

Oakham and Barleythorpe Neighbourhood Plan 2018 – 2036

Adopted Version

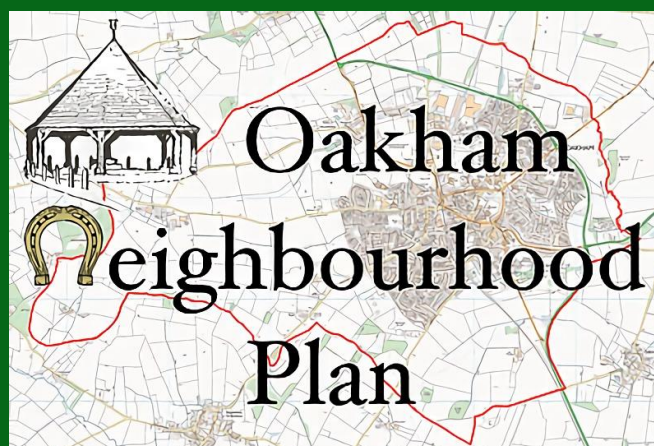
(Made following successful referendum)

June 2022

**Prepared by Oakham and Barleythorpe Neighbourhood
Plan Steering Group**

on behalf of

Oakham Town Council and Barleythorpe Parish Council



† Michael John Hinman (1949–2019)

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

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Foreword

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

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

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

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Introduction to Neighbourhood Plans

What is a Neighbourhood Plan?

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

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

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

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

- the Town and Country Planning Act 1990;¹
- the Planning and Compulsory Purchase Act 2004;²
- the Localism Act 2011³;
- the Neighbourhood Planning (General) Regulations 2012;⁴
- Directive 2001/42/EC on Strategic Environmental Assessment.⁵

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

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

¹ Town and Country Planning Act 1990: www.legislation.gov.uk/ukpga/1990/8/contents

² Planning and Compulsory Purchase Act 2004: www.legislation.gov.uk/ukpga/2004/5/contents

³ Localism Act 2011: www.legislation.gov.uk/ukpga/2011/20/contents

⁴ Neighbourhood Planning (General) Regulations: www.legislation.gov.uk/uksi/2012/637/contents/made

⁵ Strategic Environmental Assessment: www.ec.europa.eu/environment/eia/sea-legalcontext.htm

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

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

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

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

Why do Oakham and Barleythorpe need a Neighbourhood Plan?

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

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

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

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

The neighbourhood area is shown in Figure 1. The Plan period is 2018 to 2036.

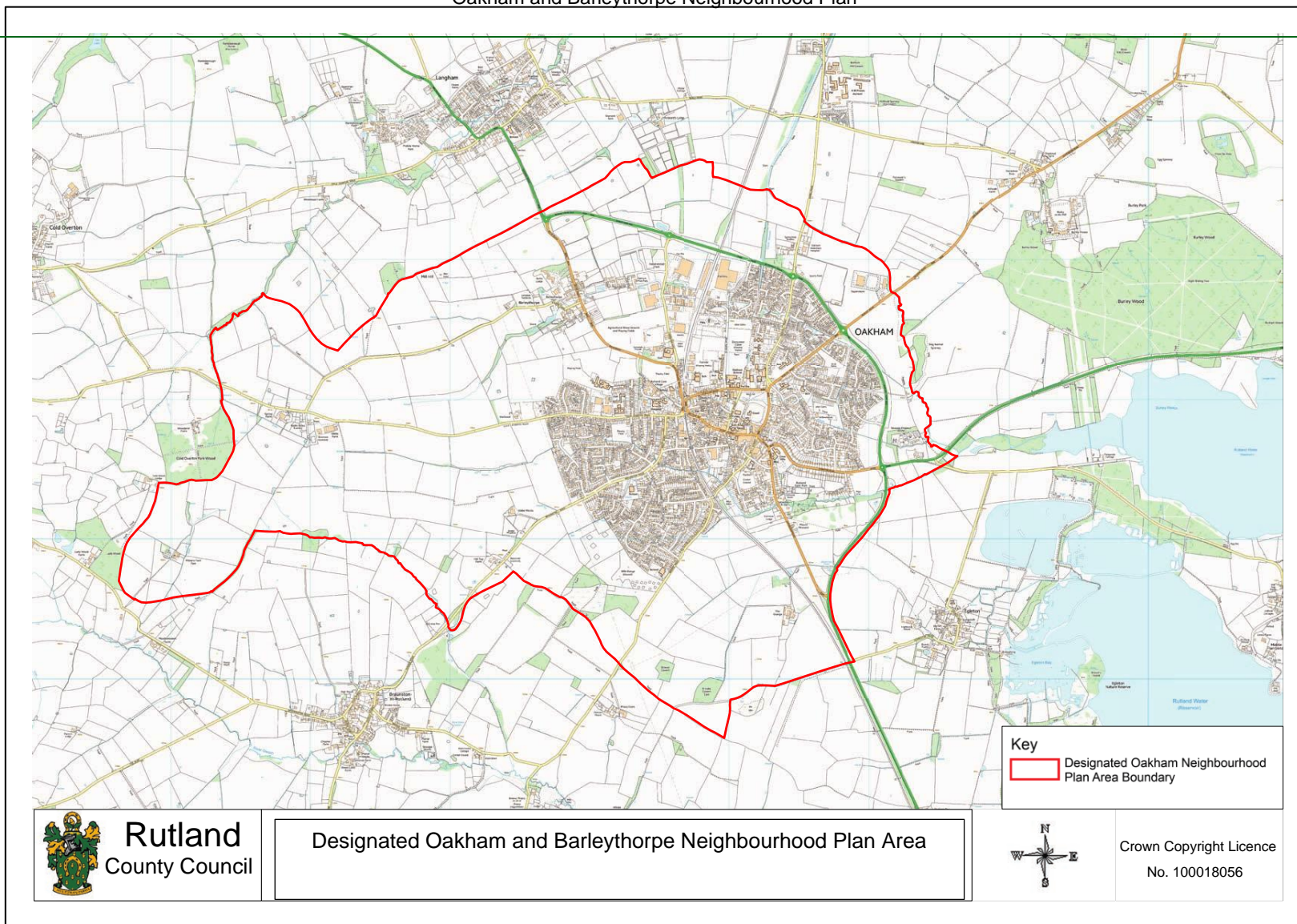


Figure 1 Oakham and Barleythorpe Neighbourhood Plan Area (Source; Rutland County Council, February 2016)

Creating a Neighbourhood Plan for Oakham and Barleythorpe

The Process

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

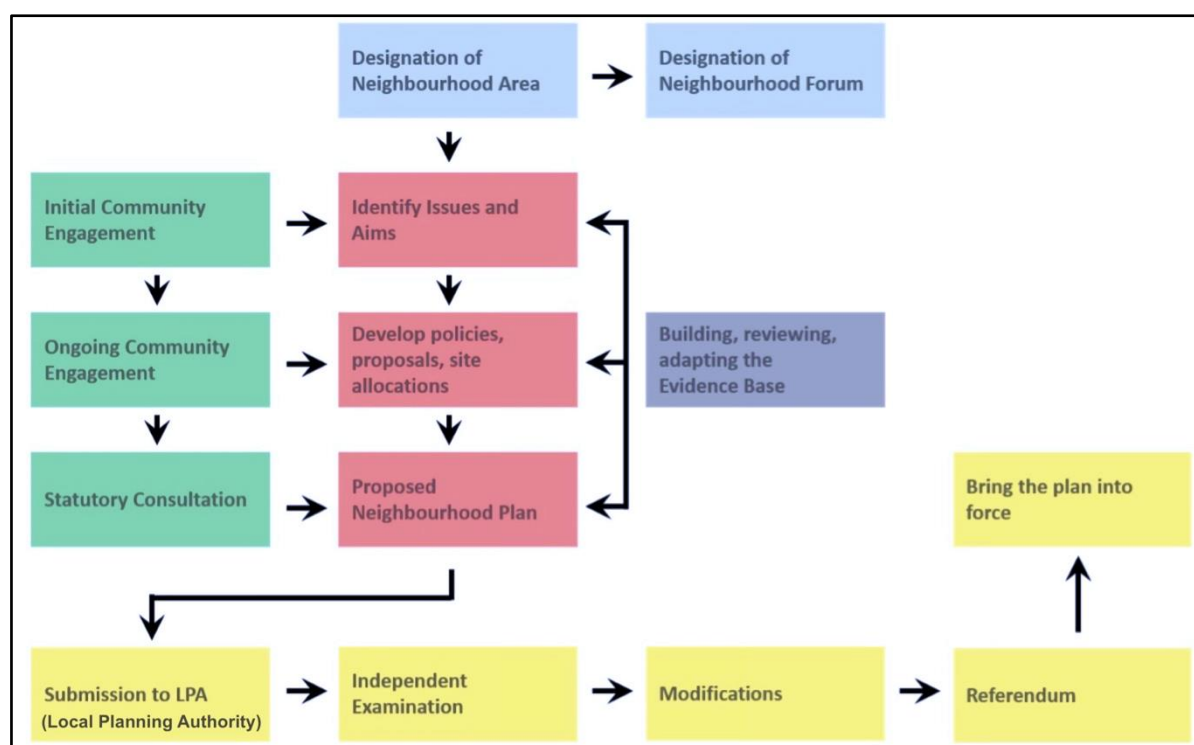


Figure 2 Neighbourhood Plan Process Flow

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

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

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

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

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

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

Figure 3 Regulatory Timeline

Key Community Events

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

First Public Consultation Meeting Victoria Hall on Saturday 9 April 2016

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

Supermarket “Meetups”

