to Banff Close, but not the whole of Character Area 2. The recommendations to the specific improvements are although valued and will be recorded in this Consultation Statement, and the Rutland Access Group should be consulted in case applications or masterplan for the improvement and or redesign of specific parts of the Town and Parish are proposed, to ensure these improvements are implemented.	No change needed
8	S 1 (Rutland Access Group)	Neighbourhood Profile	The Neighbourhood Profile is meant as a Character Assessment of the general current state and character of the built environment in Oakham and Barleythorpe. Although it may contain some reference to improvement ideas, it should not be	No change needed

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			overly detailed and prescriptive in terms of specific interventions, as the Neighbourhood Plan does not have the power nor the budget to implement such improvements. The recommendations to the specific improvements are although valued and will be recorded in this Consultation Statement, and the Rutland Access Group should be consulted in case applications or masterplan for the improvement and or redesign of specific parts of the Town and Parish are proposed, to ensure these improvements are implemented.	
9	S 1 (Rutland Access Group)	Neighbourhood Profile	The Neighbourhood Profile is meant as a Character Assessment of the general current state and character of the built environment in Oakham and Barleythorpe. Although it may contain some reference to improvement ideas, it should not be overly detailed and prescriptive in terms of specific interventions, as the Neighbourhood Plan does not have the power nor the budget to implement such improvements. The recommendations to the specific improvements are although valued and will be recorded in this Consultation Statement, and the Rutland Access Group should be consulted in case applications or masterplan for the improvement and or redesign of specific parts of the Town and Parish are proposed, to ensure these improvements are implemented.	No change needed
10	S 2 (Anglian Water)	Policy 2: Delivering Good Design	Support noted. Suggested amendment to Point 4a of Policy 2 is welcomed and should be adopted. Point 3 of Policy 2 is currently in line with the wording recommended by Anglian Water, and hence, there is no need for amendments.	Policy 2.4.a has been amended to read '...Ensure infrastructure (gas, electricity, water, drainage and sewerage) is adequate for each new development or can be made available in time to serve the development without overall negative impact on Oakham and Barleythorpe...'

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11	S 3 (Natural England)	Policy 7: Community Facilities	Comment noted	No changes needed
12	S 4 (Highways England)	Policy 1: Residential Development Management	Comment noted	No change needed
13	S5 (National Grid)	General Comment	Comment noted	No change needed
14	S6 (Rutland County Council)	General Comment	Although the wording may be slightly different from the wording used in the Local Plan, the policies are in conformity and keeping with the objective of the Local Plan policies; moreover, the Justification Text and Basic Condition Statements provide additional details on how the policies comply with the Local Plan Policies. Where appropriate and necessary, reasoned justification had been expanded to provide more details on how the Policy should be implemented, based on the RCC comments.	The Justification Text, where necessary and appropriate, have been expanded to provide information on the implementation of the Policy itself. Please see specific comments on each Policy to see the specific changes
15	S6 (Rutland County Council)	General Comment	The SG welcomes the recommendation of the Council, and have added a reference to the Local Plan evidence base documents that have been consulted in the preparation of the Neighbourhood Plan	2.3.2 has been amended to refer to the Local Plan evidence-base document used in the preparation of the Neighbourhood Plan
16	S6 (Rutland County Council)	General Comment	The SG has amended the relevant policies according to the recommendations from RCC in terms of housing needs, and have made more explicit reference to the renting sector	Policy 1, Policy 2 and Policy 3 have been amended to address this comment. Please see specific comments to see the specific changes
17	S6 (Rutland County Council)	General Comment	The SG welcomes this recommendation and will amend the paragraph to make explicit reference to these aspects	A
18	S6 (Rutland County Council)	General Comment	The term adequate have been substitute with a list of aspects that qualifies and better define the deficiencies in the provision of such infrastructure	Second bullet point of the Environmental Identified Issues reads '... • Provision of green open space, outdoor sporting facilities, and green infrastructure in

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			and amenities. The parking data study performed as part of the Task and Finish Group will be referred to provide a form of capacity assessment. Discuss with the SG the need to add opening hours of the	a number, size, distance and types (including equipment) able to meet the needs of existing and future residential development, in order to provide recreational opportunities, improve air quality and promote healthy lifestyles...'
19	S6 (Rutland County Council)	Objectives	Objective 4 has been amended to better define the term adequately. Objective 5 has been amended to remove the reference to two-bedroom. The definition of a starter home is contained in the NPPF as well as Sections 2 and 3 of the Housing and Planning Act 2016Objective 6 has been amended to read support rather than identify In Objective 8, the standard contained in the Local Plan will be reviewed to identify a better definition of adequate off-street parking, but should ideally be one parking lot per household. In Objective 9. Adequate has been defined in term of different aspects the different facilities will need to consider, namely number, size and capacity, proximity to users, and type. The SG welcomes the recommendations in terms of additional objective related to culture in addition to recreation	Objective 4 has been amended to read "Ensure developers keep to the levels of affordable housing established by policies in this Neighbourhood Plan in any development. "Objective 5 has been amended to remove the reference to two bedrooms. Objective 6 has been amended to read "Support small sites for housing ..." Objective 9 has been amended to read "Ensure new development proposals provide infrastructure adequate in terms of number, size and capacity, proximity to users, and type (e.g. schools, healthcare, indoor community spaces, play areas, public transport). " Objective 19 added, to read "Promote the presence of indoor and outdoor cultural facilities, such public art, sculpture trails, galleries, museums, and maintain and improve the existing one, including extending the hours of access. "
20	S6 (Rutland County Council)	Policy 1: Residential Development Management	Objective 6 has been amended to read support rather than identify	Objective 6 has been amended to read "Support small sites for housing ..."
21	S6 (Rutland County Council)	Policy 1: Residential Development Management	Policy 1 is in line with Policies in the RCC Local Plan but adds to it based on the result of the Big Survey and the other consultation engagement exercise the Steering Group have organised as part of the consultation exercise. 5.1.10 present the actual result of one of these consultation exercises (the Big Survey), so it is not clear how it could be arbitrary	No change needed

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22	S6 (Rutland County Council)	Policy 1: Residential Development Management	Starter homes are, by NPPF definition, categorised as affordable accommodations. However, the justification text can emphasise the fact that such accommodation will need to be affordable for the majority of newly formed households.	5.1.12 have been amended to read "Based on these responses, it seems clear that there is a need for starter homes affordable for young families and homes for retired single people/couples."
23	S6 (Rutland County Council)	Policy 1: Residential Development Management	Point a and b will be tested respectively against the definition of brownfield site contained in the NPPF and the provision of policy 4. The reference to 20 dwellings has been amended to read small scale development in line with the definition of the NPPF. Point 2 has been removed; Policy 2 sufficiently ensures that the residential densities of any new development are in line with the local area context and character as defined in the Oakham and Barleythorpe Neighbourhood Profile. Planning applications will be considered on their own merit, but they need to consider the impact within the local context and the larger impact on the surrounding settlement and physical environment. For this reason, each planning application needs to consider the nearby developments, including recently approved development. The SG agrees with the consultant that developers should not be asked to consider potential sites coming forward and hence amended to Policy to read individually and cumulatively with other approved developments. Any proposal outside of the Limit of Development will be assessed against section 4 of Policy 1 as development in the countryside. Residential density is a key component contributing to define the character of an area, so all residential development should consider such impact: however, Point 2 will be achieved through the respect of Policy 2, as required by Policy 2, this	Policy 1 has been amended to read "1. Proposals for small scale residential developments within the Planned Limits of Development of Oakham and Barleythorpe presented in Policy Map 1 below, will be supported provided that: a. They make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within the settlements before the development of new green-field land; b. Where possible they make use of upper-floors above commercial premises in Oakham town centre; c. They would not, individually or cumulatively with other permitted developments, have an unacceptable or detrimental impact on local amenity and community facilities local residents are currently enjoying (education, health, recreation, leisure, cultural etc.), and where possible would positively contribute to the improvement of such amenities and community facilities; d. They would not, individually or cumulatively with other permitted developments, have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation; e. They 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, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2:

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			<p>point could be removed without affecting the aim and strength of the Policy.</p> <p>The SG accepts the recommendation of the RCC Housing Officer for the housing mix. Considered the importance attached to the need for starter homes and older people in the Big Survey, it is believed that mentioning of houses suited for these people is necessary and suitable. In the absence of an up-to-date housing need assessment, it is not possible to define such an aspect in detail, and a more in-depth study will need to follow such an aspect. To comply with Part Q aspect, the Policy has been amended to read "that requires planning permission."</p>	<p>Delivering Good Design;</p> <p>f. They would not, individually or cumulatively with other permitted developments adversely affect the environment and local ecosystems.</p> <p>Proposals for residential developments of 10 or more dwellings will not be supported outside sites allocated as part of the Rutland Local Plan current or future Reviews.</p> <p>2. New housing developments of 10 or more dwellings, or sites of an area of 0.5 hectares or more, will be expected to provide a range of housing types, sizes and tenures, having regard to the identified needs of older people and young families. In particular, within new such development:</p> <p>a. Generally, 35% of the dwellings should be 3-bedroom dwellings, 45% should be 2-bedroom dwellings, and 15% 1-bedroom dwellings;</p> <p>b. A share of dwellings will need to be designed to accommodate the needs of older people and persons with disabilities, in line with the latest evidence in terms of housing need. Bungalows and houses which comply with Part M(4) Building Regulation or Lifetime Homes specification will be supported;</p> <p>c. A share of dwellings will need to be designed to meet the local needs of young families and newly forming households, in line with the latest evidence in terms of housing need;</p> <p>d. Proposals for residential development of Use Class C2 for Residential Care homes will be supported where they meet local needs.</p> <p>3. Residential development in the countryside that requires planning permission:</p> <p>a. will be strictly limited to that which has an essential need to be located in the countryside to support the rural economy; b. Involving the conversion and re-use</p>

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				of appropriately located and suitably constructed rural buildings will be supported provided that it can be demonstrated that it is unviable to continue the previous rural activity. It will be necessary to demonstrate that the site has been marketed for its previous rural-economy use for a period of 12 months at a suitable price, with no interest being received; c. must be of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and rural distinctiveness of the surrounding countryside."
24	S6 (Rutland County Council)	Policy 1: Residential Development Management	The Planned Limit of Development in the Neighbourhood Plan will not change, but it will clarify that the allocations in the Local Plan are not to be considered as in the countryside	5.1.6. have been amended to clarify that allocations contained in the Local Plan Review will add to this Planned Limit of Development.
25	S6 (Rutland County Council)	Policy 2: Delivering Good Design	Other references, such as the Rutland Landscape Character Assessment, have been referenced.	5.2.2. have been amended to refer directly to the Rutland Landscape Character Assessment'...The Policy relies mostly on the Neighbourhood Profile, which forms a supplement to this plan, to define what should be acceptable in each area, as well as other documents and guidelines such as the Rutland Landscape Character Assessment...'
26	S6 (Rutland County Council)	Policy 2: Delivering Good Design	Point 2 of policy 2 has been amended to specify that the provisions will apply where a Design Statement is required. 3a The terms reasonable standards of amenities and unacceptable overlooking are standard planning terms, and it will be for the Planning Officers at RCC to assess using the Neighbourhood Profile as a guidance to inform their assessment. The justification text has been expanded to clarify such aspect. 3b Reference to eye on the street concept has been removed in favour of a reference to the more encompassing Secure by Design principles, which	Policy 2.2. has been amended to read '...2. In areas not covered by the Neighbourhood Profile, where a Design Statement is required, development proposals will ...' The justification text has been expanded to read '5.2.3 The Neighbourhood Profile, as well as the other content of this Plan (including the community aspirations) will help RCC Planning officers in assessing planning applications, especially in determining when design proposals are in keeping with the surrounding character and meet the standard of amenity expected in that particular context.' Policy 2.3.b have been amended to read '...Promote safe and secure neighbourhoods, with natural

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			<p>include the definition of 'eyes on the street'. A footnote with a reference to design guides have been included.</p> <p>3e The justification text has been amended to clarify adequate in relationship to Appendix 5 of the RCC Local Plan, but emphasising the need for such parking solutions to be off street. 3f Safe access will need to consider adjacent development and the surrounding context, as requested for all aspects of this Policy</p> <p>3g The wording 'where possible' ensures a level of flexibility, leaving to RCC Planning Officer the opportunity to weight thresholds and development size for the application of this policy provision.</p> <p>4a RCC Planning Officer will do such assessment in consultation with the different agencies and authorities in charge of the management of such utilities.</p> <p>4b A sentence has been added to clarify such aspect</p>	<p>protection and following Secure by Design principles...'The justification text of Policy 2 have been amended to define more specifically what it is intended with adequate '... The definition of adequate should be in line with the number of spaces presented in Appendix 5 of the RCC Local Plan Review, but emphasising the need for such parking spaces to be off-street to not impeded circulation of other cars, cyclist, people with limited mobility, and pedestrians...'</p> <p>Policy 2.4.b has been amended to read '...Do not have an overall negative impact on existing community services, but where necessary deliver additional ones to meet a need created by the development...'</p>
27	S6 (Rutland County Council)	Policy 3: Housing affordability and Local Connection	The reference in the Justification Text refers to a previous version of Policy 3: as this requirement is no longer present in the Policy Text, this paragraph has been removed	5.3.3 have been removed
28	S6 (Rutland County Council)	Policy 3: Housing affordability and Local Connection	Agreed, and the Policy considers the need to take into consideration housing needs at the time of the potential development. The Policy will be amended to be applicable for both affordable rented and affordable homeownership.	Policy 3.1 have been amended to read '...An adequate share of affordable housing should be 1-2-bedroom bungalows, in line with the latest evidence in terms of housing need, to meet the needs of older people...'
29	S6 (Rutland County Council)	Policy 3: Housing affordability and Local Connection	The split will be aligned with the Local Plan split. The fact that the allocation will be based on the most up-to-date housing need assessment will not need to overlook the fact that there is a current need for rented accommodation for elderly people, and the NP highlight this need. Point 2	Policy 3.1 has been amended to read '...All residential developments comprising 10 or more dwellings, or sites of an area of 0.5 hectares or more should make provision for a minimum 30% of the scheme's total capacity as affordable housing, split as a minimum 60% for affordable homeownership and a minimum

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			complement Policy 1.2, rather than contradicting it: it is meant to ensure developer do not attempt to split what is clearly a single site in smaller phased parts, each below the threshold, to avoid delivering any affordable house. Affordable housing criteria policy is often included in Neighbourhood Plans and should be implemented by RCC. Additional criteria to consider an applicant that have a connection with Rutland has been included in a hierarchical way after the first one.	40% for rented affordable housing...' Policy 3.3 has been amended to read '...3. In allocating affordable dwellings to applicants, the following local connection criteria will need to be considered, giving priority to applicants who: a. are currently residing or are employed in the town of Oakham or the parish of Barleythorpe; or, b. have resided for at least five years in the town of Oakham or the parish of Barleythorpe, but were forced to move away due to the lack of affordable housing; or c. have family associations living in the town of Oakham or the parish of Barleythorpe; or d. need to reside in the town of Oakham or the parish of Barleythorpe to receive or provide family care or support. In the absence of any applicant who meets the above requirements, the following additional local connection criteria will need to be considered, giving priority to applicants who: e. are currently residing or are employed in the Rutland County Council area; or, f. have resided for at least five years in Rutland County Council area, but were forced to move away due to the lack of affordable housing; or g. have family associations living in Rutland County Council area; or h. need to reside in Rutland County Council area to receive or provide family care or support. In the absence of any applicant who meets the above requirements, any other applicant in the housing register will be considered...'
30	S6 (Rutland County Council)	Policy 4: Town Centre and Visitor Economy	Policy 4 has been rewritten, the reference to marketed have been included in the justification text to define the length of time and what it is	

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31	S6 (Rutland County Council)	Policy 4: Town Centre and Visitor Economy	<p>intended with adequate price, while the Policy mostly refer demonstrating that the premises are not appropriate or viable for such use</p> <p>1. The Policy has been reworded to provide more clarity on the location, within and around the town centre, where certain class uses will be supported. The Policy aims to strike a balance between promoting a certain type of retail and town centre activity and being flexible to other uses, avoid prolonged vacant units. The approach is flexible, promoting A1 uses but allowing for certain other uses once the unviability of another A1 shop occupying the premise has been established. 1a. The Policy has been reworded to qualify when the concentration of uses within any other Use Class will be inappropriate, rather than assigning it a baseline number that will be deeply influenced by the specific context of each stretch of the frontage.</p> <p>2. The Policy is positively worded in order to establish priority uses in the Town Centre, consequently downgrading uses that will not be supported.</p> <p>3. The Policy has been reworded to more generally refer to demonstration that the site is no longer appropriate or viable for a certain use. The marketing aspect has been presented in the justification text to provide an example of how to demonstrate that, following example for several made Neighbourhood Plan where such approach and wording have been included in Policy, deemed part of the planning control and consequently implemented. 4 has been reworded to be more positively worded and clarify the location. Point 4 adds to the RCC Local Plan emphasising the need for specific cultural and recreational facilities as</p>	<p>1. On the Shopping Frontages within the Town Centre (as identified in the Policy Map below: a) the use of ground-floor premises, should remain predominantly within Use Class A1;b) proposals for the change of use of premises from A1 to a use within any other Use Class (including within the other 'A' classes), or from a use within any of Use Classes A2, A3, A4 and A5 to a use outside Class A [see note 4/1], will be supported only where it is demonstrated that the proposed use will not, individually or cumulatively, detract from the vitality of the particular frontage or the contribution that it makes to the vitality and viability of the Town Centre as a whole;</p> <p>2. Elsewhere in the Town Centre: a. the use of ground floor premises for purposes within Use Classes A1, A2, A3, A4, A5, B1, C1, D1 and D2 will be supported; and b. the use of upper floors (i.e. above-ground-floor) for purposes within Use Classes A 1-4, B1, C1, C3, D1 and D2 will be supported; provided that, in all cases, the amenities that occupiers of any nearby residential premises may reasonably expect to enjoy are not unduly diminished because of noise or loss of privacy [see note 4/4] that would be caused by the proposed use.</p> <p>3. Throughout the Town Centre, notwithstanding the proposed use, any development involving alteration of a building with an existing shop front should retain that shop front if it is historic, or in other cases retain a 'shop-like' appearance with an active frontage, and should contribute to the character and street scene as an historic market town.</p>

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			<p>expressed by residents during the consultation exercise. 5 has been removed, and the content incorporates more cohesively into other requirements in the Plan.</p> <p>8 the term adequate has been removed and substituted with a clearer explanation of what is expected from a scheme for the redevelopment and regeneration of the Town Centre. 9 has been amended to read in convenient, walkable distance (often interpreted as 10 min walk, or 800 meters). Policy 4.9 will need to comply with the requirements of Policy 4.1 and 4.2, as well as any other provision of the Plan. 11 The wording of the Policy has been amended to more generally refer to demonstration that the site is no longer appropriate or viable for a certain use. Moreover, the specific case presented by RCC has been addressed. Policy 4 has been amended to ensure the eventuality presented by RCC has been catered for.</p> <p>Specific requirements to promote art, culture and leisure as part of a redevelopment and regeneration schemes have been added.</p>	<p>4. Within and immediately adjacent to the Town Centre, development proposals that promote existing uses, or deliver new uses, within Use Class D2 (in particular cinema) and Use Class D1 (museums, public libraries or reading rooms, public or exhibition halls, premises which display works of art) will be supported, and proposals that involve the loss of such uses will not be supported unless it is demonstrated that the site is no longer appropriate or viable for such use.</p> <p>Schemes for the redevelopment and regeneration of the Town Centre as a whole, or any substantial part of it, will be supported, provided that:</p> <ul style="list-style-type: none"> <li>a. the historic character, appearance and distinctiveness of the town centre is maintained and enhanced;</li> <li>b. opportunities are taken to improve the public realm and streetscape through: <ul style="list-style-type: none"> <li>i. planting of appropriate trees and plants;</li> <li>ii. use of street furniture of high-quality design;</li> <li>iii. street design and use of surfacing materials in keeping with Oakham’s heritage as an historic market town;</li> <li>iv. improved signage of historic sites, the town centre and its attractions;</li> <li>v. installation of public art;</li> </ul> </li> <li>c. walkability and access for disabled people are enhanced; and,</li> <li>d. historic and/or vacant premises are brought in to uses appropriate for the Town Centre; and,</li> <li>e. Opportunities for additional cultural and leisure activities are supported and the necessary infrastructure to facilitate such activities implemented.</li> </ul> <p>6. Proposals for the development of surface car</p>

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				<p>parking and/or improved public transport provision for users of town centre facilities within convenient walking distance of the town centre will be supported.</p> <p>7. Proposals for tourism and hospitality development within Class C1 will be supported within the Planned Limit of Development and, in particular, in close proximity to the town centre. Proposals that will result in the loss of businesses and facilities related to the local visitor economy will not be supported unless:</p> <p>a) it is demonstrated that the premises are not appropriate or viable for such use, or</p> <p>b) the proposal is simply for a building originally used as a dwelling house and subsequently converted to guesthouse use to revert to residential (C3).</p>
32	S6 (Rutland County Council)	Policy 5: Employment and Business Development	<p>1a Employment development outside the Planned Limits of Development will be allocated as part of the Local Plan Review carried out by RCC. Point 5.5.9 has been expanded to support such a statement.</p> <p>1b The term adequate have been removed.</p> <p>1f Amended to refer to mitigation measure to reduce potential detrimental impact.</p> <p>2 The section has been removed. 3 This section complements the Policy in the Local Plan and will be applicable based on elements identified by the local plan, such as elements of rural distinctiveness presented in the Neighbourhood Profile. 4 This provision applies to residential development, in line with Policy 1, therefore outside of employment land. The provision is appropriate in this Policy as the Policy generally refers to business development and not solely to employment land.</p>	<p>Point 5.5.9 of the Justification Text has been amended to reiterate that the NP will not allocate sites and the relationship between the Local Plan Review's Allocations and the NP. Point 5.5.6 has been expanded to clarify where Policy 5.4 applies '...Policy 5 promotes local employment by encouraging working from home in line with the rationale for Policy RLP32. This provision will be applied together with Policy 1, therefore outside of employment land, but will still contribute to business and employment development for the Town and Parish..'Policy 5.1.f has been amended to read '...Identify measures to avoid and/or reduce any potential adverse impacts on the natural environment to acceptable levels...'</p>

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33	S6 (Rutland County Council)	Policy 6: Historic Heritage and Character	<p>The Policy refers to locally listed non-designate heritage as it promotes the creation of such assessment. As the Policy will have an effect for the next 20 years, and it is expected that such assessment will be performed, and the Policy and the Plan can help deliver it.</p> <p>Part 2 of Policy 6 will be moved to the Justification Text.</p> <p>Part 3 will be reworded to read more positively.</p> <p>The Policy adds to the Local Plan in that it extends protection to other locally important buildings.</p> <p>Part 4 amended to read underused</p>	<p>Policy 6.2 has been removed to read '1. Development that is sensitively designed and promotes appropriate restoration and/or conservation and use of heritage assets will be supported. Development affecting the following categories of heritage assets and/or their settings will be supported provided that alterations and/or additions have due regard to the significance of the heritage asset, including its archaeological, historic and architectural interest and contribution:</p> <ul style="list-style-type: none"> <li>a. Designated assets (e.g. Listed Buildings, Scheduled Monuments, etc.);</li> <li>b. Locally listed non-designated heritage assets ;</li> <li>c. Assets identified in the Oakham Neighbourhood Profile,</li> </ul> <p>should be sensitively designed having regard to the significance of the heritage asset including its archaeological, historic and architectural interest and its setting.</p> <p>2. Where planning permission involving the demolition of, or substantial alteration to the external appearance of designated assets and locally listed non-designated heritage assets, will be supported only where:</p> <ul style="list-style-type: none"> <li>a. all reasonable steps have been taken to retain the heritage asset intact, including examination of alternative uses compatible with its local importance; and</li> <li>b. retention of the heritage asset, even with alterations, would be demonstrably impracticable; and</li> <li>c. the public benefits of the scheme outweigh the harm that will result from loss or substantial diminution of the heritage asset.' </li></ul>

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34	S6 (Rutland County Council)	Policy 7: Community Facilities	<p>1a will need to be assessed case by case and it will depend on the type of community facility involved.</p> <p>1b Reference to the marketing exercise will be placed in the Justification Text, the text has been amended to request demonstration of financial viability.</p> <p>Part 2 has been moved to a footnote.</p> <p>Part 3 has been moved to the Justification Text. Part 5 of Policy 7 have been removed and a commitment to spend CIL money to expand and develop these facilities have been included in the justification text. Part 7 of Policy 7 does indeed refer to planning applications, and it is a standard requirement in the Neighbourhood Plan. It should be used in the planning application assessment process to ensure developers meaningfully engage with the community and Town Council.</p>	<p>Policy 7.1.b. has been amended to read 'all options for continued use have been fully explored, and it is demonstrated that the site is no longer appropriate or financially viable for such use.'</p> <p>Policy 7.2 has been moved to a footnote Policy 7.3 has been removed from the Policy The justification text has been expanded with paragraphs 5.7.9 and 5.7.10 '5.7.9 To support and facilitate the implementation of this Policy; it is recommended that the Oakham Town Council and Barleythorpe Parish Council, seeking collaboration with the Rutland County Council, develop and maintain an up-to-date record of community facilities. Additionally, it is recommended that the Rutland County Council should continue to maintain an up-to-date Sport and Recreational Facility Strategy and Open Space Informal Recreation Assessment for Oakham and Barleythorpe. 5.7.10 The Oakham Town Council and Barleythorpe Parish Council will commit CIL resources levied from approved development in the maintenance and expansion of existing community facilities, and to the achievement of the community aspirations listed in the Appendix of this Neighbourhood Plan.'</p>
35	S6 (Rutland County Council)	Policy 8: Important Views	<p>Part 1 will be amended to be positively worded</p> <p>Part 2 of Policy 8 will require a qualitative assessment rather than a quantitative one, but such assessment will need not to be subjective, and its conclusion motivated in line with best practices in landscape assessment. The wording refers to views that may have an adverse impact on the views listed in the Important Views Assessment. This aspect has been clarified in Policy 8.2</p>	<p>Policy 8.1 reads '1. Development proposals will be supported where they do not have an adverse impact on an Important View listed in the Important Views Assessment and presented in Policy Map 8.'</p> <p>Policy 8.2. now read '.2. In particular, proposal that may have an adverse impact on an Important View listed in the Important Views Assessment will need to have regard to: ...'</p>

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36	S6 (Rutland County Council)	Policy 8: Important Views		
37	S6 (Rutland County Council)	Policy 9: Green Infrastructures and Recreational Facilities	<p>The Policy adds local context to CS23 by identifying and giving a short description and photographic evidence of green infrastructure in Oakham and Barleythorpe.</p> <p>Policy 9.3 has been amended to clarify that it applied where development proposals produce a need.</p> <p>Section 4 expands the requirements of the CS23 to the Green Infrastructure identified in the Neighbourhood Plan. 4.a The Policy has been amended to remove the reference to the marketing aspect 4.b The Policy has been reworded to define more clearly what solutions are expected from developers</p>	<p>Policy 9.3 has been amended to read '...Where new development proposals produce a need, they will be supported provided:...'</p> <p>Policy 9.4 has been amended to read '...Development proposals that will result in a detrimental impact on the purpose or function of existing green infrastructure and outdoor or indoor sport, recreational and gathering facilities will not be supported, unless they:</p> <p>a. demonstrate there is no longer a need for the existing infrastructure or facility, and/or that the site is no longer appropriate or viable for such use; or,</p> <p>b. demonstrate the implementation of solutions meant to reinstate green infrastructure and facilities purpose or function to the previous quality and connectivity, elsewhere in the site or in its close proximity ...'</p>
38	S6 (Rutland County Council)	Policy 9: Green Infrastructures and Recreational Facilities	<p>The map has been amended show the land opposite Lidl</p> <p>Policy 9.5 has been added to refer the canal directly</p>	<p>Policy 9.5 has been added to read '5. Development proposals for the maintenance and restoration of the existing canals as green corridors will be supported. '</p> <p>Policy Map 9 has been amended</p>
39	S6 (Rutland County Council)	Policy 10: Protection of the Natural Environment	<p>Appropriateness will be determined by Planning Officers at RCC on a case-by-case approach. Policy 2 has been amended to ensure that the aspects listed in the point 3 will be considered by any development proposal which may have a detrimental impact of the assets listed in point 3, ensuring such points are particularly highlighted and considered in the assessment and studies required in the Validation Checklist. Policy 10.4 will be moved to the Justification Text.</p>	<p>Point 2 has been removed, and the Policy has been amended to read:</p> <p>3. All developments, projects and activities will be expected to:</p> <p>a. Provide an appropriate level of protection to legally protected sites and species;</p> <p>b. Protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for</p>

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				<p>and benefits of the development in that location clearly outweigh the loss;</p> <p>c. Maintain and where appropriate enhance conditions for priority habitats 12;</p> <p>d. Maintain and where appropriate enhance recognised geodiversity assets;</p> <p>e. Maintain and where appropriate enhance other sites, features, species;</p> <p>f. Identify, protect and maintain as appropriate networks of ecological interest and provide for appropriate management;</p> <p>g. Identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);</p> <p>h. Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on-site or elsewhere. Where development proposals may be expected to have impacts related to any of the items listed above, proposals should include an explanation of how impact can be avoided or mitigated.</p> <p>Policy 10.3 has been removed</p>
40	S6 (Rutland County Council)	General Comment	The SG agrees with these amendments and will add further details to qualify them	<p>Paragraph 6.1.1 has been amended to read '6.1.1 This Plan operates until 2036, in parallel with the intended timescales of the Rutland County Council Local Plan. The Plan will be reviewed on a regular basis, every 5 years, or earlier, if a review of the Local Plan is undertaken. Review of the Oakham and Barleythorpe Neighbourhood Plan will be undertaken in accordance with National Planning Guidance and the Neighbourhood Planning Regulations.'</p>



## 4. Non-Statutory Consultees' Comments

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
1	NS 1	Vision	People Power, well engagement at least
2	NS 1	Objectives	They speak for themselves.
3	NS 1	Policy 1: Residential Development Management	Nothing to add
4	NS 1	Policy 2: Delivering Good Design	Important to retain character
5	NS 1	Policy 3: Housing affordability and Local Connection	A National Problem
6	NS 1	Policy 4: Town Centre and Visitor Economy	High Streets will still struggle, having a Policy is good though
7	NS 1	Policy 5: Employment and Business Development	Oakham is growing, we need big employers.
8	NS 1	Policy 6: Historic Heritage and Character	Heritage is a big concern, not to be confused with evolving towns.
9	NS 1	Policy 7: Community Facilities	Oakham is lacking so yes.
10	NS 1	Policy 8: Important Views	Nothing to add
11	NS 1	Policy 9: Green Infrastructures and Recreational Facilities	Wellbeing and recreation, important.
12	NS 1	Policy 10: Protection of the Natural Environment	Essential in a rural location.
13	NS 1	Community Aspirations	Nothing to add
14	NS 1	Neighbourhood Profile	Nothing to add.

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Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
15	NS 2	Vision	Oakham has been growing, mostly at an increasing rate, since after the Second World War. Hence its character has continuously changed, but we need to try to maintain the sense of a close-knit community.
16	NS 2	Policy 1: Residential Development Management	Since people filled in the Big Survey, retirement complexes have been and are springing up, though not nursing homes independent of them.
17	NS 2	Policy 4: Town Centre and Visitor Economy	Such a generalised policy should allow for numbers for a given type of shop to peak and then settle down after reaching saturation point.
18	NS 2	Policy 7: Community Facilities	Explain C.I.L..
19	NS 3	Policy 9: Green Infrastructures and Recreational Facilities	New estates such as in Barleythorpe should not be expected to pay an additional maintenance charge on top on local council rates towards any public open spaces. This is not provide equity for residents and personally does affect whether we plan to stay in Rutland.
20	NS 4	Policy 1: Residential Development Management	We have no comments to make in respect of this policy.
21	NS 5	Vision	It is important that growth & development of our market towns isn't stifled by the desire to resist change. Oakham's historic character can be retained alongside improvements to traffic flow, parking etc but we need to work with private landlords to bring down rents to enable retail shops to succeed.
22	NS 5	Policy 1: Residential Development Management	Generally support but I feel developments of 11 houses are relatively small and I don't think they should be required to include affordable homes on site. Affordable housing is better constructed closer to settlement centres where residents can more easily access local facilities without the need to rely on cars. Larger housing developments should be required to include a larger percentage of affordable homes but these should be clustered together rather than being mixed in among executive homes which would dilute the attractiveness of the latter.
23	NS 5	Policy 3: Housing affordability and Local Connection	Paragraph 1 - see previous comment.
24	NS 5	Policy 4: Town Centre and Visitor Economy	Supported but more needs to be done to make it more difficult for charity shops to set up as they are not competing on an even playing field with normal retail businesses. Also any businesses in the town centre should be carefully monitored and controlled to ensure that their frontages and signage are in keeping with the conservation area. Control has been relaxed by the Council in recent years and this is becoming noticeable and to the detriment of the historic character of the town.
25	NS 5	Policy 8: Important Views	There are other important views not included on these maps. For example those from within the bypass looking out to the countryside. All new development should be restricted to being within the bypass.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
26	NS 5	Policy 9: Green Infrastructures and Recreational Facilities	Support. Agree with safeguarding these spaces but just because there is an area of green open space doesn't mean that it needs to be added to/enhanced. E.g. outlying green areas on residential estates don't need to have play equipment added. Example being site 29 which was earmarked for a 'trim-trail'. This would encourage people from other areas to travel to the site in their cars exacerbating local parking in residential areas and having an adverse environmental impact. Most of our estates already benefit from a range of play areas, some of which don't get much use.
27	NS 6	Vision	It's a bit wordy but does reflect my vision and hopes for the community
28	NS 6	Policy 3: Housing affordability and Local Connection	It would be good if you were able to achieve the density and the mix of affordable housing. Time will tell
29	NS 6	Policy 4: Town Centre and Visitor Economy	It would be good to revisit the introduction of a one-way scheme or shared space to encourage more people to visit Oakham town centre. It's not just about parking spaces!
30	NS 6	Policy 5: Employment and Business Development	We really should encourage local people to work locally and not only to reduce the carbon footprint but because it's good for local businesses.
31	NS 6	Policy 6: Historic Heritage and Character	We need to do all we can to maintain the visible appearance and character of the town.
32	NS 6	Policy 7: Community Facilities	The community should be able to make more use of the Museum. It's a huge area with nothing, apart for the 'cinema' for the local people! Perhaps the possibility of access to the Oakham School facilities as well.
33	NS 6	Policy 8: Important Views	This makes sense
34	NS 6	Community Aspirations	It's a pity that some are just aspirations!
35	NS 7	Vision	Captures the need well
36	NS 7	Objectives	They cover all the main elements as far as they can within this process
37	NS 7	Policy 1: Residential Development Management	Support fully if RCC does indeed follow this Policy and not get browbeaten into accepting proposals so obviously against local wishes i.e Brooke Road
38	NS 7	Policy 4: Town Centre and Visitor Economy	Wouldn't Wilko's be considered as a shopping frontage further to the West of High Street +a couple of small retailers not marked with red line on the map?
39	NS 7	Policy 8: Important Views	I'd like to see mention of the view towards the Castle grounds as this is vital to enhance to enable visitors to clearly see a) the entrance & b) the wider context from Cutts Close. There is no signage either from the High Street and yet this is the most historic attraction! I thought the signal box was a prototype for Hornby Train Sets not Airfix????

