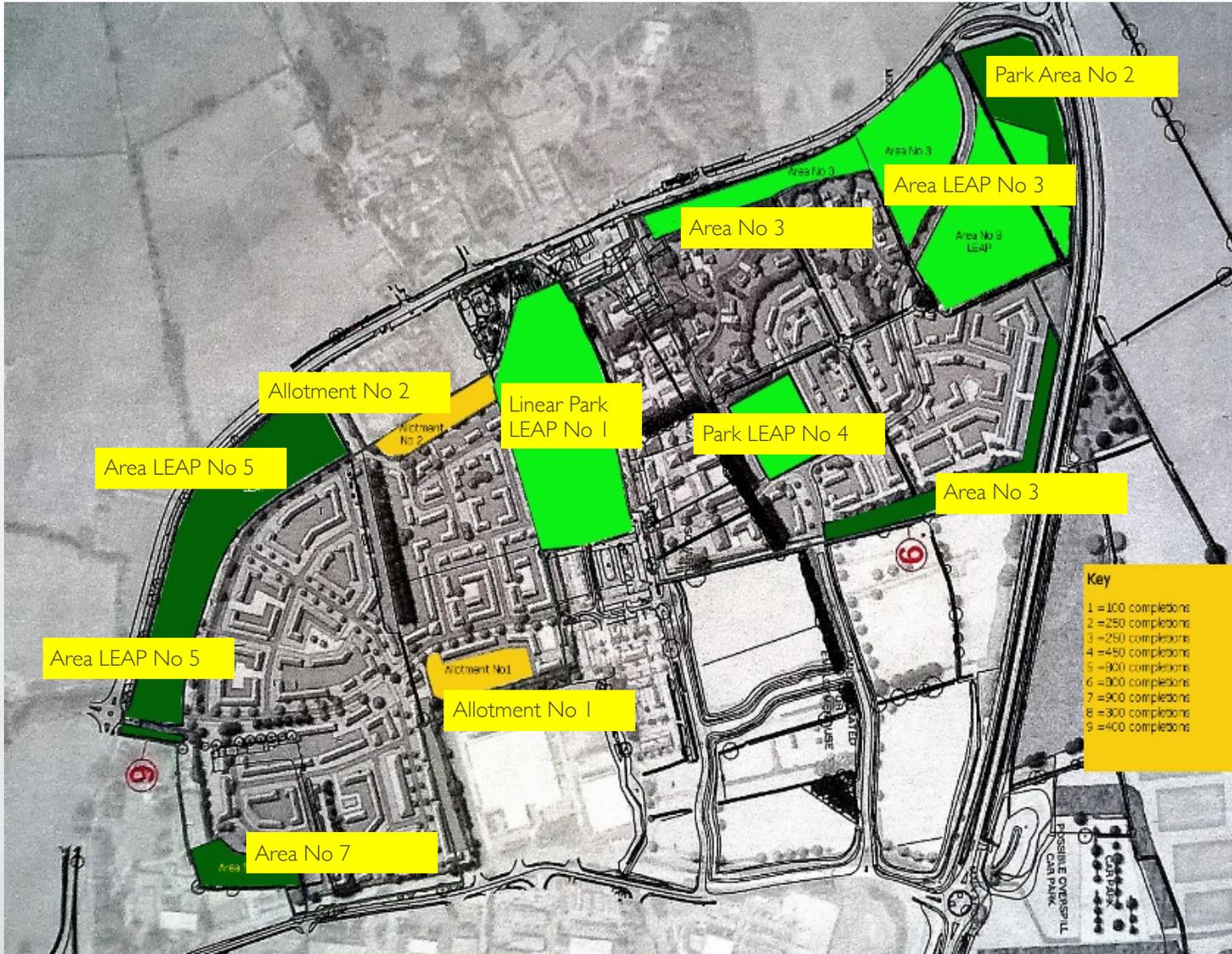




Oakham & Barleythorpe Neighbourhood Plan

Presenter Dave Blanksby



Introduction to Barleythorpe, New Build Housing Stock

Residential, forms the largest bulk of built form in Barleythorpe and serves as dwellings.

The three main residential estates referred to are:

The Larkfleet Phase 1/2/3 built between 2012/2018 residential estates to the North East of the Barleythorpe Village including properties along Barleythorpe Road.