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

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

The Big Survey

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

Neighbourhood Profile Walkabouts

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

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

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

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

Figure 4 Table of Key Community Events

Supplementary documents

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

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

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

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

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

Next steps

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

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

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

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

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

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

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

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

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

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

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

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

⁹ UK Government (2012), *Conservation of Habitats and Species Regulation*, Available at: www.legislation.gov.uk/uksi/2012/1927/contents/made

About Oakham and Barleythorpe

The Past

Location and Natural Environment

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

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

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

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

The built environment and human activities

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

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

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

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

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

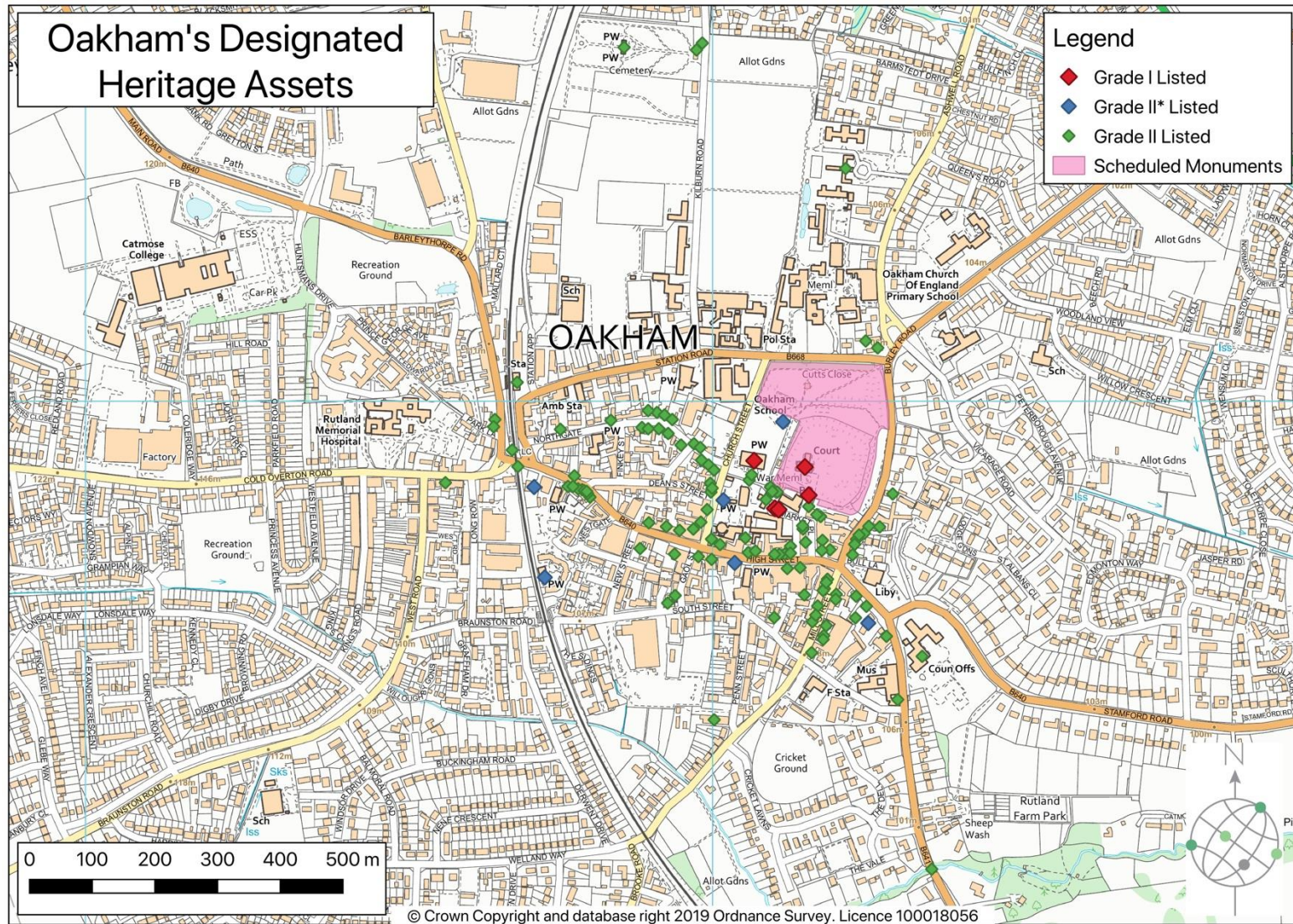


Figure 5 Map of designated heritage assets Oakham

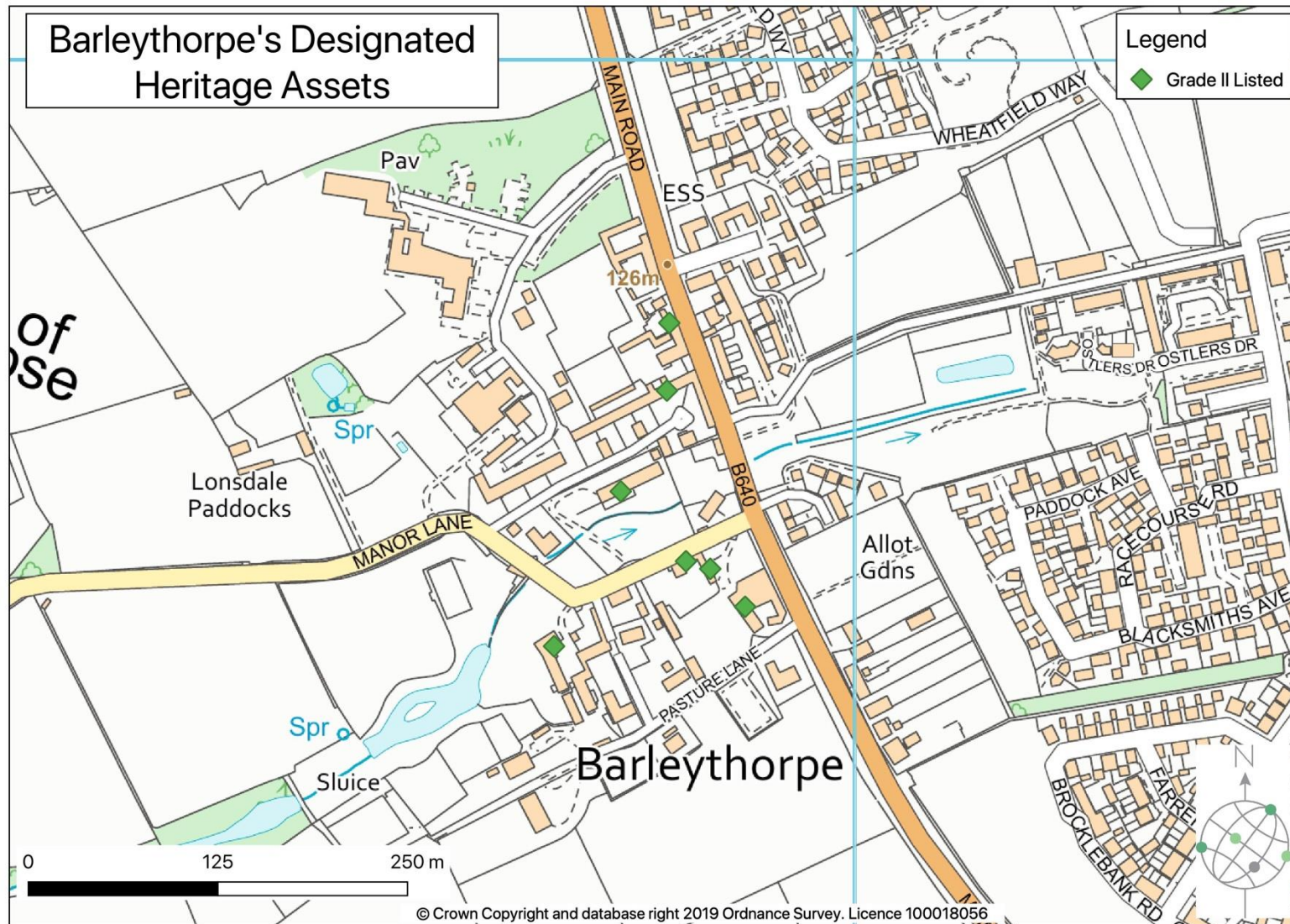


Figure 6 Map of designated heritage assets Barleythorpe

The Present

Demographic information and age profile

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

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

Socio-economic profile

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

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

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

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

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

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

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

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

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

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

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

Housing tenure and housing need

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

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

Health and healthcare facilities

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

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

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

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

Education obtainment and educational facilities

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

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

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

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

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

Transport infrastructure and public transport

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

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

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

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

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

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

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

Public Utilities and other key infrastructure

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

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

Key environmental assets and protected areas

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

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

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

Flood risk information

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

3.3 Key Issues

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

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

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

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

Our Vision and Objectives

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

Vision

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

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

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

Objectives

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

Community

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

Heritage

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

Housing

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

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

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

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

Objective 7: Prioritise development of brownfield sites for housing.

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

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

Town Centre

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

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

Business

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

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

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

Services

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

Recreation

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

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

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

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

Tourism

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

Green Spaces

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

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

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

Neighbourhood Plan Policies

The policies in this Plan 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 adopted Core Strategy Development Plan Document and the Site Allocations and Policies Development Plan Document.

The Neighbourhood Plan was submitted whilst the Rutland Local Plan Review was being developed. To avoid overlapping and parallel site allocation consultations, the approach taken was not allocate specific sites and to leave the allocation process to the emerging Local Plan. The Local Plan which was submitted for examination included five sites within or on the edge of Oakham and Barleythorpe. Due to delivery issues over the St Georges Barracks site (elsewhere in the County), Rutland County Council resolved to withdraw the Local Plan in September 2021. This decision had a significant impact on the content of the submitted neighbourhood plan. As such, it now provides planning policy guidance in the neighbourhood area until such time as the Local Plan is eventually adopted by Rutland County Council. This is anticipated to be in 2025. A later section of this Plan comments about the review mechanisms that will be triggered once the Local Plan is adopted.

