

# 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.

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			<p>Glebe Way: dropped kerbs required at the junction to Warn Crescent and to Lonsdale Way.  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.  Churchill Road: disabled parking required at the shop, with associated dropped kerb  Derwent Drive: lower dropped kerb at junction to Buckingham Road  Balmoral Road: lower dropped kerb at junction to Windsor Drive  Brauston Road: lower dropped kerb at junction to Harrington Way  Harrington Way: dropped kerbs required at junction to Noel Avenue.  Grampian Way: some dropped kerbs require lowering.  Mendip Road and Chiltern Close: dropped kerbs required at all junctions.  Hilltop drive; dropped kerbs require lowering.  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.  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.  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.  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.  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.  Section 3 (point d) refers to the use of Sustainable Drainage Systems wherever necessary and possible.  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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			<p>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.</p>	<p>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:</p> <ul style="list-style-type: none"> <li>a. are currently residing or are employed in the town of Oakham or the parish of Barleythorpe; or,</li> <li>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</li> <li>c. have family associations living in the town of Oakham or the parish of Barleythorpe; or</li> <li>d. need to reside in the town of Oakham or the parish of Barleythorpe to receive or provide family care or support.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>e. are currently residing or are employed in the Rutland County Council area; or,</li> <li>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</li> <li>g. have family associations living in Rutland County Council area; or</li> <li>h. need to reside in Rutland County Council area to receive or provide family care or support.</li> </ul> <p>In the absence of any applicant who meets the above requirements, any other applicant in the housing register will be considered...'</p>
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.

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 of local council rates towards any public open spaces. This does 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????

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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

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			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

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Actual comment</b>
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?

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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.

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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!

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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.

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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.

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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 car parks 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" .</p> <p>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.</p> <p>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. .</p> <p>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>

Comment number ID	Non-Statutory Consultee ID	Section of the Plan the comment refers to	Actual comment
			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

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
			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	
<b>9</b>	NS 1	Policy 7: Community Facilities	Support noted	No change needed
<b>10</b>	NS 1	Policy 8: Important Views	Comment noted	No change needed
<b>11</b>	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
<b>12</b>	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
<b>13</b>	NS 1	Community Aspirations	Comment noted	No change needed
<b>14</b>	NS 1	Neighbourhood Profile	Comment noted	No change needed
<b>15</b>	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
<b>16</b>	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

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
			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

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
			(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 safeguard,	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
			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

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
			level of growth within the Neighbourhood Plan Area, to meet the needs of the communities for future generations.	
53	NS 10	Policy 2: Delivering Good Design	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

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
			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> <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	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
57	NS 10	Neighbourhood Profile	Maps present annotation where annotations were annotation where made as part of 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
			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

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. 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

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 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

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>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
112	NS 25	Vision	<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>
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>	<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
			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

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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>
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

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
<b>124</b>	NS 27	Important Views Assessment	Comments from your previous answer will be addressed separately.	No change needed
<b>125</b>	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
<b>126</b>	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
<b>127</b>	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.

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.	
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.

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>	
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>

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			<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

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			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

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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.	
<b>160</b>	NS 38	Objectives	Support noted	No change needed
<b>161</b>	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

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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

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			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

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			<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

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			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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			<p>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>	
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

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			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

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
			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.

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>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>	
220	NS 49	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 town centre, promoting sustainable means of transportation.</p>	No change needed
221	NS 49	Policy 2: Delivering Good Design	<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</p>	No change needed

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
			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.	
<b>222</b>	NS 49	Policy 3: Housing affordability and Local Connection	Comment noted	No change needed
<b>223</b>	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
<b>224</b>	NS 49	Policy 5: Employment and Business Development	Support noted	No change needed
<b>225</b>	NS 49	Policy 6: Historic Heritage and Character	Support noted	No change needed
<b>226</b>	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
<b>227</b>	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

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 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

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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

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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

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			<p>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.</p>	
254	NS 52	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. 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.</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
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

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			<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

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			any additional long-stay parking area in close proximity to the town centre is supported as part of the plan.	
265	NS 56	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.
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

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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

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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

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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>	<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>
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>	<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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			<p>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>	
284	NS 62	Policy 4: Town Centre and Visitor Economy	<p>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.</p>	No change needed
285	NS 64	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</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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			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	<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.
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