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
40	NS 7	Policy 9: Green Infrastructures and Recreational Facilities	Ensure the Canal Green Corridor Project is promoted - this should be given specific wording
41	NS 7	Community Aspirations	From strong feedback surely the incentive to build and resource an additional Doctor's Practice and mention of improved Swimming facilities
42	NS 8	Vision	Yes I agree strongly with the second paragraph, particularly the final sentence.
43	NS 8	Objectives	I agree with all the objectives, and the interaction that will be required.
44	NS 8	Policy 1: Residential Development Management	I think many older residents would appreciate bungalow developments with smaller plots. More use of renewable energy as much as possible.
45	NS 8	Policy 2: Delivering Good Design	Renewable energy, good design. Bring it on.
46	NS 8	Policy 4: Town Centre and Visitor Economy	I was sorry that some change in the town centre failed. Some pedestrian free areas would help the long term residents and visitors
47	NS 8	Policy 9: Green Infrastructures and Recreational Facilities	All green spaces should be kept and made available to residents and how to access the smaller areas.
48	NS 8	Community Aspirations	If some sharing of the Oakham School facilities were possible this would help other students and adults. It always feel as though the privileged do not form part of any development plan.
49	NS 8	Neighbourhood Profile	Yes and thank you for all the group are doing.
50	NS 9	Neighbourhood Profile	Brilliant ideas just can't see them being implemented by council.
51	NS 10	Objectives	Objective 11. I only support this if it does NOT mean creating any one-way systems. It is OK to reduce the number of HGVs in the town centre. Objective 16. Cycleways should only be introduced where they do not impinge on the other traffic. Most roads are not wide enough for a cycle lane. It would be good to use footpaths as cycle lanes where appropriate.
52	NS 10	Policy 1: Residential Development Management	With the developments at St Georges Barracks and Woolfox, Rutland has more than met its obligations for new houses. Therefore there should be no more new housing developments in Oakham until after 2036.
53	NS 10	Policy 2: Delivering Good Design	I support the point made in the plan at Policy 2 4d. Roads should be wide enough to accommodate on-street parking and room for emergency vehicles. This point has been sadly neglected by many developers throughout Oakham and Barleythorpe.
54	NS 10	Policy 4: Town Centre and Visitor Economy	With regards to the surface material of roads and paths (policy 4 8biii) are you able to request that any repairs carried out should use the same material that is already there - not like the botched tarmac job in front of the library? Point 8c. I support improved walkability as long as it does NOT mean the creation of any

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
			one-way systems or narrowing of roads. 8 bi. I cannot think of any places where you could plant trees without making the pavements too narrow, and without the roots causing future problems.
55	NS 10	Policy 8: Important Views	Other important views are: 1. The view from Braunston Road when approaching Oakham 2. The view of Oakham Canal at the back of the Foxfields estate 3. Views of the castle and its walls
56	NS 10	Community Aspirations	There does not appear to be any mention of the parking problems in Derwent Drive, which need addressing. One solution would be to pull down the garages and create parking areas in their place. There are also parking problems on Brooke Road both near its junction with Welland Way and on the stretch of road between the former allotments and Cricket Lawns. Could we have a booklet like the excellent one produced by Melton, which shows future events in the town?
57	NS 10	Neighbourhood Profile	The 'annotated maps' did not appear to be annotated. More detail please.
58	NS 11	Policy 1: Residential Development Management	Proposals for residential developments of more than 20 dwellings will not be supported outside sites allocated as part of the Rutland Local Plan current or future Reviews. No, with the stated policies which are all good, it is no use the NP stating that it will support the Rutland Local Plan, it should be guiding and inputting into this.
59	NS 11	Policy 4: Town Centre and Visitor Economy	This does not go far enough. The excellent work of the Task & Finish group should be implemented in full with the West End being tidied up into an eating quarter with acceptable shop fronts to attract visitors rather than repel them. Efforts need to be made to attract some chains such as Peacocks that provide affordable clothes for everyone. More gift shops and expensive clothes shops are not needed! The extortionate business rates need to be addressed otherwise we really will have a ghost town, look at Mill Street alone.
60	NS 11	Policy 5: Employment and Business Development	Again this does not go far enough. How are you going to encourage employment opportunities, what pressure are you going to put on RCC to develop the old Ashwell Prison site further, what incentives are you going to suggest to promote start-ups?
61	NS 11	Policy 6: Historic Heritage and Character	Again, wholly inadequate! We have one of the most historic towns in the East Midlands, but nothing is stressed in this document. We need an officer in charge of heritage and a Civil Society.
62	NS 11	Policy 7: Community Facilities	This is all just generic twaddle. How is this specific to Oakham? It is not!
63	NS 11	Policy 8: Important Views	Again, just generalisations, how about something more specific about the views?!
64	NS 11	Important Views Assessment	Brooke Rd fields are an important view.
65	NS 12	Vision	Hardworking people who have consulted widely
66	NS 12	Objectives	Green spaces very important and not building outside of the bypass

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
67	NS 12	Policy 1: Residential Development Management	Fill in spaces to the south and west of the town
68	NS 12	Policy 2: Delivering Good Design	There is not adequate parking on new developments
69	NS 12	Policy 4: Town Centre and Visitor Economy	Tesco site already been built on but residential not shops
70	NS 12	Policy 8: Important Views	Include Mill Street
71	NS 12	Policy 9: Green Infrastructures and Recreational Facilities	Protect allotment land some already been lost on Willow Crescent. Protect green corridors along canal and streams
72	NS 12	Policy 10: Protection of the Natural Environment	Protect existing streams and canal and green corridors
73	NS 12	Community Aspirations	Cinema is essential and the Community Hub. Can Barleythorpe not use this. The facilities are excellent and it is in the heart of the community
74	NS 13	Objectives	Yes but some are unrealistic, e.g. Obj 13 - shopping will increasingly be done online.
75	NS 13	Policy 3: Housing affordability and Local Connection	Need to take into account people, who have, for example, been granted asylum in the UK or who are essential workers e.g. medical and education staff.
76	NS 13	Policy 4: Town Centre and Visitor Economy	Mostly support the above but think unrealistic to expect new shops of any size to appear in the town centre - discouraged by online sales and very high rents charged by (greedy) landlords who would rather see shops lying empty than reduce rents. Council could do more e.g. reduced business rates for first 2 years (e.g. 50% in first year for new businesses and 75% in following year.
77	NS 13	Policy 6: Historic Heritage and Character	Wonder where the money is going to come from!!
78	NS 13	Policy 7: Community Facilities	No. 5 above - money up-front before developments are permitted
79	NS 13	Policy 9: Green Infrastructures and Recreational Facilities	Great but where will the money come from?
80	NS 13	Community Aspirations	100% but where will the money come from to pay for these schemes?

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
81	NS 13	Neighbourhood Profile	114 pages - you've got to be joking
82	NS 13	Green Infrastructure Assessment	47 pages - too long to read.
83	NS 13	Important Views Assessment	Probably, again too much to wade through
84	NS 14	Policy 9: Green Infrastructures and Recreational Facilities	Para 4: sub para A to be confusing Sub para b is not clear and you should maybe give examples
85	NS 15	Vision	Any new development must be in a suitable site with access to main roads and not to the detriment of life quality by causing more traffic congestion. Brownfield sites should be used first. Due consideration should be given to provision of doctors, schools etc when more people are brought in to live. I was given a 10 week wait before I could see any doctor at Oakham Medical Centre!
86	NS 15	Objectives	Yes all good so let's see these objectives adhered to by not granting building permission to greedy developers who just want the most attractive money making sites rather than those most suitable for development with least impact on the existing local residents
87	NS 15	Policy 1: Residential Development Management	Yes in general but the bypass should not be seen as a boundary because development there would have easy road access and not be affected by the railway crossings which are already a source of danger and frustration, particularly Brooke Road. More houses on this side of the railway will cause more congestion and accidents
88	NS 15	Policy 2: Delivering Good Design	Parking needs to be accessible and close to the houses. It is unacceptable to expect residents to pay for parking.
89	NS 15	Policy 4: Town Centre and Visitor Economy	Shops are closing all the time, Latest today: Fords. Car Parking is a major reason for this. Aggressive use of wardens deters shoppers and visitors.
90	NS 15	Policy 8: Important Views	The map is not comprehensive. It only shows the town centre. One of the best views coming into Oakham is coming down the hill via Brooke Road. That will be spoiled if more houses are built in Brooke Road
91	NS 15	Neighbourhood Profile	The important view from Brooke Road is included in this but not in earlier pages of this survey.
92	NS 15	Important Views Assessment	Please see my previous comment re. No. 3
93	NS 16	Objectives	There is no mention of where these houses are likely to be built.
94	NS 17	Policy 1: Residential Development Management	There is no mention of where these houses will be built. We live in the south west area. Any potential build will add to the already congestion of our area when the crossing barriers are down.
95	NS 18	Vision	"This is our opportunity to preserve and enhance these qualities" And how are you going to achieve this? Whilst building evermore houses!

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
96	NS 18	Objectives	I do not support 3,4,5,6,10,16
97	NS 18	Policy 1: Residential Development Management	I find the proposals 1-4 within the 'Residential Development management' document too vague! There is no 3 year housing stock No's proposal, which is a key requirement of any Neighbourhood plan. My main concern is that I understand an appeal has been lodged to overturn the planning refusal of the new development on the site of the old allotments adjacent to the railway on Brooke road Oakham. Should this go ahead, it would have a devastating effect on traffic congestion and pollution at and around Brooke road crossing, which is cronic at present. I would also oppose Any new development to the South and West of the railway line in the fields on the East side of Brooke road, as this too would be disastrous for traffic congestion and pollution given the roads layout. I feel that any further significant developments should be located to the North of the Town close to the bypass, which would obviously provide adequate access to a main road network, without traffic having to enter the Town.
98	NS 18	Neighbourhood Profile	The draft neighbourhood plan is not acceptable as it does not state 'Housing stock requirements, or positive and negative sites for new housing.
99	NS 19	Vision	Difficulty for ordinary people to fully understand.
100	NS 19	Policy 1: Residential Development Management	Traffic densities are unsustainable as now, the future?
101	NS 19	Neighbourhood Profile	In principle yes .
102	NS 20	Policy 1: Residential Development Management	I am not fully conversant with how these policies should be worded but there is no mention of how many houses will be built in any one area and it just seems to be a blanket coverage which I believe will mean the policy will be rejected when it goes to review and therefore allow ad hoc building. No-one seems to be taking into account the railway which splits the town or how schools or medical facilities will cope with all the extra housing. Surely there has to be a limit on building and Oakham has already changed beyond all recognition.
103	NS 21	Policy 1: Residential Development Management	There is not enough detail about proposed new housing to be built. I am particularly concerned about housing being built on Brooke road area as the access would be over Brooke road crossing which already is a nightmare to negotiate with the volume of traffic
104	NS 22	Vision	It would be absolute madness to consider any additional housing near the Brooke Rd level crossing or at the Brooke Hill school end. The traffic problems are already dangerously bad.
105	NS 22	Policy 1: Residential Development Management	There needs to be greater clarity as to where development is planned. Further traffic pressure anywhere south or west of Brooke Rd level crossing cannot be allowed to happen, it is already dangerous, especially when the crossing is busy. Brooke Road itself gets more dangerous by the day with school traffic.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
106	NS 23	Policy 1: Residential Development Management	There is no mention of the number of houses to be built, the preferred sites or those sites which are particularly inappropriate. It should be clearly stated that the land to the west and south of the railway crossing in Brooke Road is very unsuitable for any further development since the crossing already causes severe traffic delays with the present level of traffic (there are up to 6 barrier closures per hour). The same comment applies to development on the allotment site as traffic from that area would impact the crossing as well.
107	NS 23	Policy 2: Delivering Good Design	All development should be on keeping with existing buildings particularly those in or close to conservation areas
108	NS 23	Policy 3: Housing affordability and Local Connection	In the last sentence regarding a lack of local applicants for social/low cost housing the word “may” should be used instead of will. Also if there is an going shortage of local applicants then the policy should be revisited and if necessary the proportion of social housing reduced
109	NS 23	Policy 4: Town Centre and Visitor Economy	Consideration should be given to encouraging current empty shops to be converted back to residential use rather than being left empty in the hope that another retailer will take over. This is particularly important for empty first storey premises and above where building constraints often means that provision of public access to comply with Disability Act requirements is difficult if not impossible. Such planning has been used to great effect in other towns.
110	NS 23	Policy 5: Employment and Business Development	But please see comment on previous policy
111	NS 24	Vision	NOT building houses on agricultural land. NOT building big housing estates with tiny gardens all overlooking each other. NOT blocking tiny rural roads with traffic misery. We have two railway crossings which already block and delay traffic, quaint in many ways but new houses should not be built south of Oakham but where they can access the bypass without crossing the railway line
112	NS 25	Vision	there is no mention of how many houses you are planning on building. Or the further impact it will have on traffic jams in the town due to the level crossings!
113	NS 25	Policy 1: Residential Development Management	how many houses??
114	NS 26	Vision	Much needs to be done to bring Oakham back to life. Too many shops closing and the market is nearly non existent. This used to be a thriving market town. Too many coffee shops, charity shops.
115	NS 26	Objectives	Too many houses being built and no more facilities for Surgeries, schools. Oakham needs to be kept as a market town as it is.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
116	NS 26	Policy 1: Residential Development Management	There should certainly be no more development off Brooke Road. There is too much congestion at times with the level crossing
117	NS 27	Vision	The vision sounds great - BUT - the plan must be very, very careful where new houses are built, so as not to stretch the infrastructure beyond breaking point.
118	NS 27	Objectives	Once again, where new houses are built is critical.
119	NS 27	Policy 1: Residential Development Management	Where are the proposed sites for new housing and how many houses are planned? This plan is not acceptable unless proposed sites are clearly named and detailed. Furthermore, any development south and west of the railway is completely unworkable as there is already incredible strain on roads in this area due to traffic when the crossing gates are down. Tyne Road is already a 'rat run' as people do not want to face waiting at the end of Brooke Road in order to turn onto Welland Way. Any new housing in this area would cause chaos and must not be allowed.
120	NS 27	Policy 3: Housing affordability and Local Connection	I'm not qualified to comment on this really.
121	NS 27	Community Aspirations	Generally yes. Ref the relocation of fire and ambulance stations to the bypass - if that improves response times, then yes to that too. If not, why change?
122	NS 27	Neighbourhood Profile	Not really qualified to fully comment on this.
123	NS 27	Green Infrastructure Assessment	Same answer as to the last question.
124	NS 27	Important Views Assessment	Same answer as to the last two questions.
125	NS 28	Vision	Where exactly are these houses to be built? You certainly having studied the impact on local residents re the railway crossing points with extra traffic, which has already reached crisis point. Traffic already uses local rat runs as grand prix circuits. Very dangerous policies.
126	NS 28	Objectives	Restrict private landlords.
127	NS 28	Policy 1: Residential Development Management	Stop the land banking.
128	NS 28	Policy 3: Housing affordability and Local Connection	Keep private landlords out.
129	NS 28	Policy 4: Town Centre and Visitor Economy	Sounds good but where does the money come from. Local road surfaces are already in need of repair and we're told there's no money!

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
130	NS 28	Policy 6: Historic Heritage and Character	Maintain heritage at all costs
131	NS 28	Community Aspirations	Where does the money come from?
132	NS 28	Neighbourhood Profile	In parts
133	NS 29	Vision	What other special amenities do we have other than Rutland Water
134	NS 29	Objectives	In theory but overbuilding will not enhance the town or area
135	NS 29	Policy 1: Residential Development Management	In theory it all sounds lovely but where are the new properties to be built and how about essential services. Needs lots of thought
136	NS 29	Policy 2: Delivering Good Design	Doctors, schools, shops, Railway Crossings!
137	NS 29	Policy 3: Housing affordability and Local Connection	I have never understood affordable housing, what is affordable and to whom?
138	NS 29	Policy 4: Town Centre and Visitor Economy	I'm all for enhancing the town centre
139	NS 29	Neighbourhood Profile	We need a clearer picture of exactly where you plan to build new properties
140	NS 30	Policy 1: Residential Development Management	There is no mention of where the new housing will be, how the sites will be weighted against each other or how local people can have a say in it. Any development off Brooke Road is ludicrous, the traffic problems at the crossing are increasing. Often cars are stopped on the line whilst a queue of traffic in front and behind are trying to clear. The amount of trains are also destined to increase. It's becoming a pain in the butt to live this side of the crossing with queues as far back as Witham Avenue and Balmoral Road
141	NS 30	Policy 2: Delivering Good Design	You need to design houses off Brooke Road to withstand the subsidence caused to a large amount of the houses on the estate. A lot of houses were under pinned in the late 70's and early 80's due to the clay soil drying out
142	NS 30	Policy 4: Town Centre and Visitor Economy	The town is too long and stretched. It needs a centre such as the Marketplace for people to congregate etc, outside seating for café and pubs etc.
143	NS 30	Policy 9: Green Infrastructures and Recreational Facilities	map 9.3, I thought the whole field to the west of Brooke Road before the school was public land now?
144	NS 31	Vision	I don't feel that the draft Neighbourhood Plan is fit for purpose because there is no mention of housing stock requirements or indication of positive or negative sites in relation to future development.
145	NS 32	Vision	It's hard to say "No" to the above question as the previous text was rather flowery, rose-tinted and vague.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
146	NS 32	Policy 4: Town Centre and Visitor Economy	Point 8c would be extremely beneficial, esp planting of trees.
147	NS 33	Vision	We do not need new housing opportunities. Our local services, roads and schools are stretched to their limits already.
148	NS 33	Policy 1: Residential Development Management	This draft plan appears to be lacking any details on housing stock requirements or appropriate sites for such, and is therefore inadequate. Addition of housing south and west of the railway line will cause catastrophic traffic congestion. We already experience severe delays when the crossing is down. Add to this, years of heavy and slow construction vehicles congesting the roads in the vicinity, as well as 2 cars on average per additional house, there will be an uproar in Oakham. People who currently live in the area and experience tremendous daily delays will not be able to cope and will not put up with it. We chose to live in Oakham, not Piccadilly Circus.
149	NS 33	Policy 9: Green Infrastructures and Recreational Facilities	Not enough green space
150	NS 34	Vision	I have a problem with this draft Neighbourhood Plan as I can't find any mention of housing stock requirements. Also where are the positive or negative sites mentioned ? I think that the development mooted for south and west of the railway is a shocking idea and totally inappropriate due to the extra traffic which will no doubt use the crossing on Welland Way . There are too many queues and time wasted already when the barrier comes down . The extra trains coming through Oakham last week clearly showed how many vehicles already use that crossing every day .
151	NS 35	Vision	Rutland and particularly Oakham does not need large housing development as it is destroying the very reason people want to live there.
152	NS 35	Policy 1: Residential Development Management	No further development on Brooke Road otherwise this will cause further delays,congestion and danger at the level crossing. As a pedestrian and motorist ,I have frequently witnessed the potential serious hazard at this point.There is a very serious accident just waiting to happen at the crossing after the barriers have lifted and motorist getting stranded on the line because the traffic as backed up and unable to proceed further along Brooke Road because of the residential parked cars. I would not want to say "I TOLD YOU SO",after a train as ploughed into a vehicle killing it's passengers and potentially derailing the train causing further mass deaths,injuries and destruction. WILL SOMEONE PLEASE,PLEASE TAKE THIS MESSAGE ON BOARD and not bow down to the greed of developers and landowners.
153	NS 36	Policy 2: Delivering Good Design	Based on the current and previous developments this appears to be unenforceable waffle.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
154	NS 36	Policy 3: Housing affordability and Local Connection	Again is this at all enforceable?
155	NS 36	Policy 8: Important Views	Is the castle grounds not an important view?
156	NS 36	Policy 9: Green Infrastructures and Recreational Facilities	There is no mention of allotments
157	NS 37	Policy 1: Residential Development Management	No actual plan of residential requirements now or in the future
158	NS 37	Policy 10: Protection of the Natural Environment	Do not agree with Para 3 "will be expected" should be "Must"
159	NS 38	Vision	I need more information as to where housing will be built and the type of housing i.e affordable etc
160	NS 38	Objectives	In principal I support the objectives, depending on certain criteria
161	NS 39	Vision	We do not require any additional housing the Brooke road side of the town due to horrendously poor traffic flow, waiting times and congestion that we already have to endure as residents on this estate. MORE housing will undoubtedly lead to traffic chaos, accidents and longer delays at the crossing. Considering the School is located on Brooke road your safety of children alone should flag up a RED light on this idea.
162	NS 39	Objectives	I do not support objectives 10 we need more variety of shops to encourage visitors and locals to be able to have a better selection to shop. As I feel that as a resident in Rutland/Oakham for the past 43 years none of these objectives will lead to a better environment for my Great granddaughter and her peers in the forthcoming years.
163	NS 40	Vision	We know we need to cut greenhouse gas emissions to net zero. Any plan should therefore be designed around a test of whether it will reduce greenhouse gas emissions, for example by promoting cycling/walking, and demoting cars, and ensuring that homes are within walking distance of basic services.
164	NS 40	Objectives	Broadly I agree. Objective 3: most new buildings are a disaster visually, so please aim to do well here. Objective 13: tourism is responsible for a fast growing chunk of world greenhouse gas emissions, and it's hard to see how an increase in tourism is compatible with a need to reduce emissions to zero. New green spaces should be large enough for youngsters to run about & play football, not just a token green patch with a slide in the middle.

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165	NS 40	Policy 2: Delivering Good Design	Important here is that we must reduce greenhouse emissions to nil. Construction of buildings too creates marge emissions too from cement manufacture. We should encourage "green" construction techniques as well as "green" buildings. Residential car parking should plan for electric car charging.
166	NS 40	Policy 4: Town Centre and Visitor Economy	I support everything except the provision of more car parking. We should emulate towns in the Netherlands where a huge proportion of local traffic is by bicycle, or on foot.
167	NS 40	Policy 5: Employment and Business Development	It's not possible to create new homes and businesses without adversely affecting the environment or ecosystems. It'd be more accurate to ask for "as close to no impact as possible"
168	NS 40	Policy 9: Green Infrastructures and Recreational Facilities	We need green spaces that are not just pockets of grass left between new houses, but well designed areas with enough room for games to be played, as well as traditional parkland to be enjoyed, and managed so as to encourage insects and wildlife.
169	NS 40	Community Aspirations	Broadly I agree, but: 1) Astroturf is essentially covering ground with plastic waste or concrete. There may be some need, but please consider using actual turf, where invertebrate life can still thrive, supporting songbirds etc. Should cycle lanes/routes come in this section?
170	NS 41	Vision	Important to retain the character of Oakham as a small market town and to ensure it is not swamped by residential development.
171	NS 41	Objectives	Essential that Brownfield sites are those prioritised for development and should be permitted even if outside the Planned Limit for Development (PLD). Larger developments should be actively considered if on Brownfield sites and is combined with appropriate infrastructure development. No further Greenfield development within the PLD.
172	NS 41	Policy 1: Residential Development Management	No further Greenfield site development should be permitted within the Planned Limit for Development. Brownfield development should be considered even if outside PLD.
173	NS 41	Policy 4: Town Centre and Visitor Economy	Parking should be priced to encourage shoppers/tourists to the town. A free period of 30-60 minutes would offer encouragement. Good public transport between Oakham and Rutland Water.
174	NS 41	Policy 7: Community Facilities	Medical facilities are inadequate for the current level of population. Improved access to services needs to go hand in hand with residential development.
175	NS 42	Policy 1: Residential Development Management	It is essential that there should be no further development beyond the by-pass, and that a "green shield" should remain to hide Oakham from passing traffic. That is part of its mystery.
176	NS 42	Policy 3: Housing affordability and Local Connection	An essential requirement should be to ensure good quality of build for all developments. Self-certification by developers should stop. Independent certification should be a requirement. Our own house (built 19 years ago, occupied by us for 7) has/had many faults which should never have been permitted. Further, road and

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			garage widths should be properly enforced. Recent developments in Barleythorpe and Spinney Hill contain many roads which are really too narrow.
177	NS 42	Policy 4: Town Centre and Visitor Economy	Generally supported, but not the apparent extra emphasis on "restaurants and cafes, drinking establishments and hot food takeaways" (Policy 4.1). Quality is better than quantity. Hot food takeaways should be severely limited as they are a major source of rubbish in public areas.
178	NS 42	Policy 5: Employment and Business Development	Although apparently sound in principle, please be aware of extending development north and east of the bypass. Any development should be restricted to within existing areas, (such as the old prison boundaries) and not developed on greenfield sites (such as between the Coop area and the bypass).
179	NS 42	Policy 6: Historic Heritage and Character	Overall I support the policy, with the exception of 6.3. This is far too weak. It provides an easily worked escape from real responsibility on behalf of wily owners of such assets. An example is the old "The Odd House", recently acquired by Oakham School. It is clearly not being used for the purpose for which it was (purportedly) originally acquired, and is being left to gradually decay. There should be a stronger requirement for such property to be carefully preserved.
180	NS 42	Policy 7: Community Facilities	Again supported in principle, but it again needs strengthening to ensure that developers do build the relevant facilities and not be allowed to escape them later in the development.
181	NS 42	Policy 10: Protection of the Natural Environment	As with all of the document, the proof will come in its fair and proper implementation. I only wish we could trust our Councillors to carry it through with no need to follow the "unless" escape routes.
182	NS 42	Neighbourhood Profile	Subject of course to its full and energetic application!
183	NS 43	Policy 2: Delivering Good Design	New building developments should allow for wildlife corridors e.g. not use fencing as barriers or making sure any fencing that is used allows for passage of small mammals
184	NS 43	Policy 4: Town Centre and Visitor Economy	Require any outlets likely to produce local littering to be responsible for its removal. Greening of the town centre is certainly needed. The town centre also needs to be more pedestrian friendly.
185	NS 43	Policy 8: Important Views	Views overlooking Oakham would be enhanced by living roofs on the larger buildings.
186	NS 43	Policy 9: Green Infrastructures and Recreational Facilities	Do the green spaces for recreation have to be just grass? Something more varied in the way of planting would be good
187	NS 43	Policy 10: Protection of the Natural Environment	These different sites need to be joined up by wildlife friendly corridors. Isolated pockets of habitats will not thrive. Barriers such as fencing or walls should be eliminated or modified
188	NS 43	Community Aspirations	Re renovation of skate park, could it be rather less 'industrial' and more in keeping with its surroundings. Verges and green spaces should be allowed to become more natural - we really need to encourage the wildflowers and, with them, the insects

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189	NS 44	Vision	Please note – I attempted this questionnaire a week ago but my computer crashed. You may or may not already have my entry already
190	NS 44	Objectives	Obj. 10. I only support better walkability if it does NOT mean narrowing the roads and introducing one-way systems Obj. 10. Trees. Few paths are wide enough to accommodate trees. They should only be planted where they won't obstruct wheelchairs and the roots won't cause problems. Obj. 11. I support reducing traffic in the town centre if it means fewer HGVs, NOT if it means introducing one-way systems or losing parking spaces. Obj. 16. Cycle paths. Very few roads are wide enough for cycle lanes, but if there is sufficient room for footpaths to accommodate cycles, this would be good.
191	NS 44	Policy 1: Residential Development Management	Policy 1. As there are very few brownfield sites left in Oakham, consideration should be given to using these as green spaces, perhaps with a water feature, or as car parks, rather than for building houses. Why do we need any more houses in Oakham at all? The developments at St Georges Barracks and Woolfox more than meet Rutland's quota up to 2036.
192	NS 44	Policy 2: Delivering Good Design	Policy 2. I am pleased that you make the point about future roads being wide enough for on-street parking and emergency vehicles. Too many recent developments have failed to do this.
193	NS 44	Policy 4: Town Centre and Visitor Economy	Policy 4. The report needs to say that any repairs to the paths should use the same materials as those already there, not like the botched tarmac job in front of the library.
194	NS 44	Policy 8: Important Views	see comment to Important Views Document at end
195	NS 44	Community Aspirations	Community aspirations. It would be a good idea to produce a 'What's on' booklet for Oakham, similar to the excellent one produced in Melton. The stream in the former Brooke Road allotments could be made into an attractive feature. There is no mention of the parking problems in Derwent Drive and Brooke Road, which need sorting. The problem in Derwent Drive could be alleviated by demolishing the garages near the flats and creating car-parks in their place.
196	NS 44	Neighbourhood Profile	Neighbourhood Profile. The maps have a caption saying they are annotated, but they are not. More detailed maps would be appreciated.
197	NS 45	Objectives	Housing: Roads in residential developments should be designed in a way that keeps traffic speeds low without the need for speed humps etc, allows for adequate on-street parking and room for emergency vehicles and refuse lorries. New housing developments should have electric charging points for vehicles, or be designed so that home owners could have an electric charging point installed on their property and charge up their vehicle parked adjacent. This would encourage more people living in Oakham to buy electric or hybrid vehicles which would in turn help to keep pollution levels low. Objective 10 and 20 – the sensory garden in front of the library could be made more impressive. Objective 17 – protect the old allotments on Brooke Road from developments. It needs to be a green space and could be a lovely community orchard and wildlife haven.

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198	NS 45	Policy 1: Residential Development Management	Roads in residential developments should be designed in a way that keeps traffic speeds low without the need for speed humps etc, allows for adequate on-street parking and room for emergency vehicles and refuse lorries. New housing developments should have electric charging points for vehicles, or be designed so that homeowners could have an electric charging point installed on their property and charge up their vehicle parked adjacent.
199	NS 45	Policy 2: Delivering Good Design	Don't allow any more residential garage blocks to be knocked down for housing – they should be used to enhance the existing residences – especially on Derwent Drive where more off-street parking is needed. There are parking problems on Brooke Road, south west of the railway crossing. Something needs doing as they have no off street parking.
200	NS 45	Policy 3: Housing affordability and Local Connection	If you increase the amount of affordable housing, you will need to consider the knock-on effect this will have. For example, more people will be claiming benefits and there will be more people with complex social needs and health issues associated with low income households.
201	NS 45	Policy 4: Town Centre and Visitor Economy	Some old buildings in the town centre have frontage that are not in keeping with the style of the building – such as the Melton Mowbray building society, and Help the Aged charity shop. This should not be allowed as it ruins the charm of the town. Policy 4 – part 8 iii. 'Surfacing solutions and materials' should be hard wearing (doesn't get broken by heavy vehicles) and easily maintained.
202	NS 45	Policy 5: Employment and Business Development	New business developments that have staff carparks should install electric charging points for employees – this would encourage more people working in Oakham to buy electric or hybrid vehicles which would in turn help to keep pollution levels low.
203	NS 45	Policy 9: Green Infrastructures and Recreational Facilities	Policy map 9.2 - Please add the area between '10 and '28' as green infrastructure. as well as the castle ground and Cutts close. Policy map 9.3 figure 12: The area marked number 20 is a school playing field, not accessible to the public. The public green space is adjacent to it. Please add the old allotments off Brooke Road and Princess Avenue recreation ground. Your maps are missing Cold Overton Road and Barleythorpe Road – thus missing the Jubilee Field and the play area (opposite Lidl)
204	NS 45	Policy 10: Protection of the Natural Environment	please protect the old allotment site on Brooke Road to maintain it as a green space.
205	NS 45	Community Aspirations	people living in oakham south west cannot get to the bypass without going over a level crossing (and probably having to wait for a train to pass) or queuing on Cold Overton road (waiting for a train to pass) to turn onto Barleythorpe road ! No one-way systems! Don't widen pavements if it makes the roads narrower.
206	NS 45	Green Infrastructure Assessment	please move the area marked number 20 to the adjacent bit of land. Please add the Jubilee Field opposite Lidl, and the allotments.

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207	NS 46	Vision	Withpo the proviso that the future developments in Oakham are sensibly sited. The current services are not that good, bus services cut, no swimming pool if you wish to have a proper swim, no proper cinema, businesses shutting in most streets!!!
208	NS 46	Objectives	There has been very little information on the sites that are most likely to be developed. One that has, to the south and west of the railway crossing is madness. The crossing is currently referred to by mum's taking children to Brooke Hill Academy as 'that bloody crossing', with good reason. Due to the age of most of the properties in Brooke Road near the crossing, most cars are parked on the street making driving from the crossing to the school difficult. All of the alternative roads such as Derwent Drive are also congested by on street parking so there are NO alternative clear routes. How would an ambulance or other emergency vehicle manage?
209	NS 46	Policy 1: Residential Development Management	There has been no mention of Rutland being the smallest county with very little hope of work available locally for people who live in Oakham or the surrounding villages. Has this been taken into account? Again where some of the new development sites are suggested are completely opposite to the information given when a bypass was proposed, and finally built to stop congestion in the town. If that was the reason for building the bypass, at considerable cost, why are sites being proposed that will exacerbate already difficult routes, such as the site by the Brooke Road crossing. The houses recently built are not selling so why propose such sites for more development? Madness and the council do not seem to be listening to those of us who live here and pay our taxes.
210	NS 46	Policy 2: Delivering Good Design	As previous
211	NS 46	Policy 3: Housing affordability and Local Connection	As previously stated. There are very few work opportunities for local young people and the current house share homes built are not selling. Perhaps the reasons for this should be looked in to. What is affordable housing to young people who cannot find work here?
212	NS 46	Policy 4: Town Centre and Visitor Economy	There are shops closing or already empty in most of our local streets in Oakham. Surely looking at the cost of businesses wishing to come to Oakham and more useful businesses should be looked at. Why would visitors come to Oakham when we have very little to offer especially on a Sunday when people tend to visit towns for the day. Charity shops and Boots are not really a reason to visit.
213	NS 46	Policy 7: Community Facilities	The closing of Oakham Post Office has caused a loss of not only a useful facility for locals but what was a community facility which is now manned in a shop unfit to offer the space and friendly staffing previously offered. Why would any large companies come to Oakham when it is difficult to park, rates are high and there is not a lot of footfall in the town.
214	NS 46	Policy 8: Important Views	Where new developments are proposed, those of us living in the area are apparently entitled to a view so this is an odd question.