The policies in the neighbourhood plan will be applied with those in the Core Strategy Development Plan Document and the Site Allocations and Policies Development Plan Document to development proposals submitted within the neighbourhood area.

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

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

Policy 1: Residential Development Management

Justification Text - National Planning Policy Framework (NPPF)

Policy 1: Residential Development Management:

- ensures that the location of future development in Oakham and Barleythorpe reflects the aspirations of the residents, as expressed through several rounds of consultations, in line with the National Planning Policy Framework, paragraph 23;
- sets specific requirements in terms of housing mix to meet the needs of the local communities, in line with NPPF paragraphs 59, 61 and 62;
- promotes the use of brownfield sites and vacant properties in the town centre, in line with paragraphs of 72 and 118 of the NPPF, recognising that residential development in the Town Centre, in locations that are

compatible with commercial uses, will contribute to ensuring vitality of the town centre, in line with Chapter 7 of the NPPF;

- emphasises the need to respect local character and promote good design, in line with paragraphs 79 and Chapter 12 of the Framework;
- seeks to protect the natural and historic environment as prescribed by Chapter 15 and 16 of the NPPF;
- provides opportunities for limited residential development on greenfield sites to support rural economic activities, while not promoting sprawl and creation of residential clusters in the countryside, in line with paragraphs 77,78,79, 83 and 84.

Justification Text (Planning Policy)

Policy 1: Residential Development Management:

- is in line with the adopted Rutland Core Strategy Development Plan Document (July 2011) and the Site Allocations and Policies Development Plan Document;
- recognises that Barleythorpe has been merged with Oakham as a Main Town in the Settlement Hierarchy for Rutland, the whole Neighbourhood Plan Area will provide for sustainable and limited development within the Planned Limit of Development in Barleythorpe as well as Oakham, to meet the future needs of this community and the provision of a higher number of facilities;
- promotes a housing mix that aims to meet the local needs of an ageing population, at the same time supporting newly-formed households in finding accommodation appropriate for their needs;
- proposes (in Policy 1.4.a.) a mix for large development that is in line with the evidence collected for Policy H5 and meets the general and specialist needs of the local community, as set out in Policy CS10 of the Core Strategy.

Justification Text (Community Consultation)

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

Notwithstanding the fact that this Neighbourhood Plan does not allocate residential and employment development sites, the results of the Big Survey and Regulation 14 Consultation provide a clear indication of the general locations where residents would prefer sites to be located. In particular, the Big Survey emphasised that the sites considered most appropriate for residential development are located in the north-

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

Parking and congestion in the town centre and around the level crossing were issues consistently raised by residents (85% of respondents believe these are important issues when considering any new housing), together with adequate access to infrastructure and community facilities (70%). As a direct result, development within the Planned Limits of Development and in close proximity to shops and services is prioritised and promoted through Policy 1. Moreover, 94% of the respondents agree on prioritising brownfield development over greenfield sites.

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

As part of the Regulation 14 Consultation, RCC's Housing Officer suggested the following indicative mix: 1 bed = 15%, 2 bed = 45%, 3 bed = 35% and four bed 5%, depending on the character of the area and the type and size of housing provided in that area, and based on local housing need at the time when a potential development site is submitted. 'Whilst these figures generally fit the preferences expressed as part of the Big Survey, Policy 1 takes a more flexible approach. This acknowledges the current delay in the development of planning policy in the County and that housing needs may alter within the Plan period. The policy also made specific references to bungalows and houses affordable for newly-formed households.

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

Policy 1: Residential Development Management

1. Development proposals for residential development within the Limits of Development of Oakham and Barleythorpe, as shown in Policy Map 1, will be supported where:
 - a. they will not, individually or cumulatively with other permitted developments, have an unacceptable impact on local amenity and community facilities (education, health, recreation, leisure, cultural etc.), and where practicable will positively contribute to the improvement of such amenities and community facilities;
 - b. they will not, individually or cumulatively with other permitted developments, have an unacceptable impact on traffic and congestion, and will promote accessibility to the town centre, promoting sustainable means of transportation;
 - c. they will not, individually or cumulatively with other permitted developments, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design;
 - d. they will not, individually or cumulatively with other permitted developments unacceptably affect the environment and local ecosystems.

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

Development proposals for residential uses which secure a positive use of upper floors in the defined Oakham Town Centre or which take place on previously-developed land within the limits of development will be particularly supported.

2. New housing developments of 10 or more dwellings, or sites of an area of 0.5 hectares or more, will be expected to provide a range of housing types, sizes and tenures, having regard to the identified needs of older people and young families. In particular, within such development:
 - a. the mix of house sizes should be based on the most up-to-date evidence at the time of the determination of the planning application concerned;
 - b. an appropriate share of dwellings should be designed to accommodate the needs of older people and persons with disabilities, in line with the

latest evidence in terms of housing need, and, in that context, bungalows and houses which comply with Part M(4) Building Regulation or Lifetime Homes specification will be supported;

- c. an appropriate share of dwellings should 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;
3. Proposals for development of Residential Care Homes, within Use Class C2, will be supported where they meet local needs.
 4. Proposals for residential development in the countryside will be determined in accordance with national planning policies and with local planning policies where they are consistent with national planning policy for the countryside.