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			<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

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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

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298	NS 66	Policy 8: Important Views	<p>complement any development proposals reflect these aspirations.</p> <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>	<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>
302	NS 68	Objectives	<p>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</p>	<p>No change needed</p>
303	NS 68	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</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>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

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
<b>308</b>	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
<b>309</b>	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
<b>310</b>	NS 71	Objectives	The NP does not allocated sites on Brooke Road.	No change needed
<b>311</b>	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>

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
			public consultations are considered in the identification of allocated sites.	
<b>321</b>	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
<b>322</b>	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
<b>323</b>	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
<b>324</b>	NS 76	Neighbourhood Profile	Comment noted	No change needed
<b>325</b>	NS 76	Important Views Assessment	Comments from your previous answer will be addressed separately.	No change needed
<b>326</b>	NS 77	Vision	Comment noted, the NP aims to achieve such an objective	No change needed
<b>327</b>	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

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
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.

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
			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

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>
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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			<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>	
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>	<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>
360	NS 88	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</p>	<p>No change needed</p>

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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>

<b>Comment number ID</b>	<b>Non-Statutory Consultee ID</b>	<b>Section of the Plan the comment refers to</b>	<b>Response to the comment</b>	<b>Changes to the Plan in response to the comment</b>
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

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			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

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			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.

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			<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>

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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.

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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. 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>

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			<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>

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			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

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			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:

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			<p>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>	<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>

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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>

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				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
			<p>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.</p>	
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. 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>

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
			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.

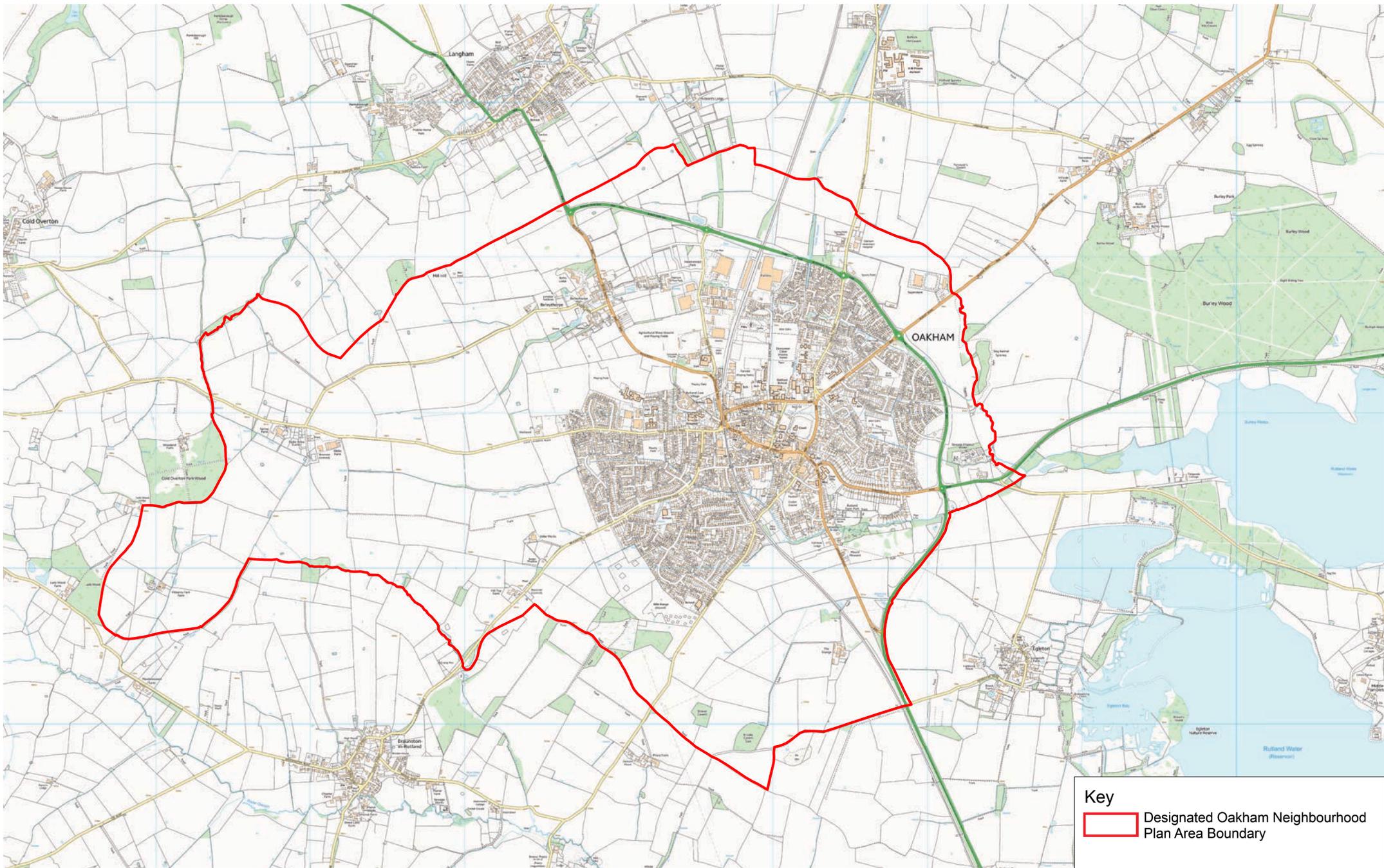
Comments were invited on the application between 16 February 2016 and 29 March 2016. A total of 4 representations were received in response. These have been considered by the Council.