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215	NS 46	Policy 9: Green Infrastructures and Recreational Facilities	An Oakham primary school was sold a few years ago and word was that a new pool would be built providing a much needed facility for families in Oakham. Still not provided so I feel a lot of the words in this survey are empty words if the past proposals in many areas are anything to go by.
216	NS 46	Green Infrastructure Assessment	I have now lost the will to live. This is all fine words but I have no faith in my views being taken into account in spite of taking time to view some of them.
217	NS 47	Vision	To a degree. While I recognise the need for more housing, is the fact that Rutland is the smallest county taken into account?
218	NS 48	Vision	The vision is commendable but the plans that underpin it are concerning. There seems to have been little consideration given to the negative impact of developments such as traffic problems and infrastructural impact
219	NS 49	Objectives	As previously stated that some proposed development sites such as south and west of the railway are not sustainable due to the massive impact that would be experienced with severe traffic congestion . The impact on already oversubscribed medical and educational facilities is also a major concern
220	NS 49	Policy 1: Residential Development Management	As previously stated certain sites are not suitable due to the impact of traffic congestion when the railway crossing is down causing gridlock
221	NS 49	Policy 2: Delivering Good Design	It's great that all these things are considered but the overriding issue is location. This is not simply a case on NIMBY it is serious concerns of the impact of congestion
222	NS 49	Policy 3: Housing affordability and Local Connection	In isolation of locations this can be supported
223	NS 49	Policy 4: Town Centre and Visitor Economy	This part of the policy is great and support needs to be given to existing businesses. When you here that innocent advertising boards have to be removed or are going to be charged for how does this support a high street already under threat?
224	NS 49	Policy 5: Employment and Business Development	In isolation theses points are supported
225	NS 49	Policy 6: Historic Heritage and Character	In isolation this part is supported
226	NS 49	Policy 7: Community Facilities	There needs to be consideration given for provision for youth services and real places that they want to engage with to address the issues in the town
227	NS 49	Policy 8: Important Views	As previously stated the issues of traffic congestion and threats to the the infrastructure of the town need to be readdressed

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228	NS 49	Policy 9: Green Infrastructures and Recreational Facilities	This does not protect the town . By putting a caveat in that if developers can demonstrate that the current sites are not utilized or wanted this gives a loophole to contradict points one & two.
229	NS 49	Policy 10: Protection of the Natural Environment	This part of the policy is acceptable
230	NS 49	Community Aspirations	Yes this part of the policy is sound
231	NS 50	Vision	what has happened to the most important aspect of developing the high street as a major 'go to centre' to support business and community. despite the fears of many business, the pedestrianisation of the high street is an important aspect. someone very brave must make this happen in order to develop the town. many towns and cities have gone down the pedestrianisation of high streets and have proved successful.this must surely be included in the vision.
232	NS 50	Objectives	this is a poorly presented survey to generate meaningless responses as how can you answer yes or no to the question do you support the objectives? some I support -some I don't and some are missing
233	NS 50	Policy 1: Residential Development Management	these policies are all rather stating the obvious and non specific -what do they actually translate to in actions?
234	NS 50	Policy 2: Delivering Good Design	All basic and obvious
235	NS 50	Policy 3: Housing affordability and Local Connection	all basic and obvious
236	NS 50	Policy 4: Town Centre and Visitor Economy	stating the obvious once again
237	NS 50	Policy 5: Employment and Business Development	stating the obvious
238	NS 50	Policy 6: Historic Heritage and Character	stating the obvious
239	NS 50	Policy 7: Community Facilities	stating the obvious and basic
240	NS 50	Policy 8: Important Views	ditto

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241	NS 50	Policy 9: Green Infrastructures and Recreational Facilities	further waffle
242	NS 50	Policy 10: Protection of the Natural Environment	ditto -more waffle
243	NS 50	Community Aspirations	more waffle stating the obvious
244	NS 50	Neighbourhood Profile	I am speechless
245	NS 50	Green Infrastructure Assessment	ditto
246	NS 50	Important Views Assessment	what a waste of time and money this is -a ridiculously long report stating the obvious followed by a meaningless survey prompting people to say yes to each statement. is this the best we can do? the consultation process is a waste of my money which I would rather be spent actually completing actions.
247	NS 51	Vision	Though Oakham will continue to grow it is vital that leisure and retail opportunities grow as well. Oakham should not just become a dormitory town.
248	NS 51	Policy 1: Residential Development Management	Both starter/affordable homes are vital to keep young people locally.
249	NS 51	Policy 4: Town Centre and Visitor Economy	A thriving high street is essential. Good thought has been put into this
250	NS 51	Policy 9: Green Infrastructures and Recreational Facilities	It is good that green spaces are included. They are very important to the community.
251	NS 52	Vision	Any new development must be in a suitable site with access to main roads and not to the detriment of life quality by causing more traffic congestion. Brownfield sites should be used first. Due consideration should be given to provision of doctors, schools etc when more people are brought in to live. I was given a 10 week wait before I could see any doctor at Oakham Medical Centre!
252	NS 52	Objectives	Yes all good so let's see these objectives adhered to by not granting building permission to greedy developers who just want the most attractive money making sites rather than those most suitable for development with least impact on the existing local residents
253	NS 52	Policy 1: Residential Development Management	Yes in general but the bypass should not be seen as a boundary because development there would have easy road access and not be affected by the railway crossings which are already a source of danger and

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			frustration, particularly Brooke Road. More houses on this side of the railway will cause more congestion and accidents
254	NS 52	Policy 2: Delivering Good Design	Parking needs to be accessible and close to the houses. It is unacceptable to expect residents to pay for parking.
255	NS 52	Policy 4: Town Centre and Visitor Economy	Shops are closing all the time, Latest today: Fords. Car Parking is a major reason for this. Aggressive use of wardens deters shoppers and visitors.
256	NS 52	Policy 8: Important Views	The map is not comprehensive. It only shows the town centre. One of the best views coming into Oakham is coming down the hill via Brooke Road. That will be spoiled if more houses are built in Brooke Road
257	NS 52	Neighbourhood Profile	The important view from Brooke Road is included in this but not in earlier pages of this survey.
258	NS 52	Important Views Assessment	Please see my previous comment re. No. 3
259	NS 53	Vision	The Neighbourhood Plan will destroy everything that is good about Oakham. Leave it be or I will move elsewhere!
260	NS 54	Vision	If oakham and barleythorpe are to thrive it needs to create a better space for young people - the new estates have encouraged many young families but we must ensure that these families as they grow are nurtured so we have teenagers that have ambition and a healthy future.
261	NS 54	Policy 2: Delivering Good Design	Do not agree with the open water holes on new estates - absolute danger for young children
262	NS 54	Policy 4: Town Centre and Visitor Economy	Oakham needs a range of affordable shops to get people back on the high street. Even visitors to the town surely do not see much appeal with the current shops? Parking limited to an hour is a pain.
263	NS 55	Policy 3: Housing affordability and Local Connection	So long as affordable means affordable by local standards and wages, not London or some other metropolitan area.
264	NS 55	Policy 4: Town Centre and Visitor Economy	We have to work to prevent the death of our town. Pretty words alone won't do it. The local council are unlikely to support such Measures as free parking and reductions in business rates, but counter intuitively these are what will probably work to draw both businesses and shoppers to town.
265	NS 56	Policy 1: Residential Development Management	There is no mention of housing stock requirements or positive/negative sites the development south and northwest of the railway is inappropriate because of severe problems when the crossing is down.
266	NS 56	Policy 3: Housing affordability and Local Connection	Provision of adequate starter homes is very important
267	NS 56	Policy 4: Town Centre and Visitor Economy	Cheap/free parking would benefit local shops

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268	NS 56	Community Aspirations	A cinema would be a great amenity
269	NS 56	Neighbourhood Profile	Didn't really have time to fully under it
270	NS 57	Policy 4: Town Centre and Visitor Economy	Need to attract businesses other than coffee places or charity shops
271	NS 57	Policy 7: Community Facilities	Need more for young people
272	NS 58	Vision	It is a vision, we were given a vision when we purchased our house, none of it has happened.
273	NS 58	Objectives	Point 8 & 9 are a joke!
274	NS 58	Policy 3: Housing affordability and Local Connection	People living in affordable housing should be made to keep them looking presentable and respect others living nearby, unfortunately this is not always the case, ruins it for others.
275	NS 58	Policy 4: Town Centre and Visitor Economy	Shame RCC don't!
276	NS 59	Policy 1: Residential Development Management	Tell me how many more doctors and teachers and schools and services will be paid for by the developers and how much will be paid by them for improved and new road infrastructure and I'll rethink my decision that these plans only add to the existing burden of local taxpayers and are extremely short sighted.
277	NS 59	Policy 7: Community Facilities	Tell me how many more doctors and teachers and schools and services will be paid for by the developers and how much will be paid by them for improved and new road infrastructure and I'll rethink my decision that these plans only add to the existing burden of local taxpayers and are extremely short sighted.
278	NS 60	Policy 1: Residential Development Management	I do not trust the map showing planned limits of development. I believe a proposal to develop off Brook Road is still on the table, but it is not shown on the map. I welcome policy 1d, which would rule out any such development in Brooke Road, since it would clearly have a negative impact on traffic and congestion because of the already congested Brooke Road railway crossing.
279	NS 61	Objectives	Some not all
280	NS 61	Policy 1: Residential Development Management	Some parts, not all
281	NS 62	Vision	Concerned about over development of the town which will lead to the vision being comprised.
282	NS 62	Objectives	Unclear about where new housing is planned.
283	NS 62	Policy 1: Residential Development Management	No mention of housing stock requirements. Where are any proposed sites? Strongly opposed to further development south or west due to experience of significant traffic congestion at the level crossing.

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284	NS 62	Policy 4: Town Centre and Visitor Economy	Need to attract more businesses into the town centre as it is dying on its feet. Much more on offer in Stamford.
285	NS 64	Objectives	i don't think that the plan is very clear, which sites are earmarked for development and how many houses are we looking at....more information is required before any support is given. I live the south side of the railway and i am already delayed in queues of traffic, this is not good for the environment or for people's health. Many many new homes around Brooke road will bring mayhem and should not be permitted purely because of the congestion and bottlenecks this will cause.
286	NS 64	Policy 1: Residential Development Management	Too many houses south side of the crossing coming mill street will cause congestion. I am afraid that more houses many more cars will bring misery to local residents who are already caught in delays when leaving the area.
287	NS 64	Policy 2: Delivering Good Design	No point in encouraging green energy if were all being exposed to vehicle fumes as a result of traffic congestion.
288	NS 65	Vision	Once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.. The NP does not allocated sites on Brooke Road.
289	NS 66	Vision	I support the vision but don't believe you are or will see it through. Access to quality services? the doctors and schools are already over subscribed. Your new developments for houses on Brooke road are neither imaginative or appropriate. the road is so busy and congested. My nephew was hit by a car on his walk to school. It's shocking and unbelievable that you think a development on those fields without access to the bypass is ok.
290	NS 66	Objectives	no mention of positive or negative housing sites.
291	NS 66	Policy 1: Residential Development Management	is good enough! no mention of housing stock requirements or positive or negative sites. The proposal for house on brook road is inappropriate because of the severe traffic problems that we experience when the crossing is down. the road is dangerous as it is without adding more traffic!
292	NS 66	Policy 2: Delivering Good Design	There are new houses on Brook road that are ugly and do not enhance the road. They are not sympathetic to the houses on the road. I don't believe you have any care about these items above. More houses on Brook road IS NOT SAFE!!!!!!
293	NS 66	Policy 3: Housing affordability and Local Connection	But not at the cost of safety for other homeowners. If you but more house on Brooke then it's not safe. the road is busy and dangerous. you shouldn't put the current residence or new in that position.
294	NS 66	Policy 4: Town Centre and Visitor Economy	I think you need to bring back the variety in the town. You have some amazing small businesses that you just aren't supporting. they come and go. chains move in. it's not a patch on what it used to be. check out #shopstamford for some inspiration on pulling the community together.

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295	NS 66	Policy 5: Employment and Business Development	you need to look at the bigger picture of why sites are vacant
296	NS 66	Policy 6: Historic Heritage and Character	The new houses on Brooke road do not reflect the character of the road so you obviously don't care. the Taylor Wimpey houses are pretty ugly but i bet that doesn't bother you either for the new proposed development. If you care as much as these policies say do something about it! these are just words.
297	NS 66	Policy 7: Community Facilities	Doctors? Schools? we were promised both with the Barleythorpe development. Or did you forget that?
298	NS 66	Policy 8: Important Views	the brooke road view is amazing- don't ruin it!
299	NS 66	Important Views Assessment	As long as brooke road is on there
300	NS 67	Policy 1: Residential Development Management	Brooke Road railway crossing will cause gridlock in the town if more houses are added in this area.
301	NS 68	Vision	Where are details of where & how many houses???
302	NS 68	Objectives	More housing developments will be created ruining the character of the town with no thought other than profits of developers & no consideration for massive impact on traffic flow in certain areas.
303	NS 68	Neighbourhood Profile	Specific housing location plans & implications thereof are totally unclear.
304	NS 69	Vision	Important to only develop housing in the most appropriate locations ie with the best transport / infrastructure lines etc.( eg feeding directly on ring road, north of the railway line). Not in places ( eg south and west of the railway) where further development would worsen already existing traffic problems caused when the rail crossing is down.
305	NS 69	Objectives	The draft neighbourhood plan is unsatisfactory especially in regard to development. There is no mention of housing stock requirements or positive or negative sites. Additionally the plan does not take sufficient account of existing difficulties which will become worse if further development extends to south and west of the railway- in particular re the significant traffic problems at and around the Bruce rd railway crossing
306	NS 69	Policy 1: Residential Development Management	The draft plan is inadequate in that it does not properly address the issues of housing stock requirements or site which can be identified as either positive or negative. In my view any development to the south and west of the railway is not appropriate, as it does not take account of the severe traffic problems which we as residents experience when the crossing is down. Additionally relating to process, the ability to engage with/ develop/ comment on or be consulted with this plan has been inadequate also. With regard to potential development it appears to have been conducted with an eye to paying lip service to minimum requirements

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			and in effect avoiding scrutiny and proper challenge- opening the subsequent possibility that it will be seen to have been agreed with by the population ( and this possibly exploited by developers) when it has not.
307	NS 69	Neighbourhood Profile	please see comments above
308	NS 70	Objectives	But concerned recent developments haven't achieved them.
309	NS 70	Policy 1: Residential Development Management	Do not want development south and west of the railway, already a major traffic problem.
310	NS 71	Objectives	No development on Brooke Road close to railway crossing
311	NS 71	Policy 1: Residential Development Management	Some aspects are good but any developers wishing to build close to railway crossing in south and west of Brooke Road will meet with strong objections
312	NS 71	Policy 9: Green Infrastructures and Recreational Facilities	Do not agree with green space taken on Brooke Road, previously the allotment area. This was vital to wildlife and the health and well-being of allotment owners.
313	NS 71	Neighbourhood Profile	Mostly
314	NS 72	Vision	There are too many bottle necks either side of the rail crossing to allow any more homes to be built to the south west of the town. To accommodate this a ring road MUST be built all the way round the western side of Oakham.
315	NS 72	Objectives	Mostly agree with the objectives, esp OB 4, builders must be made to build affordable housing. It does not have to be TOP RATE all the time, just normal housing to help young people to be able to afford a roof over their heads. OBS 8 and 9 IMPERATIVE, even new estates being built now do not have enough off street parking, and another Doctors surgery and primary school are essential. As for business, lower rates might encourage new enterprises, we do not need more coffee shops or charity shops. we have to have an affordable clothing store in the town centre now that Fords are closing. Ob 16, cycleways that have been produced by the county roads at great expense are not being used for purpose, and any future proposals should be considered very carefully before money is spent.
316	NS 72	Policy 3: Housing affordability and Local Connection	Would like to see higher percentage of affordable housing, split 50/50 between sale and rent
317	NS 73	Policy 5: Employment and Business Development	You need to address the junction of Maresfield Road onto Lands End Way. As that road gets busier it's getting hard to turn out as you can't see the cars coming along from town as it's on a bend with tall shrubs. It's dangerous!
318	NS 74	Objectives	Off street parking for residents is extremely important
319	NS 75	Vision	The high street needs rejuvenating, it lets the town down

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320	NS 76	Policy 1: Residential Development Management	No further building south of the railway. unless a new bridge is provided for access. Soon the only way out of south Oakham will be via Preston or Cold Overton!!
321	NS 76	Policy 2: Delivering Good Design	Again it is imperative that bridge access is provided for south Oakham.
322	NS 76	Policy 8: Important Views	Thought should be given to a southern by-pass from Langham roundabout to Uppingham road. as well as non-crossing access south to north!
323	NS 76	Community Aspirations	Improve crossing facilities and access out to the bypass from the south,
324	NS 76	Neighbourhood Profile	With reservations listed
325	NS 76	Important Views Assessment	With above reservations
326	NS 77	Vision	Need more infrastructure to support all the new build - shops, doctors, dentists ,schools
327	NS 77	Policy 2: Delivering Good Design	If only you made Larkfleet fulfill their obligations - 7 years in they have totally failed
328	NS 77	Policy 3: Housing affordability and Local Connection	Make Larkfleet compliant with the original design and refuse any more profiteering and removal of facilities allotments and green space
329	NS 77	Policy 4: Town Centre and Visitor Economy	Parking is totally inadequate for the expansion planned
330	NS 77	Policy 5: Employment and Business Development	Traffic is already a nightmare this will make it worse
331	NS 77	Policy 6: Historic Heritage and Character	Bit late you demolished the hall to build retirement homes and the old barn which housed bats
332	NS 77	Policy 7: Community Facilities	See comments on Larkfleet - the public land should be maintained at council expense our council tax is already high and the green bin tax is taking the Pee - adding park charges for a small part of the designated area is unacceptable and more profiteering on Larkfleet part - the council have been complicit in this
333	NS 77	Policy 8: Important Views	You are destroying a rural market town in a desperate attempt to boost the population to stop Rutland being Re-incorporated into Leicestershire
334	NS 78	Vision	Make sure the infrastructure can support the vision. We need a thriving town centre and adequate public services such as access to healthcare.
335	NS 78	Objectives	Consider the impact that the railway has on traffic congestion. More houses = more vehicles, so please do not underestimate the impact it will have.

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336	NS 78	Policy 2: Delivering Good Design	What about Derwent Drive? The parking situation is awful and needs to be addressed. The same applies to the top end of Brooke Road near the level crossing. Create off street parking and let the traffic flow.
337	NS 78	Neighbourhood Profile	Please note the poor road surfaces need to be sorted out. Potholes and uneven surfaces have been overlooked in the survey. On street parking has been overlooked - Derwent Drive & Brooke Road create bottlenecks and congestion.
338	NS 79	Policy 1: Residential Development Management	Why do we need to build more houses? They are not needed in Oakham - where is the evidence to say they are needed? I think that the Neighbourhood Plan should specify which areas should NOT be built on. There should be no new houses on Brooke Road, on either side of the railway, because of the proximity of the level crossing, which is already overloaded with traffic. There are also parking problems on Brooke Road, both sides of the railway.
339	NS 80	Objectives	Oakham is not wheelchair friendly
340	NS 81	Vision	The vision is very generic and flowery and could have been written about any town. I am generally supportive, but the vision needs to be more specific
341	NS 82	Objectives	A strange definition of heritage - only the first point talks about anything relevant to this! there are more opportunities under tourism, but on. 19 is spot on.
342	NS 82	Neighbourhood Profile	The page is blank!
343	NS 82	Green Infrastructure Assessment	The page is blank
344	NS 82	Important Views Assessment	The page is blank!
345	NS 83	Policy 2: Delivering Good Design	The draft neighbourhood plan does not have enough details about housing stock requirements or positive or negative sites in it. We believe that development South and west of the railway is inappropriate because of the severe traffic congestion that we experience when the the crossing is closed.
346	NS 84	Policy 2: Delivering Good Design	Parking and street width is a particularly poor aspect of the the larkfleet development. Any future developments should learn from these mistakes
347	NS 85	Objectives	worried that you will expand Oakham and a Barleythorpe beyond its means and lose its character and identity.
348	NS 85	Policy 1: Residential Development Management	There is no mention of housing stock requirements and suitable sites. Worried about the development south and west of the railway on Brooke Road because of the severe traffic problems that we already experience when the level crossing is down.
349	NS 85	Policy 2: Delivering Good Design	Design needs to be in keeping with the current heritage

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350	NS 85	Policy 3: Housing affordability and Local Connection	We have enough affordable options in Oakham and are In danger of saturating the town and ruining it's heritage and appeal with too many new builds.
351	NS 86	Vision	The vision is already out of date. Oakham has grown a great deal and on the High Street there seems to be very little economic growth.
352	NS 86	Objectives	Fine words, but where are the details of proposed housing developments.
353	NS 86	Policy 1: Residential Development Management	Where are the details of proposed sites?
354	NS 86	Policy 2: Delivering Good Design	Sites?
355	NS 87	Policy 1: Residential Development Management	Where are the developments likely to be. Surely these should be identified. The policy is fine in principle but will it stop developments happening where there is significant public opposition?
356	NS 87	Policy 8: Important Views	There are many other views I.e. From Burley road to the castle/church, Braunston Rd towards town
357	NS 88	Vision	However, the vision (plan) is flawed as it does not take into consideration brownfield sites in Oakham as opportunities. Development South and West of the Crossing is unsafe and inappropriate
358	NS 88	Objectives	There is a failure to identify future sites as alternatives
359	NS 88	Policy 1: Residential Development Management	The Policy fails to identify sites that could be used for development. This will fail on that basis alone.
360	NS 88	Policy 2: Delivering Good Design	The design fails to recognise the current situation with unsafe traffic congestion. Further development on the Brook Road area is not restricted by this Policy
361	NS 88	Policy 3: Housing affordability and Local Connection	However, the recent introduction of affordable housing that now stands empty, suggests that the market is not yet ready for more in this area and the parking/traffic congestion would be significant.
362	NS 88	Policy 4: Town Centre and Visitor Economy	There needs to be better understanding of the viability of High Streets. These policies to not address that
363	NS 88	Policy 9: Green Infrastructures and Recreational Facilities	The Policy needs to go further to create Green buffers around the town (where green field sites currently exist). This will further prevent excessive expansion.
364	NS 88	Community Aspirations	Elements of this are divisive Oakham/Barleythorpe, we need to work as a whole town.

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365	NS 88	Green Infrastructure Assessment	In part but it misses key opportunities to protect areas around Brooke Road
366	NS 89	Policy 1: Residential Development Management	The policy does not go into enough detail with regard to the specific sites designated for large housing development. The area to the south and west of town is not appropriate - the Brooke road crossing already suffers from terrible congestion both sides of the crossing when the barriers are down and this would be exacerbated by more houses, which would mean more cars and more traffic at key times.
367	NS 89	Policy 2: Delivering Good Design	However, there does need to be proper consideration for parking for residents and visitors, so that roads do not become hazards with other cars having to manoeuvre around causing the potential for accidents.
368	NS 90	Policy 1: Residential Development Management	The draft is unsatisfactory as it makes no mention of housing stock requirements and does not name positive or negative sites. Severe traffic problems occur when the railway crossing is closed which means development south and west of the railway is inappropriate.
369	NS 90	Policy 3: Housing affordability and Local Connection	While this all sounds very good I have often seen situations where builders get round these provisions.
370	NS 90	Policy 4: Town Centre and Visitor Economy	Whilst I have no objection to Charity Shops, I feel that when they take over, the town is no longer attractive to visitors or local people. I wish local property owners were not encouraged through financial gain to let their premises to charities.
371	NS 91	Vision	I think there are issues which need addressing for the benefit of existing residents
372	NS 91	Objectives	No one-way system on the High Street. Brooke Road crossing problems need sorting out. IE. parking for residents away from road. Land could be purchased from allotment land opposite and the council could rent out as residents car parking as in the case of Barleythorpe Road. Additional car parking needed in the town.
373	NS 91	Policy 2: Delivering Good Design	There needs to be consultation with residents and businesses to provide the best solutions for growth and development
374	NS 91	Policy 3: Housing affordability and Local Connection	In part, however, there could be more affordable housing then proposed to encourage young people to stay in Oakham. Thus evening out the high proportion of ageing population.
375	NS 91	Policy 4: Town Centre and Visitor Economy	Car parking charges are much higher than Melton Mowbray or Stamford which could discourage visitors to the town. A tourist information section could be set up, as in the past at the library, to welcome tourists providing local information.
376	NS 91	Policy 5: Employment and Business Development	As the housing stock increases it is beneficial to provide jobs locally. Better for the environment, less travelling and pollution etc.
377	NS 91	Policy 6: Historic Heritage and Character	Once the heritage sites are destroyed or altered they are gone forever.

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378	NS 91	Policy 7: Community Facilities	We need to develop the amenities as the town grows and have provision in place simultaneously with increase in development.
379	NS 91	Policy 9: Green Infrastructures and Recreational Facilities	Green open spaces are beneficial to the health and wellbeing of the community whatever age group.
380	NS 91	Neighbourhood Profile	I support it in part, but there needs to be consultation with the community before projects are implemented
381	NS 91	General Comment	3.2.28 There is a comment about train travel links to Oakham in the evening which the NP says end 'ridiculously early'. I think it might have been more helpful to put 'eg' in. The last train from Peterborough to Oakham is 10.00 pm, the last train from Leicester to Oakham is 9:18 pm. Whilst understanding that train timetables are not within the purview of OTC, it might just be a better way of making the point.
382	NS 91	General Comment	There are many mentions of Residential Development Management throughout the document, but I was unable to see any mention of development along the Brooke Road area, (in addition to the shared ownership houses which have currently been built on Dyrham Place). I am very concerned about the possible development of further housing on Brooke Road due to the restrictive nature of the Brooke Road level crossing point.  Only yesterday, there was so much car traffic backed up in all directions on Welland Way as far back as Cricket Lawns in one direction and Tyne Road in the other direction, Derwent Drive 20 cars and Brooke Road cars bus and lorry, that there was almost gridlock. I dread to think what might have happened if a car had got stuck with its front or back end near the rails. I know the level crossings are not the responsibility of the OTC but I would like to have seen more mention of the serious issues caused in this area in relation to any further proposed housing development along Brooke Road and any policy implications.
383	NS 92	Policy 1: Residential Development Management	The Policy Map 1, defining the outline of the area covered, does not include many of the areas which are under consideration for site allocation in the Rutland Local Plan and which about the Policy Map boundary. Should these be allocated for development, this will increase the size of Oakham without any reference to the Oakham Neighbourhood Plan and presumably without any input from it.  One area in particular (development off Brooke Road) would seriously affect the traffic congestion of that area of the town and of the railway crossing.  One of the other possible areas of development is on the other side of the bypass nearly opposite the birds estates.  That development would seriously affect the demand on the local infrastructure, i.e. medical facilities.  I feel that the potential areas for development which could be approved by the residents of Oakham, should be defined in the plan.

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384	NS 93	Policy 1: Residential Development Management	<p>We are writing to you about a letter we received from Monica Stark in relation to the Neighbourhood Plan Steering Group, we understand that there has been no mention of where the proposed housing is going to be built. We have lived in Avon Close for forty-three years and our children, grandchildren and great-grandchildren were all born here, we live on the west side of Brooke Crossing on Brooke Road west side or south side as this will increase the traffic flow and cause more waiting time, at the moment you can wait up to 15 minutes at one time. Also on the south side of Brooke Road up to Cricket lawns, there are always park cars, which makes the traffic mostly one way as once the trains have passed you then have to wait for the traffic buildup to clear before you can get over the crossing. This also makes it very difficult if your in need of an ambulance or a fire engine as there is no way that could get by you. With a school being on Brooke Road, we think that more houses would cause more congestion and would make it far more dangerous for children going to school and coming home. We are not against houses being built but feel it would be better if they are built in a more spacious area.</p>
385	NS 94	Policy 1: Residential Development Management	<p>I have responded via Survey Monkey to the draft NP, but failed to put in a key point.  The NP, as it stands, will not pass the examination as it does not adhere to the requirements as stated in the NPPF. [have enclosed some information if you are not sure.  If you try to submit the NP as it is, it wnm not be accepted by RCC as it is not fit for purpose because it does not make any statements about housing stock development over the next three years or where the preferred sites are that could deliver sustainable growth.  Uppingham's NP is a model of best practice, so 1would urge you read it,especially pages 14 to 18 "Housing"  .  If you do not amend the Oakham draft NP, it will be thrown out by the examiner as not showing how development is planned and will, therefore, leave the field wide open for developers to come in and state that they are ready to develop now on any s1te. This is what happened with Spinney Hill, where the site had been turned down as being outside the planned limits of development but because the local plan had not shown enough numbers for the required level of development, the Inspector overturned the Council's decision.  You are playing a very dangerous game of roulette with our town. When I spoke to you at the library meeting, you seemed not to have any real grasp of the site options. I would have thought you would have made it your business to be really on-top-of all of this and would urge you to do so now. .  You need now to look closely at the potential sites (not state as you have done that you we approve any sites that RCC put forward) and make an assessment of their sustainability. The fields at Brooke Rd site is not sustainable as we have "severe" traffic problems that are causing congestion and danger in this corner of Oakham. The Co-op site is brownfield and traffic can flow easily in any direction. The argument about not building on the "other side of the by-pass" to avoid cutting the town in two is fallacious, as the town is</p>

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			<p>already cut in two because of the Brooke Rd level crossing. The argument against the Co-op site has also been about not building outside of the planned limits of development, but the Brooke Rd site is also outside the planned limits of development.</p> <p>It is in fact -shameful that Oakham Neighbourhood Plan should be so far behind in development and frankly a real embarrassment that the County town should lag so lamely behind the other counties' NPs. As I hope you know, you have to go to a referendum on the NP. But how can you do this, when there is no meat to vote on, i.e. development sites?</p> <p>Please now try to get your act together as a group, put personality issues to one side and discuss with Cllrs Joy Clough and the new Cllrs how finally to produce an Oakham NP that is fit for purpose, accepted by the townsfolk and passes the Inspection.</p>
386	NS 95	General Comment	<p>As I do not use a computer, I thought I had better put pen to paper and respond to the correspondence which through my door yesterday regarding proposed new builds. I have lived at the above address for 42 years. It was a very quiet road for many years, but now the traffic is relentless all day and most of the night. To even consider building on the former allotment site on Brooke Road is brainless. The railway carries far more train and it is getting worse. I understand that in the, not too distant future the gates will be drawn for 40 minutes in every hour. The tailbacks of traffic flow are horrendous so that any further increase will cause even more problems. Not only do the gates cause holds-ups the parked cars on Brooke Roads reduce traffic flow to a single time. I am a 79-year-old cyclist and find I have to 'run the gauntlet' of the gate closure, parked cars and then the traffic lights. I know that I can go down Derwent Drive and over the dreadful bridge, but vehicles have parked both sides of Derwent Drive in front of the flats which makes it extremely to hazardous cycling down the stretch. A neighbour said recently that she thought the Oakham was becoming a huge car park and I agree with her. Please, Please make it clear to the Council that we do not want any more new builds. We do not have the infrastructure to cope with any more people moving here.</p>
387	NS 96	Policy 1: Residential Development Management	<p>My understanding of the plan is facts and figures, &amp; of course details &amp; against the given project. How can you have a plan if no areas are stated as to where the building is to occur, and most importantly the number &amp; type of dwellings to be built. Oakham has been developed in a very unsystematic style in keeping with a (was) market town. The surrounding area has been spoilt by too many high-density estates. I am not against new build just stupid planning. I use the Brooke Road, Welland Way route walking. The traffic build-up at the railway crossing is dreadful. Very unsafe. I observe the cars and their drivers - some are very impatient and take risks. They endanger walkers on the pavement including children on their way to school, as well as other road users. You really must not create more buildings in an area where the traffic is at saturation point. I hope you take note of my comments. People I talk too also feel the same as I do.</p>
388	NS 97	Vision	<p>Pigeon support the vision for Oakham and Barleythorpe to be 'thriving, sustainable communities in an environment where people can live, work, play and flourish' and the creation of an environment which can</p>

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			<p>'adapt and embrace the changes necessary to meet the needs of future generations' and 'allowing for imaginative and appropriate new housing and business opportunities'. However, Pigeon have some concerns that the draft Neighbourhood Plan policies do not successfully support this vision. The Neighbourhood Plan should clearly identify how the housing and employment needs of the Town over the Plan period will be met in conformity with the emerging Local Plan. This will either require the identification of sites for residential and employment development at Oakham through the Neighbourhood Plan itself or through the Local Plan Review process.</p> <p>In this respect, Rutland County Council's Local Plan Review – Consultation Draft (2017) clearly sets out the importance of delivering development in Oakham, owing to the settlement's sustainability. Paragraph 4.9 of the document states that 'within Rutland, Oakham will be the focus for large scale development' and in paragraph 4.27 that 'the majority of development up to 2036 will be focused in Oakham'. Within the Local Plan Review, the spatial strategy places Oakham at the top of the hierarchy as the 'Main Town'. This approach is maintained within the subsequent Rutland Local Plan Focussed Changes document (July 2018). To be in accordance with the National Planning Practice Guidance (NPPG) on Neighbourhood Planning, a Neighbourhood Plan must be in accordance with the basic conditions specified in paragraph 065. These include being 'in general conformity with the strategic policies contained in the development plan for the area of the authority'. Whilst the Local Plan review process remains ongoing and further clarity is awaited on the proposed level and location of growth, it is important that the emerging Neighbourhood Plan acknowledges this position and clearly explains the role of the two documents in providing for the Town's needs and the relationship between the two. Pigeon therefore have some concerns that the draft Neighbourhood Plan does not currently appear to reflect the requirements of the Local Plan Review, owing to the lack of reference within the Draft Neighbourhood Plan to allocations for housing and employment development as set out in the Local Plan Review.</p>
389	NS 97	Objectives	<p>The objectives are supported by Pigeon, however it is considered that the policies themselves could be more effective in delivering the objectives.</p> <p>In the first instance, Objective 1 aims to achieve 'thriving, sustainable communities in an environment where people can live, work and flourish'. Pigeon fully support this aim and consider that this objective is both worthy in itself and consistent with the National Planning Policy Framework (NPPF). However, it is important that the Neighbourhood Plan clarifies how new housing and employment development will be delivered to meet this objective and ensure consistency with the emerging Local Plan. As such, it is considered that in order to meet this objective, the Neighbourhood Plan should either provide allocations for residential and employment development itself or confirm that the allocations identified through the Local Plan Review process will be supported.</p> <p>Whilst Pigeon support the general thrust of Objectives 3 to 9 in relation to housing, it is noted that these</p>

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			<p>objectives do not make reference to the need to deliver a significant amount of Rutland’s new housing within Oakham over the plan period in accordance with the emerging Local Plan. Rutland’s Local Plan Review makes reference to Oakham delivering 1,859 homes during the Plan period. The objectives in the Neighbourhood Plan make reference to ‘small sites for housing development’ in Objective 6 and the need to ‘prioritise development of brownfield sites for housing’. Pigeon would suggest that these types of sites alone cannot deliver the level of housing required to support the Town’s and Rutland’s future housing needs. As such, it is considered important for medium and large- scale residential development to be referenced within the objectives too but to confirm that such sites would be identified through the Local Plan Review. The NPPG requires Neighbourhood Plans to have regard to national policies. Paragraph 69 of the NPPF sets out that ‘neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites’ for housing, and adds that ‘neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies’. Whilst Objective 6 is consistent with this particular requirement it is currently unclear from the Neighbourhood Plan how this will be achieved. Moreover, the role of the Neighbourhood Plan in meeting housing and employment needs for Oakham in general and its relationship with the emerging Local Plan in this regard needs to be clearer. It is also highlighted that Objective 9 sets out the need for infrastructure including schools, healthcare and public transport improvements. The delivery of larger sites will ensure that new infrastructure of this nature can be provided, whereas smaller sites would only be able to provide minimal contributions towards these improvements, if any.</p> <p>Objective 10 sets out the desire to ‘improve Oakham town centre’. Pigeon fully support this objective and the need to address local concerns by improving the vitality and viability of the Town Centre at a time when all high streets are facing considerable challenges. Oakham Town Centre and indeed the Town as a whole has an important function as the largest centre and focus for a range of cultural, leisure and shopping needs within Rutland. Pigeon would stress that one means of helping to improve the vitality and viability of the Town Centre is to increase the consumer base. This includes residents and those employed in Oakham. In order to improve the Town Centre, a level of development therefore needs to be supported within the Neighbourhood Plan that will deliver this benefit to the Town.</p> <p>In relation to business, Objective 12 encourages ‘imaginative and appropriate business opportunities which encourage positive economic growth’. Pigeon fully supports this objective as this will help to support the economic success of the Town and help to ensure business needs are met. The Neighbourhood Plan does not however currently identify any specific sites for new employment or make reference to those which might be allocated within the Local Plan Review. As such, it is unclear how the document will be effective in encouraging and securing economic growth. To do this the Neighbourhood Plan needs to clarify how</p>

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390	NS 97	Policy 1: Residential Development Management	<p>business needs will be met and either identify sites itself or confirm that those identified through the Local Plan Review process will be supported to ensure that this objective can be met.</p> <p>The Policy seeks to support small scale residential development within the Planned Limits of Development of Oakham and Barleythorpe as presented in Policy Map 1. The Policy also confirms that proposals for residential development of more than 20 dwellings will not be supported outside sites allocated as part of the Rutland Local Plan current or future reviews. However, the Neighbourhood Plan does not currently identify any specific housing sites itself under this Policy for residential development of any scale. Oakham is identified by Rutland County Council as the most sustainable settlement in the county, and is therefore required to deliver the most growth. As such, sites are allocated for residential development within the emerging Local Plan Review, but Policy 1 of the draft Neighbourhood Plan makes only a brief reference to this. It is suggested that this Policy could be more explicit about how housing needs will be met and the relationship that the Neighbourhood Plan will have with the Local Plan Review.</p> <p>Pigeon are bringing forward site OAK 19, Land North of Burley Road, of the Local Plan Review, formerly part of Site OAK13 as identified in the Local Plan Review Consultation Draft 2017. The site would deliver around 200 dwellings, as well as 2ha of land for employment generating uses. This site would provide a significant proportion of the housing needed in Oakham over the Plan period. Pigeon have submitted representations in relation to the site as part of the preparation of the Local Plan Review. Pigeon are committed to delivering a high-quality scheme for the site, and as such it is a suitable and sustainable option to help meet Rutland's housing and employment needs. It provides the opportunity for a new neighbourhood which will have access to jobs and employment prospects within walking or cycling distance of their homes, providing a truly sustainable scheme.</p> <p>Whilst the Local Plan Review is still at a formative stage, it is important to ensure that the Neighbourhood Plan is in conformity and consistent with the Local Plan Review and that any allocation sites ultimately identified as part of the Local Plan are able to come forward easily once the Local Plan Review and the Neighbourhood Plan are both adopted. It is therefore suggested that the wording for Policy 1 is revised in order to be more explicit in confirming Oakham's role in meeting Rutland's housing needs over the Plan period and that, other than small scale development within the Planned Limits of Development, specific sites for residential development will be identified through the Local Plan Review process. Pigeon also suggest that the Policy makes reference to supporting those allocations in the ongoing Local Plan Review for larger scale residential development which will meet the Town's and Rutland's future housing needs, subject to them complying with the policies of the Neighbourhood Plan.</p> <p>It is also noted that the Policy initially states that small scale developments will be supported, and then later refers to developments of 20 dwellings or more not being supported outside sites allocated as part of the Rutland Local Plan current or future reviews, under point 1. Whilst it is implied that 20 dwellings is the</p>