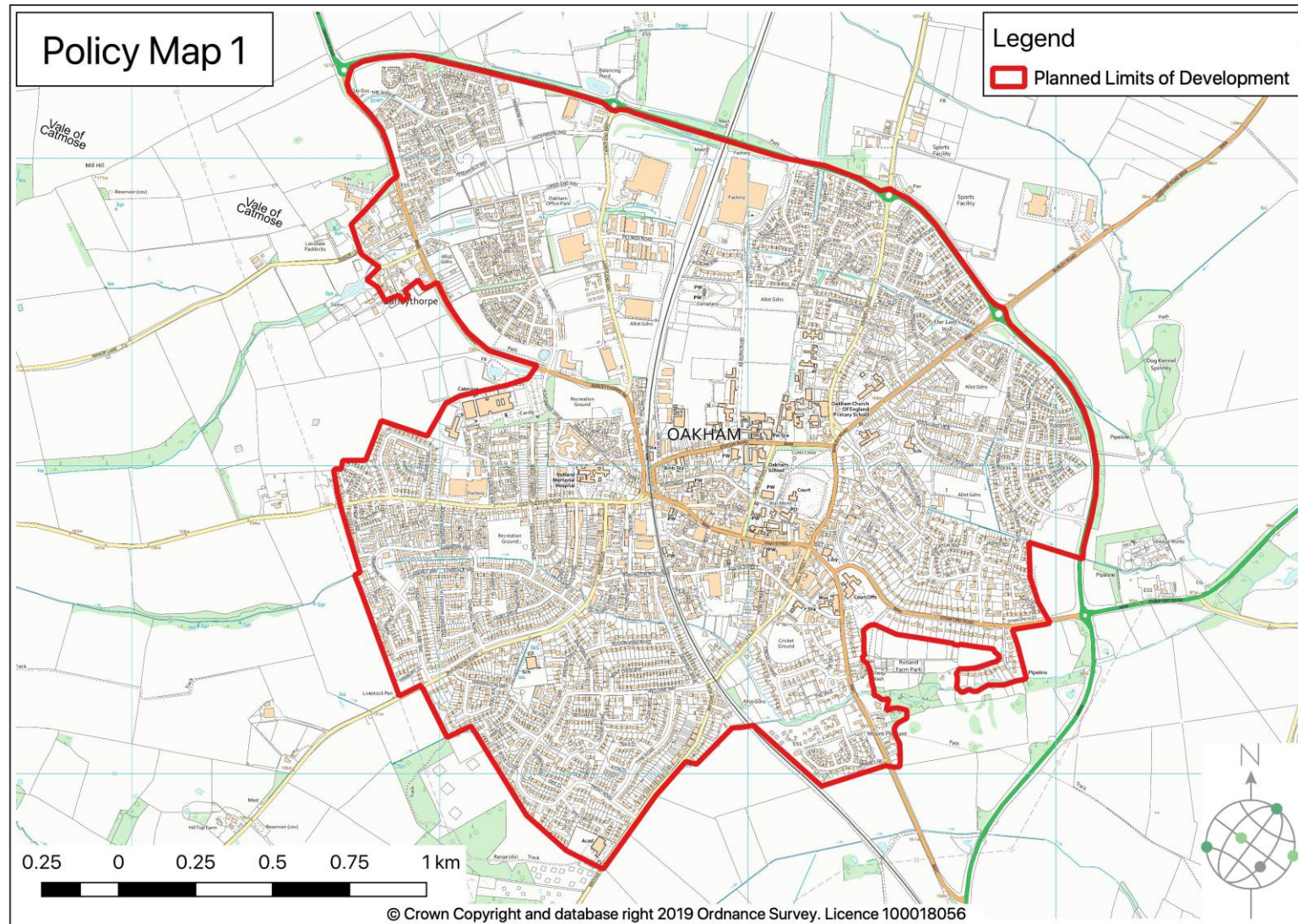


Figure 7 Policy Map

1: Residential Development Management

Policy 2: Delivering Good Design

Justification Text (NPPF)

Policy 2: Delivering Good Design protects the specific character and design of local areas not simply at town level, but also by adding details for each local area using the evidence collected by local residents directly. In doing so, the policy has regard to Chapter 12 of the NPPF and relevant paragraphs protecting local heritage, important landscape, and promoting high quality design.

Justification Text (Planning Policy)

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

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

Justification Text (Community Consultation)

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

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

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

Policy 2: Delivering Good Design

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

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

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

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

Policy 3: Housing affordability and Local Connection

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

Policy 3 is based around thresholds for the delivery of affordable housing in both Oakham and Barleythorpe. If a development scheme comes forward which is below the thresholds set out in the policy, but the scheme is followed by an obviously-linked subsequent development scheme at any point where the original permission remains in force, or up to 5 years following completion of the first scheme, then, if the combined total of dwellings/GIA provided by the first scheme and the subsequent scheme/s provides a greater number of houses or floorspace that included in the policy its provisions would then apply.

The Town Council and the Parish Council support the opportunity for people with a local connection to have an opportunity to occupy delivered affordable housing units. In allocating affordable dwellings to applicants, Rutland County Council will apply its County local connection requirement.

Justification Text (NPPF)

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

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

Justification Text (Planning Policy)

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

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

For the purposes of Policy 3 the definitions Oakham and Barleythorpe are their respective administrative areas.

Justification Text (Community Consultation)

64% of respondents to the Big Survey, when asked what features new houses should include, believed affordability to be one of the most important. This, combined with the need for housing for young families and older people established in the Justification Text for Policy 1: Residential Development Management, justifies the provision of Policy 3: Housing Affordability and Local Connection in terms of affordable housing, and the requirement that the majority of affordable housing for sale should be starter homes, following the definition contained in the NPPF. A provision for an adequate number of affordable dwellings for rent to be small bungalows, or otherwise suited for older people, has been included in Policy 3: Housing Affordability and Local Connection.

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

Policy 3: Housing affordability and Local Connection

1. All residential developments comprising 10 or more dwellings, or sites of an area of 0.5 hectares or more in Oakham should make provision for a minimum 30% of the dwellings to be affordable housing.
2. All residential developments comprising 6 or more dwellings in Barleythorpe should make provision for a minimum 30% of the dwellings to be affordable housing.
3. Affordable housing should deliver a combination of sizes and affordable tenure which meets the most up-to-date and proven local and affordability housing need, including the number of bedrooms, property type and floor space.

Policy 4: Town Centre and Visitor Economy

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

Justification Text (NPPF)

Policy 4: Town Centre and Visitor Economy:

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

Justification Text (Planning Policy)

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

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

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

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

Justification Text (Community Consultation)

The response to the Big Survey clearly shows that the promotion of shops and retailing is a local priority in terms of the type of business development that should be supported (67% of the respondents believe it should be encouraged). Residents valued the number of independent shops and retailers present in the Town Centre, although many considered the number of charity shops to be excessive and a lack of mid-price-range shops to be a negative aspect of the town centre. The work undertaken by the Rutland County Council Task and Finish Group¹³ identified that Oakham town centre has indeed a lower percentage of Use Class A1 shops compared to a small-town average (41% vs. 53%).

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

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

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

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

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

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

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

Policy 4: Town Centre and Visitor Economy

1. Development proposals in the Town Centre of Oakham, as identified on Policy Map 4, should respect and reinforce its role as the primary shopping centre in the county.
2. Proposals for the change of use of premises within the identified Shopping Frontages from a use within Use Classes E(a) or E(b) to other uses will only be supported where it can be demonstrated that the proposed use will not, individually or cumulatively, detract from the vitality of the particular frontage or the contribution that it makes to the vitality and viability of the town centre as a whole.
3. Elsewhere within and immediately adjacent to the Town Centre, the use of ground floor premises for the following purposes will be supported:
 - i. uses within Use Classes C1, E(a,b,c,d,e,f,g) and F1;
 - ii. public houses, wine bars, or drinking establishments;
 - iii. drinking establishments with expanded food provision;
 - iv. hot food takeaways (for the sale of hot food where consumption of that food is mostly undertaken off the premises);
 - v. venues for live music performance;
 - vi. theatres;
 - vii. cinemas.

Within the defined Town Centre the use of upper floors for purposes within Use Classes E(g)(i), C1 and C3 will be supported, where the amenities of any nearby residential premises are not unacceptably affected by way of noise or loss of privacy that would be caused by the proposed use.

4. Proposals that involve the loss of uses within Use Class F1 or the loss of a theatre, a cinema or a venue for live music performance will not be supported unless it is demonstrated that the site is no longer appropriate or viable for such uses.
5. Development proposals in the defined town centre which involve the alteration of a building with a period shop front should retain and/or restore that shop front. In other cases, development proposals should be designed to incorporate a 'shop-like' appearance with an active frontage which will contribute to the character and attractiveness of the street scene.
6. Proposals for redevelopment and/or regeneration in the Town Centre will be supported where:

- a. the historic character, appearance and distinctiveness of the town centre is maintained and enhanced;
 - b. opportunities are taken to improve the public realm and streetscape through:
 - c. opportunities are taken for planting of appropriate trees and plants;
 - d. street furniture of high-quality design is used;
 - e. street design and use of surfacing materials is in keeping with Oakham's heritage as an historic market town;
 - f. signage of historic sites, the town centre and its attractions is improved;
 - g. opportunities are taken for installation of public art;
 - h. walkability and access for disabled people are enhanced;
 - i. historic and/or vacant premises are brought in to uses appropriate for the Town Centre;
 - j. opportunities for additional cultural and leisure activities are supported and the necessary infrastructure to facilitate such activities implemented.
7. Proposals for the development of surface car parking and/or improved public transport provision for users of town centre facilities, within convenient walking distance of the town centre, will be supported.
8. Development proposals for tourism and hospitality development within the limits of development will be supported. Particular support will be given to such proposals within or close to the town centre. Proposals that will result in the loss of businesses and facilities related to the local visitor economy will not be supported unless:
- a. it is demonstrated that the premises are not appropriate or viable for such use.