Maresfield Road/The Avenue, residential estate built by Bellway Homes. built between 2014/2018

Maresfield Road/The Avenue, residential estate built by Charles Church Homes. Built between 2014/2018

The new residential developments have the defined character of:

Dominated by detached and semi-detached, two storey dwellings

Open aspect front gardens provide a sense of openness

Open aspect grassed verges on the main roads

Public open spaces on all the developments

Well proportioned, uniform plots with properties set back from the pavement

Garages and Driveways.



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Barleythorpe Neighbourhood Plan



Clock House



Main Street



Linear Park



New Barleythorpe

Introduction to Barleythorpe Old and New

In economic terms, employment opportunities are provided by schools, small businesses around Barleythorpe, an industrial area along Lands End Way, the Buttercross a restaurants/public houses and a hotel in the process of been build.

However, most of the working population commutes to work outside the Neighbourhood. A doctors' surgery, dentist and parish hall, have not been build as promised by the Rutland County Council and Larkfleet, they were part of the original outline planning and also in the 106 infrastructure agreement, as for retail outlets, we have Aldi, Lidl, BP garage and a small centre of retail outlet shops and flats above, been built on Maresfield Road, also businesses are served by a small business Park On Maresfield Road and King Business Centre on Barleythorpe Road.

As yet we have no Primary School as promised. Sports facilities for football and rugby are provided at the show grounds.

In terms of educational facilities, there are a nursery school, playschool, primary school and secondary school in Oakham.

In physical terms the Parish of Barleythorpe remains predominantly open countryside, farmland, spinneys and parkland. Barleythorpe evolved over generations to meet the growing needs and functions of a small village mainly owned by Lord Longsdale Family serving a large rural area. The new expansion and development by Larkfleet, utilised the natural landscape features that would best suit the purposes required for such a large development, with plenty of parks and open spaces to match the character of the village and act as a green buffer.

Barleythorpe Allotments



New Allotment 1



New Allotment 1



New Allotment 1



Old Barleythorpe Allotment Main Rd



Brief History of Barleythorpe Village



Brief History of Barleythorpe

BARLEYTHORPE is a village, about a mile northwest from Oakham, on the Melton Mowbray road. In 1894 it was formed, under the "Local Government Act, 1894" (56 and 57 Viet. c. 73), into a civil parish from Oakham Deanshold and Barleythorpe township, and is in the Oakham hundred, union and county court district. Oakham, Melton Mowbray, Stamford and Uppingham are convenient places for visitors. Adjoining the Melton Mowbray road is Barleythorpe Hall, a modern stone mansion in the Elizabethan style, used as a hunting-box by the Earl of Lonsdale J.P., M.F.H. The Dean and Chapter of Westminster are lords of the manor of Deanshold and Barleythorpe. The Earl of Lonsdale was the principal landowner.

Lord Lonsdale (1857-1944), the 'Yellow Earl', was the first President of the Automobile Association, which adopted his yellow livery. He instituted the Lonsdale Belt in boxing and was himself a superb horseman and athlete. In 1878 he walked 100 miles from Knightsbridge Barracks to the Ram Jam Inn, Rutland, to win a wager; he did it in 17 hours 21 minutes. He was Chief Steward of the Jockey Club. His Barleythorpe Stud was famous and he made one of the longest jumps, 32 feet, in the history of fox-hunting. Lonsdale Hall is been redeveloped by Hazelton Homes, The Cedars, Barleythorpe, A stunning development comprising seven tastefully converted properties and six new homes within the grounds of the old Barleythorpe Hall.



Barleythorpe Hall



The Old School House



Clock Tower off Manor Lane



Barleythorpe Road, Old & New

Larkfleet Phase 2, Buttercross Park Overview of current position of Parks and Open Spaces



Buttercross Park Flood Pond



Buttercross Park



Larkfleet Phase 2
Tree Line on Buttercross Park

Overview of current position

Barleythorpe Public Parks, Open Greenspaces, Allotments and facilities are essential to landscaping, biodiversity, health and wellbeing, and to the promotion of a sustainable Barleythorpe Community.