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			<p>threshold for defining ‘small scale developments’, it is suggested that the wording could also be more explicit in defining what a ‘small scale developments’ is.</p> <p>Policy 1 sets out under point 3 that at least 45% of dwellings should be 3-bedroom and at least 25% should be 2- bedroom. However, there is some inconsistency here with adopted and emerging policy under the Local Plan Review. Policies within the Local Plan Review require the mix of housing to be informed by the Strategic Housing Market Assessment (SHMA). Whilst Policy 1 may be in accordance with this currently, the SHMA may be subject to updates over the period that the Neighbourhood Plan is in place, and as such this Policy may not then be consistent with the SHMA. Pigeon therefore suggest that the percentage requirements be referred to as indicative, with a need to have regard to the latest evidence in the SHMA or equivalent documents.</p> <p>Policy 1 also places restrictions on development in the countryside under point 4. Pigeon would like to highlight this as Policy Map 1 in the draft Neighbourhood Plan does not show the proposed Local Plan Review allocation sites as being within the ‘Planned Limits of Development’. As such, these allocation sites may therefore be considered technically to be in the countryside. Pigeon therefore suggest that the opening part of Policy 1 also makes reference to allocation sites identified on Inset Map 38 of the Rutland Local Plan Review in a similar manner to Policy 5 (see our comments below) to ensure that it is explicit within the wording of the policy that this excludes sites identified as part of the Local Plan Review to ensure conformity.</p>
391	NS 97	Policy 2: Delivering Good Design	<p>Pigeon generally agree with and support the requirements under Policy 2. It is suggested that in order to comply with the requirements of the NPPF, that the Policy should reference making the most effective use of land. Particularly where the Neighbourhood Character Areas have noted parts of the settlement as being of low density, it is important that developments still make optimal use of the potential of each site. Ideally, the Policy needs to acknowledge a balance between respecting local character and making the best use of land, reflecting the balance in the NPPF.</p> <p>With regard to point 4 of Policy 2 insofar as it relates to the delivery of additional community services and outdoor space, it is suggested that reference is made that this is in accordance with Policy 7, and as such the comments that Pigeon have made in reference to this Policy below.</p>
392	NS 97	Policy 3: Housing affordability and Local Connection	<p>This Policy is generally appropriate. However, Pigeon would like to highlight that the split set out in point 1 of a minimum 10% affordable home ownership and minimum 20% rented affordable housing, is inconsistent with Policy in both the adopted and emerging Rutland Local Plan. These require the split to be based upon proven housing need. As such Pigeon suggest that the wording be amended allow for greater flexibility in the split between affordable home ownership and affordable rent by suggesting that this is an indicative target and will be subject to negotiation having regard to evidence of local housing need at the time.</p>

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393	NS 97	Policy 5: Employment and Business Development	<p>Pigeon generally support the Policy and its broad intent in supporting new employment and business development subject to ensuring it is of an appropriate nature and will not result in significant impacts. However, it is considered that certain aspects of the Policy could be re-worded in order to ensure that the Plan will be in conformity with the emerging Local Plan. Policy 5 currently supports proposals within the Planned Limits of Development as identified in Inset Map 38 of the Local Plan Review. However, it does not currently identify any specific sites itself for new employment or business development or make any reference to sites allocated as part of the Rutland Local Plan current or future reviews.</p> <p>As set out in other comments made as part of this representation, Oakham is identified by Rutland County Council as the most sustainable settlement in the county, and is therefore required to deliver the most growth. Pigeon also note that in the Oakham Neighbourhood Plan The Big Survey – The Results sets out that in response to the residents’ survey, ‘a majority of respondents think that more land should be allocated to encourage employment or business.’</p> <p>Whilst the Policy provides support for the expansion of existing employment areas it does not currently identify any new employment sites in accordance with the Local Plan Review. Whilst it is assumed that the intention is for this matter to be formally addressed through allocations within the Local Plan Review, it is considered that it would be beneficial if the Neighbourhood Plan provided greater clarity in this regard and to ensure conformity and consistency with the Local Plan Review.</p> <p>Pigeon are promoters of site OAK 19, Land North of Burley Road of the Local Plan Review which was formerly included as a mixed-use allocation within the Local Plan Review Consultation Draft as part of Site OAK13. The site would deliver approximately 2ha of land for employment uses. This site would therefore provide a proportion of the employment development needed in Rutland over the Plan period, providing jobs for local residents.</p> <p>Whilst the emerging Local Plan remains at a formative stage, it is important to ensure that the Neighbourhood Plan will be in conformity with it and ensure that any employment proposals identified through this process are explicitly supported within the text of Policy 5. This is to ensure that Oakham is delivering the level of employment development required to meet local needs and support Objective 12 of the draft Neighbourhood Plan and the Rutland’s Economic Growth Strategy.</p> <p>5</p> <p>To ensure that employment sites allocated within the Emerging Local Plan are able to come forward easily once the Local Plan Review is adopted, it is suggested that the wording of Policy 5 is revised. Pigeon suggest that the opening paragraph of Policy 5 makes reference to supporting proposals ‘within the Planned Limits of Development of Oakham and identified employment site allocations as presented in the Inset Map 38 of the Local Plan Review’ to meet the Town’s and Rutland’s future needs subject to them complying with the policies of the Neighbourhood Plan.</p>

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			Policy 5 also places restrictions on development in the countryside under point 3. Pigeon would like to highlight this as Policy Map 1 in the draft Neighbourhood Plan does not show proposed allocation sites within the Local Plan Review as being within the 'Planned Limits of Development'. As such any allocation sites may therefore be considered to technically be within the countryside. This underlines the need to amend the wording of Policy 5 as suggested above to ensure it is explicit within the wording that this excludes sites identified as part of the Local Plan Review to ensure conformity.
394	NS 97	Policy 6: Historic Heritage and Character	Pigeon support this Policy and the Town Council's approach to protecting and enhancing their heritage assets. Given the need to accommodate new development at Oakham to ensure conformity with the Local Plan Review, sites outside the historic centre of the Town such as OAK 19 should be supported as they provide an opportunity for Oakham to meet its housing and employment needs in an area where it would not impact upon any heritage assets.
395	NS 97	Policy 7: Community Facilities	This Policy is supported by Pigeon, as it is important that any new development mitigates its impacts upon community infrastructure and seeks to support the delivery of new provision where possible. However, comments are made in relation to point 5 of this Policy. The text suggests quite a broad approach to seeking planning obligations, stating that these are necessary 'to mitigate and/or compensate for any impacts generated by the new development' either through 'planning obligations (under S106), planning conditions, and any other contribution beyond CIL'. Pigeon suggest that the wording of this Policy is amended to add that planning obligations sought in connection with community facilities should meet the tests set out in the NPPF i.e. they are necessary to make the development acceptable, directly related to the development and are fairly related in scale and kind to the development.
396	NS 97	Policy 8: Important Views	Pigeon supports the Policy and recognise the importance of protecting these important views in order to protect the character of the Town and its setting. In this context, we would also highlight that in accordance with this Policy, and the Important Views Assessment, Site OAK 19 Land North of Burley Road, of the Local Plan Review, does not impact upon any of the views identified. As such the site would deliver housing in a location that is not have any impact upon important views.
397	NS 97	Policy 10	Pigeon support this Policy, but do have comments on point 2. This requires all major development proposals to 'include an assessment of the impact on the natural environment'. Pigeon would like to highlight that this Policy does not provide clarity on the types of reports required. Typically, various reports are required for submission to the Council which cover a range of environmental issues in line with their Validation Checklist. This checklist typically requires assessments in relation to ecology, trees, visual impact etc. It is currently unclear whether this policy requires that an additional report is required to encompass all of these studies. This would be unnecessary given that this information is already very likely to be provided. It is therefore suggested that the wording of the Policy provides greater clarity on this point.

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398	NS 97	Community Aspirations	Pigeon support the Community Aspirations as identified through the extensive local consultation exercise undertaken to date. A collaborative approach with the County Council and other stakeholders will be required in order to deliver these and there will be opportunities for new development secured through the Local Plan and Neighbourhood Plan to help to deliver a number of these opportunities. In this regard, Site OAK 19 Land North of Burley Road, would include employment land close to the bypass which could potentially enable the relocation of the ambulance and/or fire stations and will also deliver new public green spaces. There is also the potential for the scheme to help deliver pedestrian and cycle improvements along Burley Road into the Town Centre. In any event, the scheme would provide CIL and s106 contributions towards the development of some of the facilities that the community aspirations look to achieve, and indeed a greater consumer base resulting from development will encourage the provision of these further.
399	NS 97	Neighbourhood Profile	In so far that this appraisal relates to North East Oakham Zone 1 – the area closest to site OAK 19 Land North of Burley Road, of the Local Plan Review, Pigeon generally agrees with the findings.
400	NS 97	Important Views Assessment	Pigeon agree that the important views identified in the assessment are appropriate and comprehensive. It should be noted that the development of Site OAK 19 Land North of Burley Road, of the Local Plan Review would not impact upon any of these important views.
401	NS 98	Vision	Davidsons supports the Neighbourhood Plan vision of ensuring Oakham and Barleythorpe continue to thrive with sustainable communities where people can live, work, play and flourish
402	NS 98	Objectives	It is noted that the objectives provide the context for the Neighbourhood Plans Policies. Objective 6 states that small sites for housing development will be identified within Oakham and Barleythorpe. However, there are no policies within the plan that specifically identify any sites. This objective will not be met without this identification. In addition, evidence demonstrates that likely future housing requirements for Oakham will not be delivered through small sites alone.
403	NS 98	Policy 1: Residential Development Management	Policy 1 states that proposals for small scale residential development will be expected in Oakham and Barleythorpe. The policy goes on to state that developments of more than 20 dwellings will not be supported if they haven't been allocated in the Rutland Local Plan. The Neighbourhood Plan as drafted takes a restrictive approach to development and does not address likely future housing requirements over the plan period. Rutland County Council consulted on their emerging revised Local Plan in July 2017 through a Local Plan Review Consultation Draft and more recently in July 2018 setting out Focussed Changes relating to the potential allocation of St Georges Barracks as a new settlement. The latter document identified a housing requirement of 160 dwellings a year for Rutland and identified a requirement of some 1,200 dwellings for Oakham as the Main Town, taking account of the implications of allocating St Georges Barracks. Deducting completions and commitments, there would still be a need to allocate land for at least 335 dwellings around

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			<p>the Town.</p> <p>Paragraph 13 of the Framework states that Neighbourhood Plans should support the delivery of strategic policies contained in Local Plans. Therefore the Oakham and Barleythorpe Local Plan needs to be clear in its approach to addressing this new housing requirement as set out in the Local Plan Review Consultation Draft. It either needs to make it clear that future housing requirements for the town will be addressed through allocations in the Rutland Local Plan, or it should make specific allocations to seek to address the identified requirement. As currently drafted, the Neighbourhood Plan is not sufficiently clear about the scale of future housing growth required or its approach to dealing with this requirement. It therefore needs to be amended.</p> <p>Policy 1 paragraph 3a statements that at least 45% of the dwellings should be 3-bedroom dwellings and at least 25% should be 2-bedroom dwellings. There is a concern that this requirement is not supported by evidence of need and does not give any consideration to individual locations. For example, it may be more appropriate to have higher density, smaller properties close to the centre of Oakham and larger properties with lower density further away from the centre. This prescriptive approach doesn't allow for any flexibility and therefore needs to be amended.</p>
404	NS 98	Policy 3: Housing affordability and Local Connection	<p>Policy 3 sets out a specific affordable housing mix and size requirement. Justification for this is given that it would be in line with the latest evidence. It is however not clear what this evidence is and it also has not been justified that this requirement would be sufficient to meet the overall affordable housing requirement of the County. There is also no evidence that this requirement would be viable</p>
405	NS 99	General Comment	<p>3.1 The NP sets out the proposed 'plan for Oakham and Barleythorpe' covering a period up to 2036 in line with the Rutland Local Plan Review.</p> <p>3.2 However, as the NP is coming forward in advance of the Rutland Local Plan Review, the Rutland Core Strategy (July 2011) currently provides the strategic policies by which the NP would need to be in accordance with. In addition to the current Core Strategy, the NP will also need to be flexible and plan for future growth as identified in the Rutland Local Plan Review.</p> <p>3.3 In this regard, the SHMA (Update 2017) establishes an OAN for Rutland of 3,200 dwellings between 2016 to 2036. St George's Barracks (Proposed strategic site allocation) is estimated to accommodate approximately 1,200 dwelling during the plan period. As previously highlighted, the remainder of the minimum housing requirement is then proposed to be split between the 2no. main towns: 1,200 dwelling in Oakham and 300 dwellings in Uppingham.</p> <p>3.4 The NP does not allocate sites. Moreover, it has not demonstrated that the NP can adequately accommodate the level of development required to meet the Rutland Local Plan Review within the Planned Limits of Development area. It is therefore not considered to meet 'Basic Conditions' and conflicts with the Council's Local Plan and spatial development strategy.</p>

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			<p>3.5 National planning policy states that NP should support the strategic development needs set out in strategic policies for the area, plan positively to support local development and should not promote less development than set out in the strategic policies (Para 13 and 29 NPPF). NP's must not be used to constrain the delivery of a strategic site allocated for development in the local plan or spatial development strategy.</p> <p>3.6 In order to meet the 'Basic Conditions' it is recommended that the NP affords more flexibility and aligns with the strategy for Oakham to be pursued in the emerging Local Plan.</p> <p>3.7 As noted in the NP, the parish of Barleythorpe used to be physically separate from Oakham, however, following the grant and completion on Oakham Heights (Strategic site of approximately 1000 dwelling), this urban extension has eroded the distinct settlement boundaries resulting in Oakham and Barleythorpe as a combined community. This recognition that Barleythorpe and Oakham should now be viewed as a single community is strongly supported.</p> <p>Response to Neighbourhood Plan</p> <p>3.8 Moreover, as a consequence of the "Oakham Heights" development and the subsequent convergence of the two communities, Barleythorpe should be viewed alongside Oakham in the hierarchy of settlements.</p> <p>3.9 Section 5 sets out the NP policies, the preamble states, The Neighbourhood Plan Policies will be used to guide the delivery of development in Oakham and Barleythorpe up to 2036. They are based on the objectives and vision and will contribute to the delivery of the growth requirements set out in Rutland County Council's Local Plan. If the National or District policy position changes before 2036 it is expected that since the proposals in this Plan meet local need and are locally supported, additional site allocations within Oakham and Barleythorpe are unnecessary unless it can be shown that local need has increased or that there is community support for further growth thereafter. Where that is the case it is likely that this Neighbourhood Plan will be reviewed. [NP, Section 5, page 37, 2019]</p> <p>3.10 Should there be a conflict between a policy in a Neighbourhood Plan and a policy in a Local Plan or spatial development strategy, Section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved in favour of the policy which is contained in the last document to become part of the development plan.</p> <p>3.11 In this regard, the emerging Local Plan Review once adopted will supersede the emerging NP.</p>
406	NS 99	Policy 1: Residential Development Management	<p>3.12 Policy 1 seeks to identify and manage development within Oakham and Barleythorpe in line with National and Local Plan policies together with the results of the "Big Survey" carried out by the NP Steering Group (July 2017).</p> <p>3.13 Paragraph 5.1.6 (NP) states: Policy 1: Residential Development Management is also in line with the Local Plan Review Policy RLP3, RLP4 and RLP5. Although Barleythorpe has been listed as a Smaller Service Centre, Policy 1 in this plan will apply</p>

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			<p>to the whole Neighbourhood Plan Area, promoting sustainable and limited development within to the Planned Limit of Development in Barleythorpe as well as Oakham, to meet the future needs of this community and the provision of a higher number of facilities.</p> <p>3.14 We welcome this pragmatic approach to the sustainability of Barleythorpe and its recognised hierarchy position in the Draft NP. We fully support the view that the strategic site, Oakham Heights, has resulted in the two communities linking together and Policy 1 should apply to the whole NP Area.</p> <p>3.15 Criteria 1 (NP Policy 1) then states: Small scale residential developments within the Planned Limits of Development of Oakham and Barleythorpe will be supported provided that:</p> <ul style="list-style-type: none"> <li>a. They make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within the settlements before development of new green- field land;</li> <li>b. Where possible they make use of upper-floors above commercial premises in Oakham town centre;</li> <li>c. They would not individually or cumulatively with other proposals have an unacceptable or detrimental impact on local amenity and community facilities local residents are currently enjoying (education, health, recreation, leisure, cultural etc.), and where possible would positively contribute to the improvement of such amenities and community facilities;</li> <li>d. They would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation;</li> <li>e. They 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, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design;</li> <li>f. They would not, individually or cumulatively with other proposals adversely affect the environment and local ecosystems.</li> </ul> <p>3.16 Whilst it is supported that development should generally be directed towards previously developed land within the settlement before development of new greenfield land, it is considered that the Planned Limits of Development boundary, as currently drawn, is too restrictive to achieve the level of development planned for the area, and to provide for meaningful sustainable forms of development.</p> <p>3.17 As set out above, the NP does not allocate sites. And moreover, it has not demonstrated that the NP can adequately accommodate the level of development required to meet the Rutland Local Plan Review with the Planned Limits of Development area. It is therefore not considered to meet 'Basic Conditions' and conflicts with the Council's Local Plan Review and spatial development strategy. In order to meet the 'Basic Conditions', it is recommended that the NP affords more flexibility and aligns with the strategy for Ockham</p>

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			<p>to be pursued in the emerging Local Plan.</p> <p>3.18 Restricting development to within the Planned Limits of Development would not comply with NPPF (para 29), which states “that Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine these strategic policies”.</p> <p>3.19 Furthermore, the proposed Housing policy (Policy 1) is negatively worded to restrict development outside the Planned Limits of Development boundary. This conflicts with the NPPF, which seeks to apply the presumption in favour of sustainable development and accordingly a balancing exercise undertaken.</p>
407	NS 99	Policy 1: Residential Development Management	<p>3.20 Policy 1 also suggests that development will only be acceptable providing that “individually and cumulatively with other proposals it would not have detrimental impact”. This is considered to be too subjective and would require planning applications to be submitted with evidence of other potential sites coming forward. This is contrary to the NPPF (2019), and moreover, it conflicts with the long-established planning principle that each application should be determined on its own merits. 3.21 Policy 1 should therefore be amended, in order to meet basic conditions, to read: Small scale residential developments within the Planned Limits of Development of Oakham and Barleythorpe NP area will be supported provided that: a. They make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings within the settlements before development of new green- field land; b. Where possible they make use of upper-floors above commercial premises in Oakham town centre; c. They would not individually or cumulatively with other proposals have an unacceptable or detrimental impact on local amenity and community facilities local residents are currently enjoying (education, health, recreation, leisure, cultural etc.), and where possible would positively contribute to the improvement of such amenities and community facilities; d. They would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation; e. They 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, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design; f. They would not, individually or cumulatively with other proposals adversely affect the environment and local ecosystems.</p>
408	NS 99	Policy 2: Delivering Good Design	<p>3.22 Policy 2: Delivering Good Design, seeks to further emphasis the NPPF requirement for the achievement of high-quality design. The proposed policy seeks to ensure new development in Oakham and Barleythorpe contributes toward the creation of high-quality places through a design-led approach. Policy 2 comprises Criteria 1-4, and we support Policy 2 (Criteria 1-3).</p> <p>3.23 However, and whilst the aims and aspirations of the majority of Policy 2 are supported, we object to Criteria 4, which states:</p> <p>4) All development proposals, irrespective of their location in the Neighbourhood Plan Area, will need to</p>

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			<p>consider the following aspects in terms of infrastructure provisions and impact on community facilities:</p> <ul style="list-style-type: none"> <li>a. Ensure infrastructure (gas, electricity, water, drainage and sewerage) is adequate for each new development without overall negative impact on Oakham and Barleythorpe;</li> <li>b. Do not have an overall negative impact on existing community services, but where necessary deliver additional ones;</li> <li>c. Do not have an overall negative impact on existing outdoor play areas and open amenity space and where necessary deliver additional ones;</li> <li>d. Ensure that, as well as including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded.</li> </ul> <p>3.24 The NP policy justification for the above refers to NPPF Chapter 12, (Achieving Well Designed Places). Chapter 12, in respect of Delivering Good Design does not require development proposals to consider any of the criteria set out above. Moreover, these are considered matters that would be for statutory bodies to consider as part of the planning application process.</p> <p>3.25 Policy 2 (Criteria 4) should therefore be removed in its entirety, in order to meet the Basic Conditions.</p>
409	NS 100	Policy 1: Residential Development Management	<p>Rosconn Strategic Land (RSL) are making representations to the Oakham and Barleythorpe Neighbourhood Plan Consultation in respect to its interests in Oakham, specifically Land South of Braunston Road, Oakham. RSL have an agreement with the landowner to promote this land for residential development. In response to Policy 1: Residential Development Management (1) and (2) RSL consider that amendments should be made for the inclusion of a Reserve Site or Additional Site, specifically Land South of Braunstone Road, Oakham to ensure the Neighbourhood Development Plan (NDP) has sufficient flexibility to meet changing housing needs. This would ensure that the NDP meets the basic conditions required to proceed to referendum, specifically section (a) which states that the plan must have regard to national policies which include the National Planning Policy Framework (NPPF).</p> <p>The NPPF Paragraph 11. a) sets out a presumption in favour of sustainable development which for plan-making means there should be sufficient flexibility to adapt to rapid change in meeting the development needs of the area. RSL does not consider that the NDP in its current form has the flexibility to meet housing needs if there is a rapid change in those needs during the plan period. Within the NDP, Section 5: Neighbourhood Plan Policies the supporting text states that no further allocations are necessary within Oakham and Barleythorpe above those identified in the Rutland Local Plan unless it can be shown that local need has increased or there is community support for further growth, in either of these scenarios it states it is likely the Neighbourhood Plan will be reviewed in response to this. The National Planning Policy Guidance (NPPG) section 042 sets out that a Neighbourhood Plan can allocate sites to those in a local plan, it further states in Paragraph 044 that a NDP can allocate additional sites for development to meet identified needs. RSL considers that the current approach taken overlooks the benefits of identifying Additional and Reserve</p>

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			<p>Sites within the NDP that could meet housing need or support for further growth.</p> <p>Given Oakham's role as the main centre for jobs, services and public transport in Rutland County it is considered the town is capable of accommodating additional housing than that which is proposed to be allocated as part of the last focused changes consultation of the draft Local Plan Review. This capability to take further growth than is currently proposed is consistent with the Rutland Issues and Options Consultation Local Plan Consultation and subsequent Consultation Draft Plan where a larger number of homes were proposed in Oakham and the evidence base which sits behind it.</p> <p>During the plan period there could be a number of scenarios where further housing could be required to meet identified needs, an example of this could be through a slower than expected delivery of allocated sites. Within the draft Local Plan Review and the latest Focused Changes Consultation, the introduction of St George's Barracks to provide between 1,200-2,700 dwellings has resulted in a significant fall in housing requirement for Oakham. If the Local Plan continues with this allocation for the new Garden Village, then it will as a consequence be reliant on the site delivering housing as expected to maintain a housing land supply for the County. As St George's Barracks is unlikely to start delivering until 2024/25 at the earliest, this could lead to a shortfall of housing supply in the area if there are delays in delivery, which would not be unusual given the complexity and amount of new infrastructure required for such sites.</p> <p>If the housing supply situation deteriorates and a 5 Year Housing Land Supply can no longer be demonstrated, then the development plan policies including the NDP will be superseded by the presumption in favour of sustainable development thereby allowing alternative sites to meet this requirement as detailed in NPPG Paragraph 39 and Footnote 7 of the NPPF. The nature and timings of this mechanism could enable alternative sites to meet this requirement before the NDP has been fully reviewed. In allocating Additional and Reserve Sites the NDP will also provide an additional layer of protection against unplanned developments taking place on less suitable and sustainable sites within Oakham that do not have community support. This protection is provided by the NPPF Paragraph 14 and NPPG Paragraph 083 which are applicable if the NDP contains policies and allocations to meet its identified housing requirement and ensuring only a 3 year supply of housing sites are needed to be demonstrated rather than the standard 5 years.</p> <p>This approach has been taken by other Neighbourhood Plan Teams, examples of where NDP's have successfully included reserve sites include the Shipston-on-Stour Neighbourhood Plan 2016–2031 which was in respond to ensure that a suitable housing land reserve was locally identified. The Blaby Neighbourhood Plan adopted in 2018 is another such example which made allocations for reserve sites which would be brought forward if needed to address the most up to date housing evidence.</p> <p>RSL in promoting Land South of Braunston Road, Oakham can confirm that the site is sustainable and otherwise unconstrained in technical terms and is suitable, available and deliverable as either a Reserve Site</p>

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			or Additional Site within the NDP. In allocating Land South of Braunston Road, Oakham the NDP would be meeting Paragraph 68 of the NPPF by providing small and medium sized sites which would make an important contribution to meeting the housing requirement of the area. RSL would be willing to engage positively with the Neighbourhood Plan Team and Local Community in promoting the site for development.

## 5. Responses and Changes to Non-Statutory Consultees' Comments

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
1	NS 1	Vision	One of the aims of producing a neighbourhood plan is to encourage more engagement within the local area and therefore improve the community spirit.	No change needed
2	NS 1	Objectives	Support noted	No change needed
3	NS 1	Policy 1: Residential Development Management	Comment noted	No change needed
4	NS 1	Policy 2: Delivering Good Design	Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located.	No change needed
5	NS 1	Policy 3: Housing affordability and Local Connection	Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including young families and elderly residents.	No change needed
6	NS 1	Policy 4: Town Centre and Visitor Economy	Comment noted, Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre.	No change needed
7	NS 1	Policy 5: Employment and Business Development	Comment noted, Policy 5: Employment and Business Development hence aims to protect and promote business opportunities of different scales in the local area.	No change needed
8	NS 1	Policy 6: Historic Heritage and Character	Policy 6: Historic Heritage and Character aims to protect the historical heritage of Oakham and	No change needed

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Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			Barleythorpe, not simply in the form of the Conservation Area, Listed Buildings and Scheduled Monuments. But also by identifying locally important heritage assets within and outside the Conservation Area, as elements that contribute to the history and character of Oakham and Barleythorpe	
9	NS 1	Policy 7: Community Facilities	Support noted	No change needed
10	NS 1	Policy 8: Important Views	Comment noted	No change needed
11	NS 1	Policy 9: Green Infrastructures and Recreational Facilities	Policy 9: Green Infrastructure and Recreational Facilities aim than to promote and resist the potential loss of any multi-functional green spaces and sporting and social gathering venues that are key to promoting healthy and happy communities. Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets are considered, avoided and, if avoidance is not possible, adequately mitigated.	No change needed
12	NS 1	Policy 10: Protection of the Natural Environment	Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets are considered, avoided and, if avoidance is not possible, adequately mitigated.	No change needed
13	NS 1	Community Aspirations	Comment noted	No change needed
14	NS 1	Neighbourhood Profile	Comment noted	No change needed
15	NS 2	Vision	One of the aims of producing a neighbourhood plan is to encourage more engagement within the local area and therefore improve the community spirit.	No change needed
16	NS 2	Policy 1: Residential Development Management	Comment noted, Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including housing for elderly people.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
17	NS 2	Policy 4: Town Centre and Visitor Economy	Comment noted, Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre.	No change needed
18	NS 2	Policy 7: Community Facilities	C.I.L is the abbreviation for Community Infrastructure Levy: this allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructures such as transport schemes, schools and leisure centres. This explanation is already in Appendix B: Glossary of Terms of the Neighbourhood Plan.	No change needed
19	NS 3	Policy 9: Green Infrastructures and Recreational Facilities	No maintenance charges have been indicated in the Neighbourhood Plan or any of the supplementary documents. Any funding will be addressed by the Oakham Town Council and the Barleythorpe Parish Council who will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	No change needed
20	NS 4	Policy 1: Residential Development Management	Comment noted	No change needed
21	NS 5	Vision	This Vision supports organic levels of growth within Oakham and Barleythorpe to meet the future needs of the communities. The provision for more	No change needed

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			affordable housing and improvement of the town centre as a retail/shopping area are addressed in the Plan.	
22	NS 5	Policy 1: Residential Development Management	The Rutland Local Plan is currently performing an allocation exercise that will deliver larger sites, which will include affordable housing: for this reason, the O&B NP concentrates mostly on smaller windfall development within the Planned Limits of Development of the Town and Village. Although there is no specific requirement for affordable housing in sites smaller than 11 dwellings, they can still deliver affordable and social houses, as well as houses catered to meet the specific need of certain households (e.g. young families and elderly). The requirement for affordable houses within each site is established as part of the Rutland Local Plan, and their location will depend on the site master plan and design.	No change needed
23	NS 5	Policy 3: Housing affordability and Local Connection	Comments from your previous answer will be addressed separately.	No change needed
24	NS 5	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes. Policy 4: Town Centre and Visitor Economy are to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre. Policy 4 makes provision for the improvement of visually pleasing signage and frontages that are in keeping with the character of the conservation area.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
25	NS 5	Policy 8: Important Views	<p>The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along with narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	No change needed
26	NS 5	Policy 9: Green Infrastructures and Recreational Facilities	Support noted site 29 had not been indicated as a trim trail in this Neighbourhood plan or any other supplementary document. Policy 9: Green Infrastructure and Recreational Facilities aim than to promote and resist the potential loss of any	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			multi-functional green spaces and sporting and social gathering venues that are key to promoting healthy and happy communities.	
27	NS 6	Vision	The Vision statement covers a number of visionary aspirations for the duration of the Plan (2018-2036)	No change needed
28	NS 6	Policy 3: Housing affordability and Local Connection	Policy 3: Housing affordability and Local Connection ensures that major development provides an adequate number of affordable houses that meet the local need for future generations	No change needed
29	NS 6	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan does not mention or recommend a one-way system. Policy 4: Town Centre and Visitor Economy are to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre.	No change needed
30	NS 6	Policy 5: Employment and Business Development	Comment noted, Policy 5: Employment and Business Development hence aims to protect and promote business opportunities in the area.	No change needed
31	NS 6	Policy 6: Historic Heritage and Character	Comment noted, in Policy 8: Important Views list noteworthy views that are key in defining the character of a settlement: these involve views toward the settlements from the countryside or within the built environment. These views will receive a certain level of protection and will become material considerations when assessing planning applications.	No change needed
32	NS 6	Policy 7: Community Facilities	Comment noted, the support and growth of existing community groups and community activities are referred to in the community aspirations of the Neighbourhood Plan.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
33	NS 6	Policy 8: Important Views	Support noted	No change needed
34	NS 6	Community Aspirations	Community Aspirations are not planning policies and cannot be addressed through land use planning policies. They are although improvement ideas proposed by residents, and as such are presented here for future consideration by the Town and Parish Council, community projects and various other organisations in the future.	No change needed
35	NS 7	Vision	Support noted	No change needed
36	NS 7	Objectives	Support noted	No change needed
37	NS 7	Policy 1: Residential Development Management	Support noted. Once the Plan is adopted, the policies and the whole plan will become material considerations when assessing future planning applications.	No change needed
38	NS 7	Policy 4: Town Centre and Visitor Economy	The maps show the prime Town Centre location with ground floor shop frontages identified in Policy Map of existing businesses. This map and policy fall in line with RCC Policy CS17 and RLP27.	No change needed
39	NS 7	Policy 8: Important Views		
40	NS 7	Policy 9: Green Infrastructures and Recreational Facilities	Protection of the Canal has been included in Policy 9.	Policy 9.5 reads '...5. Development proposals for the maintenance and restoration of the existing canals as green corridors will be supported...'
41	NS 7	Community Aspirations	The Community Aspirations have been identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using C.I.L.	No change needed

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			(Community Infrastructure Levy) resources and other financial resources to fund such interventions.	
42	NS 8	Vision	Support noted	No change needed
43	NS 8	Objectives	Support noted	No change needed
44	NS 8	Policy 1: Residential Development Management	Comment noted, Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including housing for young families and elderly residents. Policy 2: Delivering Good Design aims to demonstrate good quality design and respect the character and appearance of the surrounding area while minimising the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency.	No change needed
45	NS 8	Policy 2: Delivering Good Design	This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.	No change needed
46	NS 8	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan does not mention or recommend a one-way system. Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre.	No change needed
47	NS 8	Policy 9: Green Infrastructures and Recreational Facilities	All green spaces should be kept available for all residents and visitors in the Neighbourhood Plan area. Policy 9: Green Infrastructure and Recreational Facilities aims then to safeguarded,	No change needed

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			improved and enhanced by the further provision to ensure accessible multi-functional green spaces by linking existing areas of open space.	
48	NS 8	Community Aspirations	The Community Aspirations have been identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. One of these aspirations is to establish closer links with Oakham School and engagement of the School in community activities.	No change needed
49	NS 8	Neighbourhood Profile	Support noted	No change needed
50	NS 9	Neighbourhood Profile	Support noted. Once the Plan is adopted, the policies and the whole plan will become material considerations when assessing future planning applications. From a community aspirations standpoint: The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	No change needed
51	NS 10	Objectives	The Neighbourhood Plan does not mention or recommend a one-way system. Roads should be accessible to all road users including cycling and automobiles	No change needed
52	NS 10	Policy 1: Residential Development Management	Comment noted, allocation of sites in Oakham has been lowered due to the Barracks closure. According to the National Planning Policy Framework, policies should be worded in a positive way that supports sustainable and sensible development proposals. The Vision, Objectives and all the policies support only a limited and organic	No change needed

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53	NS 10	Policy 2: Delivering Good Design	level of growth within the Neighbourhood Plan Area, to meet the needs of the communities for future generations. Support noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed
54	NS 10	Policy 4: Town Centre and Visitor Economy	Policy 4.b.iii ensures that the surfacing is in keeping with the character of the Town Centre. This provision will not only ensure that previously used materials are re-used where in keeping with the character, but also that inappropriate materials used in the past get replaced. It should be notice that the Neighbourhood Plan policy only apply in the context of development proposals, and cannot influence everyday road maintenance works. The Neighbourhood Plan does not mention or recommend a one-way system: improved walkability (including widening of the footway) and planting solutions will need to be consistent with the traffic management at the time of implementation. Throughout the lifetime of the Plan (2018-2036), areas might come forward to plant green vegetation/trees.	No change needed
55	NS 10	Policy 8: Important Views	The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as	No change needed

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			<p>views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	
56	NS 10	Community Aspirations	<p>Comment noted, The Community Aspirations have been identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. Parking is an objective identified in the Neighbourhood Plan, which is; 'Reduce impact of traffic and pollution in the town centre. Provide additional new long-term parking' (Objective 11). Furthermore, a community aspiration states: 'Improve promotion and advertisement of community events and activities and of available facilities.' and ideas like the booklet could be forwarded to the Council(s) to be produced.</p>	No change needed
57	NS 10	Neighbourhood Profile	<p>Maps present annotation where annotations were annotation where made as part of the</p>	No change needed

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			Neighbourhood Profile exercise, alternatively they present the boundaries of the Character Area: additional informations are contained in the assessment tables for each Character Area.	
58	NS 11	Policy 1: Residential Development Management	The NP needs to be in general conformity with the Local Plan, as it is believed to add to the Policies contained in the Local Plan and adds to those.	No change needed
59	NS 11	Policy 4: Town Centre and Visitor Economy	The work of the Task and Finish Group have been considered and referenced in the Plan. Policy 4 protect historical frontages and promote the creation of attractive and active ones. The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes, so it is not in the position to attract specific chains or to be prescriptive in identifying an eating quarter. Also, it cannot alter business rates. These aspects will need to be addressed through alternative instruments, such as Town Centre specific investment strategies.	No change needed
60	NS 11	Policy 5: Employment and Business Development	Comment noted, for feasibility reasons site are left empty, which are due to many different external factors. The Neighbourhood Plan uses land-base policies to the fullest extent within local and national planning guidance to protect and promote business opportunities in the local area.	No change needed
61	NS 11	Policy 6: Historic Heritage and Character	As part of the Policy we are aiming for Rutland County Council, in collaboration with the Oakham Town Council and Barleythorpe Parish Council, should develop and maintain a list of locally listed non-designated heritage assets. Overall, Policy 6: Historic Heritage and Character aims to protect the historical heritage of Oakham and Barleythorpe, not simply in the form of the Conservation Area, Listed Buildings and Scheduled Monuments. But	No change needed