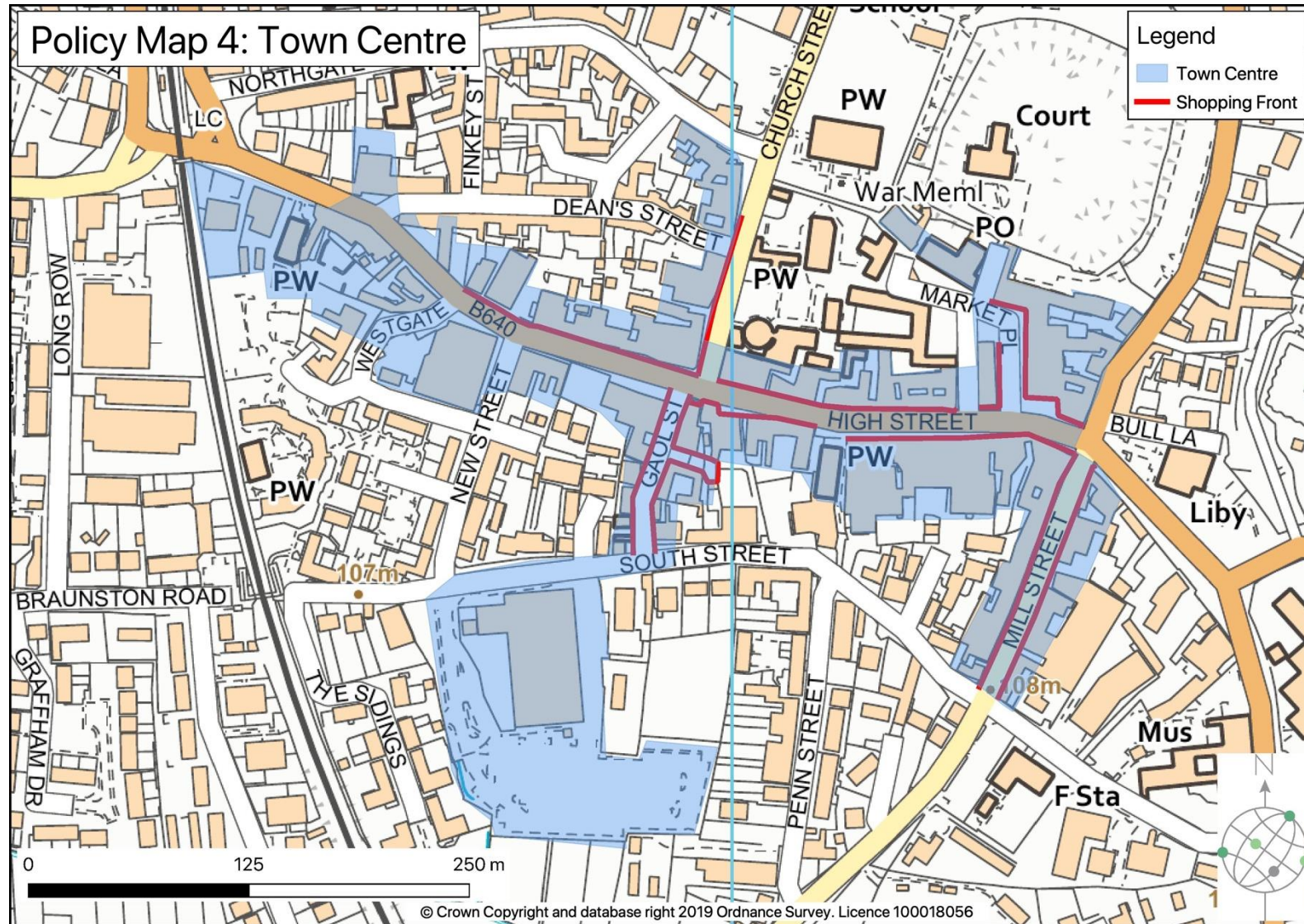


Figure 8 Policy Map 4 Oakham Town Centre Map

Policy 5: Employment and Business Development

Justification Text (NPPF)

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

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

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

Justification Text (Planning Policy)

Policy 5: Employment and Business Development:

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

Justification Text (Community Consultation)

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

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

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

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

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

Policy 5: Employment and Business Development

1. Within the limits of development of Oakham and Barleythorpe (as shown on Policy Map 1), proposals for employment and business development (Use Classes E) will be supported provided that:
 - a. where appropriate, they consolidate and/or expand existing employment and business areas of Oakham Office Park, Lands' End Way and Pillings Road Industrial Estate;
 - b. where practicable and viable, they provide workspaces for start-ups and micro businesses;
 - c. they will not, individually or cumulatively with other permitted developments, have an unacceptable impact on local amenity (noise, air quality, odour, etc.) and community facilities (education, health, recreation, leisure, cultural etc.), and where practicable they contribute positively to the improvement of such amenities and community facilities;
 - d. they will not, individually or cumulatively with other permitted developments, reduce the vitality and viability of the Town Centre as the retail, cultural and social heart of Oakham;
 - e. they will not, individually or cumulatively with other permitted developments, have an unacceptable impact on traffic and congestion, and would promote accessibility and parking in close proximity to the town centre;
 - f. they will not, individually or cumulatively with other permitted developments, have an unacceptable impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design;
 - g. they include measures to avoid or adequately mitigate any potentially adverse impacts on the natural environment to acceptable levels.
2. Proposals for employment and business in the countryside will be supported provided that:
 - a. they relate to new agricultural, horticultural, equestrian, forestry or tourism development and;
 - b. they are of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and rural distinctiveness of the surrounding countryside.

3. Insofar as planning permission is required, residential development proposals which comply with Policy 1 and that enable working from home, or that enable businesses to operate from integrated home/work locations, will be supported provided that:
 - a. they will not result in conflict with neighbouring uses and will not have an unacceptable impact on residential amenity;
 - b. adequate access and parking can be achieved for the proposed use, considering parking requirements of clients and users of the business.

Policy 6: Built and Cultural Heritage and Character

Justification Text (NPPF)

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

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

Justification Text (Planning Policy)

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

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

Justification Text (Community Consultation)

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

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

Policy 6: Built and Cultural Heritage and Character

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

Policy 7: Community Facilities

Justification Text (NPPF)

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

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

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

Justification Text (Planning Policy)

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

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

Justification Text (Community Consultation)

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

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

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

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

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

Developers are encouraged to engage with the Oakham Town Council and Barleythorpe Parish Council prior to the preparation of any planning application to confirm the nature of the local priorities for community facilities to ensure that, where appropriate and viable, they complement any development proposals. Oakham Town Council and Barleythorpe Parish Council would find it helpful if developers advised them of negotiations with the County Council on new developments in the neighbourhood area.

Policy 7: Community Facilities

1. Development proposals that would protect, retain and/or enhance the provision, quality or accessibility of an existing community, education, leisure or cultural facility will be supported.
2. Proposals involving the loss of local community facilities¹⁵ will not be supported unless:
 - a. an alternative facility to meet local needs is available which is both equally accessible and of equal or similar benefit to the community, or
 - b. all options for continued use have been fully explored and it is demonstrated that the site is no longer appropriate or financially viable for such use.
3. Development proposals within or adjacent to the Planned Limit of Barleythorpe which incorporate the delivery of a primary school and other educational facilities will be supported.