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)

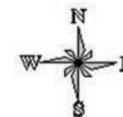
Helen Briggs  
Chief Executive  
Rutland County Council

April 2016



**Rutland**  
County Council

Designated Oakham Neighbourhood Plan Area April 2016



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No. 100018056

# 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

10/5/17

## Survey

# Good response to town plan questionnaire

More than 1,600 people completed the Oakham Neighbourhood Plan big survey representing over 3,500 residents in the Oakham and Barleythorpe area.

Liz Sanders chairs the volunteer steering group which is putting together the plan. She thanked everyone who had taken the time to return completed questionnaires.

She added: "We are very grateful for all the help we got from local shops and businesses in looking after the return boxes for us. And we also want to say thank you to our sponsors who paid for advertising space in the survey.

"We have taken a hands on approach to getting the survey finished and by doing as much work as possible ourselves we have succeeded in keeping costs to a minimum which saves taxpayers'

money."

The response rate represents 30 per cent of households.

The next stage for the team in putting together the plan is to record and analyse the data received.

The results of this will help shape the development of policies for the future of Oakham and Barleythorpe.

Once the plan has been put together and approved via a town referendum, it will be used by Rutland County Council to shape how Oakham develops in the future.

Liz added: "Thank you for being involved so far and if you didn't take part there will be more opportunities for you to find out what is being proposed and to have your say in the coming months."

Keep up to date with progress updates on [www.oakhamnp.org.uk](http://www.oakhamnp.org.uk)

*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 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 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.