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			also by identifying locally important heritage assets within and outside the Conservation Area, as elements that contribute to the history and character of Oakham and Barleythorpe	
62	NS 11	Policy 7: Community Facilities	Comment noted, Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure. Likewise, in the community aspirations, one of the key aims is to improve the availability of facilities( cinema and/or theatre, skatepark and, art centre).	No change needed
63	NS 11	Policy 8: Important Views	Comment noted, the Important View assessment gives more specific information about every view chosen.	No change needed
64	NS 11	Important Views Assessment	The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria: <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> </ul>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<ul style="list-style-type: none"> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	
65	NS 12	Vision	Support noted	No change needed
66	NS 12	Objectives	Comment noted, Policy 1: Residential Development Management and Policy 9: Green Infrastructures and Recreational Facilities achieve this to support organic levels of growth within Oakham and Barleythorpe to meet the future housing needs of the communities and to protect and enhance green spaces.	No change needed
67	NS 12	Policy 1: Residential Development Management	Comment noted, allocation of sites in Oakham has been lowered due to the Barracks closure. According to the National Planning Policy Framework, policies should be worded in a positive way that supports sustainable and sensible development proposals. The Vision, Objectives and all the policies support only a limited and organic level of growth within the Neighbourhood Plan Area, to meet the needs of the communities for future generations.	No change needed
68	NS 12	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. All future development proposals will need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed	No change needed

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			development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle.	
69	NS 12	Policy 4: Town Centre and Visitor Economy	Comment noted.	No change needed
70	NS 12	Policy 8: Important Views	<p>The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> </ul>	No change needed

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			<ul style="list-style-type: none"> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	
71	NS 12	Policy 9: Green Infrastructures and Recreational Facilities	<p>Policy 9: Green Infrastructure and Recreational Facilities aims then to promote and resist the potential loss of any multi-functional green spaces and sporting and social gathering venues that are key to promoting healthy and happy communities. This is also enforced by Policy 10: Protection of Natural Environment which puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.</p>	No change needed
72	NS 12	Policy 10: Protection of the Natural Environment	<p>Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.</p>	No change needed
73	NS 12	Community Aspirations	<p>With Barleythorpe only being a village, a Cinema would be more suited for the more populated Town of Oakham. The facilities would still be fully accessible for all local people.</p>	No change needed
74	NS 13	Objectives	<p>Although online shopping will increase, there is no evidence at the moment that in-person shopping will completely disappear</p>	No change needed
75	NS 13	Policy 3: Housing affordability and Local Connection	<p>Although the Neighbourhood Plan does not make specific reference to those who have been granted and refugees, the housing need of those who</p>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			cannot afford a market house has been considered and catered for as part of the plan	
76	NS 13	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot alter business rates or landlords rent arrangements. Policy 4: Town Centre and Visitor Economy are to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre.	No change needed
77	NS 13	Policy 6: Historic Heritage and Character	The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	No change needed
78	NS 13	Policy 7: Community Facilities	Comment noted, Developers are encouraged to engage with the Town/Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.	No change needed
79	NS 13	Policy 9: Green Infrastructures and Recreational Facilities	The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	
80	NS 13	Community Aspirations	The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	No change needed
81	NS 13	Neighbourhood Profile	The document is an adequate length to be able to cover all the details in the Neighbourhood Plan area covering Oakham and Barleythorpe	No change needed
82	NS 13	Green Infrastructure Assessment	The document is an adequate length to be able to cover all the details in the Neighbourhood Plan area covering Oakham and Barleythorpe.	No change needed
83	NS 13	Important Views Assessment	The document is an adequate length to be able to cover all the details in the Neighbourhood Plan area covering Oakham and Barleythorpe.	No change needed
84	NS 14	Policy 9: Green Infrastructures and Recreational Facilities	The wording of the Policy is deemed sufficiently clear and in line with similar policies in other Neighbourhood Plans	No change needed
85	NS 15	Vision	Comment noted. The current policies in the Neighbourhood Plan considered these aspects and presented specific solutions to these issues.	No change needed
86	NS 15	Objectives	Comment noted	No change needed
87	NS 15	Policy 1: Residential Development Management	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion and would promote accessibility to the town centre, promoting sustainable means of transportation.	
88	NS 15	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. All future development proposals will need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle.	No change needed
89	NS 15	Policy 4: Town Centre and Visitor Economy	Comment noted, proposals for the development of surface car parking or development that contributes to the provision of any additional long-stay parking area in close proximity to the town centre will be supported. The Neighbourhood Plan through land-based policies cannot alter the usage of traffic wardens.	No change needed
90	NS 15	Policy 8: Important Views	The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different	No change needed

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			<p>areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	
91	NS 15	Neighbourhood Profile		
92	NS 15	Important Views Assessment	Comments from your previous answer will be addressed separately.	No change needed
93	NS 16	Objectives	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites	
94	NS 17	Policy 1: Residential Development Management	This Neighbourhood Plan does not allocate specific sites for development. According to the National Planning Policy Framework, policies should be worded in a positive way that supports sustainable and sensible development proposals. The Vision, Objectives and all the policies support only a limited and organic level of growth within the Neighbourhood Plan Area, to meet the needs of the communities for future generations.	No change needed
95	NS 18	Vision	This Vision supports organic levels of growth within Oakham and Barleythorpe to meet the future needs of the communities.	No change needed
96	NS 18	Objectives	Comment noted	No change needed
97	NS 18	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
98	NS 18	Neighbourhood Profile	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
99	NS 19	Vision	The wording of the Vision was carefully selected to be understandable for everybody, and it is deemed clear and comprehensive enough, considering its role and importance in the context of the Plan.	No change needed
100	NS 19	Policy 1: Residential Development Management	Comment noted, Policy 2: Delivering Good Design should be applied in conjunction with Policy 9: Green Infrastructure and Recreational Facilities in terms of promoting connectivity and accessibility using sustainable means of transportation, such as walking and cycling. Once the Plan is adopted, the policies and the whole plan will become material considerations when assessing future planning applications.	No change needed
101	NS 19	Neighbourhood Profile	Support noted	No change needed
102	NS 20	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites	
103	NS 21	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
104	NS 22	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites</p>	
105	NS 22	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites	
106	NS 23	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.	No change needed
107	NS 23	Policy 2: Delivering Good Design	Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.	No change needed
108	NS 23	Policy 3: Housing affordability and Local Connection	The term will is considered appropriate as the need of those in the housing register need to be addressed. The shortage of applicants will be reflected in the most up-to-date housing need assessments, and consequently in the overall number of social housing needed.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
109	NS 23	Policy 4: Town Centre and Visitor Economy	Policy 4 consider the eventuality in which shop should be converted to residential properties in the above floors, but support the general objective of preserving the role and character of the Town Centre as the commercial and retail centre of the Market Town. For such reason, it preserves ground floor facilities for shop and retail, and lacking applicants in these categories applies a hierarchical approach promoting uses in line with the character of the Town Centre.	No change needed
110	NS 23	Policy 5: Employment and Business Development	Comments from your previous answer will be addressed separately.	No change needed
111	NS 24	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			public consultations are considered in the identification of allocated sites.	
112	NS 25	Vision	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
113	NS 25	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites	
114	NS 26	Vision	The NP contains policies and provisions meant to promote regeneration of the town centre and its vibrancy.	No change needed
115	NS 26	Objectives	The NP contains a specific requirement to ensure the development of houses is coupled with additional facilities to support the local need.	No change needed
116	NS 26	Policy 1: Residential Development Management	Comment noted, All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
117	NS 27	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites</p>	<p>Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>
118	NS 27	Objectives	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
119	NS 27	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.	No change needed
120	NS 27	Policy 3: Housing affordability and Local Connection	Comment noted, Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including young families and elderly residents.	No change needed
121	NS 27	Community Aspirations	Being stationed at the bypass, the fire and ambulance services will be able to reach incidents in less time in Rutland due to the better connectivity to the road networks.	No change needed
122	NS 27	Neighbourhood Profile	Comment noted	No change needed
123	NS 27	Green Infrastructure Assessment	Comments from your previous answer will be addressed separately.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
124	NS 27	Important Views Assessment	Comments from your previous answer will be addressed separately.	No change needed
125	NS 28	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.	No change needed
126	NS 28	Objectives	Comment noted, the objective and the Plan, in general, provide directions and makes provisions for the management of private development	No change needed
127	NS 28	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

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			and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
128	NS 28	Policy 3: Housing affordability and Local Connection	The Neighbourhood Plan through land-based policies cannot keep private landlords out. Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including young families and elderly residents.	No change needed
129	NS 28	Policy 4: Town Centre and Visitor Economy	The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations to achieve and realise these aspirations and will consider using C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	No change needed
130	NS 28	Policy 6: Historic Heritage and Character	Policy 6: Historic Heritage and Character aims to protect the historical heritage of Oakham and Barleythorpe, not simply in the form of the Conservation Area, Listed Buildings and Scheduled Monuments. But also by identifying locally important heritage assets within and outside the Conservation Area, as elements that contribute to the history and character of Oakham and Barleythorpe	No change needed
131	NS 28	Community Aspirations	The Oakham Town Council and the Barleythorpe Parish Council will seek collaboration with Rutland County Council, national and regional agencies and organisations (e.g. Environment Agency, Historic England, the Lottery Fund etc.), to achieve and realise these aspirations and will consider using	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			C.I.L. (Community Infrastructure Levy) resources and other financial resources to fund such interventions.	
132	NS 28	Neighbourhood Profile	Comment noted	No change needed
133	NS 29	Vision	Comment noted, the Town and Village have a number of green infrastructures and community-based activities that should be protected and promoted as part of this NP	No change needed
134	NS 29	Objectives	Comment noted	No change needed
135	NS 29	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
136	NS 29	Policy 2: Delivering Good Design	Comment noted, the NP contains provisions to ensure future development provides the necessary community facilities and infrastructure	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
137	NS 29	Policy 3: Housing affordability and Local Connection	Comment noted, the full definition of affordable housing can be found in the glossary section of the Neighbourhood Plan.	No change needed
138	NS 29	Policy 4: Town Centre and Visitor Economy	Support noted.	No change needed
139	NS 29	Neighbourhood Profile	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
140	NS 30	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

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			<p>such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
141	NS 30	Policy 2: Delivering Good Design	<p>Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.</p>	No change needed
142	NS 30	Policy 4: Town Centre and Visitor Economy	<p>Comment noted, the NP supports the improvement and regeneration of the Market Place and the whole Town Centre</p>	No change needed
143	NS 30	Policy 9: Green Infrastructures and Recreational Facilities	<p>The previous allotment area on Brooke Road is already allocated within the RCC Local Plan as Important Open Space (Policy RLP43).</p>	No change needed
144	NS 31	Vision	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	identification of allocated sites as part of the RCC Local Plan Review.
145	NS 32	Vision	This Vision is deemed aspirational yet rooted in reality, and has been prepared based on the feedback of local residents. The Vision statement covers a number of visionary aspirations for the duration of the Plan (2018-2036). The objectives, policies and community aspirations go into specific details about the Plan.	No change needed
146	NS 32	Policy 4: Town Centre and Visitor Economy	Support noted.	No change needed
147	NS 33	Vision	This Vision supports only sustainable levels of growth within Oakham and Barleythorpe to meet the future needs of the communities.	No change needed
148	NS 33	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood	No change needed

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			Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.	
149	NS 33	Policy 9: Green Infrastructures and Recreational Facilities	There have been 38 Green Infrastructure sites identified in Green Infrastructure assessment. Oakham and Barleythorpe Steering Group have identified many Green Infrastructure elements in the Town and Parish that are important for the local community, and that should be protected through the Neighbourhood Plan. It should be noticed that all the policies of the Plan act in a synergic way with all policies including Policy 10: Protection of the Natural Environment which adds details in terms of what is expected from development proposals about of improvement and enhancement of the natural environment. Furthermore, as noted in the vision, objectives and community aspirations point out promotion of greening and protection of the natural environment.	No change needed
150	NS 34	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

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			<p>such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
151	NS 35	Vision	This Vision supports only sustainable levels of growth within Oakham and Barleythorpe to meet the future needs of the communities.	No change needed
152	NS 35	Policy 1: Residential Development Management	Comment noted, All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. With Policy 1 in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensuring the promotion of sustainable means of transportation with future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
153	NS 36	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			considerations and will be used to assess planning applications. Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.	
154	NS 36	Policy 3: Housing affordability and Local Connection	All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed
155	NS 36	Policy 8: Important Views		
156	NS 36	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.". Allotments and other green spaces/ corridors have been identified as Green Infrastructure in the Neighbourhood Profile and the Green Infrastructure assessment. Oakham and Barleythorpe Steering Group have identified many Green Infrastructure elements in the Town and Parish that are important for the local community, and that should be protected through the Neighbourhood Plan.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
157	NS 37	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.	No change needed
158	NS 37	Policy 10: Protection of the Natural Environment	The current structure of policy is considered sufficiently clear and in line with Local Plan policies. Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.	No change needed
159	NS 38	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint	No change needed

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			development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
160	NS 38	Objectives	Support noted	No change needed
161	NS 39	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
162	NS 39	Objectives	The promotion of the retail offer in the town centre is supported and promoted throughout the plan thanks to other policies and objectives	No change needed
163	NS 40	Vision	The Plan aims to promote sustainable means of transportation and reduce the emission of GHG and promote adaptation to and mitigation of Climate Change. A Sustainable Assessment has not been required, so specific greenhouse gas emission impact assessment has not been performed.	No change needed
164	NS 40	Objectives	Support noted. Sustainable Tourism solutions may be promoted as part of a tourism development strategy for the town.	No change needed
165	NS 40	Policy 2: Delivering Good Design	Comment noted, All development proposals, irrespective of their location in the Neighbourhood Plan Area, will need to demonstrate design solutions: Minimise the waste of resources (e.g. electricity, gas and water) and promote renewable energy generation and energy efficiency.	No change needed
166	NS 40	Policy 4: Town Centre and Visitor Economy	The NP promotes sustainable means of transportation, such as cars and bicycle, whilst catering for a certain level of mobility through car.	No change needed
167	NS 40	Policy 5: Employment and Business Development	Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated. All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
168	NS 40	Policy 9: Green Infrastructures and Recreational Facilities	<p>Agreed. The aim of the Plan is to protect existing and promote new well-design green areas, in addition to pocket parks and parkland. For this reason, in addition to the Important Open Spaces identified in the RCC Local Plan Review, the plan identified 38 Green Infrastructure sites in the Green Infrastructure assessment.</p> <p>Oakham and Barleythorpe Steering Group have identified many Green Infrastructure elements in the Town and Parish that are important for the local community, and that should be protected through the Neighbourhood Plan.</p> <p>It should be noticed that all the policies of the Plan act in a synergic way with all policies including Policy 10: Protection of the Natural Environment which adds details in terms of what is expected from development proposals about of improvement and enhancement of the natural environment.</p> <p>Furthermore, as noted in the vision, objectives and community aspirations point out promotion of greening and protection of the natural environment.</p>	No change needed
169	NS 40	Community Aspirations	<p>Astroturf has many maintenance and usability benefits compared to actual turf and will be used if there is sufficient demand. Modern Astroturf is designed to allow water to drain through the surface and therefore drain better than impermeable surfaces such as plastic or concrete.</p> <p>The Aspirations are presented as a collection of matters that cannot be addressed through land use planning policies but that are of importance to both communities of Oakham and Barleythorpe.</p>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
170	NS 41	Vision	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located.	No change needed
171	NS 41	Objectives	The NP gives priority to Brownfield site development and makes provision for the protection of greenfields, where possible	No change needed
172	NS 41	Policy 1: Residential Development Management	The NP gives priority to Brownfield site development and makes provision for the protection of greenfields, where possible	No change needed
173	NS 41	Policy 4: Town Centre and Visitor Economy	Comment noted, The Neighbourhood Plan through land-based policies cannot change the pricing structure for car parking in Oakham and Barleythorpe.	No change needed
174	NS 41	Policy 7: Community Facilities	Comment noted, Developers are encouraged to engage with the Town/Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.	No change needed
175	NS 42	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			provisions for the management of windfall development, without trying to constraint development but support sustainable development.	
176	NS 42	Policy 3: Housing affordability and Local Connection	Policy 2 provides requirements to ensure good quality of housing and development in general, including the support for independent certification (i.e. Building for Life). Policy 2.3.e. and the reworded Policy 2.4.d. specifically refer to off-street parking, garages and roads width.	Policy 2.4.d. has been reworded to read “ d. ensuring that, taking account of on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded.”
177	NS 42	Policy 4: Town Centre and Visitor Economy	Policy 4 support the development of the Town Centre as the main retail hub, but also consider the changing nature of shopping behaviour and town centre uses, therefore supporting restaurant, cafès, drinking establishment etc., although subsequently to retail development.	No change needed
178	NS 42	Policy 5: Employment and Business Development	Comment noted, Policy 5: Employment and Business Development identifies appropriate land and locations for development opportunities in the Planned Limits of Development.	No change needed
179	NS 42	Policy 6: Historic Heritage and Character	Neighbourhood Plan policies needs to be positively worded and avoid placing blanket restriction on development proposals. For such, reasons, the eventuality of substantial alteration or demolition needs to be considered. The policy places a number of restrictions and controls to limit such eventualities and ensure that all alternative options have been considered. Moreover, in terms of heritage assets, the 6.3 (now 6.2) helps differentiating between Listed Building (designated by Historic England) and locally listed non-designated heritage assets, as requested by the NPPF (National Planning Policy Framework).	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>The Neighbourhood Plan uses land-based policies to the fullest extent within local and national planning guidance to protect the historical heritage of Oakham and Barleythorpe.</p> <p>All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess future planning applications.</p> <p>Policy 6 in conjunction with Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the historic character of the local area in which it is located.</p>	
180	NS 42	Policy 7: Community Facilities	<p>Comment noted, Developers are encouraged to engage with the Town/Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to complement any development proposals reflect these aspirations.</p>	No change needed
181	NS 42	Policy 10: Protection of the Natural Environment	<p>All 10 policies work in combination with each other therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.</p>	No change needed
182	NS 42	Neighbourhood Profile	<p>Comment noted</p>	No change needed
183	NS 43	Policy 2: Delivering Good Design	<p>Comment noted, in future developments Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated. All</p>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	
184	NS 43	Policy 4: Town Centre and Visitor Economy	Comment noted, making Oakham more pedestrian friendly and encouraging greening with vegetation is a key objective of the Neighbourhood Plan.	No change needed
185	NS 43	Policy 8: Important Views	Comment noted, policies in the Plan do not specifically reference green roofs as it was not a topic consistently raised as part of the consultation with the residents. The plan supports although innovative design solutions if they promote sustainability and are in keeping with the local character, so they may be supported if carefully designed	No change needed
186	NS 43	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." Allotments and other green spaces/ corridors have been identified as Green Infrastructure in the Neighbourhood Profile and the Green Infrastructure assessment. Oakham and Barleythorpe Steering Group have identified many Green Infrastructure elements in the Town and Parish that are important for the local community, and that should be protected through the Neighbourhood Plan	No change needed
187	NS 43	Policy 10: Protection of the Natural Environment	Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as	No change needed

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			individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.	
188	NS 43	Community Aspirations	Comment noted, both of your points are mentioned as Community Aspirations: 1) Promoting the renovation of the existing skatepark and the creation of additional ones, involving young people in the design and development process; 2) Tree planting and maintaining verges and green spaces.	No change needed
189	NS 44	Vision	Comment noted, all comments will be answered separately	No change needed
190	NS 44	Objectives	The Neighbourhood Plan does not mention or recommend a one-way system. Any masterplan for the Town Centre will need to be considered in its own merit, ensuring that it is in line with the requirements and objectives of the Neighbourhood Plan.	No change needed
191	NS 44	Policy 1: Residential Development Management	Previously developed land (brownfield sites) are often suitable for small infill development, considered that have been developed in the past and part of the past or existing urban fabric. The promotion of brownfield sites is supported in the NPPF (National Planning Policy Framework) as a mean to avoid urban sprawl and reach appropriate urban densities. Existing and future green infrastructure (i.e. green spaces) are protected and promoted through Policy 2, Policy 9 and Policy 10. Comment noted, 1,200 dwellings were allocated for Oakham as the Main Town, however, taking of allocating from St Georges Barracks there would	No change needed

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			still be a need to allocate land for at least 335 dwellings around the Town in the plan period.	
192	NS 44	Policy 2: Delivering Good Design	Support noted.	No change needed
193	NS 44	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot require a particular surface road material to be repaired with but can enforce to provide adequate surfacing solutions and material with scheme improvements.	No change needed
194	NS 44	Policy 8: Important Views	Comments from your other answer will be addressed separately.	No change needed
195	NS 44	Community Aspirations	Comment noted, The Community Aspirations have been identified through the Neighbourhood Profile exercise and other consultation events held in preparation of the Neighbourhood Plan. Parking is an objective identified in the Neighbourhood Plan, which is; 'Reduce impact of traffic and pollution in the town centre. Provide additional new long-term parking' (Objective 11). Furthermore, a community aspiration states: 'Improve promotion and advertisement of community events and activities and of available facilities.' and ideas like the booklet could be forwarded to the Council(s) to be produced.	No change needed
196	NS 44	Neighbourhood Profile	Maps present annotation where annotations were made as part of the Neighbourhood Profile exercise, alternatively they present the boundaries of the Character Area: additional informations are contained in the assessment tables for each Character Area.	No change needed
197	NS 45	Objectives	Policy 2, in particular, Policy 2.3.e, 2.3.f and 2.4.d. do consider the need for an emergency vehicle, off-street parking, and electric charging points. The Objective need to be general and not overly	Policy 2. 3 has been amended to read '...e. Ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Where garages are proposed, they should be able to accommodate a

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			specific about one particular project. A variety of green infrastructure has been protected through Policy 9, and the community aspiration aims to improve existing sites as well.	vehicle leaving sufficient space for the driver to step in and out of the vehicle; f. Where possible, promote the introduction of electric car charging points in off-street parking spots...' Policy 2.4 has been amended to read '...d. Ensure that, even considering on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded...'
198	NS 45	Policy 1: Residential Development Management	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
199	NS 45	Policy 2: Delivering Good Design	Comment noted. The Plan places specific attention to reduction of on-street parking. All future development proposals will need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for	No change needed

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			the driver to step in and out of the vehicle. Development proposals for the demolition of existing garages would therefore go against the provisions of Policy 2, and should not be granted permission based on the policy itself.	
200	NS 45	Policy 3: Housing affordability and Local Connection	The Neighbourhood Plan aims to address the housing need of local residents, delivering a number of affordable accommodations able to meet the local need	No change needed
201	NS 45	Policy 4: Town Centre and Visitor Economy	Comment noted, as stated in the Policy: 'Proposals for development in the town centre, notwithstanding the use, should protect and retain the original 'shop-like' appearance with an active frontage and existing historical advertisement signage, and should contribute to the character and street scene as a historical retail and market centre'. The surfacing solutions for scheme improvements will be adequate surfacing solutions and material.	No change needed
202	NS 45	Policy 5: Employment and Business Development	Policy 2.3.f. has been added to support the introduction of electric car charging points in off-street parking spots, meaning both in individual residents parking spot as well as parking lots of employment sites and businesses.	Policy 2.3.f amended to read '...f. Where possible, promote the introduction of electric car charging points in off-street parking spots;...'
203	NS 45	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, site 20 Green Infrastructure (grassed space and play area) is allocated in the wrong location and should be allocated adjacent to the school field. This error will be amended. The other areas you are suggesting are already allocated within the RCC Local Plan as Important Open Space (Policy RLP43), therefore doesn't need designation as a Green Infrastructure by the Neighbourhood Plan.	Maps of Policy Map 9.3 & Green Infrastructure Assessment overview map have been updated

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204	NS 45	Policy 10: Protection of the Natural Environment	Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.	No change needed
205	NS 45	Community Aspirations	The Plan cannot address the amount of train that passes through Oakham. The NP does not mention or recommend a one-way system or the expansion of footpath width in Oakham.	No change needed
206	NS 45	Green Infrastructure Assessment	Comment noted, site 20 Green Infrastructure (grassed space and play area) is allocated in the wrong location and should be allocated adjacent to the school field. This error will be amended. The allotments are identified as Green Infrastructure, and other areas you are suggesting are already allocated within the RCC Local Plan as Important Open Space (Policy RLP43), therefore doesn't need designation as a Green Infrastructure by the Neighbourhood Plan.	Amend the placement of site 20 green infrastructure (grassed space and play area) allocation to the adjacent site (Irwell Close Play Park). Update maps of Policy Map 9.3 & Green Infrastructure Assessment overview map.
207	NS 46	Vision	Comment noted, the NP aims to ensure such services are carefully allocated to meet the need of current and future residents	No change needed
208	NS 46	Objectives	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

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			<p>development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
209	NS 46	Policy 1: Residential Development Management	<p>Demographic and socio-economic information about the town and parish have been considered in the preparation of the Plan.</p> <p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

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			currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
210	NS 46	Policy 2: Delivering Good Design	Comments from your previous answer will be addressed separately.	No change needed
211	NS 46	Policy 3: Housing affordability and Local Connection	The NP aims to promote a thriving economy in Oakham, conversely promoting employment	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			opportunities for young people as well as experienced workers	
212	NS 46	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes. Also, it cannot alter business rates or landlords rent arrangements.	No change needed
213	NS 46	Policy 7: Community Facilities	Comment noted, Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure. The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes. Also, it cannot alter business rates.	No change needed
214	NS 46	Policy 8: Important Views	This Policy identifies and protects certain iconic views and vistas that contribute to defining the landscape character of the area. Although it cannot prevent development within the view, such policy ensures that developers consider the impact of development proposals on the landscape and demonstrate how they have included design solutions to mitigate the impact or even enhance the view.	No change needed
215	NS 46	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, Policy 7: Community Facilities identifies current community facilities and makes policy provisions to promote their operations and resist the loss of facilities for future generations. All 10 policies work in combination with each other therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed
216	NS 46	Green Infrastructure Assessment	For this consultation period (Regulation 14 period), all comments will be analysed and addressed by the Steering Group, and amendments will be made to the Plan as necessary. The list of comments the	No change needed

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			Steering Group's response to each comment and eventual changes to the Plan (together with the explanation and rationale for such responses and changes) will be available in the Consultation Statement.	
217	NS 47	Vision	The housing need is based on an assessment of the local situation	No change needed
218	NS 48	Vision	The Policy in the NP aims to reduce the negative impact of development and ensure appropriate mitigation measure are implemented	No change needed
219	NS 49	Objectives	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

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			would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
220	NS 49	Policy 1: Residential Development Management	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
221	NS 49	Policy 2: Delivering Good Design	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not	No change needed

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			individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	
222	NS 49	Policy 3: Housing affordability and Local Connection	Comment noted	No change needed
223	NS 49	Policy 4: Town Centre and Visitor Economy	Innocent advertising is not being removed; the Policy is aiming to make shop frontages look within the historical retail and market centre character. The Policy states that: development proposals should protect and retain the original 'shop-like' appearance with an active frontage and existing historical advertisement signage, and should contribute to the character and street scene as a historical retail and market centre.	No change needed
224	NS 49	Policy 5: Employment and Business Development	Support noted	No change needed
225	NS 49	Policy 6: Historic Heritage and Character	Support noted	No change needed
226	NS 49	Policy 7: Community Facilities	Comment noted, Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure. Likewise, in the community aspirations, one of the key aims is to improve the availability of facilities( cinema and/or theatre, skatepark and, art centre). Furthermore, to improve opportunities for sport and recreation in Oakham and Barleythorpe.	No change needed
227	NS 49	Policy 8: Important Views	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations	No change needed