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

Policy 8: Important Views

Justification Text (NPPF)

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

Justification Text (Planning Policy)

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

Justification Text (Community Consultation)

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

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

Policy 8 establishes a context for the determination of planning applications which would have an impact on one or more of the identified Important Views. As appropriate to their scale, nature and location, proposals that would have an impact on an Important View will be assessed against their relationship with an affected important view on the following matters:

- the contribution of development to enhancing the attractiveness of the setting when viewed from a particular vantage point;
- the impact of the development proposed on the vantage point and opportunity to enjoy the view;
- the intrinsic environmental value of the site by virtue of its landform, vegetation or tree cover, or the presence of any special natural features within the panorama;

- the peripheral or transitional open character of the development in contributing to the preservation of the form and character of the settlement within the panorama;
- the contribution of the view concerned in creating the overall character and attractiveness of the settlement within the panorama and the effect of the proposed development on the existing circumstances;
- the contribution of the view to the form and character of the settlement within the panorama in terms of the relationship of buildings and structures one to another, to other open spaces or natural features and the effect of the proposed development on the existing circumstances; and
- the contribution of the view to the setting of a building or group of buildings or important natural features within the view and the effect of the proposed development on the existing circumstances.

Policy 8: Important Views

1. The scale, layout, and massing of development proposals should be designed to respect and, where practicable, to enhance an affected Important View as shown on Policy Map 8.
2. Development proposals which would have an unacceptable impact on an identified Important View will not be supported unless the public benefits arising from the development would outweigh the harm to the Important View concerned.

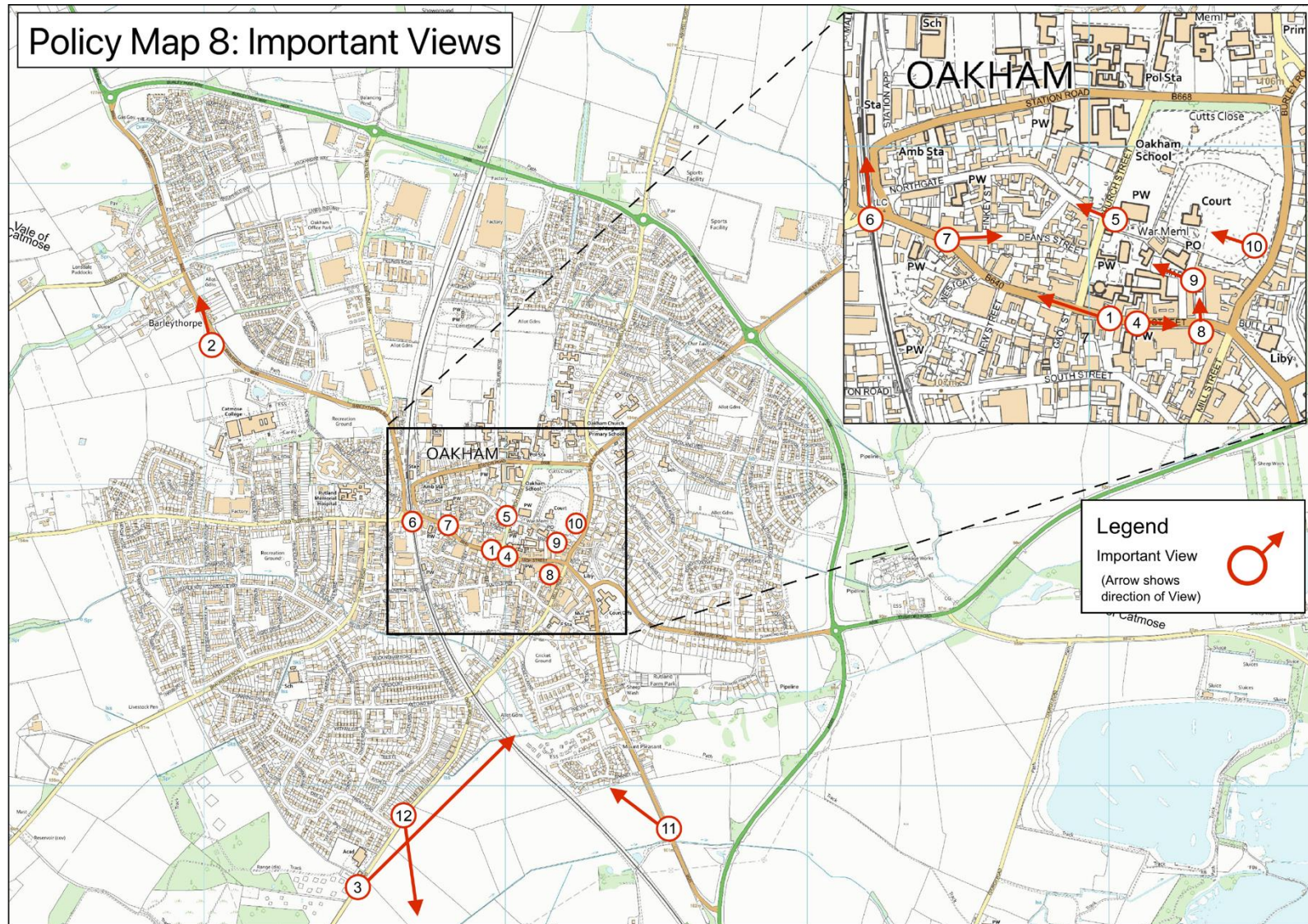


Figure 9 Policy Map 8 Important Views

Policy 9: Green Infrastructure and Recreational Facilities

Justification Text (NPPF)

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

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

Justification Text (Planning Policy)

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

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

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

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

Justification Text (Community Consultation)

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

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

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

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

Policy 9: Green Infrastructure and Recreational Facilities

1. Development proposals which would safeguard, improve or enhance the existing green infrastructure network as shown on Policy Maps 9.1, 9.2, 9.3 and 9.4 will be supported.
2. Development proposals which would safeguard, improve or enhance the existing indoor sport, recreational and gathering facilities as shown on Policy Map 9 will be supported. The provision of new indoor sport, recreational and gathering facilities will be supported.
3. As appropriate to their scale and nature, development proposals which would have an impact on existing green infrastructure and recreational facilities will be supported where:
 - a. they contribute to the enhancement and management of existing green infrastructure network and indoor or outdoor sport, recreational, and gathering facilities; and,
 - b. they contribute to the provision of new public green spaces and indoor or outdoor sport and recreational facilities and enhance linkages to the existing green infrastructure network and facilities.
4. Development proposals that will result in an unacceptable impact on the purpose or function of existing green infrastructure and outdoor or indoor sport, recreational and gathering facilities will not be supported, unless they:
 - a. demonstrate there is no longer a need for the existing infrastructure or facility, and/or that the site is no longer appropriate or viable for such use; or,
 - b. demonstrate the implementation of solutions intended to reinstate green infrastructure and facilities purpose or function to the previous quality and connectivity, elsewhere in the site or in its close proximity
5. Insofar as planning permission is required, development proposals for the maintenance and restoration of the existing Oakham to Melton Canal in the Neighbourhood Area as a green corridor will be supported.