My report of Barleythorpe Parks, Open Space, Allotments and Green Infrastructure provides details of the current provision in Barleythorpe. The report considers the quantity, quality, accessibility and adaptability of provision, but most importantly, it considers the Barleythorpe Community needs of the residents and the potential demands that may be placed on provision as the population grows. The local agenda promotes the importance of Parks, Open Space, Allotments and Green Infrastructure to the development and sustainability of community life. Barleythorpe contains a variety of built and natural environment Parks, Open Space, Green Infrastructure assets that promote an active and high quality experience for Barleythorpe residents and wildlife. This typology relates to Barleythorpe Parks, Play Areas, Open Spaces and Allotments, it has wider benefits such as support for the creation of a 'sense of place' for the Barleythorpe Community, ecological and education opportunities as well as landscaping for the Community.

- Quantitative - There is be a high number of Parks, Open Spaces and Gardens within Barleythorpe.
- The level of Parks, Open Spaces and Gardens is particularly high in the new development compared to other parishes.
- Accessibility – Barleythorpe. Footpaths, Cycle Paths provide some access to the Country Side although at this stage not all are finished or connected to enable clear routes from the new development to Barleythorpe village.
 - Adaptability - The primary purpose of Barleythorpe Public Parks, Play Areas, Open Spaces, Gardens and Allotments as a privately managed assets will limit further adaptability of the community.

These are labelled A - C on the Character Areas map next page.

Larkfleet Phase 2 Buttercross Park



Larkfleet Phase 2 Buttercross Park A

Larkfleet Phase 2 Buttercross Park A

Main Rd Tree Line Buttercross Area C

Larkfleet Phase 2 Buttercross Park A

Phase 2 Buttercross Park Flood Pond B



Larkfleet Phase 2 Buttercross Overview of current position of Parks and Open Spaces

In physical terms the Parish of Barleythorpe remains predominantly open countryside, farmland, spinneys and parkland. Barleythorpe evolved over generations to meet the growing needs and functions of a small market town serving a large rural area. Expansion utilised the natural landscape features that would best suit the purposes required and as such can now be described in terms of seven character areas. These are labelled A - C on the Character Areas map.

1. Larkfleet Homes. Phase 2 Buttercross Area A
2. Larkfleet Homes. Main Rd Tree Line Buttercross Area C
3. Larkfleet Homes Phase 2 Buttercross Park Flood Pond B

Larkfleet Phase I Linear Park Overview of current position of Parks and Open Spaces



Linear Park Brook



Linear Park Bridge



Linear Park Playground



Linear Park Pond

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Larkfleet Phase I



Larkfleet Phase I Linear Park Overview of current position of Parks and Open Spaces

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1. Larkfleet Homes. Linear Park Woodlands Area A & D
2. Larkfleet Homes. Linear Park Pond & Brook Area A
3. Larkfleet Homes. Allotments Area 1/ B
4. Larkfleet Homes. Allotments Area 1/ C
5. Larkfleet Homes. Linear Park Playground Area E



Area of detail

Charles Church Park LEAP & Main Road, New Woodland Area & Parks



Charles Church Homes Woodland Area A



Charles Church Homes L.E.A.P Area B



Charles Church Homes L.E.A.P Area C



Charles Church Homes Woodland Area A

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Charles Church Homes Woodland & Area Parks on Page



Charles Church Park LEAP & Main Road, New Woodland Area & Parks

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1. Charles Church Homes. New Woodland Area A
2. Charles Church Homes. Park Grass Area B
3. Charles Church Homes. L.E.A.P Park Area C
4. Bellway Homes Development

Bellway Maresfield Rd & Main St, Park 1 & 2



Corner Park Main Rd/Maresfield



Small Park Aintree Ave



Corner Park Main Rd/Maresfield



Corner Park Main Rd/Maresfield

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Overview of current sports facilities



Sports facilities for football and rugby are provided on land north of the bypass, on the new Rutland Agricultural Showground. This was the replacement for former County Showground existing sports clubs, it is now Larkfleet Phase two development at Buttercross.

The sports pitches are situated on 29.12 hectares of land to the north of the A606 bypass which provide replacement and additional sports pitches, supported by a new pavilion and ancillary facilities for the storage of sports equipment.