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			and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	
228	NS 49	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, According to the National Planning Policy Framework, policies should be worded in a positive way that supports sustainable and sensible development proposals. It should be noticed that all the policies of the Plan act in a synergic way, and development proposals will need to demonstrate how they comply with the requirements of the Plan taken as a whole rather than each policy taken in isolation.	No change needed
229	NS 49	Policy 10: Protection of the Natural Environment	Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.	No change needed
230	NS 49	Community Aspirations	Support noted	No change needed
231	NS 50	Vision	The Neighbourhood Plan does not mention nor recommends pedestrianisation of the Town Centre, as traffic management is beyond the scope of a Neighbourhood Plan	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
232	NS 50	Objectives	The Survey is structured in such a way that consultees can provide personalised comments, mentioning which objective they support and which one they do not support	No change needed
233	NS 50	Policy 1: Residential Development Management	All 10 policies work in combination with each other therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed
234	NS 50	Policy 2: Delivering Good Design	Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in which it is located. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.	No change needed
235	NS 50	Policy 3: Housing affordability and Local Connection	Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including young families and elderly residents.	No change needed
236	NS 50	Policy 4: Town Centre and Visitor Economy	Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in the provision of accommodation and activities in and around the Town Centre.	No change needed
237	NS 50	Policy 5: Employment and Business Development	Comment noted, Policy 5: Employment and Business Development hence aims to protect and promote business opportunities in the local area.	No change needed
238	NS 50	Policy 6: Historic Heritage and Character	Policy 6: Historic Heritage and Character aims to protect the historical heritage of Oakham and	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			Barleythorpe, not simply in the form of the Conservation Area, Listed Buildings and Scheduled Monuments. But also by identifying locally important heritage assets within and outside the Conservation Area, as elements that contribute to the history and character of Oakham and Barleythorpe	
239	NS 50	Policy 7: Community Facilities	Comment noted, Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure.	No change needed
240	NS 50	Policy 8: Important Views	Comments from your previous answer will be addressed separately.	No change needed
241	NS 50	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 9: Green Infrastructure and Recreational Facilities aims then to promote and resist the potential loss of any multi-functional green spaces and sporting and social gathering venues that are key to promoting healthy and happy communities.	No change needed
242	NS 50	Policy 10: Protection of the Natural Environment	Comment noted, Policy 10: Protection of Natural Environment puts environmental protection at the heart of every major development, requiring that the impact on existing ecosystems as well as individual natural features and assets is considered, avoided and, if avoidance is not possible, adequately mitigated.	No change needed
243	NS 50	Community Aspirations	Community Aspirations are improvement ideas proposed by residents, and as such are presented here for future consideration by the Town and Parish Council, community projects and various other organisations in the future.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
244	NS 50	Neighbourhood Profile	Comment noted	No change needed
245	NS 50	Green Infrastructure Assessment	Comments from your previous answer will be addressed separately.	No change needed
246	NS 50	Important Views Assessment	Regulation 14 consultation allows the public to view and comment on key elements of the Neighbourhood Plan (Vision, Objectives, Policies and, the supplementary document) and suggest changes and amendments to the final Neighbourhood Plan.	No change needed
247	NS 51	Vision	The NP supports the growth of the Town from an economic and social point of view, not focussing solely on residential development	No change needed
248	NS 51	Policy 1: Residential Development Management	Comment noted, Policy 3 ensures affordable housing is delivered to meet the current and future need of local residents, including housing for young families and elderly residents.	No change needed
249	NS 51	Policy 4: Town Centre and Visitor Economy	Support noted	No change needed
250	NS 51	Policy 9: Green Infrastructures and Recreational Facilities	Policy 9: Green Infrastructure and Recreational Facilities aims then to promote and resist the potential loss of any multi-functional green spaces and sporting and social gathering venues that are key to promoting healthy and happy communities.	No change needed
251	NS 52	Vision	Comment noted. The current policies in the Neighbourhood Plan considered these aspects and present specific solutions to these issues.	No change needed
252	NS 52	Objectives	Comment noted	No change needed
253	NS 52	Policy 1: Residential Development Management	The planned limits of development come directly from the Local Plan review Policy map (Inset map 38). Policy 1: Residential Development Management is also in line with the Local Plan Review Policy RLP3, RLP4 and RLP5. Policy 1 in this plan will apply to the whole Neighbourhood Plan Area, promoting sustainable and limited	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			development within to the Planned Limit of Development in Barleythorpe as well as Oakham, to meet the future needs of this community and the provision of a higher number of facilities. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	
254	NS 52	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. All future development proposals will need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
255	NS 52	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes or alter the usage of traffic wardens. Proposals for the development of surface car parking or development that contributes to the provision of any additional long-stay parking area in close proximity to the town centre will be supported.	No change needed
256	NS 52	Policy 8: Important Views	<p>The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> </ul>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<ul style="list-style-type: none"> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	
257	NS 52	Neighbourhood Profile		
258	NS 52	Important Views Assessment	Comments from your previous answer will be addressed separately.	No change needed
259	NS 53	Vision	The NP is designed with the input of residents and aims to improve the current and future development of the Town and Village	No change needed
260	NS 54	Vision	The NP aims to provide economic and social development of the town, creating a vibrant place where to live and work for the future generation, as highlighted in the Vision, Objectives and Policies	No change needed
261	NS 54	Policy 2: Delivering Good Design	Sustainable Urban Drainage solutions are commonly used and, where properly implemented in line with the most up-to-date requirements, are deemed safe for residents, including children.	No change needed
262	NS 54	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes	No change needed
263	NS 55	Policy 3: Housing affordability and Local Connection	Housing will be affordable for sale or rent based on the local housing market, for those whose needs are not met by the local housing market	No change needed
264	NS 55	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan aims to promote the vitality and vibrancy of Oakham Town Centre, using all the available land-based policies. However, the Neighbourhood Plan cannot alter business rates, nor enforce free parking. The responses of this consultation will be made available to the governance agencies that can implement such changes. Proposals for the development of surface car parking or development that contributes to the provision of	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
265	NS 56	Policy 1: Residential Development Management	<p>any additional long-stay parking area in close proximity to the town centre is supported as part of the plan.</p> <p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
266	NS 56	Policy 3: Housing affordability and Local Connection	Comment noted, Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including young families and elderly residents.	No change needed
267	NS 56	Policy 4: Town Centre and Visitor Economy	Comment noted, The Neighbourhood Plan through land-based policies cannot change the pricing structure for car parking in Oakham and Barleythorpe.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
268	NS 56	Community Aspirations	Support noted	No change needed
269	NS 56	Neighbourhood Profile	The document is deemed of an adequate length to be able to cover all the details in the Neighbourhood Plan area covering Oakham and Barleythorpe.	No change needed
270	NS 57	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes. Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in provision of accommodation and activities in and around the Town Centre.	No change needed
271	NS 57	Policy 7: Community Facilities	Comment noted, Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure. Likewise, in the community aspirations, one of the key aims is to improve the availability of facilities( cinema and/or theatre, skatepark and, art centre). Furthermore, to improve opportunities for sport and recreation in Oakham and Barleythorpe.	No change needed
272	NS 58	Vision	The Vision statement covers a number of visionary aspirations for the duration of the Plan (2018-2036).	No change needed
273	NS 58	Objectives	Objective 8 and 9 are deemed important aspect future development will need to consider	No change needed
274	NS 58	Policy 3: Housing affordability and Local Connection	Comment noted, the NP makes provision in terms of the quality and design of new residential development, including affordable housing	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
275	NS 58	Policy 4: Town Centre and Visitor Economy	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications	No change needed
276	NS 59	Policy 1: Residential Development Management	The NP cannot require developers to pay for doctors and schools, but make provision to ensure the delivery of such services and the impact new development place on existing facility is considered in the planning application process.	No change needed
277	NS 59	Policy 7: Community Facilities	The NP cannot require developers to pay for doctors and schools, but make provision to ensure the delivery of such services and the impact new development place on existing facility is considered in the planning application process.	No change needed
278	NS 60	Policy 1: Residential Development Management	Comment noted, All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. With Policy 1 in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensuring the promotion of sustainable means of transportation with future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
279	NS 61	Objectives	Comment noted.	No change needed
280	NS 61	Policy 1: Residential Development Management	Comment noted.	No change needed
281	NS 62	Vision	Comment noted.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
282	NS 62	Objectives	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
283	NS 62	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
284	NS 62	Policy 4: Town Centre and Visitor Economy	Comment noted, Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in provision of accommodation and activities in and around the Town Centre.	No change needed
285	NS 64	Objectives	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
286	NS 64	Policy 1: Residential Development Management	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
287	NS 64	Policy 2: Delivering Good Design	Comment noted, All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
288	NS 65	Vision	Support noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed
289	NS 66	Vision	Once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. The NP does not allocated sites on Brooke Road.	No change needed
290	NS 66	Objectives	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
291	NS 66	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	<p>identification of allocated sites as part of the RCC Local Plan Review.</p>
292	NS 66	Policy 2: Delivering Good Design	<p>Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also the design of new residential and non-residential developments that is in line with the character of the local area in which it is located.</p> <p>This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.</p>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
293	NS 66	Policy 3: Housing affordability and Local Connection	The NP does not allocated sites on Brooke Road.	No change needed
294	NS 66	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes. Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in provision of accommodation and activities in and around the Town Centre.	No change needed
295	NS 66	Policy 5: Employment and Business Development	Comment noted, for feasibility reasons site are left empty, which are due to many different external factors. The Neighbourhood Plan uses land-base policies to the fullest extent within local and national planning guidance to protect and promote business opportunities in the local area.	No change needed
296	NS 66	Policy 6: Historic Heritage and Character	All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to future assess planning applications. Policy 6 in conjunction with Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also the design of new residential and non-residential developments that is in line with the historic character of the local area in which it is located.	No change needed
297	NS 66	Policy 7: Community Facilities	Comment noted, Developers are encouraged to engage with the Town/Parish Council prior to the preparation of any planning application to confirm what the local priorities are, to ensure that, where appropriate and viable, the facilities proposed to	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			complement any development proposals reflect these aspirations.	
298	NS 66	Policy 8: Important Views	<p>The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	No change needed
299	NS 66	Important Views Assessment	The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. These views were chosen cause they contribute to defining the landscape character of the Town and village. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	
300	NS 67	Policy 1: Residential Development Management	<p>All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the</p>	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
301	NS 68	Vision	<p>town centre, promoting sustainable means of transportation.</p> <p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
302	NS 68	Objectives	Policy 2 of the NP, as well as other policies, will work synergistically to ensure housing development will add to the character of the town and will mitigate impact of traffic flow and character of the surrounding area	No change needed
303	NS 68	Neighbourhood Profile	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
304	NS 69	Vision	Policy 1 set specific requirements for the location of future development proposals, although the Plan does not allocate specific residential sites	No change needed
305	NS 69	Objectives	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
306	NS 69	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
307	NS 69	Neighbourhood Profile	Comments from your previous answer will be addressed separately.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
308	NS 70	Objectives	Comment noted, once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications	No change needed
309	NS 70	Policy 1: Residential Development Management	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed
310	NS 71	Objectives	The NP does not allocated sites on Brooke Road.	No change needed
311	NS 71	Policy 1: Residential Development Management	All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
312	NS 71	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted, The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities." The previous allotment area on Brooke Road is already allocated within the Local Plan as Important Open Space (Policy RLP43). Allotments and other green spaces/ corridors have been identified as Green Infrastructure in the Neighbourhood Profile and the Green Infrastructure assessment. Oakham and Barleythorpe Steering Group have identified many Green Infrastructure elements in the Town and Parish that are important for the local community, and that should be protected through the Neighbourhood Plan	No change needed
313	NS 71	Neighbourhood Profile	Comment noted, the Neighbourhood Profile has been created with consultation from various communities in Oakham and Barleythorpe and shows the key characteristics in the Neighbourhood Plan Area.	No change needed
314	NS 72	Vision	Transport planning and related infrastructure are beyond the scope and the powers of a Neighbourhood Plan	No change needed
315	NS 72	Objectives	Support noted. The NP cannot make present provisions or policies regarding the business rate.	No change needed
316	NS 72	Policy 3: Housing affordability and Local Connection	The share of affordable housing and market housing is established as part of the Local Plan, and based on housing need assessment	No change needed
317	NS 73	Policy 5: Employment and Business Development	Transport planning and related infrastructure are beyond the scope and the powers of a Neighbourhood Plan	No change needed
318	NS 74	Objectives	Comment noted, the NP support such objective	No change needed
319	NS 75	Vision	Comment noted, the NP support such objective	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
320	NS 76	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			public consultations are considered in the identification of allocated sites.	
321	NS 76	Policy 2: Delivering Good Design	Transport planning and related infrastructure are beyond the scope and the powers of a Neighbourhood Plan	No change needed
322	NS 76	Policy 8: Important Views	Transport planning and related infrastructure are beyond the scope and the powers of a Neighbourhood Plan	No change needed
323	NS 76	Community Aspirations	The Plan cannot address the amount of train that passes through Oakham. At this current time, there is no plan from Rutland County Council to improve access to the bypass from SW Oakham; this is due to the viability of building a bridge over the rail line.	No change needed
324	NS 76	Neighbourhood Profile	Comment noted	No change needed
325	NS 76	Important Views Assessment	Comments from your previous answer will be addressed separately.	No change needed
326	NS 77	Vision	Comment noted, the NP aims to achieve such an objective	No change needed
327	NS 77	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also the design of new residential and non-residential developments that is in line with the character of the local area in which it is located. This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
328	NS 77	Policy 3: Housing affordability and Local Connection	The allotments and green spaces listed in the plan will be protected according to the policies. The Neighbourhood Plan cannot enforce any intervention on development approved and started/completed before the plan was made.	No change needed
329	NS 77	Policy 4: Town Centre and Visitor Economy	Comment noted, Proposals for the development of surface car parking or development that contributes to the provision of any additional long-stay parking area in close proximity to the town centre will be supported.	No change needed
330	NS 77	Policy 5: Employment and Business Development	Comment noted, by promoting more businesses and jobs within Oakham, this would increase the chance to use other methods of travel to get to work (e.g. walking, cycling and, taking the train). Therefore, providing people with options other than car-centric forms of travel.	No change needed
331	NS 77	Policy 6: Historic Heritage and Character	All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess future planning applications. Policy 6 in conjunction with Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the historic character of the local area in which it is located.	No change needed
332	NS 77	Policy 7: Community Facilities	Comment noted, The Neighbourhood Plan through land-based policies cannot alter park charges or recycling charges. Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure.	No change needed
333	NS 77	Policy 8: Important Views	This comment is absolutely inaccurate. Our Neighbourhood Plan is for the future of Oakham	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			and Barleythorpe ensures that Rutland's county town, and its neighbouring community of Barleythorpe, are taken forward into the future as a thriving, sustainable communities in an environment where people can live, work, play and flourish.	
334	NS 78	Vision	Comment noted, the NP aims to achieve such an objective	No change needed
335	NS 78	Objectives	Transport planning and related infrastructure are beyond the scope and the powers of a Neighbourhood Plan	No change needed
336	NS 78	Policy 2: Delivering Good Design	Comment noted. All future development proposals will need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle. Once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. However, the plan cannot deal with traffic and parking either than in the context of development applications, so it cannot make specific provisions on parking spots and traffic management for Derwent Drive and Brooke Road	No change needed
337	NS 78	Neighbourhood Profile	Transport planning and related infrastructure, including road surface conditions, are beyond the scope and the powers of a Neighbourhood Plan	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
338	NS 79	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			public consultations are considered in the identification of allocated sites.	
339	NS 80	Objectives	Comment noted, the NP makes specific provision to improve accessibility for people on wheelchair	No change needed
340	NS 81	Vision	This Vision is deemed aspirational yet rooted in reality, and has been prepared based on the feedback of local residents. The Vision statement covers a number of visionary aspirations for the duration of the Plan (2018-2036). The objectives, policies and community aspirations go into specific details about the Plan.	No change needed
341	NS 82	Objectives	The definition of heritage in the Objective is deemed adequate and in line with the aspiration of the residents	No change needed
342	NS 82	Neighbourhood Profile	Comment noted, apologies for this, but this issue seems an anomaly because you are the only respondent who appears to have this problem.	No change needed
343	NS 82	Green Infrastructure Assessment	Comment noted, apologies for this, but this issue seems an anomaly because you are the only respondent who appears to have this problem.	No change needed
344	NS 82	Important Views Assessment	Comment noted, apologies for this, but this issue seems an anomaly because you are the only respondent who appears to have this problem.	No change needed
345	NS 83	Policy 2: Delivering Good Design	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			development but support sustainable development. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
346	NS 84	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. All future development proposals will need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle.	No change needed
347	NS 85	Objectives	Policy 2 and the Neighbourhood Profile are deemed adequate in ensuring new development is in line with the character of the Town and Village	No change needed
348	NS 85	Policy 1: Residential Development Management	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
349	NS 85	Policy 2: Delivering Good Design	Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the character of the local area in	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>which it is located.</p> <p>This Plan provides positive planning for development and seeks to improve the lives of residents by ensuring the delivery of good design to improve the lives of residents by ensuring the area grows in a way that is both socially and environmentally sustainable.</p>	
350	NS 85	Policy 3: Housing affordability and Local Connection	The number of affordable housing will be based on up-to-date housing need assessment to meet the local need	No change needed
351	NS 86	Vision	This Vision is deemed aspirational yet rooted in reality, and has been prepared based on the feedback of local residents. The Vision statement covers a number of visionary aspirations for the duration of the Plan (2018-2036). The objectives, policies and community aspirations go into specific details about the Plan.	No change needed
352	NS 86	Objectives	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
353	NS 86	Policy 1: Residential Development Management	<p>general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p> <p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>
354	NS 86	Policy 2: Delivering Good Design	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
355	NS 87	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan,</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

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			with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
356	NS 87	Policy 8: Important Views	<p>The following views have been identified as part of this Neighbourhood Profile exercise which incorporated members of the public who undertook 'walkabouts' around several different areas in Oakham and Barleythorpe. Important Views protects a number of views and vistas over natural and historic assets, or otherwise important landscape's, that are key in defining the character of a settlement: these views involve the countryside surrounding a settlement as much as views toward a village or within the built environment. The proposed views had been assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>• Presence of heritage assets in the view, and whether or not the view is a characteristic view associated with the asset or permits a particular appreciation of the same;</li> <li>• Whether or not the view has been intentionally designed as such, by design and location of buildings or urban layout;</li> <li>• Particular openness of the view over the surrounding countryside, or the view over the totality of the inhabited centre from a particular vantage point.</li> <li>• Presence of particularly important geological or natural features.</li> <li>• Presence of a channelled view along narrow, long vistas over an asset or a series of assets, be they architectural, historical or natural.</li> </ul>	No change needed
357	NS 88	Vision	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14

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			<p>the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	<p>Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>
358	NS 88	Objectives	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

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			Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.	
359	NS 88	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
360	NS 88	Policy 2: Delivering Good Design	Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that	No change needed

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			is in line with the character of the local area in which it is located. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation.	
361	NS 88	Policy 3: Housing affordability and Local Connection	The number of affordable housing will be based on up-to-date housing need assessment to meet the local need	No change needed
362	NS 88	Policy 4: Town Centre and Visitor Economy	Policy 4 aims to promote the viability of the High Street and sustainable economic development of the high street as a retail hub	No change needed
363	NS 88	Policy 9: Green Infrastructures and Recreational Facilities	The NPPF defines Green Infrastructure as "a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.". To qualify to be designated as a Green Infrastructure, it has to be local in character and is not an extensive tract of land. Therefore, it isn't possible to allocate green buffers around the town and won't be permissible to local policy and national planning guidance.	No change needed
364	NS 88	Community Aspirations	The Aspirations set out in this section were identified through the Neighbourhood Profile exercise and other consultation events held in	No change needed

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			preparation of the Neighbourhood Plan. They are presented as a collection of matters that cannot be addressed through land use planning policies but that are of importance to both communities of Oakham and Barleythorpe.	
365	NS 88	Green Infrastructure Assessment	The previous allotment area on Brooke Road is already allocated within the RCC Local Plan as Important Open Space (Policy RLP 43).	No change needed
366	NS 89	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
367	NS 89	Policy 2: Delivering Good Design	Comment noted, once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. All future development proposals will	No change needed

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			<p>need to demonstrate how to design solutions to ensure off-street vehicle and cycle parking is adequate for the needs of the proposed development. Including allowable on-street parking, streets are sufficiently wide to allow for emergency vehicles to proceed unimpeded for safe access by vehicles, pedestrians, wheelchair users and cyclists. Where garages are proposed, they should be able to accommodate a vehicle leaving sufficient space for the driver to step in and out of the vehicle.</p>	
368	NS 90	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
369	NS 90	Policy 3: Housing affordability and Local Connection	Policy 3 ensures affordable housing are delivered to meet the current and future need of local residents, including young families and elderly residents. All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications.	No change needed
370	NS 90	Policy 4: Town Centre and Visitor Economy	The Neighbourhood Plan through land-based policies cannot differentiate between the type of shops in the A1 use classes. Policy 4: Town Centre and Visitor Economy is to promote vitality and prosperous future development of the Town Centre as a key retail and social hub for residents. Furthermore, it supports and promotes tourism and the visitor economy both in provision of accommodation and activities in and around the Town Centre.	No change needed
371	NS 91	Vision	This Vision is deemed aspirational yet rooted in reality, and has been prepared based on the feedback of local residents. The Vision statement covers a number of visionary aspirations for the duration of the Plan (2018-2036). The objectives, policies and community aspirations go into specific details about the Plan.	No change needed
372	NS 91	Objectives	The NP does not mention nor recommends a one-way system, nor it allocated sites on Brooke Road	No change needed
373	NS 91	Policy 2: Delivering Good Design	Since the very first steps, the Steering Group has put consultation with the communities of Oakham and Barleythorpe at the heart of the plan-making process and has organised a number of well-attended Community Events to collect evidence and the comments of residents, businesses and other key stakeholders. The different consultation	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			events are described and summarised in "Figure 4 Table of Key Community Events" of the Neighbourhood Plan.	
374	NS 91	Policy 3: Housing affordability and Local Connection	The NP supports the provision of affordable houses meant to cater for young families and newly formed households	No change needed
375	NS 91	Policy 4: Town Centre and Visitor Economy	Comment noted, The Neighbourhood Plan through land-based policies cannot change the pricing structure for car parking in Oakham and Barleythorpe. The responses of this consultation will be made available to the governance agencies that can implement such changes. In the Community Aspiration, one aspiration is to promote the creation of a Tourist Centre and local information centre for Oakham.	No change needed
376	NS 91	Policy 5: Employment and Business Development	Support noted, Policy 5: Employment and Business Development hence aims to protect and promote business opportunities in the local area.	No change needed
377	NS 91	Policy 6: Historic Heritage and Character	All 10 policies work in combination with each other, therefore once the Plan is "made" by RCC, the criteria in the policies will become material considerations and will be used to assess future planning applications. Policy 6 in conjunction with Policy 2: Delivering Good Design aims not simply to deliver high quality design, but also design of new residential and non-residential developments that is in line with the historic character of the local area in which it is located.	No change needed
378	NS 91	Policy 7: Community Facilities	Comment noted, Policy 7: Community Facilities: aims to protect socially inclusive community facilities and to resist the loss of such infrastructure. Likewise, in the community aspirations, one of the key aims is to improve the	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			availability of facilities( cinema and/or theatre, skatepark and, art centre).	
379	NS 91	Policy 9: Green Infrastructures and Recreational Facilities	Comment noted	No change needed
380	NS 91	Neighbourhood Profile	The NP support community engagement in the design of proposed new development	No change needed
381	NS 91	General Comment	Comment noted, the statement has been amended to better present the point raised.	Paragraph 3.2.28 has been amended to read '...3.2.28 Comments made by residents include the view that the train service, whilst reasonably frequent during the day, is too expensive and ends relatively early, not allowing for a social evening in Peterborough or Leicester...'
382	NS 91	General Comment	Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	
383	NS 92	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
384	NS 93	Policy 1: Residential Development Management	<p>public consultations are considered in the identification of allocated sites.</p> <p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.
385	NS 94	Policy 1: Residential Development Management	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall</p>	Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. In its response, RCC provided useful comments and suggested useful amendments, but did not suggest that the Plan would not be accepted for Regulation 16; similarly, the Plan is in line with the Basic Conditions, and it is unlikely that it will not be accepted by an examiner, although some recommendation for amendments from the examiner is expected and welcomed.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
386	NS 95	General Comment	<p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development. All 10 policies work in combination with each other, therefore once "made" by RCC, the criteria in the policies will become material considerations and will be used to assess planning applications. Policy 1, in conjunction with Policy 2: Delivering Good Design and Policy 9: Green Infrastructure and Recreational Facilities; ensures the promotion of sustainable means of transportation for future development. Future development would not individually or cumulatively with other proposals have a detrimental impact on traffic and congestion, and would promote accessibility to the town centre, promoting sustainable means of transportation. Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
387	NS 96	Policy 1: Residential Development Management	<p>public consultations are considered in the identification of allocated sites.</p> <p>Due to the timing and hierarchical relationship between the two plans (Neighbourhood Plan and the future Rutland Local Plan), the Neighbourhood Plan does not allocate residential development sites or identifies favourable or unfavourable sites because it relies on the Local Plan. The Local Plan is currently being reviewed and will allocate sites in such a way to address the minimum housing requirement of the town. Policy 1 of the NP set provisions for the management of windfall development, without trying to constraint development but support sustainable development.</p> <p>Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation in terms of the general locations where residents would prefer sites to be located has been mentioned in the Plan, with the recommendation that the results of these public consultations are considered in the identification of allocated sites.</p>	<p>Justification text of Policy 1 has been amended to recommend that the results of Regulation 14 Consultation and the Big Survey are considered in the identification of allocated sites as part of the RCC Local Plan Review.</p>
388	NS 97	Vision	<p>The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the</p>	<p>Section 5 has been amended to read '...The Neighbourhood Plan was prepared at a time when the Rutland Local Plan Review was ongoing but not yet completed: as a result, the Local Plan Review had not allocated Development Sites in Oakham and Barleythorpe, although it was committed to do so and consultation in that direction was ongoing at the time this Neighbourhood Plan was prepared. To comply with the Basic Condition Statement requiring for the Neighbourhood Plan to be in general conformity with</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>basic conditions of the Local Plan Review. Moreover, working in collaboration with the allocation contained in the Local Plan the NP adequately accommodate and plan for the level of development estimated for the future growth of the town and village.</p>	<p>the Local Plan and to avoid overlapping and parallel (hence potentially conflicting) Site Allocation consultations, this Neighbourhood Plan does not allocate specific sites, but leaves allocation to the Local Plan Review. The policies contained in this Neighbourhood Plan setting requirements in terms of development design and standards will apply to such allocations, together with other requirements contained in the Local Plan Review. The allocation contained in the Local Plan Review and the provisions meant to regulate windfall development contained in this Neighbourhood Plan will work in synergy to meet the local residential and employment development needs. In that, the Neighbourhood Plan adequately contributes to accommodate the level of development required to meet the Rutland Local Plan review, hence being in keeping with the Basic Conditions. Sites allocations additional to those that will be contained in the Local Plan Review within Oakham and Barleythorpe will be unnecessary, unless it can be shown that local need has increased or that there is community support for further growth thereafter. In that case, it is expected that this Neighbourhood Plan will be reviewed, potentially including Site Allocations...'</p>
389	NS 97	Objectives	<p>The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that,</p>	<p>Section 5 has been amended to clarify the current situation better and address the point raised.</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			the NP is in line with its own vision and with the basic conditions of the Local Plan Review, including Paragraph 69 of the NPPF. Moreover, working in collaboration with the allocation contained in the Local Plan the NP adequately accommodate and plan for the level of development estimated for the future housing need of the town and village, an Policies in the NP requiring the delivery of social facilities and infrastructure and of innovative business opportunities will apply to allocation contained in the Local Plan and will ensure that the development of such sites contributes to the achievement of the NP Objectives.	
390	NS 97	Policy 1: Residential Development Management	The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review, including Paragraph 69 of the NPPF. The NP does not mention specifically any site, so it does not make any comment on the site proposed by the consultant. The 20 dwelling definition will need to be amended to be in line with the NPPF definition of small sites, i.e. below 10 dwellings on 0.5 hectares.	Section 5 has been expanded to clarify the point made in response to this comment. The 20 dwelling reference has been amended to read small scale sites, in line with the definition contained in the NPPF.
391	NS 97	Policy 2: Delivering Good Design	It is believed that the current wording of the policy and the fact that it works together with other policies in this plan promoting the sustainable	No change needed

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			development within the town (e.g. Policy 1) does acknowledge and help achieve a balance between the best use of land and respect of the local character.	
392	NS 97	Policy 3: Housing affordability and Local Connection	The split will be amended to be in line with the policy contained in the Local Plan.	The split between the rent affordable accommodation and the affordable accommodations for ownership has been amended to be in line with the Local Plan
393	NS 97	Policy 5: Employment and Business Development	The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review, including Paragraph 69 of the NPPF. The NP does not mention specifically any site, so it does not make any comment on the site proposed by the consultant.	Section 5 has been amended to clarify the current situation better and address the point raised.
394	NS 97	Policy 6: Historic Heritage and Character	Comment noted, the Neighbourhood Plan does not refer or consider allocation sites in any particular aspect.	No change needed
395	NS 97	Policy 7: Community Facilities	Policy 7 has been amended, moving the reference to the C.I.L. application to the justification text, where the NPPF and other regulation explaining the way C.I.L. is performed will be explained	Policy 7 has been amended, and the reference to C.I.L. has been removed.
396	NS 97	Policy 8: Important Views	Comment noted, the Neighbourhood Plan does not refer or consider allocation sites in any particular aspect.	No change needed
397	NS 97	Policy 10	Policy 2 has been amended to ensure that the aspects listed in the point 3 will be considered by	Point 2 has been removed, and the policy has been amended to read:

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			any development proposal which may have a detrimental impact of the assets listed in point 3, ensuring such points are particularly highlighted and considered in the assessment and studies required in the Validation Checklist.	<p>3. All developments, projects and activities will be expected to:</p> <ul style="list-style-type: none"> <li>a. Provide an appropriate level of protection to legally protected sites and species;</li> <li>b. Protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for and benefits of the development in that location clearly outweigh the loss;</li> <li>c. Maintain and where appropriate enhance conditions for priority habitats 12;</li> <li>d. Maintain and where appropriate enhance recognised geodiversity assets;</li> <li>e. Maintain and where appropriate enhance other sites, features, species;</li> <li>f. Identify, protect and maintain as appropriate networks of ecological interest and provide for appropriate management;</li> <li>g. Identify measures to avoid and/or reduce any potential adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);</li> <li>h. Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on-site or elsewhere. Where development proposals may be expected to have impacts related to any of the items listed above, proposals should include an explanation of how impact can be avoided or mitigated.</li> </ul>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
398	NS 97	Community Aspirations	Comment noted, the Neighbourhood Plan does not refer or consider allocation sites in any particular aspect.	No change needed
399	NS 97	Neighbourhood Profile	Comment noted, the Neighbourhood Plan does not refer or consider allocation sites in any particular aspect.	No change needed
400	NS 97	Important Views Assessment	Comment noted, the Neighbourhood Plan does not refer or consider allocation sites in any particular aspect.	No change needed
401	NS 98	Vision	Support noted	No change required
402	NS 98	Objectives	<p>The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review. Moreover, working in collaboration with the allocation contained in the Local Plan the NP adequately accommodate and plan for the level of development estimated for the future growth of the town and village. To reflect the fact that it is not allocating sites, Objective 6 will be amended to read support</p>	<p>Objective 6 has been amended to read "Support" instead of "Identification of"</p> <p>Section 5 has been amended to read '...The Neighbourhood Plan was prepared at a time when the Rutland Local Plan Review was ongoing but not yet completed: as a result, the Local Plan Review had not allocated Development Sites in Oakham and Barleythorpe, although it was committed to do so and consultation in that direction was ongoing at the time this Neighbourhood Plan was prepared. To comply with the Basic Condition Statement requiring for the Neighbourhood Plan to be in general conformity with the Local Plan and to avoid overlapping and parallel (hence potentially conflicting) Site Allocation consultations, this Neighbourhood Plan does not allocate specific sites, but leaves allocation to the Local Plan Review. The policies contained in this Neighbourhood Plan setting requirements in terms of development design and standards will apply to such allocations, together with other requirements contained in the Local Plan Review. The allocation contained in the Local Plan Review and the provisions meant to regulate windfall development contained in this Neighbourhood Plan will work in synergy to meet</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
				the local residential and employment development needs. In that, the Neighbourhood Plan adequately contributes to accommodate the level of development required to meet the Rutland Local Plan review, hence being in keeping with the Basic Conditions. Sites allocations additional to those that will be contained in the Local Plan Review within Oakham and Barleythorpe will be unnecessary, unless it can be shown that local need has increased or that there is community support for further growth thereafter. In that case, it is expected that this Neighbourhood Plan will be reviewed, potentially including Site Allocations...'
403	NS 98	Policy 1: Residential Development Management	The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review, including Paragraph 69 of the NPPF. The NP does not mention specifically any site, so it does not make any comment on the site proposed by the consultant. The 20 dwelling definition will need to be amended to be in line with the NPPF definition of small sites, i.e. below 10 dwellings on 0.5 hectares.	Section 5 has been expanded to clarify the point made in response to this comment. The 20 dwelling reference will need to be amended to read small scale sites, in line with the definition contained in the NPPF.
404	NS 98	Policy 3: Housing affordability and Local Connection	The split will be amended to be in line with the policy contained in the Local Plan, and relies on the assessment performed by the Local Plan to support	The split between the rent affordable accommodation and the affordable accommodations for ownership has been amended to be in line with the Local Plan

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			the proposed split in terms of viability. The reference to future housing need assessment has been included to ensure the Policy is flexible and responsive to future changes, whilst giving a general direction based on current need and development Vision.	
405	NS 99	General Comment	<p>The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review. Moreover, working in collaboration with the allocation contained in the Local Plan the NP adequately accommodate and plan for the level of development need to be estimated for the future growth of the town and village.</p>	<p>Section 5 has been amended to read '...The Neighbourhood Plan was prepared at a time when the Rutland Local Plan Review was ongoing but not yet completed: as a result, the Local Plan Review had not allocated Development Sites in Oakham and Barleythorpe, although it was committed to do so and consultation in that direction was ongoing at the time this Neighbourhood Plan was prepared. To comply with the Basic Condition Statement requiring for the Neighbourhood Plan to be in general conformity with the Local Plan and to avoid overlapping and parallel (hence potentially conflicting) Site Allocation consultations, this Neighbourhood Plan does not allocate specific sites, but leaves allocation to the Local Plan Review. The policies contained in this Neighbourhood Plan setting requirements in terms of development design and standards will apply to such allocations, together with other requirements contained in the Local Plan Review. The allocation contained in the Local Plan Review and the provisions meant to regulate windfall development contained in this Neighbourhood Plan will work in synergy to meet the local residential and employment development needs. In that, the Neighbourhood Plan adequately contributes to accommodate the level of development required to meet the Rutland Local Plan review, hence being in keeping with the Basic Conditions. Sites allocations</p>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
				additional to those that will be contained in the Local Plan Review within Oakham and Barleythorpe will be unnecessary, unless it can be shown that local need has increased or that there is community support for further growth thereafter. In that case, it is expected that this Neighbourhood Plan will be reviewed, potentially including Site Allocations...'
406	NS 99	Policy 1: Residential Development Management	<p>The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review.</p> <p>Moreover, working in collaboration with the allocation contained in the Local Plan the NP adequately accommodate and plan for the level of development need to be estimated for the future growth of the town and village.</p> <p>In light of the fact that the site allocation contained in the Local Plan (outside of the Planned Limits of Development) will consider and accommodate the housing need of the town, it is believed reasonable for the policy to regulate windfall development: windfall development should be located in the existing urban fabric of the town and village, to promote cohesion and vitality of the centre, and hence the restriction within the Planned Limits of Development is considered acceptable and not overly restrictive of future development.</p>	Section 5 has been expanded to clarify the point made in response to this comment,

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
407	NS 99	Policy 1: Residential Development Management	Planning applications will be considered on their own merit, but they need to consider the impact within the local context and the larger impact on the surrounding settlement and physical environment. For this reason, each planning application needs to consider the nearby developments, including recently approved development. The SG agrees with the consultant that developers should not be asked to consider potential sites coming forward, and hence amended to policy to read individually and cumulatively with other longstanding and recently approved developments.	The wording has been amended to read individually and cumulatively with other longstanding and recently approved developments.
408	NS 99	Policy 2: Delivering Good Design	Policy 2 is not solely based on Chapter 12 of the NPPF, but also other provision of the NPPF and Local Plan in terms of community facilities, green infrastructure, and provision of public utilities that can be achieved through development design. The Policy adds detail and local context to the aspect that would be asked as part of the planning application process, in response to the result of the consultation exercises that emphasised the need to promote the delivery of community facilities and open green space as part of new developments. The provision in the policy also works in synergy with other policies in the Plan, including Policy 7 and Policy 9. The requirement of point 4 of Policy 2 is not deemed too onerous and do not threaten the viability of development proposals.	No change needed
409	NS 100	Policy 1: Residential Development Management	The allocation of housing and employment development produced as a result of the Local Plan Review was not completed at the time of the preparation of this Neighbourhood Plan. This	Section 5 has been amended to read '...The Neighbourhood Plan was prepared at a time when the Rutland Local Plan Review was ongoing but not yet completed: as a result, the Local Plan Review had not

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Response to the comment	Changes to the Plan in response to the comment
			<p>completed the role of the SG in allocating sites, including Additional and Reserve Sites, as the allocation process is undertaken by RCC was still very fluid and the methodology and requirements not set in a definitive way. As a result, the Oakham NP Steering Group decided not to undertake site allocation in parallel to the Rutland County Council own assessment and instead present a criteria based policy to manage and control windfall development. In doing that, the NP is in line with its own vision and with the basic conditions of the Local Plan Review. Moreover, working in collaboration with the allocation contained in the Local Plan the NP adequately accommodate and plan for the level of development need to be estimated for the future growth of the town and village. The Steering Group agrees with the comment made by the consultee, in that there could be a number of scenarios arising that could change the number of housing required: these changes, exemplified by the St George Barracks example described by the consultee, are among of the reasons that lead the SG to opt for not allocating sites in parallel to RCC allocation, to avoid risk of conflict and therefore breaching the Basic Condition of general conformity with the Local Plan. For these reasons, even though it is recognised that the approach of allocating Additional and Reserved Site may have been successful elsewhere, the SG believe it does not apply to the Oakham and Barleythorpe specific circumstance at this point of time. The Plan Monitoring and Review process consider the opportunity to apply such an approach in the</p>	<p>allocated Development Sites in Oakham and Barleythorpe, although it was committed to do so and consultation in that direction was ongoing at the time this Neighbourhood Plan was prepared. To comply with the Basic Condition Statement requiring for the Neighbourhood Plan to be in general conformity with the Local Plan and to avoid overlapping and parallel (hence potentially conflicting) Site Allocation consultations, this Neighbourhood Plan does not allocate specific sites, but leaves allocation to the Local Plan Review. The policies contained in this Neighbourhood Plan setting requirements in terms of development design and standards will apply to such allocations, together with other requirements contained in the Local Plan Review. The allocation contained in the Local Plan Review and the provisions meant to regulate windfall development contained in this Neighbourhood Plan will work in synergy to meet the local residential and employment development needs. In that, the Neighbourhood Plan adequately contributes to accommodate the level of development required to meet the Rutland Local Plan review, hence being in keeping with the Basic Conditions. Sites allocations additional to those that will be contained in the Local Plan Review within Oakham and Barleythorpe will be unnecessary, unless it can be shown that local need has increased or that there is community support for further growth thereafter. In that case, it is expected that this Neighbourhood Plan will be reviewed, potentially including Site Allocations...'</p>

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			future, were the circumstance to change and the need for such approached deemed necessary	

# Oakham and Barleythorpe Consultation Statement Appendix 1





**Rutland County Council**  
District Council

**The Neighbourhood Planning (General) Regulations 2012 (as amended)**

**Designation of an Oakham Neighbourhood Plan Area**

Rutland County Council received an application from Oakham Town Council under Regulation 5 of the above-mentioned Regulations to designate the whole of the Oakham and Barleythorpe Parishes and a small part of Egleton Parish area as an Oakham Neighbourhood Area.

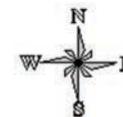
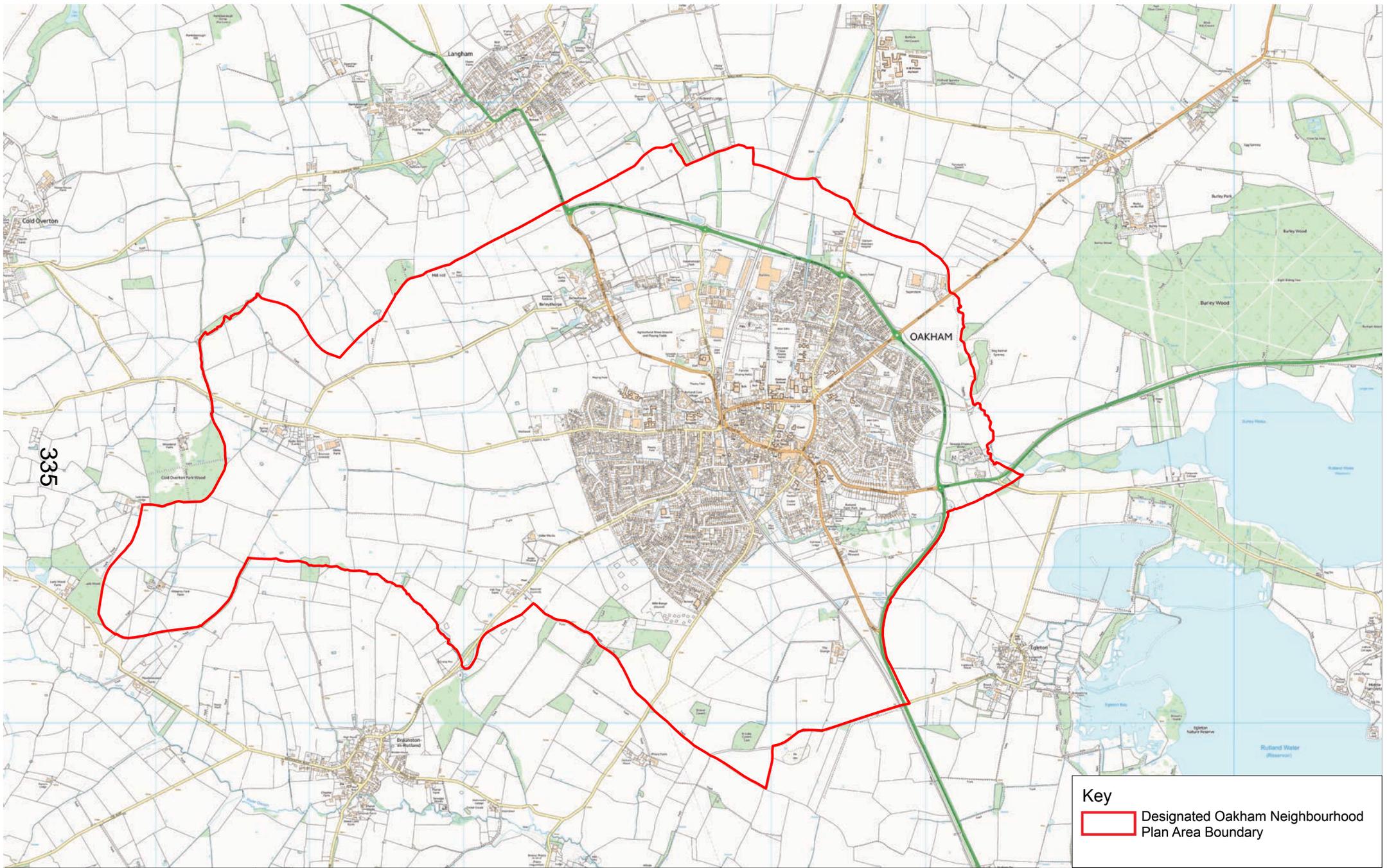
Comments were invited on the application between 16 February 2016 and 29 March 2016. A total of 4 representations were received in response. These have been considered by the Council.