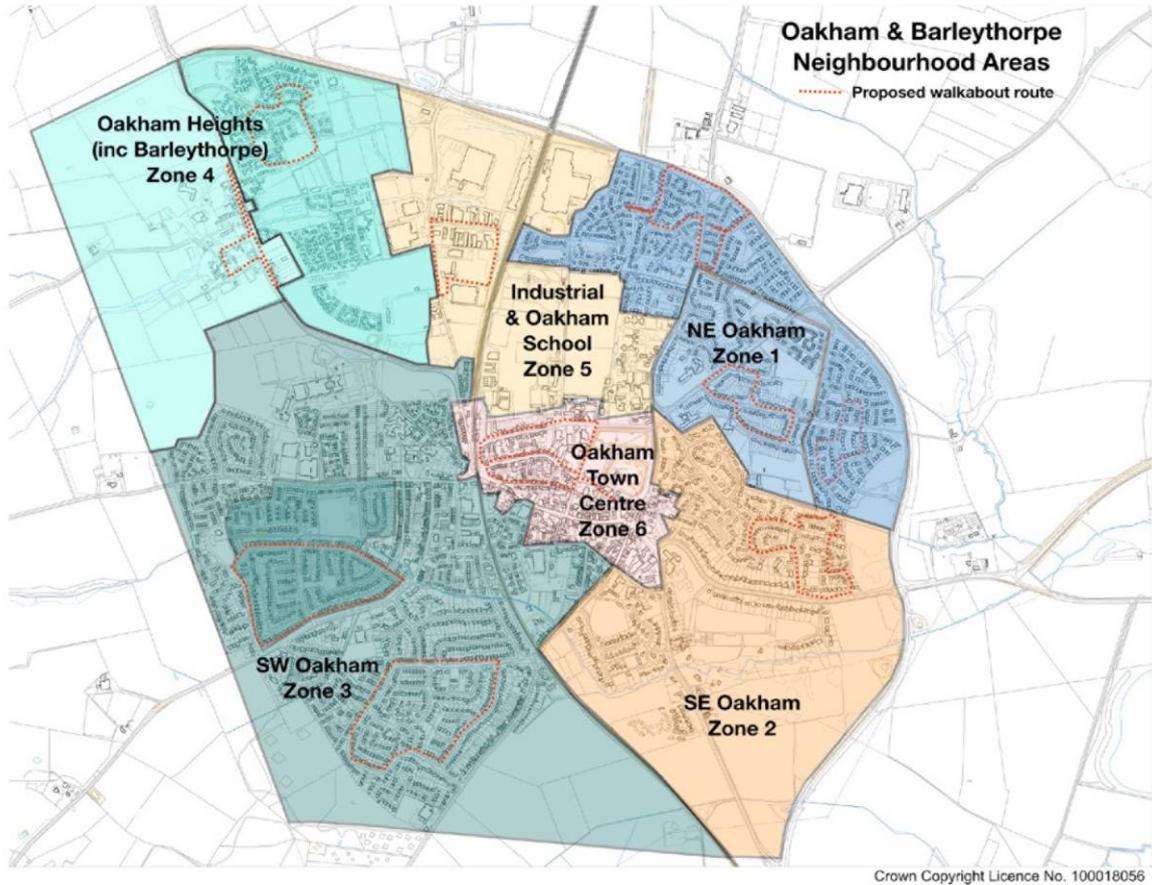
The map below shows how we have divided Oakham and Barleythorpe into six 'community walkabout areas' (zones) with planned walkabout routes (red dots). We are looking for to groups of about ten people, with members of the ONP Team acting as facilitators, for each zone. The zones and planned dates, so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

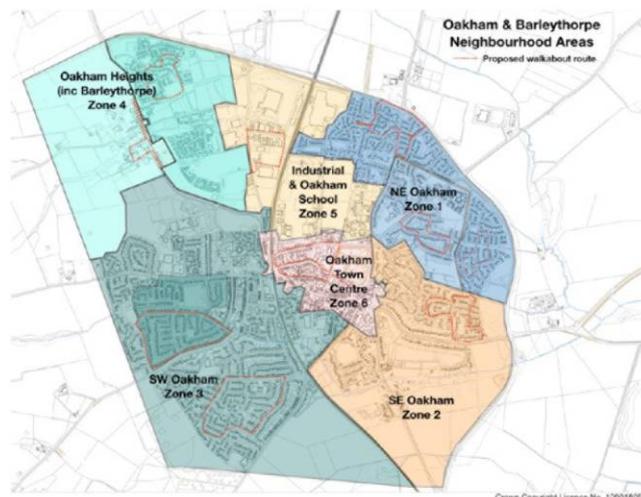
**Neighbourhood Planning** gives **you** a chance to have greater say in the way **your** town grows. In our case to shape the development and growth of Oakham until 2035. The Oakham Neighbourhood Plan team is a group of local residents, **all volunteers**, who want the voices of **all** those who live 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*

18/10/18

10am sharp. They will then walk an agreed route ending at about 1pm.

There is already 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 people's hopes and wishes.

Recent events have shown that local people do care about the future of their town. So, this could be a chance for them to make a real contribution to way the town centre develops over the next 20 years.

If residents would like to take part in the event this Saturday then we look forward to seeing them at the Victoria Hall at 10am.