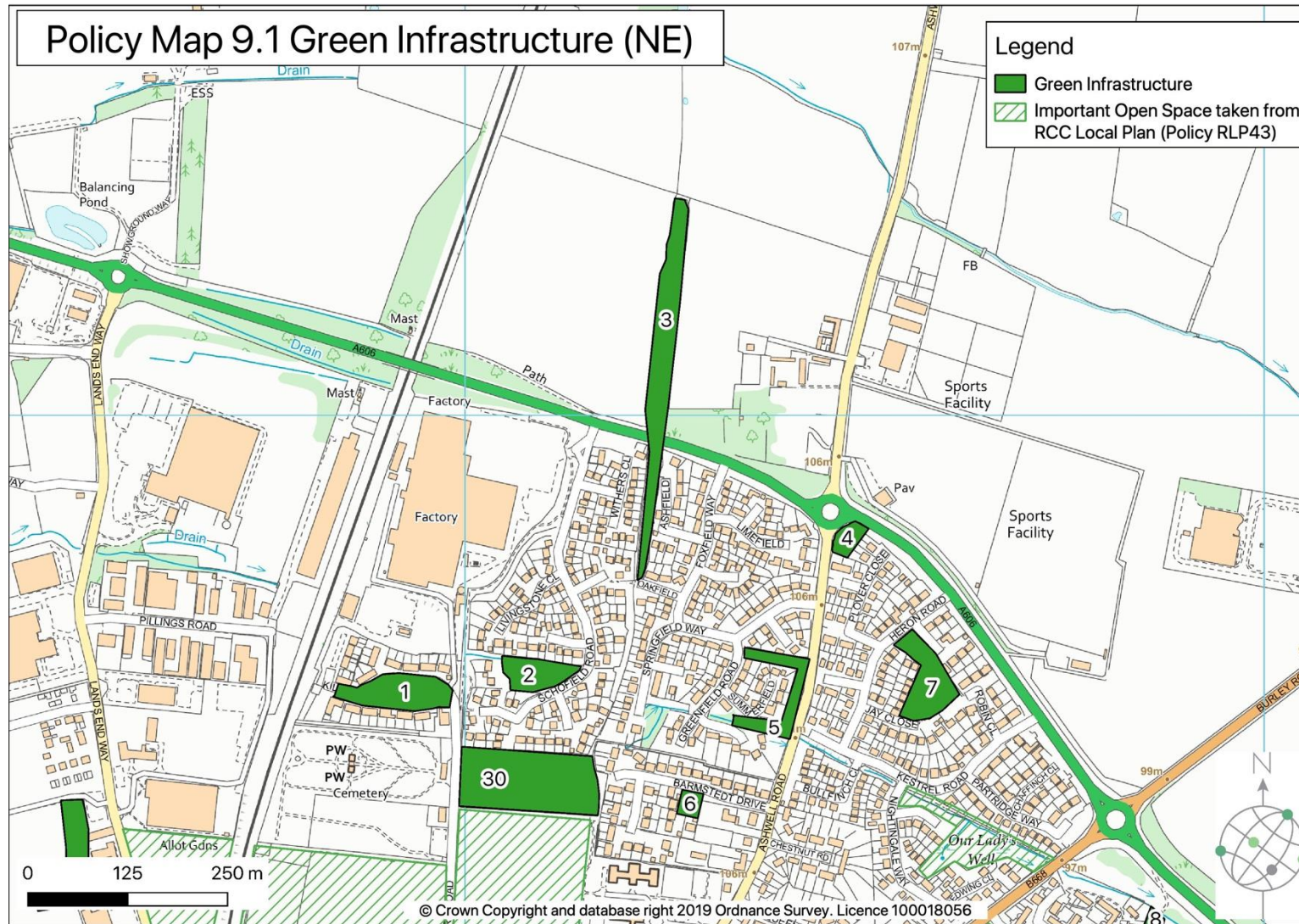


Figure 10 Policy Map 9.1 Green Infrastructure (NE)

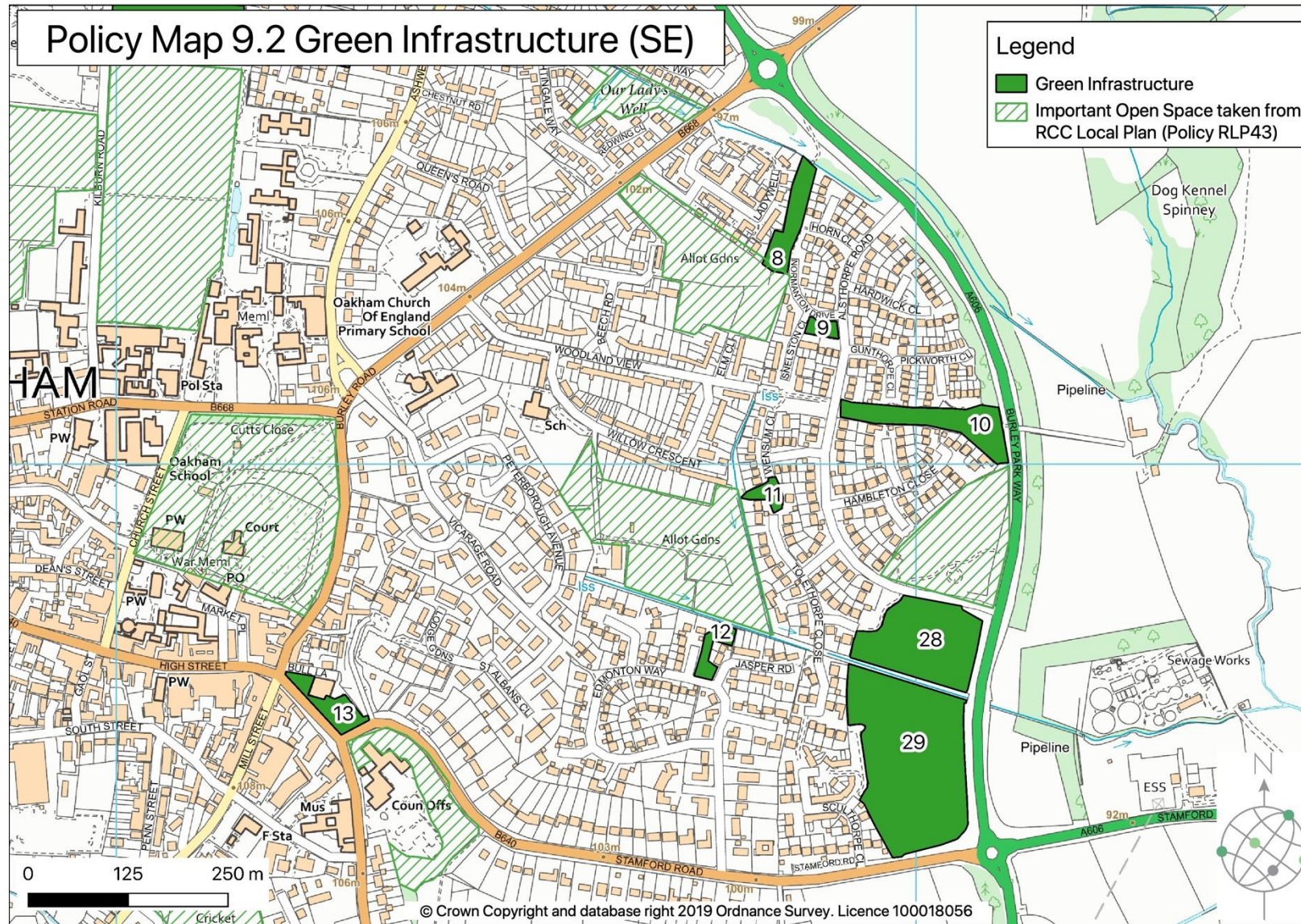


Figure 11 Policy Map 9.2 Green Infrastructure (SE)