Under Regulation 7 of the above regulations and following the statutory consultation period, Rutland County Council has designated the application area as a Neighbourhood Area in order to facilitate the preparation of a Neighbourhood Development Plan by Oakham Town Council.

A map identifying the designated area can be viewed on the Council's website [www.rutland.gov.uk/neighbourhoodplans](http://www.rutland.gov.uk/neighbourhoodplans)

Helen Briggs  
Chief Executive  
Rutland County Council

April 2016



# Oakham and Barleythorpe Consultation Statement Appendix 2



## Oakham Neighbourhood Plan 3 March 2016

If you live, work or have a business interest in or around Oakham you have a possible once in a lifetime opportunity to really influence how the town develops. Use it or lose it.

Your Neighbourhood Plan Steering Group is ready to drive this forward. But to be effective the plan needs your views:

What do you like about your town?  
What do you not like about your town?  
How do you want the town to develop?

Inevitably the town will grow and the Neighbourhood Plan will shape this growth. We need your views to answer questions such as:

Where should new developments be located?  
Does the town have the types and styles of housing you want?  
What do you want from the High street and shops?  
Where do you want to have green spaces and community facilities?  
Do we meet the needs of our children and the elderly?  
How do you want to see business develop?

As the town grows do you need to consider the impact on its schools, medical facilities, leisure facilities, traffic management, public transport, etc?

To drive the Neighbourhood Plan forward your views are essential. So that this can happen there will be a series of events and workshops that will include listening to your views and giving you feedback.

These will be open to residents, local organisations and businesses that have an interest in the Oakham neighbourhood.

The events will be supported by regular press releases, radio interviews, a Neighbourhood Plan web site, social media and news letters.

The first session will happen in early April – look out for further details.

The localism Act has reformed the planning system to give local people the power to determine the development of the community in which they live. Your Neighbourhood Plan is the vehicle for this. It is not a consultation document. Once your Plan is completed and approved, Rutland County Council Planners are obliged to refer to it when considering all future development and planning applications.

We look forward to receiving your views.  
If you'd like to get more involved with the Neighbourhood Plan please contact [enquiries@oakhamtowncouncil.gov.uk](mailto:enquiries@oakhamtowncouncil.gov.uk)

## **Oakham Town Council Press Release 19/02/16**

Oakham Town Council has formed a Steering Group drawn from the local community who expressed an interest at recent public awareness events. Together, they will develop a Neighbourhood Plan for Oakham in full consultation with residents, businesses and interested parties.

This follows Central Government Policy, which is actively encouraging communities to take responsibility for the development of their environment. The Neighbourhood Plan will become legally binding when accepted through a community referendum at the end of what is expected to be a 2 to 3 year process of research and consultation.

Rutland County Council has now received a submission to go ahead with a Neighbourhood Plan and the Steering Group are looking at examples of best practice from other Neighbourhood Plans from around the country.

Throughout the next 2 years, residents and businesses will expect be consulted about topics such as the location and types of residential housing, areas for commercial and industrial activities, transport links, roads, the high street, schools, healthcare, leisure and community facilities, open spaces and environmental issues.

Listening to what is important to members of the community is the most critical part of developing your Neighbourhood Plan so the Steering Group will be inviting local groups, charities, businesses, places of worship, schools, medical practitioners, developers, environmental and planning specialists as well as residents to have their say. If you would like to add yourself or a group to our list of contacts, please let us know.

Want to get involved? Contact [enquiries@oakhamtowncouncil.gov.uk](mailto:enquiries@oakhamtowncouncil.gov.uk)

## LOCAL NEWS

Steering group hosts first public consultation event

# People have their say on neighbourhood plan

BY KERRY COUPE  
kerry.coupe@press.co.uk  
Twitter: @herutlandtimes

Nearly 200 people packed Victoria Hall in Oakham to have their say for the first time on how the town will develop.

Oakham Town Council has approved the formation of a steering group to put together the neighbourhood plan and on Saturday, the steering group held its first public consultation meeting.

The steering group, which is mainly made up of residents from the community, was delighted with the response.

Liz Sanders, from the steering group, said: "The role of the steering group is to develop the neighbourhood plan with the community so that people can have their say. Following our first public consultation the signs are that this is proving to be very effective."

During the event, people were able to provide their



People at the event at Victoria Hall

Photo: Martin Brookes

views on how the town should develop in the future.

Areas of interest included new housing, open spaces, development of the High Street, job opportunities, medical facilities, transport and roads, leisure facilities and protec-

tion of the environment.

Liz added: "This really was a community event with volunteers from the Oakham Baptist Church providing an endless supply of hot drinks and homemade cake."

"Local Guides and Rangers

were also involved, keeping attendance records and helping to represent the views of younger people.

"The steering group really appreciates the support they provided and thanks them for their time and efforts."

The steering group will now analyse the feedback from Saturday's event and there will be more events in the future, to again provide people with the chance to have their say on different aspects of the plan as it develops. Working groups will be set up to look into specific areas of the plan.

Liz said: "Members of the steering group are all volunteers who, like you, live in the community. They want to see the town develop properly and carefully so that it is a buoyant and pleasant place in which to live, work and play."

The steering group is still keen to hear from people who would like to get involved. To find out more e-mail enquiries@oakhamtowncouncil.gov.uk

**Press release 13**

**Your Neighbourhood Planning Survey will be in your hands in March**

You are invited to 2 more events to talk about your Oakham/Barlythorpe Neighbourhood Plan

4 March 2017, 08.30-15.00 Aldi Supermarket, Hackmore Way, Barleythorpe.  
11 March 2017 08.30-15.00 Tesco Supermarket, South St, Oakham.

These are the last events that your Neighbourhood Plan Steering Group are holding before your survey is delivered during late March.

We want to provide you with the opportunity to find out more about how the Neighbourhood Plan will help shape Oakham and Barleythorpe over the coming years and most importantly, how you can influence the changes that will happen.

If you have not been able to attend before we hope to see you at Aldi's or Tesco and if we've heard from you before we would welcome the opportunity to meet you again.

By completing the survey you will give us the basis for developing and writing the Neighbourhood Plan and in this way you can influence the future shape of your community.

We intend to deliver a survey questionnaire to every home and business within Oakham and Barleythorpe. If you would like more than one copy for the people in your home or business to fill in then please use additional copies. You can get them from Oakham Town Council Offices, Victoria Hall, High St, Oakham. Or you can download and print more copies.

It is really important that we get as many completed questionnaires as possible. There will 'drop-off' boxes in a number of shops, the library, Oakham Town Council and Rutland County Council offices. You can also return the questionnaire through the post and an on-line version will be available on the Neighbourhood Plan Web site.

New development is at the heart of the Plan. This includes where and what type of housing will be built and where commercial and industrial units might be developed. Up to now you may not have had much influence on how your town or village has grown. The Neighbourhood Plan changes this because future planning decisions will be influenced by your Plan.

We hope you will take some time to respond to the survey questions and return it to us. This is a one-off chance for us to make the Neighbourhood Plan reflect your views and we are relying on you to make an input.

**Remember, its Your Voice, Your Choice.**

## Attachment 2 - Supermarket Events



Views of the event can be found:

[https://docs.wixstatic.com/ugd/746b8c\\_c231f6c7bfa244ea9d09633b8ff87657.pdf](https://docs.wixstatic.com/ugd/746b8c_c231f6c7bfa244ea9d09633b8ff87657.pdf)

## Attachment 2 - Supermarket Events



Oakham Neighbourhood Plan

### People give views on town's future

The team working on the Oakham and Barleythorpe Neighbourhood Plan held an event on Saturday at Tesco. The aim of the event was to continue to give people the chance to have their say and get more information on how the plan will shape the future of the town. The team was pleased that lots of people went along. Oakham mayor Adam Lowe said: "It is very encouraging that so many of our residents are taking an active interest in how their

community grows and develops over the coming years." If you missed this event or would like more information, the team will be at the Farmers Market at Oakham on November 19. In March next year, a questionnaire will be sent to every home and business in the Oakham and Barleythorpe area. The results will form the basis of the first draft of the plan. The final plan will influence how Oakham and Barleythorpe develop in the coming years.

## Press release 10 22 Oct 2016

### **Neighbourhood Plan – Your Voice, Your Choice**

Residents of Oakham and Barleythorpe have recently received a hand delivered Neighbourhood Plan information pack. Among other information this had publicity about our next event which will be held at Tesco's Store on Saturday 22 October between 9am and 3pm.

This is another opportunity for everyone who lives or works within Oakham and Barleythorpe to become involved in creating your first Neighbourhood Plan which will inform decisions made about the future of your community.

New development is at the heart of the Plan. This includes where and what type of housing will be built and where commercial and industrial units might be developed. Up to now you may not have had much influence on where your town or village has grown. The Neighbourhood Plan changes this. Once it has been agreed, future planning decisions will be guided by your Plan.

On the 22 October you will have the opportunity to find out more about how you can influence and become involved in the shaping of future developments in Oakham and Barleythorpe. We will also provide information on all the other areas that your Plan can influence and those it cannot. And we are keen to hear from you about your own views and ideas.

If you would like to have a conversation to gather more information or to tell us what you think at this early stage then please come and talk to us in Tesco's foyer. There will be detailed maps for you to see and more leaflets for you to pick up.

We need to make this a plan based on the contribution of as many people as possible and we are relying on you to make an input. It is your Plan!

Take a look at our website [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk) or write to us with your views on [oakhamnp@gmail.com](mailto:oakhamnp@gmail.com)

Press release 11 17 Nov 2016

### **Your Neighbourhood Planning is gathering momentum**

If you missed the opportunity to meet members of your Neighbourhood Plan Steering Group during our recent event at the Oakham Tesco store, there is a further opportunity this week. We will be at the Farmers Market, Goal Street, Oakham on Saturday 19 November.

Once again you will have the chance to share your views on how Oakham and Barleythorpe develop and grow over the coming years. At the same time we will be pleased to provide you with information concerning Neighbourhood Planning and update you on the progress we are making.

Our website is regularly updated, take a look: [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk)  
Or contact us by e-mail : [oakhamnp@gmail.com](mailto:oakhamnp@gmail.com)

Press release 12 22 Jan 2017

### **Neighbourhood Plan – Your Voice, Your Choice for Business Owners and Managers**

Businesses large and small of Oakham and Barleythorpe have recently received either a hand delivered or emailed invitation to a Business Forum to be held on Tuesday 31<sup>st</sup> January 6.00 to 8.00 at Victoria Hall, High Street, Oakham.

Oakham Neighbourhood Plan Town Centre and Business Working Groups want to hear what business owners and managers, within the Neighbourhood Plan area, have to say about current and future economic growth potential. They will also get to hear more about what a Neighbourhood Plan can do for them and the community they employ and/or serve.

This is a vital opportunity for everyone involved in running a business to contribute to the creation of the Neighbourhood Plan from their perspective too.

New development is at the heart of the Plan. This includes where and what type of housing will be built and where and what type of commercial, retail and industrial units might be developed. Up to now you may not have felt you had much influence on how Oakham is developed. The Neighbourhood Plan changes this. Once it has been agreed, future planning decisions will be guided by your Plan.

If you are a business owner or manager and want to find out more about how you can contribute your ideas or if you haven't received an invite, take a look at our website [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk) for more information or write to us with your details on [oakhamnp@gmail.com](mailto:oakhamnp@gmail.com)

## Politics

# Views found during town's Big Survey

Almost 30 per cent of people living or working in Oakham and Barleythorpe responded to the Oakham Neighbourhood Plan questionnaire that was sent to all homes and businesses in April.

The Big Survey was a unique opportunity for residents to say what they would like to see in the future development of Oakham, Barleythorpe and the surrounding area. It was put together by the neighbourhood plan steering group, working through Oakham Town Council.

The responses have now been read and the views recorded and analysed. The report showing the results of the survey is available to read at [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk)

Some key points have emerged from the survey, which will help shape the policies and proposals that will now be developed.

Cutts Close is seen as

a particularly important green space; two bedroom starter houses were identified as being needed in Oakham/Barleythorpe followed by two or more bedroom family houses.

The most popular view was that houses should be built in small groups of up to 20 and adequate off-street parking was identified as the most important feature of all new housing developments.

The steering group is now planning to hold a series of events for people to see what residents of Oakham and Barleythorpe have collectively said regarding how they would like Oakham and Barleythorpe to grow and develop over the coming years.

The first of these will be held on Saturday, July 15, between 9.30am and 1pm in the Victoria Hall, High Street, Oakham, where members of the steering group look forward to chatting to people.

## Your Views

### THANK YOU A wonderful surprise party

I should like to say a very big thank you to my family for the wonderful surprise party that was organised by them on the occasion of my 80th birthday, also Sharni for the lovely birthday cake!

Once again, all I can say is thank you all so much for coming and making the day so wonderful, and something I shall treasure for always.

**Julie Murphy**  
Address withheld

### DEMENTIA Please help enrich someone's life

There are now dozens of people with dementia in Leicestershire and Rutland on the waiting list for our 'Side by Side' service. Demand is continuing to grow so we desperately need more volunteers to help someone with dementia to do something they love, such as going to the football or just meeting for a chat and a coffee.

Leicestershire and Rutland has been piloting this 'matching' service and thanks to a generous grant of £1.3 million from the players of People's Postcode Lottery we are expanding the service to other counties.

By becoming a volunteer, you can enrich not only the life of a person with dementia but could also gain and share invaluable skills and develop new friendships.

If you are able to help, please call 0116 231 1111 or email [suna.tilley@alzheimers.org.uk](mailto:suna.tilley@alzheimers.org.uk)

**Suna Tilley**  
Side by Side Coordinator for  
Leicestershire and Rutland

### DEVELOPMENT Make your views known to council

May I commend Ed Reynolds, Lib Dem PPC for

Rutland and Melton, for his letter (Mercury, February 3) drawing attention to significant shortcomings at the Larkfleet development at Oakham Heights.

The National Planning Policy Framework (NPPF) and the new government Housing White Paper aim, amongst other things, to ensure that developments are planned and delivered to meet local needs in a timely fashion and without significant detriment to the environment.

The Campaign for the Protection of Rural England (CPRE) actively campaigns in support of this aim and to ensure that the rural environment can be enjoyed by all, and we therefore strongly support challenges to inappropriate planning decisions and housing developments which fall short.

I would urge all concerned to make their views clearly known to Rutland County Council regarding the Oakham Heights and, indeed, any other unsatisfactory developments, in order to ensure that appropriate control is exercised in the future and that, wherever possible, steps are taken to remedy the shortcomings of the past.

**Malcolm Touchin**  
Chairman, Rutland Branch of  
CPRE

### VIEW Monthly surgery at Uppingham

Once again the monthly surgery to make it easier for Uppingham residents to meet and talk to their county council and town council representatives is taking place on Saturday, February 25, from 10 to 11am at the Town Hall in Uppingham.

Past surgeries have proved very useful in highlighting issues of concern to residents.

One county councillor and one town councillor will be on hand to hopefully answer your questions and to help solve any



*Flyer, 18th June 2018*



## **Oakham and Barleythorpe Neighbourhood Plan Walkabouts.**

**Neighbourhood Planning** gives **you** a chance to have greater say in the way **your** town grows. In our case to shape the development and growth of Oakham until 2035. The Oakham Neighbourhood Plan team is a group of local residents, **all volunteers**, who want the voices of **all** those who live and work here to be heard on how they think the **whole** of Oakham and Barleythorpe should develop.

To make this a happen the team are looking for other volunteers to take part in Community Walkabouts in the different parts of Oakham. Recent events have shown that that local people do care about the future of their town. So, this could be your chance to make a real difference to the area in which you live.

We already have a huge amount of evidence gained through the various local meetings. The Big Survey carried out last year gave us more . We will be using all this information and our local knowledge to get a greater understanding of peoples hopes and wishes. We will do this by talking to people in the different parts of the town.

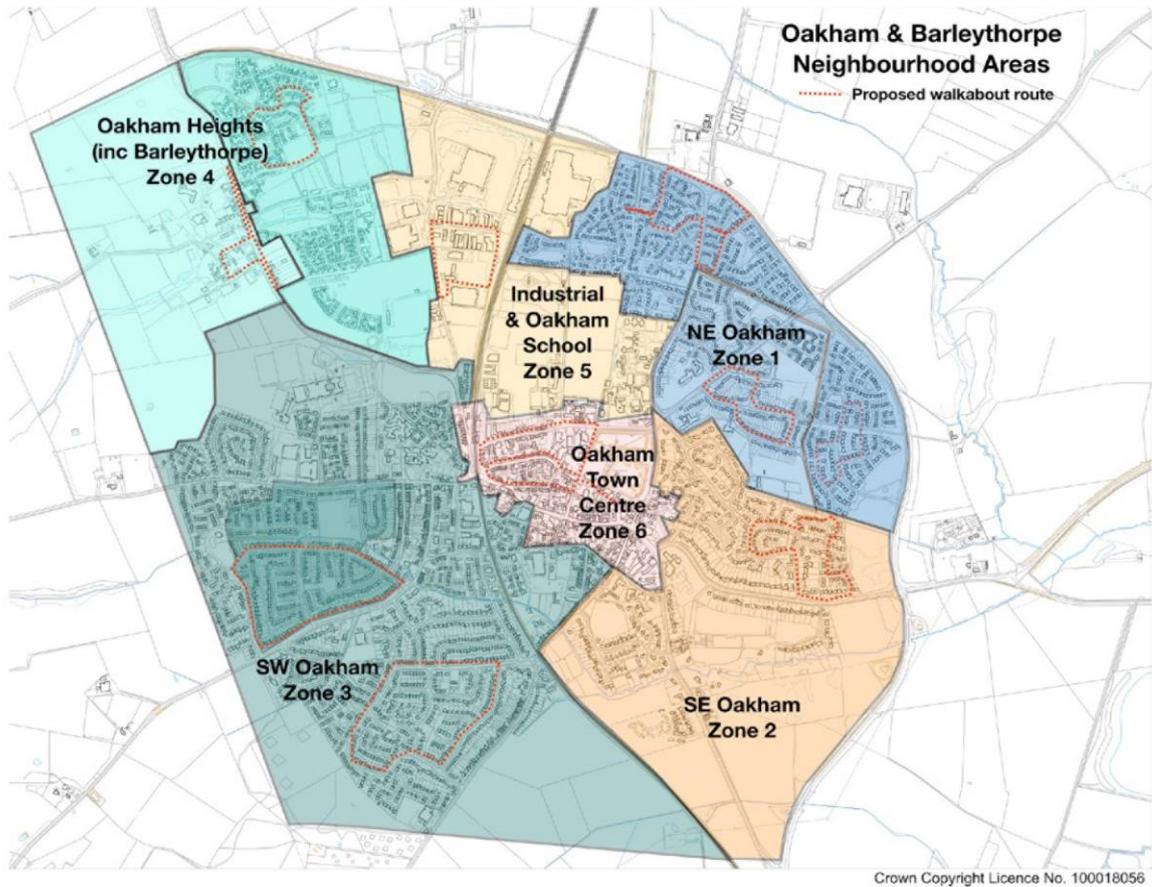
The map below shows how we have divided Oakham and Barleythorpe into six 'community walkabout areas' (zones) with planned walkabout routes (red dots). We are looking for to groups of about ten people, with members of the ONP Team acting as facilitators, for each zone. The zones and planed dates, so far, are:-

- Zone 1 – North east Oakham on Saturday on 16<sup>th</sup> June in the morning
- Zone 2 – South east Oakham on Saturday on 23<sup>rd</sup> June
- Zone 3 - South west Oakham
- Zone 4 – Barleythorpe and Oakham Heights,
- Zone 5 – The Industrial Area and Oakham School
- Zone 6 – The town centre

If you would like to take part then please go to the contact page on our website (or email [oakhamnp@gmail.com](mailto:oakhamnp@gmail.com)) to record your interest in a walkabout and choose the zone that most interests you.

An example of a training walk completed for Barleythorpe can be found on our web site <https://www.oakhamnp.org.uk/barley>.  
Walkabout details can be found here [www.oakhamnp.org.uk/walkabout](http://www.oakhamnp.org.uk/walkabout).

Attachment 4 Neighbourhood Profile Walkabouts





## Oakham and Barleythorpe Neighbourhood Plan Oakham NE Walkabout.

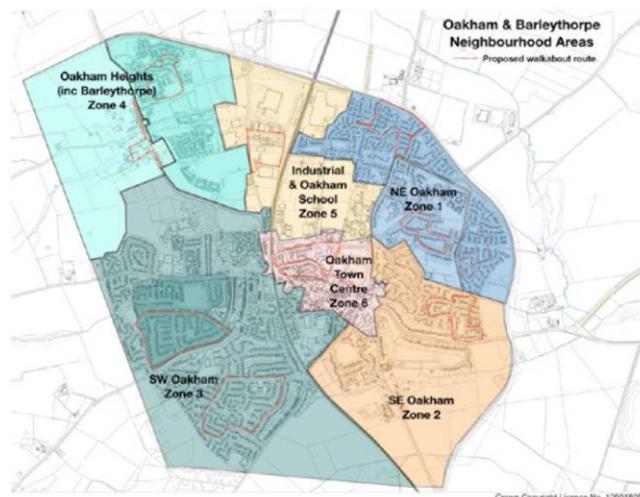
**Neighbourhood Planning** gives **you** a chance to have greater say in the way **your** town grows. In our case to shape the development and growth of Oakham until 2035. The Oakham Neighbourhood Plan team is a group of local residents, **all volunteers**, who want the voices of **all** those who live and work here to be heard on how they think the **whole** of Oakham and Barleythorpe should develop.

To make this happen the team are looking for other volunteers to take part in Community Walkabouts in the different parts of Oakham. Recent events have shown that that local people do care about the future of their town. So, this could be your chance to make a real difference to the area in which you live.

We already have a huge amount of evidence gained through the various local meetings. The Big Survey carried out last year gave us more. We will be using all this information and our local knowledge to get a greater understanding of peoples hopes and wishes. We will do this by talking to people in the different parts of the town.

The Walkabout is part of a Neighbourhood Profile process and allows members of the local community and the Neighbourhood Plan group to develop a greater understanding of their 'place'. This is done by gaining knowledge of the area's history, how it operates today what is valued by local people and what makes Oakham a great place to live or work. Neighbourhood Profiles also help to define the character of an area and act as guidelines to the future for both residents and developers.

The map below shows how we have divided Oakham and Barleythorpe into six 'community walkabout areas' (zones) with planned walkabout routes (red dots).



## Attachment 4 Neighbourhood Profile Walkabouts

We are looking for a group of about ten people, for **Zone 1 – North East Oakham from 6pm on Tuesday on 17<sup>th</sup> July**. Two members of the ONP Team, David Salkeld and Paul Dowse will be acting as facilitators.



### **Zone 1 – North East Oakham**

The day will start with a briefing at David Salkeld's house at 4 Plover Close, Oakham LE156BE at 6pm sharp. We will then walk an agreed route. During the walkabout we will be noting with your help;

Age - Modern residential, post-war, Georgian, etc  
Land Use - commercial, agriculture, etc  
Layout - plot size, open spaces, etc  
Natural features - green spaces, waterways etc  
Open space & recreation – public open spaces etc  
Shop, services, recreation – commercial premises, services etc  
Landmarks – meeting points, focal points

If you would like to take part then please go to the contact page on our website (or email [oakhamnp@gmail.com](mailto:oakhamnp@gmail.com)) to record your interest in the walkabout. Alternatively talk to David Salkeld or Paul Dowse directly.

An example of a training walk completed for Barleythorpe can be found on our web site <https://www.oakhamnp.org.uk/barley>. Walkabout details and further information can be found here [www.oakhamnp.org.uk/walkabout](http://www.oakhamnp.org.uk/walkabout).

*Letter to Rutland Times 2<sup>nd</sup> August 2018*



Letter to Rutland Times 18th October 2018



*Article in Rutland Times*

**The Oakham Neighbourhood Plan team are coming to a street near you! Well, certainly if you live in Oakham or Barleythorpe.**



With the Task and Finish Group, set up by Rutland County Council, getting into its stride focussing on work to rejuvenate Oakham town centre the Oakham Neighbourhood Plan team are moving to the next, and exciting, phase of their project. Some of you may be wondering how the work of the Task and Finish Group differs from that of the Oakham neighbourhood planning team?

Well, both pieces of work involve gathering ideas from those who live, work and visit Oakham on the future development of Oakham. The difference is the Task and Finish Group work will focus on the town centre and take a short term view, 2018 / 2019. The work of the Oakham Neighbourhood Plan will concentrate on the whole Oakham / Barleythorpe area with a more long term, strategic view, 2030 / 2035.

Neighbourhood planning gives local residents a greater say in the way their community develops and the power to produce a shared vision for their neighbourhood. In short, to shape the development and growth of their local area over the next 10, 15 and 20 years. To do this they put in place actions or policies to deliver these developments

To make this a reality, the Oakham's Neighbourhood Plan group are looking for volunteers to participate in 'Walkabouts' / Neighbourhood Profiles in a number of areas across Oakham. Recent events have shown that residents do care about the future of their town so this could be an opportunity for you to make a real difference to the area in which you live.

So, what are Neighbourhood Plans and Neighbourhood profiling?

The Neighbourhood Profile process allows members of the local community and the Neighbourhood Plan group to develop a greater understanding of their 'place'. This is done by gaining knowledge of the area's history, how it operates today what is valued by local

## Attachment 4 Neighbourhood Profile Walkabouts

people and what makes Oakham a great place to live or work.

Neighbourhood Profiles also help to define the character of an area and act as guidelines to the future for both residents and developers.

We already have a huge amount of evidence gained through the various consultation meetings and the Big Survey carried out last year. About 1,500 questionnaires were submitted and we will be using all the information received to help gain an understanding of peoples hopes and wishes and testing this out in conversations with local people.

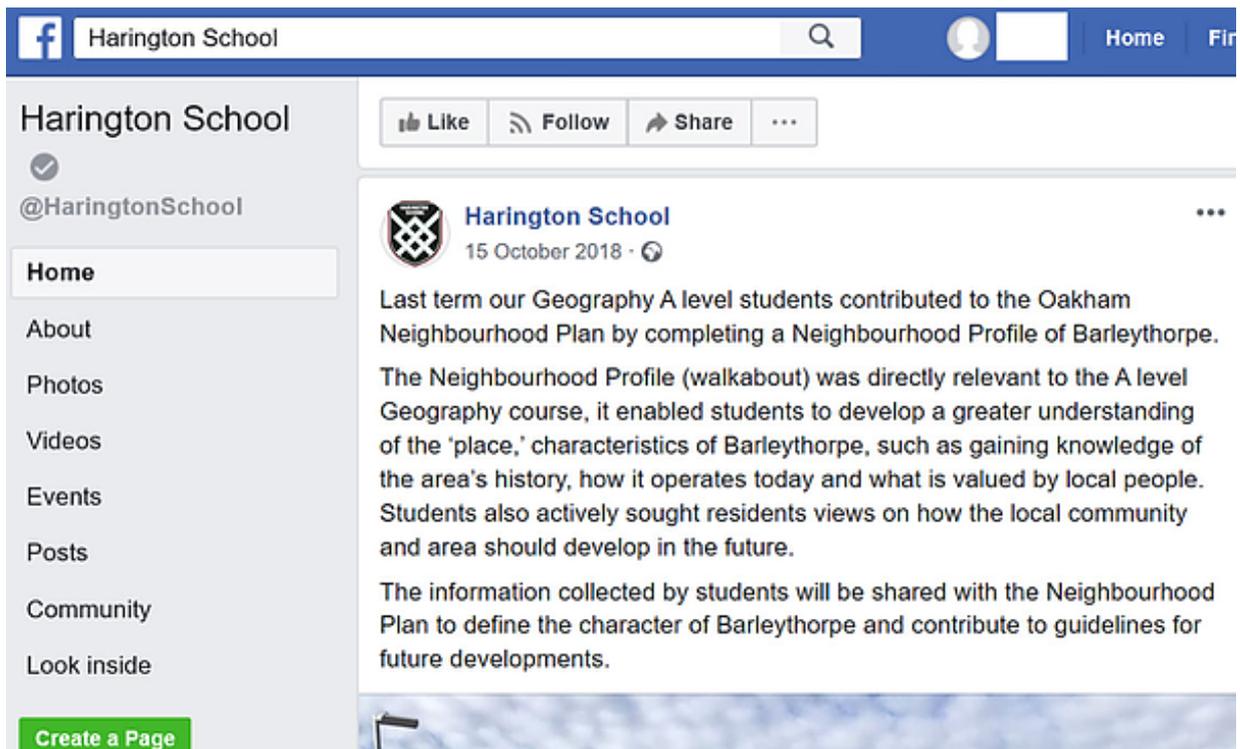
If you are one of those who do care then please get in touch via the 'contact us' button on the ONP website to join one of our walkabout groups. We have divided Oakham and Barleythorpe into six 'walkabout areas' and these are Oakham north east, Oakham south east, Oakham south west, Oakham Heights, the Industrial Area and Oakham School and the town centre/conservation area.

We are also looking for support in writing the objectives and policies for the plan and if you are interested in assisting then please select a theme area and express your preference, again, via the website. The seven theme areas are businesses, community services, heritage and open spaces, housing, sports and leisure, town centre and transport.

If you are able to join us we want you to have a rewarding experience of working with the team on the Oakham and Barleythorpe Neighbourhood Plan so full training will be given to help this

See <http://www.oakhamnp.org.uk> for further details and contact information.

## Attachment 4 Neighbourhood Profile Walkabouts



**Harington School**  
@HaringtonSchool

**Harington School**  
15 October 2018 · 🌐

Last term our Geography A level students contributed to the Oakham Neighbourhood Plan by completing a Neighbourhood Profile of Barleythorpe. The Neighbourhood Profile (walkabout) was directly relevant to the A level Geography course, it enabled students to develop a greater understanding of the 'place,' characteristics of Barleythorpe, such as gaining knowledge of the area's history, how it operates today and what is valued by local people. Students also actively sought residents views on how the local community and area should develop in the future.

The information collected by students will be shared with the Neighbourhood Plan to define the character of Barleythorpe and contribute to guidelines for future developments.

*Photo of the Zone 6 Walkabout group*



*Photo of the Zone 3 Rivers Estate Walkabout Group*

Attachment 4 Neighbourhood Profile Walkabouts



Photo of map annotated by the Zone 3 Rivers Estate Walkabout Group



[http://spectrumweb.rutland.gov.uk/connect/analyst/mobile/#/main?mapcfg=PROW&\\_ga=2.139799290.810130907.1519558597-2067100284.1519558597](http://spectrumweb.rutland.gov.uk/connect/analyst/mobile/#/main?mapcfg=PROW&_ga=2.139799290.810130907.1519558597-2067100284.1519558597)

# NEIGHBOURHOOD PLAN PUBLIC CONSULTATION

**Regulation 14 consultation on the Oakham and Barleythorpe Neighbourhood Draft Plan runs from Monday 6th May to Friday 14th June 2019.**

During the consultation period, paper copies to read and feedback questionnaires will be available at Oakham Library, Rutland County Museum and the King Centre.

Electronic copies can be downloaded from our website: [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk)

Scan here to access the website on your smartphone:



## You are invited to one of our consultation drop-in sessions:

On 18th May at Victoria Hall, 10am to 3pm.

On 25th May at the King Centre, Main Road, Barleythorpe, 10am to 3pm.

On 1st June at Oakham Library, 10am to 3pm.

All residents will have the opportunity to meet members of the steering group, ask questions and suggest any changes.

We encourage families to attend as we welcome the views and opinions of all ages.



## Have your say.

You can provide your comments by filling in a hard copy paper questionnaire or online on SurveyMonkey via [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk)

After the consultation, the draft plan will be considered by Oakham Town Council.

Following examination by an inspector, the referendum will be held at a later date.

We look forward to seeing you.

**Oakham and Barleythorpe  
Neighbourhood Plan Steering Group.  
[www.oakhamnp.org.uk](http://www.oakhamnp.org.uk)**



## Attachment 5 - Regulation 14 Consultation

Thursday, May 30, 2019 [www.rutland-times.co.uk](http://www.rutland-times.co.uk)

**CONSULTATION**  
**Your feedback is vital to process**  
The Oakham and Barleythorpe Neighbourhood Plan team have now

completed two of the three drop-in sessions. Sessions where members of the public have been invited to view the draft Neighbourhood Plan and supporting documents as part of the public consultation process.

The six-week public consultation ends on June 14, and Oakham residents and those who work in Oakham will have an opportunity to meet the steering group

members at the final drop-in session in the Oakham Library on Saturday, June 1, between 10am and 3pm.

Comments on the plan are vital to make sure that the plan reflects the needs and wishes of the local community. For this reason the team would be delighted to meet with local residents to discuss the work to date, gain their views and explain the next steps in the neighbourhood planning

process.

Comments may be made using the questionnaire available in the library or online on the Neighbourhood Plan website at [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk). The code on the posters around promoting the drop-in sessions will direct users to the website.

'Your voice. Your choice' is the message the Steering Group has been using to

promote local involvement. We hope that the residents of Oakham and Barleythorpe will use this final opportunity to lend their 'voice' to the continuing development of the Plan. This will ensure that the final document reflects the views and aspirations of the local community.

**Christopher Clark**  
*Chairman,  
Oakham and Barleythorpe  
Neighbourhood Plan*

# Oakham and Barleythorpe Consultation Statement Appendix 3



<b>Oakham and Barleythorpe Neighbourhood Plan Regulation 14 Consultation: Statutory Consultees</b>	
<b>Name</b>	<b>Email</b>
East Midlands Councils	info@emcouncils.gov.uk
CPRE	mt007f5207@waitrose.com
Historic England	Clive.Fletcher@HistoricEngland.org.uk
Historic England	midlands@HistoricEngland.org.uk
Highways England	adrian.johnson@highwaysengland.co.uk
Highways England	RichardMcGowan@highwaysengland.co.uk
Highways England	planning@highwaysengland.co.uk
Environment Agency	jennifer.moffat@environment-agency.gov.uk
Environment Agency	PlanningKettering@environment-agency.gov.uk
Consultation Service, Natural England	consultations@naturalengland.org.uk
Anglian Water	planningliaison@anglianwater.co.uk
Anglian Water	spatience@anglianwater.co.uk
Wildlife Trust	northamptonshire@wildlifebcn.org
Homes and Community Agency	mail@homesandcommunities.co.uk
National Grid Plant Protection	plantprotection@nationalgrid.com
AFW (for National Grid)	n.grid@amecfw.com
The Mobile Operators Association	dpm@monoconsultants.com
Environment Agency	richard.kisby@environment-agency.gov.uk
Highways England	spatialplanningem@highways.gsi.gov.uk
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Homes and Community Agency	holly.raybould@hca.gsi.gov.uk
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**Oakham and Barleythorpe  
Neighbourhood Plan**

**Sustainability Appraisal/  
Strategic Environmental Assessment  
&  
Habitat Regulations Assessment  
Screening Report**



**Rutland**  
County Council

**November 2019**

**Strategic Environmental Assessment and Habitat Regulations Assessment  
Screening Report for Oakham and Barleythorpe Neighbourhood Plan**

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# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

## 1. Introduction

### Purpose of Report

- 1.1 This screening report is designed to determine whether or not the contents of the proposed submission version of the Oakham and Barleythorpe Neighbourhood Plan (OBNP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.2 This report will also screen whether or not the OBNP requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). A HRA is required if it is deemed that likely adverse significant effects may occur on protected European Sites (also known as Natura 2000 sites and Habitats Sites (NPPF, 2019)) as a result of the implementation of a plan/project. As a general 'rule of thumb' sites with pathways of 10-15km of the plan/project boundary should be included with a HRA. Rutland Water Special Protection Area (SPA)/RAMSAR is the only internationally designated site within a 15km radius of the OBNP boundary.
- 1.3 The legislative background is referred to in section 2 which outlines the regulations that require the need for this screening exercise. The report is then split in two parts. The first part will cover the screening for the SEA and the second will cover the screening process for the HRA. Section 3, provides a screening assessment for both establishing the need for a SEA and the criteria for determining the likely significant environmental effects of the OBNP on the environment. Section 4, provides a screening assessment for the OBNP of both the likely significant effects of the implementation of the OBNP and the need for a Habitats Regulation Assessment
- 1.4 A summary of findings and conclusions for both screening processes can be found in Section 5 at the end of this document.