**Christopher Clark**  
*Chairman, Oakham Neighbourhood Plan*

#### CHEQUE

### Every little helps. Doesn't it?

Your article concerning the apparent success of the Aqua Park based on Rutland Water at Whitwell mentions that the attraction raises funds for The Air Ambulance Service. There is a photograph of a cheque presentation to the charity for the sum of £1,100. Every little donation must help but with a bit of number crunching, couldn't the donation have been larger?

It was reported that 54,000 people visited the Aqua Park. Assuming they actually booked the 50 minute sessions on the inflatables at the advertised price of £20 (£22 at peak times, Saturday and Sunday noted for the 2019 season) the takings for this season exceeded £1,000,000 !.....

One call out for a helicopter from The Air Ambulance Service costs £2,500...

So, in total, the Aqua Park has contributed one tenth of one per cent of its takings...

#### NEIGHBOURHOOD

### Join team for town centre walk

The neighbourhood planning team have completed all but one of the profile events and the final one will take place this coming Saturday. The neighbourhood profile process encourages members of the local community to say how they would like their part of the town to develop.

On Saturday we will be focussing on Oakham town centre.

The day will start with a briefing at the town council chamber in Victoria Hall at

*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.

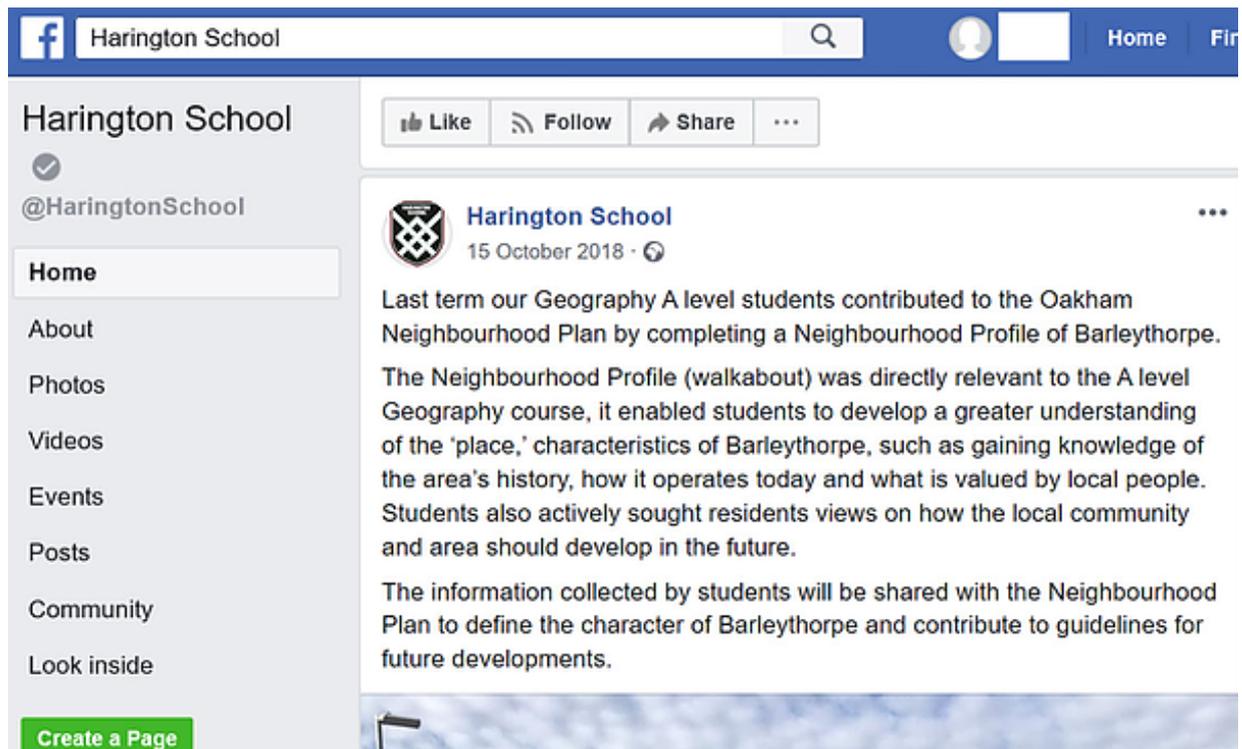
If you are one of those who do care then please get in touch via the 'contact us' button on the ONP website to join one of our walkabout groups. We have divided Oakham and Barleythorpe into six 'walkabout areas' and these are Oakham north east, Oakham south east, Oakham south west, Oakham Heights, the 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