The remaining land adjacent to the railway line and to the north of the bypass at its western end is retained for agricultural purposes. The area of the sports pitches together with the additional agricultural land, provide a sufficient area to enable the Rutland Agricultural Society to hold the annual Rutland County Show. It is therefore ensured the long term future of the County Show which has not enjoyed a permanent venue since the size of the Show outgrew the old County Showground. Access to the Rutland Agricultural Showground is provided via the A606 bypass / Land's End Way roundabout with a secondary access for exhibitors by means of an existing field access from the Langham Road roundabout. There are also sports facilities at The Oakham United Football Club, situated next to the Kings Centre on Barleythorpe Road.

We have no indoor sports facilities for any other games.



Rutland Agricultural Showground



Above the Rutland Agricultural Showground Gate 1.

Left the Oakham United Football Club pitches.

Overview of current Services & Other facilities



The Old **Buttercross** our new destination **pub**. they've created something extremely inviting and comfortable for all the family in Panniers Way, Barleythorpe.
Also a planned Hotel on the land next door.

New Retirement Apartments by McCarthy & Stone at Lonsdale Park of Barleythorpe Road

VAR off Lands End Way provides a focal point for local community activity by bringing the voluntary sector, residents, local business, and smaller organisations together to improve the quality of life for people living in Rutland.
We have a wealth of knowledge about the services and support available throughout the county and are a central point for information and sign posting services.

Also the Rutland Community Hub is providing a multi-purpose building that is accessible to all and provides a range of high quality and cost effective services to the local community, with the potential to develop new services in response to changing community needs.



Buttercross Pub



Retirement Apartments by McCarthy & Stone



Site of New Hotel



B. P Garage & M & S Simply Food

Overview of current Business and Other facilities



Other Business & Services Provided By

1. Mecc Alte 6 Lands End Way Oakham **Rutland** LE15 6RF small electric motors. Plus new business premises on Maresfield Road
2. Offices on Maresfield Road, a number of small business offices
3. Aldi Store of Lands End Way
4. Lidl Store of Lands End Way

Also the VAR Rutland Community Hub is providing a multi-purpose building that is accessible to all and provides a range of high quality and cost effective services to the local community, with the potential to develop new services in response to changing community needs.



Offices off Maresfield Road



Aldi Store



New Mecc Alte Building



B. P Garage & M & S Simply Food

Oakham Barleythorpe and Neighborhood Plan

This Plan addresses the need for sustainable development within the parish of Barleythorpe for the period 2014-2026. It builds on national planning policies and the strategic elements of the Rutland Core Strategy, referred to as the Local Plan, taking into account the views of the local population. This Barleythorpe Neighbourhood Plan has resulted directly from community feedback at public events, via community groups, stakeholder meetings, questionnaire responses and other communications. The Plan identifies that no future residential growth should be past until the infrastructure that was promised is realised.