### Oakham and Barleythorpe Neighbourhood Plan Submission Version

- 1.5 The purpose of the OBNP is to provide a set of statutory planning policies to guide development within Oakham and Barleythorpe Parishes over the life of the plan. The area covered by the Plan is shown at Appendix 1. Once formally adopted, a Neighbourhood Plan carries the same weight as Development Plans adopted by Rutland County Council.
- 1.6 The submission version of the OBNP contains a vision statement which, in summary, is to create thriving, sustainable communities whilst recognising and retaining the essential rural and historic features of the area and creating an environment that can adapt and embrace changes necessary to meet future needs.
- 1.7 It also contains 23 objectives to deliver the vision covering social (housing, service availability, recreation), economic (business, town centre, tourism) and environmental (green spaces, heritage) themes.
- 1.8 The policies proposed in the Plan (see Section 4) are intended to support decision making that will deliver the objectives and achievement of the Vision. The Plan does not specifically allocate any land or buildings for a particular future use.

## **Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan**

### **Local Plan**

- 1.9 The Localism Act (2011) requires that Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. Rutland County Council has a Core Strategy Development Plan Document (DPD) which was adopted in July 2011 and a Site Allocations & Policies DPD adopted in October 2014. An emerging Local Plan (2016-2036) is also being prepared, which is expected to be adopted in 2020.
- 1.10 Reflecting its role as the main market town in the County, with the best range of employment opportunities, services and facilities and access to public transport, the Core Strategy DPD identified Oakham as the focus for large scale development, including an urban extension to the north west of the town.
- 1.11 Both the adopted Core Strategy and Site Allocations & Policies DPD were subject to a full Sustainability Appraisal which included a SEA assessment. A HRA of both documents was also undertaken. The assessments established there were no likely significant effects arising from the implementation of the Core Strategy and the Site Allocations & Policies DPD.
- 1.12 In the emerging Local Plan, Oakham will continue to be the focus for growth in order to support its Main Town role. The Consultation Draft Local Plan (2017) proposed the allocation of several sites to provide for future housing and employment needs. The emerging Local Plan has also been subject to SEA and HRA Assessment throughout its preparation.

# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

## 2. Legislative Background

### Strategic Environmental Assessment (SEA)

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 2.2 Section 19 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to carry out a sustainability appraisal (SA) for any documents that can form part of a local plan. It is considered best practice for the SA to incorporate the requirements of the SEA.
- 2.3 There is no legal requirement for a neighbourhood plan to have a sustainability appraisal (as set out in section 19 of the Planning and Compulsory Purchase Act 2004). However, a qualifying body must demonstrate how its plan will contribute to achieving sustainable development.
- 2.4 However, one of the basic conditions that will be tested by the independent examiner is whether the making of the Neighbourhood Development Plan is compatible with European Union obligations (including under the SEA Directive). Where appropriate, therefore, an SEA assessment of a Neighbourhood Plan may still need to be undertaken in line with the SEA regulations, although this would usually only be where it could have significant environmental effects<sup>1</sup>. Examples of where there may be such effects include, as set out in national Planning Practice Guidance, where a neighbourhood plan allocates sites for development, the neighbourhood area contains sensitive natural or heritage assets that may be affected by proposals in the plan or the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a SA of the local/strategic policies for the area<sup>2</sup>.
- 2.5 To fulfil the legal requirement, this report focuses on screening for a SEA and the criteria for establishing whether a full assessment is needed.

### Habitat Regulation Assessment (HRA)

- 2.6 It is required by article 6(3) of the EU Habitats Directive and by regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) that an appropriate assessment is carried out with regard to the Conservation Objectives of the European Sites and with reference to other plans and projects to identify if any significant effect is likely for any European Site.
- 2.7 To fulfil the legal requirements to identify if likely significant effects will occur with the implementation of the OBNP upon the European Sites, a screening assessment has been undertaken (in Section 4 of this report).
- 2.8. In line with the Court judgement (CJEU People over Wind v Coillte Teoranta C-323/17) mitigation measures cannot be taken into account when carrying out a screening

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<sup>1</sup> Paragraph: 001 Reference ID: 11-001-20190722, national Planning Practice Guidance

<sup>2</sup> Paragraph: 046 Reference ID: 11-046-20150209, national Planning Practice Guidance

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assessment to decide whether a plan or project is likely to result in significant effects on a European Site.

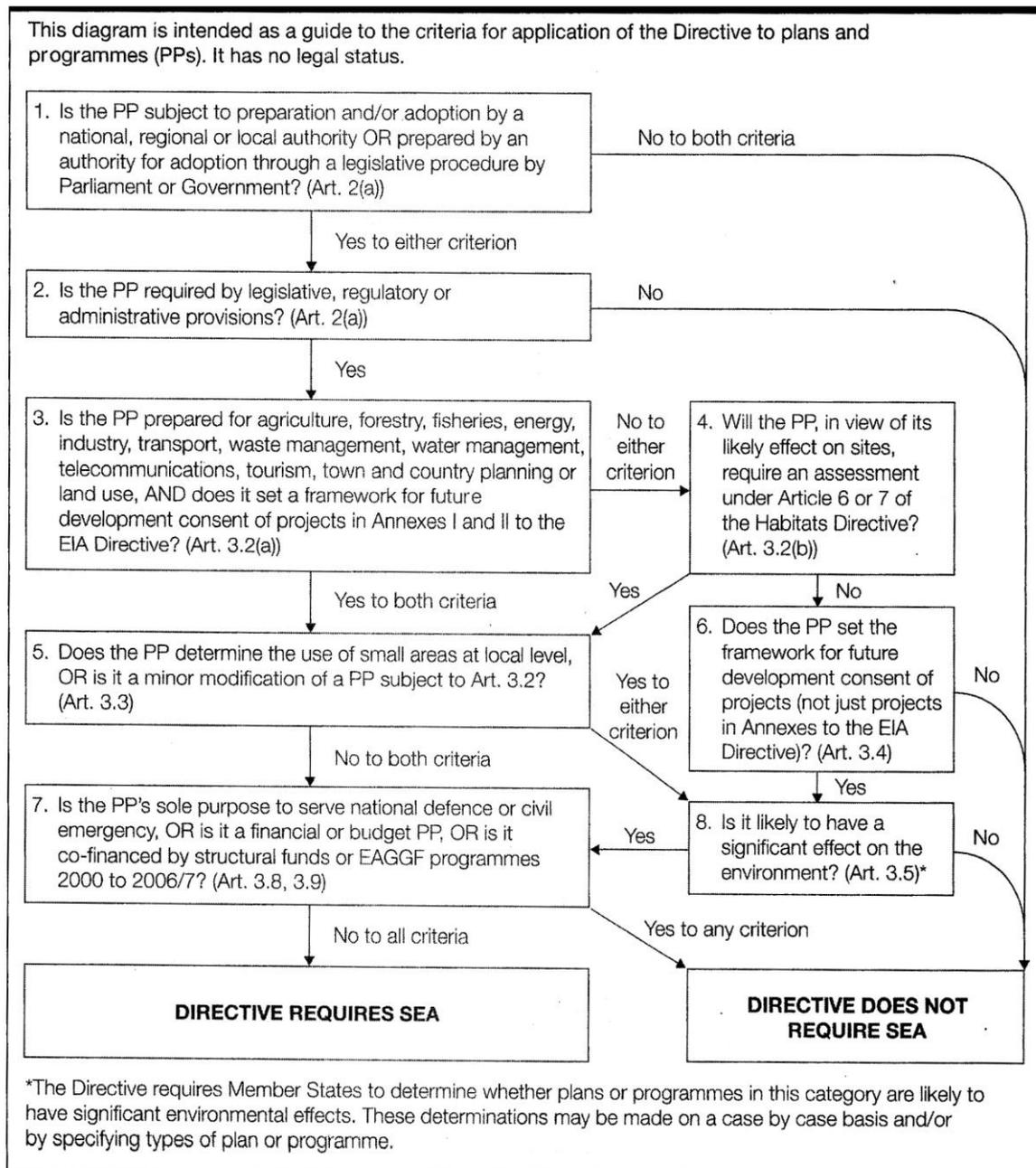
# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

## 3. SEA Assessment

### Assessment

3.1. The diagram in Figure 1 illustrates the process for screening a planning document to ascertain whether a full SEA is required.

**Figure 1: Application of the SEA Directive to plans and programmes**



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3.2 Table 1 shows the assessment of whether the OBNP will require a full SEA. The questions below are drawn from the diagram in Figure 1 which sets out how the SEA Directive should be applied.

**Table 1: Establishing the Need for SEA**

<b>Stage</b>	<b>Y/N</b>	<b>Reason</b>
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	<b>Y</b>	Neighbourhood Plans are prepared by a qualifying body under the provisions of the Town and Country Planning Act 1990 (as amended). The OBNP is prepared by Oakham Town Council (as the Qualifying Body) and Barleythorpe Parish Council. Once the plan is 'made', subject to examination and having received 50%+ or more 'yes' votes through a referendum, it will be adopted by Rutland County Council and become part of the Statutory Development Plan for the area.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	<b>N</b>	Communities have a right to produce a Neighbourhood Plan. However, communities are not required by legislative, regulatory or administrative purposes to produce a Neighbourhood Plan. However, once 'made' the OBNP would form part of the statutory development plan, and will be used when making decisions on planning applications within the Neighbourhood Area. Therefore, it is considered necessary to answer the following questions to determine further if an SEA is required
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	<b>Y</b>	The OBNP is prepared for town and country planning and land use and will set out a framework for future development of the scale that would fall under Annex II of the EIA Directive. However for Neighbourhood Plans, developments which fall under Annex I of the EIA Directive are "excluded development" as set out in Section 61k of the Town and Country Planning Act 1990 (as amended by the Localism Act)
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	<b>N/K</b>	A neighbourhood plan could potentially have impacts on sites covered by the Habitat Regulations. A separate HRA screening assessment has been undertaken and can be found in Section 4 of this report.
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	<b>Y</b>	A neighbourhood plan can determine the use of small areas at a local level. The OBNP covers the parishes of Oakham and Barleythorpe and will determine the use of

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		sites and areas at a local level. The OBNP does not allocate any sites within its area.
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	<b>Y</b>	Once 'made' the OBNP will form part of the statutory development plan and will be used in the determination of planning applications within the OBNP area. It, therefore, sets the framework for future developments at a local level.
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	<b>N</b>	The OBNP does not deal with these issues.
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	<b>N</b>	None identified. The assessment of likely significant effects are considered in more detail in Table 2.

**Criteria for Assessing the Effects of the Oakham and Barleythorpe Neighbourhood Plan**

3.3. Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

1. The characteristics of plans and programmes, having regard, in particular, to
  - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
  - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
  - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
  - environmental problems relevant to the plan or programme,
  - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
  - the probability, duration, frequency and reversibility of the effects,
  - the cumulative nature of the effects,
  - the transboundary nature of the effects,
  - the risks to human health or the environment (e.g. due to accidents),
  - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
  - the value and vulnerability of the area likely to be affected due to:
    - special natural characteristics or cultural heritage,
    - exceeded environmental quality standards or limit values, - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status
    - intensive land-use,
    - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

3.4. Table 2 below looks at the likelihood for the Submission OBNP to have significant effects on the environment.

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**Table 2: Criteria for determining the likely significance of effects on the environment from Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004**

Criteria (from Annex II of the SEA Directive and Schedule 1 of Regulations)

1. Characteristics of the plans and programmes, having regard, in particular to:		Is there a significant environmental impact? Y/N	Justification
1a	The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	<b>N</b>	The OBNP sets out policies which will be used to determine proposals within the Neighbourhood Plan area only. The OBNP policies must be in general conformity with the strategic planning policy framework provided by existing policies within the Core Strategy and Site Allocations & Policies DPD and those in the emerging Rutland Local Plan. These are separately subject to SEA as a matter of course. The OBNP does not specifically allocate any land for development.
1b	The degree to which the plan or programme influences other plans and programmes including those in a hierarchy	<b>N</b>	The OBNP will introduce new locally specific policies but will be in general conformity with other plans in the hierarchy, supporting the implementation of those higher tier policies at the Neighbourhood Plan Area level. Due to the locally specific nature of the policies, it is considered that the effect of the Plan on other plans and programmes or their effects on the environment will not be significant.
1c	The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<b>N</b>	Neighbourhood Plans are required to contribute to the achievement of sustainable development. The OBNP seeks to ensure environmental considerations are taken into account. It includes policies relating to the conservation of heritage assets and protection of the natural environment within the plan area. It is anticipated that the OBNP may have a positive impact in the neighbourhood plan area and the likelihood of significant effects on the environment, therefore, minimised.

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1d	Environmental problems relevant to the plan or programme	<b>N</b>	The OBNP itself will not result in any environmental problems beyond those already identified in the SA of the Core Strategy & Site Allocations & Policies DPD and emerging Local Plan. It is anticipated that the OBNP may have a positive impact in the neighbourhood plan area through seeking to encourage sensitive and sustainable development in relation to the environment.
1e	The relevance of the plan or programme for the implementation of [European] Community legislation on the environment (for example, plans and programmes linked to waste management or water protection)	<b>N</b>	The OBNP has to be in conformity with the strategic policies contained within the Local Plan and supports the implementation of higher tier policies at a Neighbourhood Area level. The existing and emerging Local Plan for Rutland has had regard to European Community legislation on the environment. The content of the OBNP is not considered to be in conflict with plans or programmes related to waste management or water protection.
<b>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>		<b>Is there a likely significant environmental impact?</b>	<b>Justification</b>
2a	The probability, duration, frequency and reversibility of the effects	<b>N</b>	Some development is expected during the duration of the Plan (to 2036) so an element of environmental change will take place and permanent effects would exist beyond this. The OBNP does not allocate land for development and the Plan policies are designed to ensure new development is sustainable and minimises environmental impacts. Accordingly, no significant effects are predicted.
2b	The cumulative nature of the effects	<b>N</b>	The cumulative effects of the OBNP are likely to be positive although only on a local scale.
2c	The trans-boundary nature of the effects	<b>N</b>	The OBNP is unlikely to have a significant impact on neighbouring areas.

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2d	The risk to human health or the environment (for example, due to accidents)	<b>N</b>	It is unlikely that there would be risks to human health or the environment arising from the implementation of the policies proposed in the OBNP.
2e	The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	<b>N</b>	The OBNP is applicable only to developments within the Neighbourhood Plan area. Therefore, the effects of the OBNP will more likely be felt at a much more local scale (i.e. site or neighbourhood).
2f	The value and vulnerability of the area likely to be affected due to: i) Special natural characteristics or cultural heritage;	<b>N</b>	The OBNP is applicable to developments within the Neighbourhood Plan area, which includes a Conservation Area, two Scheduled Monuments and a number of listed buildings. Impacts of development on these assets will be considered as part of individual planning applications. The OBNP provides policies for Oakham and Barleythorpe parishes in addition to those in the existing Development Plan. The anticipated effects should, therefore, be positive for this criterion, particularly as the OBNP includes policies which will provide greater support to protect and enhance the natural and cultural heritage assets of the area.
	ii) exceeded environmental quality standards or limit values;	<b>N</b>	This would be unlikely to result from the proposals.
	iii) Intensive land-use	<b>N</b>	This would be unlikely to result from the proposals.
2g	The effects on areas or landscapes which have a recognised national, Community or international protection status.	<b>N</b>	None identified. The OBNP provides additional planning policy for Oakham and Barleythorpe which in itself will not have a significant effect. Any applications for development will be required to satisfy the relevant policies for protection of the character of the area before permission is granted.

**SEA Screening Outcome**

3.3 On the basis of the assessments set out in Table 1 and 2, it is concluded that the OBNP will not have significant effects in relation to any of the criteria set out in Schedule 1 of

## **Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan**

the SEA Regulations and, therefore, does not need to be subject to SEA. The reasons for this are:

- The OBNP supports the implementation of higher tier policies in the existing and emerging Rutland Local Plan;
- The OBNP seeks to avoid or minimise negative environmental effects through the provision of guidance on issues which should be considered when making proposals within the Neighbourhood Area. It is, therefore, likely to have an indirect positive environmental effect by setting out how proposals can avoid adverse effects on a number of environmental factors; and
- The Plan does not allocate land or buildings for specific new development.

## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

### 4. HRA Screening

#### HRA Process

- 4.1 The initial stage of the HRA process is the screening assessment of the impacts of a land use proposal against the conservation objectives of European (Habitats) sites. It determines if the implementation of the Plan, taking no account of mitigation measures, would result in a likely significant effect on any European site either alone or in combination with other plans or projects. If a 'significant effect' is likely then the need for an Appropriate Assessment of the Plan would be triggered.
- 4.2 The screening process should provide a description of the plan, identify the European sites which may be affected by the plan and assess the significance of any possible effects on the identified sites.

#### Relevant European sites

- 4.3 Rutland Water Special Protection Area (SPA)/RAMSAR is the only international designated site within a 15km radius of the OBNP boundary, with a very small part of it (0.38 hectares) falling within the Neighbourhood Plan area (at the junction of the A606 and Oakham Road)<sup>3</sup>. Therefore, the HRA screening assessment needs to identify if any likely significant effects will be caused by the implementation of the OBNP.

#### Rutland Water SPA/RAMSAR

- 4.4 Rutland Water is a man made pump storage reservoir created by the damming of the Gwash Valley in 1975 and is the largest reservoir by surface area in the United Kingdom. In general the reservoir is drawn down in the summer and filled during the autumn and winter months when river levels are high. The main habitats are open water and a mosaic of lagoons, reedswamp, marsh, old meadows, scrub and woodland. The lagoons are one of the most important areas for wintering wildfowl.
- 4.5 The interest features in relation to the site as an SPA and RAMSAR are provided in Table 3.

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<sup>3</sup> Based on the SPA, RAMSAR and Parish Boundary mapping layers on the MAGIC website - <https://magic.defra.gov.uk/MagicMap.aspx>

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**Table 3: Interesting Features of Rutland Water SPA/RAMSAR**

Designation	Interesting Features
SPA	<p><b>Qualifies under Article 4.2 by supporting populations of European importance of the following migratory species over winter:</b></p> <ul style="list-style-type: none"> <li>- Shoveler <i>Anas clypeata</i></li> <li>- Teal <i>Anas crecca</i>*</li> <li>- Wigeon <i>Anas Penelope</i>*</li> <li>- Gadwall <i>Anas strepera</i></li> <li>- Tufted Duck <i>Aythya fuligula</i>*</li> <li>- Goldeneye <i>Bucephala clangula</i>*</li> <li>- Mute Swan <i>Cygnus atra</i>*</li> <li>- Goosander <i>Mergus merganser</i>*</li> <li>- Great Crested Grebe <i>Podiceps cristatus</i>*</li> </ul> <p><b>Qualifies under Article 4.2 by regularly supporting at least 20,000 waterfowl.</b></p> <p>* Species that may be removed following the SPA Review (Stroud et al, 2001; The UK SPA network: its scope and content, JNCC)</p>
RAMSAR	<p><b>RAMSAR criterion 5 – Assemblages of international importance</b></p> <p>Species with peak counts in winter:</p> <ul style="list-style-type: none"> <li>- 19274 waterfowl (5 year peak mean 1998-99 – 2002/2003)</li> </ul> <p><b>RAMSAR criterion 6 – Species/populations occurring at levels of international importance</b></p> <p>Qualifying Species:</p> <ul style="list-style-type: none"> <li>- Gadwall <i>Anas strepera</i></li> <li>- Northern shoveler <i>Anas clypeata</i></li> </ul>

- 4.6 The sensitivities and vulnerabilities of the site have been identified in HRA assessments for Rutland County Council’s Core Strategy and Site Allocations & Policies Development Plan Documents.
- 4.7 The HRA identified that the most noticeable species are the populations of gadwall and shoveler. Data on the use of the site by these species indicate the gadwall and shoveler numbers peak in the autumn, generally around September/October, before declining over the winter period.
- 4.8 This suggests that Rutland is mainly used as a refuge whilst species are moulting in early autumn, before dispersing from the site to other wintering areas as winter progresses. During the winter, gadwall and shoveler occupy more extensive open waters of lakes, reservoirs and gravel pits.

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4.9 Threats include disturbance and water pollution. The principle sensitivities and vulnerabilities of Rutland Water include:

- Water Quality. The level of phosphate can vary above the recommended level at certain times of the year. This increases the risk of a shift in the trophic status of the water body to an algae dominated system, which would adversely affect the site
- Water level. The water level is linked to abstraction and affects accessible aquatic plants are for wildfowl feeding on the site. The ecological perturbation that frequent lowering and raising of water levels causes could be an important factor in whether or not a switch in trophic status occurs
- Recreation. Management of the trout fishery has caused some debate over potential effects on site ecology. In addition, water sports such as sailing have the potential to affect the site through disturbance. Casual recreation around the site margins may also affect some interest features. The site and the interest features are most likely to be vulnerable to disturbance during the key autumn period

4.10 The HRA considered that both the Core Strategy and the Site Allocations & Policies DPDs would have no likely significant effects on Rutland Water in combination with any other adopted planning documents.

4.11 Although the OBNP does not propose to allocate land specifically for new development, any windfall development that comes forward in the OBNP area will be subject to Core Strategy Polices CS4 – ‘Location of Development’ and Site Allocations & Policies DPD Policy SP5 – ‘Built Development in the towns and villages’. In order to ‘future-proof’ the document, the Plan is also in conformity with Policy RLP3 – ‘The Spatial Strategy for Development’, Policy RLP4 – ‘Built Development in the towns and villages’ and Policy RLP5 – ‘Residential Proposals in Towns and Villages’ in the emerging Local Plan (2016-2036)<sup>4</sup>.

4.12 An assessment of likely significant effects has been undertaken for all policies in the OBNP. Table 4 below presents a HRA Screening for the Oakham and Barleythorpe Neighbourhood Plan.

**Table 4: Establishing the Need for an Appropriate Assessment**

Oakham and Barleythorpe Neighbourhood Plan Policy	Detail of Policy to be Screened	Comment	Likely Significant Effect
Policy 1	Residential Development Management	This Policy sets out criteria for supporting development on windfall sites within the Oakham and Barleythorpe planned limits of development, as defined in the Rutland Local Plan, and the permissible locations and scale of	No likely significant effect

<sup>4</sup> As included in the Consultation Draft Local Plan (July 2017)

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Oakham and Barleythorpe Neighbourhood Plan Policy	Detail of Policy to be Screened	Comment	Likely Significant Effect
		<p>development on non-windfall sites. It also sets out the expected mix of housing sizes and types to be provided on new developments.</p> <p>The quantum of development expected to come forward under this Policy would not exceed that provided for in the adopted or emerging Rutland Local Plan.</p>	
Policy 2	Delivering Good Design	This Policy itself will not lead to development but sets out design principles to ensure future development is designed sustainably and makes appropriate infrastructure provision.	No likely significant effect
Policy 3	Housing Affordability and Local Connection	This Policy itself will not lead to development but seeks to ensure that a proportion of dwellings on new housing developments are affordable to meet the housing needs of local people.	No likely significant effect
Policy 4	Town Centre and Visitor Economy	This Policy seeks to promote the increased use of the primary shopping frontages, encourage the development of appropriate new town centre uses and support regeneration opportunities within Oakham town centre. It also supports the provision of appropriate scale businesses/facilities within the planned limits of development that support the local visitor economy.	No likely significant effect

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<b>Oakham and Barleythorpe Neighbourhood Plan Policy</b>	<b>Detail of Policy to be Screened</b>	<b>Comment</b>	<b>Likely Significant Effect</b>
Policy 5	Employment and Business Development	This Policy sets out criteria for supporting new employment and business development within the Plan area, including opportunities for home working. The quantum of development expected to come forward under this Policy would not exceed that provided for in the adopted or emerging Rutland Local Plan.	No likely significant effect
Policy 6	Built and Cultural Heritage and Character	This Policy itself will not lead to development but aims to ensure that development proposals protect, conserve and seek opportunities to enhance the historic environment.	No likely significant effect
Policy 7	Community Facilities	The policy seeks to protect existing and encourage the provision of new community facilities as part of the development of sites allocated in the existing or emerging Rutland Local Plan.	No likely significant effect
Policy 8	Important Views	This policy itself will not lead to development but requires new development to consider impacts on a number of identified views which contribute to maintaining and enhancing the character of the Neighbourhood Plan area.	No likely significant effect
Policy 9	Green Infrastructure and Recreational Facilities	This policy itself will not lead to development, it sets out measures to protect existing green space and recreational facilities within the Plan area. It also seeks to secure the provision of	No likely significant effect

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Oakham and Barleythorpe Neighbourhood Plan Policy	Detail of Policy to be Screened	Comment	Likely Significant Effect
		new green spaces/facilities as a consequence of development proposals, which is likely to have a positive effect.	
Policy 10	Protection of the Natural Environment	This policy itself will not lead to development but seeks to protect elements of the natural environment.	No likely significant effect

4.13 The findings show that the policies will have no likely significant effect upon Rutland Water. Therefore, in the context that the OBNP does not propose to allocate land specifically for new development and the policies within the OBNP are in conformity with those in both the adopted Core Strategy and Site Allocations & Policies DPD, which were subject to a HRA that confirmed no significant effects are likely, it is considered that there will be no requirement to undertake an Appropriate Assessment of the OBNP.

**In combination effects**

4.14 Regulation 105 of the Habitats Regulations 2017 requires an appropriate assessment where a land use plan (not directly connected with or necessary to the management of the site) is likely to have a significant effect on a European site, either alone or in combination with other plans or projects

4.15 There are a number of potentially relevant plans and projects which may result ‘in combination’ effects for the OBNP, a useful starting point to determine whether the OBNP may result in ‘in combination’ effects is the HRA’s undertaken for Rutland County Council’s Core Strategy and Site Allocations & Policies DPD’s. Both these HRA’s identified possible ‘in combination’ effects in relation to development and regional water resource demands on Rutland Water.

4.16 However, in mitigation, the Water Cycle Study identifies that there is either sufficient capacity within the sewerage network to avoid significant effects on Rutland Water, or works will be able to improve their treatment levels within the limits of conventional wastewater treatment technology to allow for increased discharges from the Waste water Treatment Works (WwTWs).

4.17 The screening assessment undertaken concludes that no likely significant effects in relation to the Rutland Water SPA/RAMSAR site will occur as a result of the implementation of the Core Strategy and Site Allocations & Policies DPD’s.

**Screening Outcome**

4.18 The OBNP does not go beyond the requirements set out in the Core Strategy & the Site Allocations & Policies DPD or emerging Rutland Local Plan (2016-2036). Consequently, it is considered that no significant ‘in combination’ likely effects will occur from the

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implementation of the OBNP. As such, the OBNP does not require a full HRA to be undertaken.

## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

### 5. Conclusions and Recommendations of the Screening Assessments

#### SEA

- 5.1 The OBNP has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the OBNP can be considered to determine the use of small areas at local level commensurate with their status in determining planning applications.
- 5.2 A screening assessment was undertaken to determine the need for a SEA in line with regulations and guidance and can be found in Section 3 of this report. The assessment finds no likely significant effects will occur as a result of the OBNP. The assessment finds many of the policies are in conformity with the local plan policies which have a full SA/SEA and which identified no likely significant effects will occur as a result of the implementation of policies.
- 5.3 From the findings of the screening assessment it is recommended that a full SEA does not need to be undertaken for the OBNP.

#### HRA

- 5.4 A screening assessment was undertaken to determine the need for a HRA in line with regulations and guidance and can be found in section 4 of this report. The assessment finds that the OBNP is not predicted, without mitigation, to have any likely significant effects on a European site. The assessment finds many of the policies are in conformity with the local plan policies, which have undergone a full HRA and which identified no likely significant effects would occur as a result of the implementation of policies. It is also identified that no likely in combination significant effects will occur as a result of the implementation of the OBNP.
- 5.5 From the findings of the screening assessment it is recommended that a full HRA does not need to be undertaken for the OBNP.

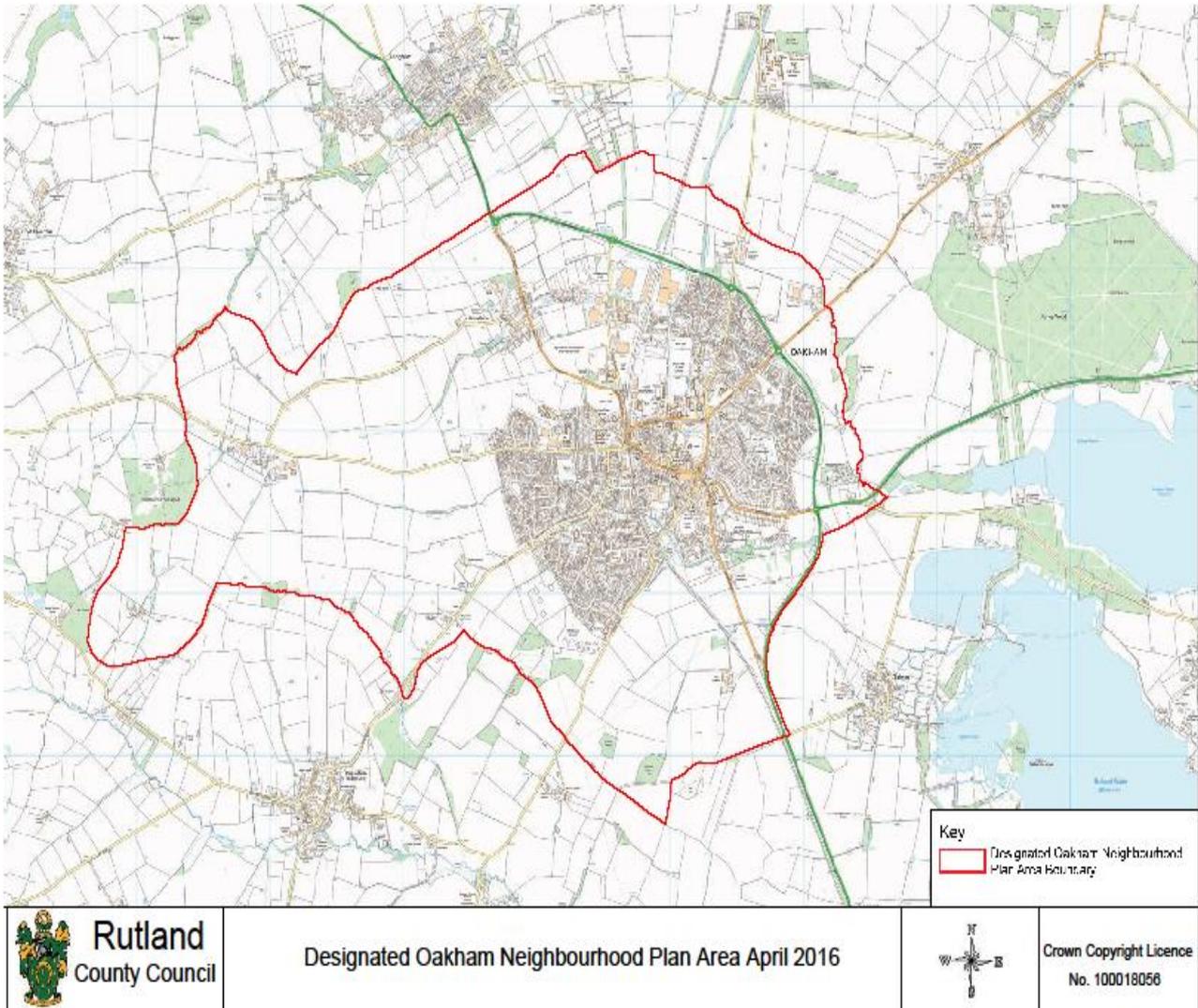
## Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

### 6. Determination

- 6.1. Before the Council makes a formal determination, there is a requirement to consult the three statutory consultation bodies designated in the regulations: Historic England, Environment Agency and Natural England.
- 6.2. Consultation on the Screening Report was carried out with the three bodies in November 2019. All three bodies agreed with the conclusions of the Screening Report. The consultation responses are attached at Appendix 2.
- 6.3. Rutland County Council are of the opinion, therefore, that an environmental assessment of the Oakham and Barleythorpe Neighbourhood Plan is not required as it is unlikely to have significant environmental effects.
- 6.4. It is also the Council's opinion that a full Habitats Regulations Appropriate Assessment is not required, as the Oakham and Barleythorpe Neighbourhood Plan is unlikely to have a significant effect on any designated sites.

# Strategic Environmental Assessment and Habitat Regulations Assessment Screening Report for Oakham and Barleythorpe Neighbourhood Plan

## Appendix 1 – Oakham and Barleythorpe Neighbourhood Plan Area



**Strategic Environmental Assessment and Habitat Regulations Assessment  
Screening Report for Oakham and Barleythorpe Neighbourhood Plan**

**Appendix 2 – Statutory Body Responses**



Ms Karen Sinclair  
Rutland County Council  
Catmose  
Oakham  
Leicestershire  
LE15 6HP

Direct Dial: 0121 625 6870

Our ref: PL00636602

13 November 2019

Dear Ms Sinclair

## **OAKHAM AND BARLEYTHORPE NEIGHBOURHOOD PLAN - SEA SCREENING REQUEST**

Thank you for your consultation of 5 November 2019 and the request for a Screening Opinion in respect of the Oakham and Barleythorpe Neighbourhood Plan.

For the purposes of consultations on SEA Screening Opinions, Historic England confines its advice to the question, "Is it likely to have a significant effect on the environment?" in respect of our area of concern, cultural heritage. Our comments are based on the information supplied with the screening request.

On the basis of the information supplied and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England is of the view that the preparation of a Strategic Environmental Assessment is not likely to be required.

The views of the other statutory consultation bodies should be taken into account before the overall decision on the need for a SEA is made. If a decision is made to undertake a SEA, please note that Historic England has published guidance on Sustainability Appraisal / Strategic Environmental Assessment and the Historic Environment that is relevant to both local and neighbourhood planning and available at:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

Should it be concluded that, overall, a SEA will be required for the Plan, Historic England would be pleased to discuss the scope of the assessment in relation to the historic environment in due course.

I hope that this information is of use to you at this time. Should you have any queries, please do not hesitate to contact me.



THE AXIS 10 HOLLIDAY STREET BIRMINGHAM B1 1TF

Telephone 0121 625 6888  
HistoricEngland.org.uk



Date: 02 December 2019  
Our ref: 299718  
Your ref: None



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T 0300 060 3900

**BY EMAIL ONLY**

Dear Karen

**Planning consultation: SEA / HRA Screening Report for Oakham and Barleythorpe Neighbourhood Plan**

Thank you for your consultation on the above document dated 05 November 2019 which was received by Natural England on 05 November 2019

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

*We have considered 'Oakham and Barleythorpe Neighbourhood Plan Sustainability Appraisal/ Strategic Environmental Assessment & Habitat Regulations Assessment Draft Screening Report' (November 2019).*

Natural England welcomes the Screening Report which assesses the requirement for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) for the Oakham and Barleythorpe Neighbourhood Plan.

We can confirm that it is considered unlikely that any significant environmental effects will result from the implementation of the Neighbourhood Plan.

Natural England also agrees with the report's conclusions that the Oakham and Barleythorpe Neighbourhood Plan would not be likely to result in a significant effect on any European Site either alone or in combination and therefore no further assessment work under the Habitats Regulations would be required.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Sandra Close on 020 8026 0676. For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely

**Sandra Close**  
**Planning Adviser**  
**East Midlands Team**



**From:** Kisby, Richard  
**Sent:** 2 December, 2019 9:21 AM  
**To:** Karen Sinclair  
**Subject:** RE: Consultation on SEA/HRA screening for Oakham and Barleythorpe Neighbourhood Plan

Hi Karen – apologies for delayed response.

I can confirm that the Environment Agency shares your opinion that a full SEA/ or HR of the Neighbourhood Plan for Oakham and Barleythorpe is not required.

Regards Richard

Richard Kisby  
Planning Specialist  
Direct dial  
Email

Please note my indicative working hours are Mon-Wed 8:15 – 16:00