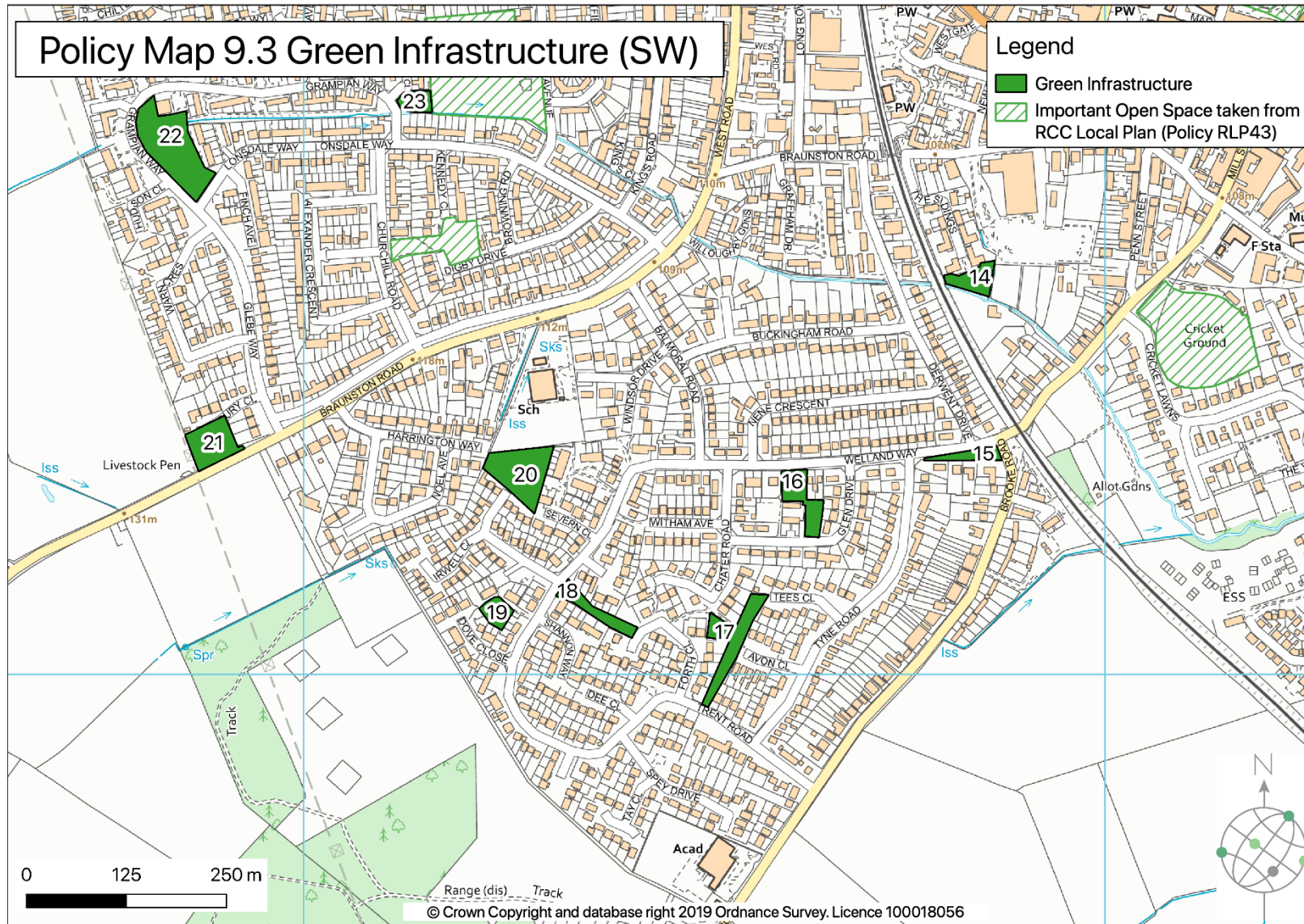


Figure 12 Policy Map 9.3 Green Infrastructure (SW)

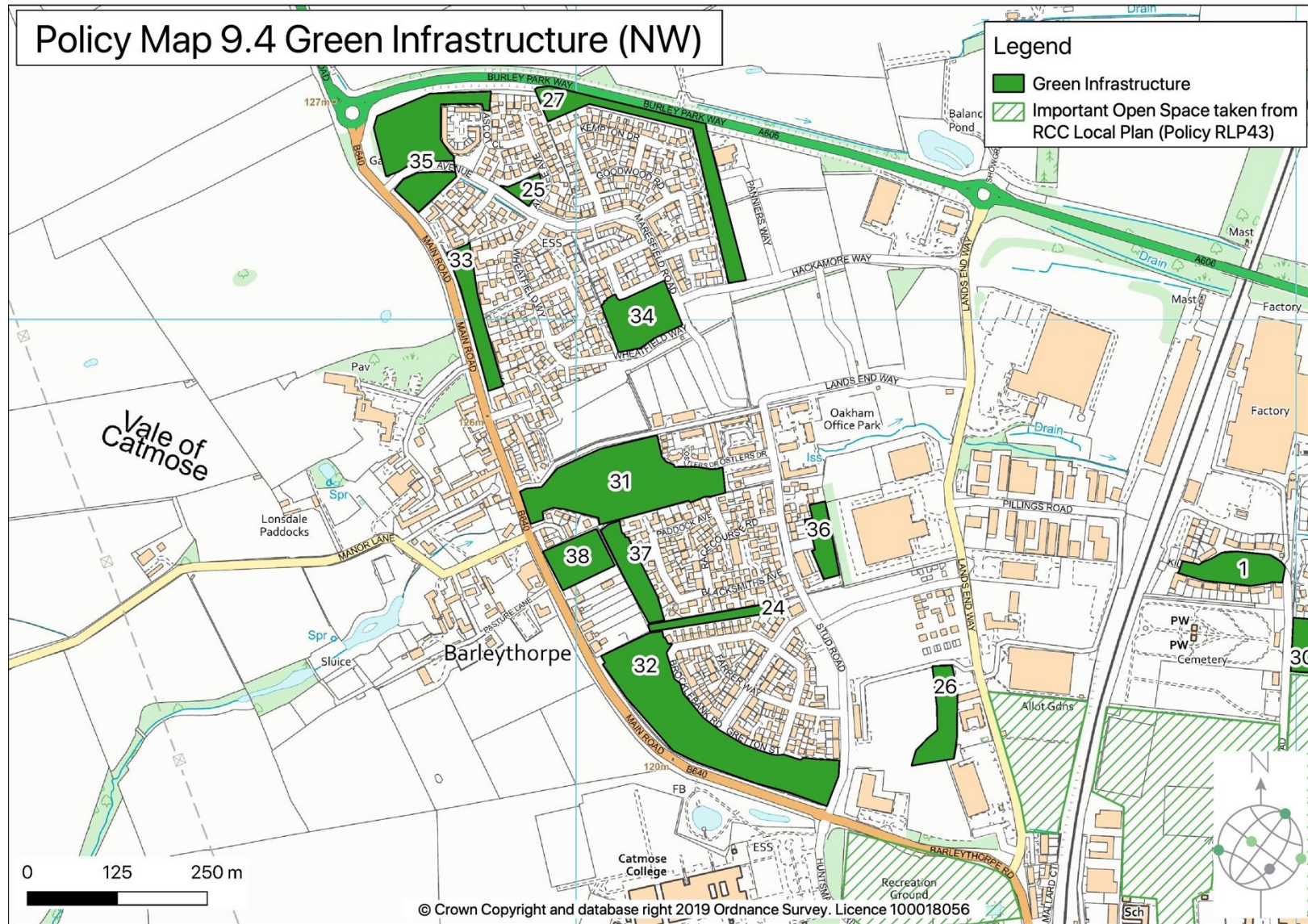


Figure 13 Policy Map 9.4 Green Infrastructure (NW)

Reference List of Green Infrastructure

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

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

Policy 10: Protection of the Natural Environment

Justification Text (NPPF)

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

Justification Text (Planning Policy)

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

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

Justification Text (Community Consultation)

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

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

Policy 10: Protection of the Natural Environment

1. Insofar as planning permission is required development proposals whose primary objectives are to conserve or enhance biodiversity or geodiversity of the environment will be supported.
2. All developments, projects and activities should:
 - a. provide an appropriate level of protection to legally protected sites and species;
 - b. protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for and benefits of the development in that location clearly outweigh the loss;
 - c. maintain and where appropriate enhance conditions for priority habitats;¹⁶
 - d. maintain and where appropriate enhance recognised geodiversity assets;
 - e. maintain and where appropriate enhance other sites, features, species;
 - f. 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);
 - g. mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.
3. Where a proposed development is otherwise acceptable and has an impact on biodiversity it should incorporate mitigation measures to address identified impacts through appropriate habitat creation, restoration or enhancement either on the development site or elsewhere.

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

Monitoring and Implementation

The neighbourhood plan has always sought to ensure a seamless relationship with the emerging Rutland Local Plan. It was submitted for examination in November 2020 on the basis of the contents of the emerging Local Plan at that time. In particular Policy 1 set out an approach towards the delivery of new housing which incorporated the proposed housing allocations in the neighbourhood area at that time. The Local Plan was withdrawn from its own examination in September 2021. Rutland County Council has resolved to prepare a new Local Plan. It is anticipated that the new Local Plan would be submitted in February 2024 and adopted in July 2025.

In this context the Town Council and the Parish Council will consider the need for a review of the neighbourhood plan. This task will be heavily influenced by the content of the Local Plan and the scale and significance of development proposed in the neighbourhood area. In the event that the two councils conclude that there is a need for a full or a partial review of the Plan that process will commence within six months of the adoption of the Local Plan.

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

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

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

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

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

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

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

Appendix A: Community Aspirations

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

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

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

The following Community Aspirations have been identified:

Creation of new facilities and infrastructures:

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

Improve opportunities for sport and recreation

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

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

Supporting existing community groups and community activities

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

Improve walkability, accessibility and legibility

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

Promote greening and protection of the natural environment

- Tree planting and maintaining verges and green spaces.

Promotion of culture within Oakham

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

Appendix B: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Class C

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

Class E - Commercial, Business and Service

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

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

Class F - Local Community and Learning

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

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

Sui Generis

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

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

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

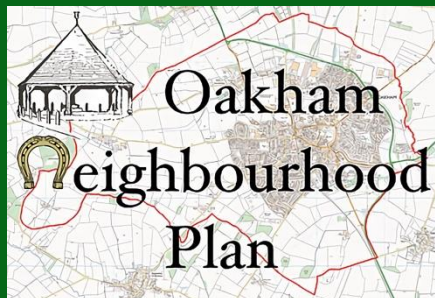
The Use Classes information presented above has been extracted and abbreviated from the Planning Portal

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Figure 14 Table of Use Classes

Oakham and Barleythorpe Neighbourhood Plan

2018 – 2036



Oakham and Barleythorpe Neighbourhood Plan

c/o Oakham Town Council

Rol House

Long Row

Oakham

LE15 6LN

01572 723627

www.oakhamnp.org.uk/contact