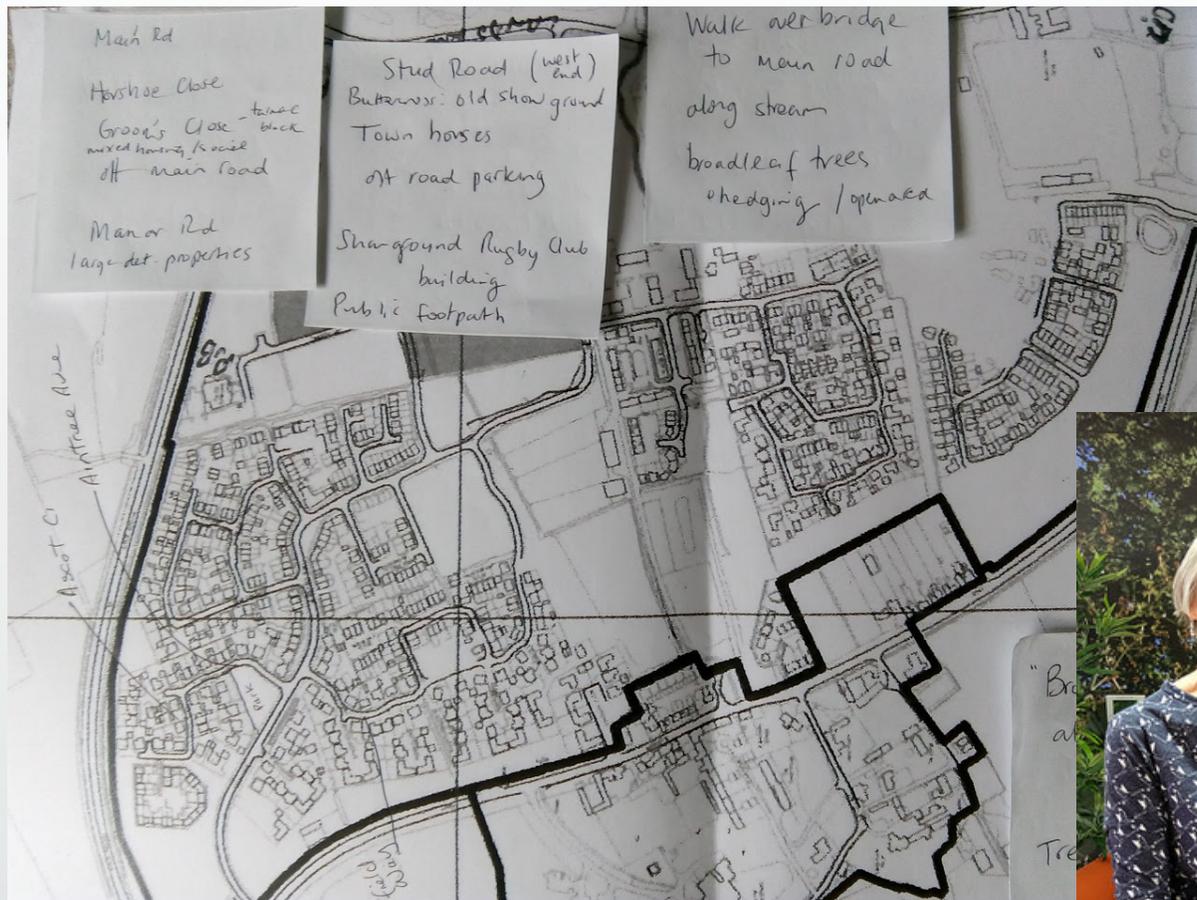
The Plan also considers the important issues identified through the consultation process such as: maintaining, enhancing and conserving the essential character and historic environment of Barleythorpe improving pedestrian access/cycleway to the village and Oakham associated sites. Improving communications through high speed broadband and better mobile network provision, better managing traffic flow, congestion and parking at key times This is the beginning of a new era in which the community in this Neighbourhood Area can shape how present and future needs can be met through sustainable development. Please take time to read the Plan; it covers many aspects of the area you will already know.



Report of Barleythorpe Neighborhood Plan Walkabout

- We started the walkabout at the Kings Centre and Oakham United Football Club. The centre is surrounded by broadleaf wood and car parking. It is in the grounds of the former Barleythorpe Hall one of the only landmarks and historic buildings, the hall has been converted into upmarket luxury housing, called the Cedar Development.
- The views and vista looking northwest from the Kings Centre are amazing, with rolling hills and farm land stretching across Barleythorpe in the distance.
- The Kings Centre is entered from Main Street down a long driveway/footpath.
- There is three bus stops on the Barleythorpe Main Road
- Directly across from the Kings Centre the walk proceeded through a new Cycleway/Footpath towards the Charles Church Development, the Cycleway/Footpath goes through a newly planted broadleaf wood, with a hedgerow and old trees running the full length of the Main Street. Width of the Cycleway/Footpath is about 3m, it is not sign posted.
- Blackthorn Drive next to Cycleway/Footpath as 4/5 bedroom houses.
- Wheatfield Drive as 3/4/5 bedroom houses, with drainage ditches on one side, the road surface is block paving and tarmac.





Barleythorpe Neighborhood Plan
Walkabout Group

Report of Barleythorpe Neighborhood Plan Walkabout

- Alder Close 4/5 bedroom houses, the road surface is block paving and tarmac.
- Cornflower Crescent mixed housing Semi/terraced, road surface is block paving.
- Bracer Close 3/4 Semi/detached, road surface is tarmac.
- The Avenue off the Main Road, Barleythorpe, as grass verges down both sides, weeds in footpaths/roads, still needs a top coat of tarmac, also the Charles Church Side as ditches next to the open space. Aintree Avenue and park with children's play equipment (4 pieces), bench, swings and a bin, surrounded by a beech hedging, flower beds. Rock on the play area need separating they are dangerous. There is a large volume of traffic on the Avenue and cars being parked the full length making it into one lane for traffic weave in and out, this will be a bus route in the future. Street pattern is winding
- Hawthorn Close 4/5 bedroom houses, the road surface is tarmac.