Home

About

Photos

Videos

Events

Posts

Community

Look inside

Create a Page

**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*



# 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 20, 2010 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



## Oakham and Barleythorpe Neighbourhood Plan Regulation 14 Consultation: Statutory Consultees

Name	Email
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
Historic England	Emilie.Carr@HistoricEngland.org.uk
Homes and Community Agency	holly.raybould@hca.gsi.gov.uk
Natural England	consultations@naturalengland.org.uk
Severn Trent Water	growth.development@severntrent.co.uk
Western Power Distribution	wpdduos@westernpower.co.uk
The Office of the Police & Crime Commissioner for Leicestershire	police.commissioner@leics.pcc.pnn.gov.uk
Office of Rail Regulation	contact.cct@orr.gsi.gov.uk
Network Rail	TownPlanningLNE@networkrail.co.uk
Royal Mail Property Group	clare.lucey@dtz.com
NHS E Leicestershire and Rutland Clinical Commissioning Group	tim.sachs@eastleicestershireandrutlandccg.nhs.uk
GP Premises Officer NHS England	annely.robinson@hertfordshire.nhs.uk
Langham Parish Council	clerk@Langhamvillage.com
Langham Neighbourhood Plan Group	LNP@langhaminrutland.org
Barleythorpe Parish Council	helenduckering@hotmail.com
Oakham Town Council	enquiries@oakhamtowncouncil.gov.uk
Burley Parish Meeting	gerryrob82@gmail.com
Egleton Parish Meeting	egletoncommunications@outlook.com
Braunston-in-Rutland	clerk.braunston@gmail.com
Brooke Parish Meeting	harringtonderek@gmail.com
Melton Borough Council	planningpolicy@melton.gov.uk
Knossington and Cold Overton Parish Council	somerbyparish@btconnect.com

Somerby Parish Council	NA
Rutland County Council	localplan@rutland.gov.uk
SSA Planning	mark.mcgovern@ssaplanning.co.uk
Oakham Home Garden Allotment Society	rosandrobbowley@btinternet.com
Brooke Priory School / School Nursery	info@brooke.rutland.sch.uk
Friends of Rutland County Museum and Oakham Castle	jageer@btinternet.com
Girl Guides Oakham District	davidmel.weaver@gmail.com
Harington School	john.harrison@haringtonschool.com
Healthwatch Rutland	jafenelon@aol.com
Inner Wheel Club of Rutland	Sue Bellinghall - Secretary
Kilburn Road Allotments	NA
Melton & Oakham Waterways Society	pdadford@yahoo.co.uk
Oakham Badminton Club	michaelmasters@btinternet.com
Oakham Baptist Church	seretary@oakhambaptist.org.uk
Oakham Bowls Club	david.j.morgan33@btinternet.com
Oakham Church of England Primary School	scox@oakham-primary.rutland.sch.uk
Oakham Festival	joy.everitt@talktalk.net
Oakham in Bloom	mandcmorten43@gmail.com
Oakham Residents Group	oakhamrg@gmail.com
Oakham RFC	simonharries60@gmail.com
Oakham School	enquiries@oakham.rutland.sch.uk
Oakham Town Partnership	info@training-and-Development.org
Oakham United FC	alistairsydney@talktalk.net
OHGAS	www.oakham-allotments.co.uk
Rutland Access Group	Karen@mccombiesmith.co.uk
Rutland Agricultural Society	steve@navitron.org.uk
Rutland Arts Theatre Society	jgselwood@hotmail.com
Rutland County Probus Club	michaelj.blackwood@btinternet.com
Rutland Grants	angiehumphreys@hotmail.com
Rutland Horticultural Society	rutlandhorticulturalsociety@hotmail.com
Rutland Local History and Record Society	secretary@rutlandhistory.org
Rutland U3A	rutlandu3a.info@gmail.com
The Briggs Charity	angiehumphreys@hotmail.com
The Lions Club of Rutland	secretary@rutlandlions.org
The Victoria Hall	thehallidaykings85@btinternet.com
Women's Institute – Oakham	reeve@fsmail.net