Report of Barleythorpe Neighborhood Plan Walkabout

- Bellway side of The Avenue, the park still needs the hedgerows and trees replacing, there are no activities on the park at this time because it has only just being seeded. The park is not sign posted and has no equipment assigned. We should name it Avenue Park.
- Kempton Drive mixed housing Semi/terraced, road surface is tarmac and block paving.
- Haydock Avenue, mixed housing Semi/terraced, new road surface of tarmac with some grass verges.
- Hornbeam Crescent social mixed housing Semi/terraced, new road surface. Some of the houses face Hornbeam Park (Charles Church Homes Park).
- Sandown Close social mixed housing, new road surface.
- Marefield Road Mixed Housing, grass verges on both sides of road, tarmacking still to be completed.
- Maresfield Road Care Village for the over 55/Apartment/Care Home assisted living. Large broadleaf trees surround the village.



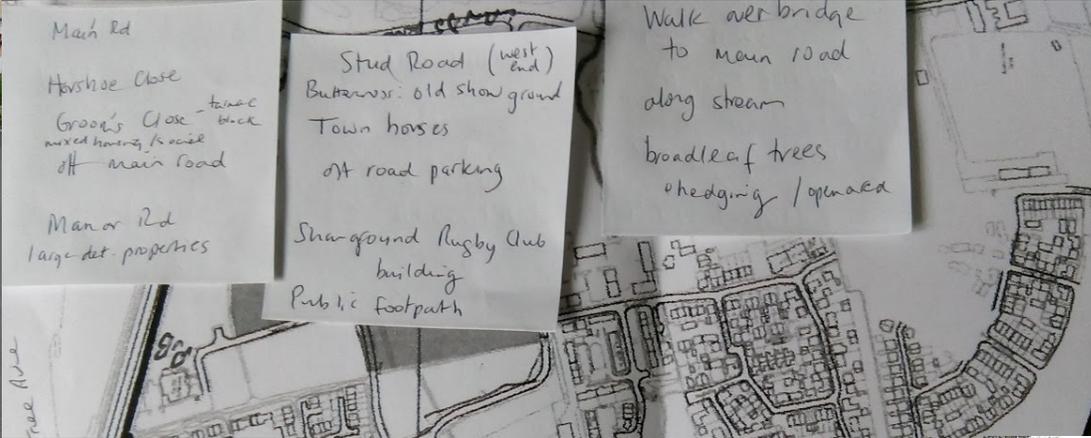


Main Rd
 Horseshoe Close
 Green's Close - fence block
 mixed housing / social
 off main road
 Manor Rd
 large det. properties

Stud Road (west end)
 Buttricks: old showground
 Town houses
 off road parking

Walk over bridge
 to main road
 along stream
 broadleaf trees
 hedging / open area

Shareground Rugby Club
 building
 Public footpath




Report of Barleythorpe Neighborhood Plan Walkabout

- Charles Church Park (Hornbeam Park) playground equipment comprises of swings, zip wire, slides, climbing frames, adult exercise equipment and tarmacked area for ball games. Grass in good condition, 2 bins, 2 benches and a good assortment of trees /bushes. A fence needs to be erected along the Marefield Road side of the park, it is a safety issue.
- Marefield Road, New shopping area is being constructed, with apartments above, large broadleaf trees surround the shopping area. Future housing is being proposed for the vacant land next to the shopping area.
- Off Stud Road, private estate, the Stable Yard Development, circular area around Pelham Court, with trees/grass and parking. Renovated stables and stud building dating back to the 1845.
- Coltsfoot Close part of the Stable Yard Development, mixed housing 2/3/4 bedrooms.
- Ostler's Drive Mixed Social Housing, with solar panels.





Stud Road (west end)
Buttress: old showground
Town houses
off road parking
Showground Rugby Club building
Public footpath

Walk over bridge to main road
along stream
broadleaf trees
hedging / open area



Report of Barleythorpe Neighborhood Plan Walkabout

- Linear Park with fenced play area, swings/slide/hut. Large hedgerow on the south side of the park, paved path running the full length of the park from east to west. A large pond is situated in the centre of the park, we are suggesting that it being turned into a wild life habitat in the future. A stream runs from the west to the east surrounded by a broadleaf woods. A footpath/cycleway joins the park path and goes in two direction, up to the village and past the second allotments to the Buttercross Park, there is a large hedgerow with broadleaf trees running the full length of the allotment.
- Linear Park Bridge and footpath/cycleway leading to village main road, stream on one side of path and an open grass area to the other. The lighting is not connected yet, but stands erected.
- Linear Park footpath/cycleway leading Buttercross and Leighfield Park, broadleaf trees on one side of the path, future allotments on the other side.
- Leighfield Park Blacksmiths Avenue the road and pavement are both tarmac and block paving. 4/5 bedroom houses.





Stud Road (west end)
Buttress: old showground
Town houses
off road parking
Showground Rugby Club building
Public footpath

Walk over bridge to main road
along stream
broadleaf trees
hedging / open area



"Broad
at K
B
Trees



Report of Barleythorpe Neighborhood Plan Walkabout

- Nightingale Mews. The road and pavement are both tarmac and block paving. 3/4/5 bedroom houses.
- End of Stud Road 1/2 bedroom apartments, road and pavement are both tarmac and block paving.
- Stud Road Allotments all occupied, small pond in corner of allotments.
- Stud Road Farmers Way Buttercross, small apartment block, road not finished.
- Buttercross, Hetterley Drive, mixed housing styles 4/3 bedroom houses detached/semi-detached, mainly off road parking. The road is tarmac and block paving, not finished yet.
- Brocklebank Road mixed housing styles 4/3 bedroom houses detached/semi-detached, mainly off road parking some garages. Solar panels, pavement only on one side of road. The road is tarmac and block paving, not finished yet.
- Farrer Way part of new development Larkfleet phase 3, new tarmac, mixed housing styles 4/3 bedroom houses detached/semi-detached.



Report of Barleythorpe Neighborhood Plan Walkabout

- Brocklebank Road The road runs circular around the estate, Large open area runs the full length of the Barleythorpe Main Road, it will become Buttercross Park with a play /adult playground, the path/cycleway running from the Linear Park continues along the back of the park towards Oakham, there is a hedgerow and trees along the main road .
- Gretton Street, tarmac to be completed, mixed housing and off road parking.
- There is a flood pond outside the show house on Stud Road and retirement apartments at Longdale Park
- Stud Road (west end) of Buttercross, the old show grounds, town houses with off road parking, showground Rugby Club building and public footpath.
- Along the walkabout we found no signage in the park areas and along the footpaths/ cycleway. Very few benches or bins and large areas of parks/open spaces not finish.



Report of Barleythorpe Parks, Open Space, Allotments, and Green Infrastructure

- This report as consider the Green Infrastructure and Parks, Open Space Network as a whole. Consultation with residents, Barleythorpe Parish Meeting, Barleythorpe Forum, voluntary, charitable, bodies informed a detailed Parks and Open Space Audit and Local Needs Assessment. Where necessary additional research and site visits will be undertaken to enhance the data collection and ensure an accurate picture was established.
- The report as drawn together the findings of the audit and Barleythorpe needs assessment to provide a summary of the findings for each of the Barleythorpe Village, Phase 1.2.3 of the Larkfleet Development, Bellway, Charles Church and Spire Homes typology categories: Parks, Open Spaces and Allotments.



Barleythorpe Parks, Open Space, Allotments, and Green Infrastructure, Audit and Current Provision

Public Parks, Open Greenspaces, Allotments and facilities are essential to landscaping, biodiversity, health and wellbeing, and to the promotion of a sustainable Barleythorpe Community.

This report of Barleythorpe Parks, Open Space, Allotments and Green Infrastructure provides details of the current provision in Barleythorpe. The report considers the quantity, quality, accessibility and adaptability of provision, but most importantly, it considers the Barleythorpe Community needs of the residents and the potential demands that may be placed on provision as the population grows. The local agenda promotes the importance of Parks, Open Space, Allotments and Green Infrastructure to the development and sustainability of community life. Barleythorpe contains a variety of built and natural environment Parks, Open Space, Green Infrastructure assets that promote an active and high quality experience for Barleythorpe residents and wildlife.



Designate Parks, Open Spaces, Allotments

- This typology relates to Barleythorpe Parks, Play Areas, Open Spaces and Allotments, it has wider benefits such as support for the creation of a 'sense of place' for the Barleythorpe Community, ecological and education opportunities as well as landscaping for the Community.
- Quantitative - There is a high number of Parks, Open Spaces and Gardens within Barleythorpe.
- The level of Parks, Open Spaces and Gardens is particularly high in the new development compared to other parishes.
- Accessibility – Barleythorpe. Footpaths, Cycle Paths provide some access to the Country Side although at this stage not all are finished or connected to enable clear routes from the new development to Barleythorpe village.
- Adaptability - The primary purpose of Barleythorpe Public Parks, Play Areas, Open Spaces, Gardens and Allotments as a privately managed assets will limit further adaptability of the community, we are suggesting that the management company Oakham Heights Residents Management Company Ltd should be turned into a Not for Profit Company with an Asset Lock.



Designate Parks, Open Spaces, Allotments

- Parks, Play Areas, Open Spaces and Allotments areas within the urban boundary of Barleythorpe should be designated as Parks, Open Spaces and Allotments This could include existing areas within: Barleythorpe Village: Barleythorpe Village Allotments and all the new Larkfleet Developments.
- Improve access - Improvements should be made to the accessibility of existing Parks, Open Spaces with clear entrances, signage and routes to any potential new provision.
- Additional linking routes – Make sure we have clearly identified entrances and signage for Barleythorpe residents. Further work is required to provide additional links between existing local corridors, footpaths and cycle routes within Barleythorpe and particularly into Oakham and other surrounding areas(this should happen as each phase is finished).
- Amenity Open Greenspace- This typology relates to Open Spaces in the new development areas. It includes informal recreation spaces and greenspaces in and around our housing, with the primary purpose of providing opportunities for informal activities and enhancing the appearance of Barleythorpe residential areas.



Designate Parks, Open Spaces, Allotments

- Quantitative - There will be a wide range of amenity greenspaces within Barleythorpe when completed. Fields in Trust (formerly National Playing Fields Association - NPFA) suggest that average level of provision within local planning authorities for amenity greenspace is 0.8 hectares per 1000 population.
- Qualitative - Consultation suggested that some specific areas were identified as suffering from both litter and dog fouling. Quality differences were thought to be due to the on going construction and maintenance of sites, due to the local authority not taking over the management and maintenance of the development, as each phase is finished and leaving it to be managed by management company.
- Accessibility - Accessibility is particularly important as users of this type of Open Space tend to be community local. Amenity Green Spaces are often provided on an ad-hoc basis resulting in access for people with a disability being overlooked. The availability of step-free access to the area, pathways to and through Barleythorpe and good **Quality Benches** are aspects to consider. In terms of walking distance 10 minutes is a recognised catchment scale which equates to 480m. Adaptability - The amenity Greenspace within Barleythorpe is unlikely to be adapted to cope with changes in need.



Designate Parks, Open Spaces, Allotments

- Amenity Parks Open Spaces Greenspaces fall within the suggested provision standard for parks, gardens and amenity greenspace of 0.4ha per 1000 population. Amenity Greenspace Recommendations
- Designate larger amenity greenspace - Designate larger amenity greenspace areas as parks or outdoor sports provision with suitably marked pitches. Potential areas include: Barleythorpe Road
- Develop a quality standard: - Clean and free from graffiti and litter with adequate bin provision - Grass should be well maintained - Have good lighting and appropriate seating provision.
- Improve access - All new development areas should ensure that an area no smaller than 0.1 ha is available within 10 minutes walking catchment of all homes (480m). Natural and semi-natural greenspaces, including urban woodland This typology relates to woodlands, commons, meadows, wetlands, open and running water, with a primary purpose of wildlife conservation and biodiversity. It has wider benefits for the Barleythorpe community such as ecological and education opportunities as well as natural landscaping.
- Quantitative – Barleythorpe contains a range of natural and semi-natural greenspaces including deciduous woodlands. Residents suggested that there was limited access to woodland areas.
- Adaptability - As the Barleythorpe population increases the demand to experience natural and semi-natural greenspaces will also increase. It is unlikely that new areas of natural or semi-natural greenspaces will be required to meet demand however, the current provision will require careful management and protection, Our recommendation is a new broad leaf woodland in the grounds of the King Business Centre.

