

Rutland County Council Local Plan Review Consultation Feedback from the Oakham Neighbourhood Plan

The Oakham Neighbourhood Plan Steering Group welcomes RCC's request for feedback on the draft Local Plan dated July 2017.

In March 2017 5,500 Neighbourhood Plan Surveys were hand delivered to every household and business in Oakham & Barleythorpe. The Big Survey covered Green Spaces, Housing, Businesses, Employment and the Local Economy, Traffic and Transport, Heritage, Community Facilities and Services, and Oakham Town Centre.

1,592 households and businesses of Oakham and Barleythorpe completed the Oakham Neighbourhood Plan Big Survey (ONPBS). This equates to a 29% response rate.

The Big Survey results ([which can be found here](#)) were sent to RCC Planning in May 2017 so that the views of residents in Oakham and Barleythorpe could be reflected in the revised Local Plan and consultation on the High Street options.

With regard to delivering new homes over 56% of the distribution falls within the Oakham and Barleythorpe Neighbourhood Plan boundary. It would seem that the Big Survey provides RCC Planning Department with the best feedback it could hope for in terms of consultation.

Below we have highlighted areas where the Big Survey can inform the Local Plan during this review phase. To be honest the Big Survey provides residents view on many of the Local Plan areas and should be used as a key source and form part of the Evidence Base.

Local Plan Ref	Quote from Local Plan	Oakham Neighbourhood Plan Survey views
Page 10 2.9	<p>“There are below average numbers of people in the 0-15 and 20-34 age groups and above average in the 16-19 and 35-69 and 80+ age groups compared with the East Midlands regional average. The table below demonstrates the effect of these population figures in relation to the local workforce. This situation is expected to be compounded by the expected rise in the numbers of people aged 65+ which will roughly double during the plan period. The proportion of non-white ethnic groups is low being under 2%.”</p>	<p>“The majority of respondents (to the Big Survey) were in the age bracket of (Over 65 years) closely followed by (31-50 years) and (51-65 years).” (Big Survey page 82 and table page 80)</p> <p>The Big Survey provides the views of residents 31-50, 51-65 and 65+, who will double in the planning period, and so should be reflected in the Local Plan.</p>

<p>Page 10 2.10 and 2.12</p>	<p>Average House Prices - Rutland 'is one of the least affordable areas in the region with median house price to median earnings ratio of 10.8.' 2.12 refers to household incomes and 'concealed pockets of deprivation and affordability problems given the high house prices.'</p>	<p>Page 21 Qu.11. ONPBS - 64% of respondents wanted affordable housing and housing which could enable local young people to get on the housing ladder. Page 24 Respondents' comments ask for more homes for rent for young people.</p> <p>Local Plan review needs to reflect this.</p>
<p>Page 10 2.11</p>	<p>Rutland has a high proportion of detached and very large houses and properties owned outright compared with the rest of the region and a low proportion of local authority rented and mortgaged properties.'</p>	<p>P.16 Qu.7 ONPBS - a majority of 69% of respondents identified a need for 2-bedroom starter homes, with 64% wanting family homes of 2 or more bedrooms. Bungalows (60%) and supported/retirement homes (60%) were seen as important, too. Executive houses of 4 or more bedrooms (9%) and 3-storey homes (9%) were not seen as required. Starter houses and flats for local young people to allow them to stay in the area were seen as important.</p> <p>Local Plan needs to reflect this.</p>
<p>Page 12 2.19</p>	<p>Rutland's towns and villages have a large number of buildings listed of historic and architectural interest (approximately 1,400) and a large number (34) of designated conservation areas providing a built environment with a historic and distinctive character.'</p>	<p>Pages 50-51 Qu. 33 and 34 ONPBS A majority (62%) of respondents identified buildings, structures and sites within the NP boundary to be of historic and archaeological importance and, therefore, important to protect. They also felt that these could be better promoted, with better marketing and signage and better maps and literature. identification of further, less well known buildings/sites, too, which could be protected/ enhanced. On page 68, a key point in relation to 3 things you like most about Oakham was Historical Buildings. (NB. Linked closely, and in accordance with RLP 40)</p> <p>The Local Plan needs to reflect this.</p>

<p>Page 13 2.33</p>	<p>Issues to be addressed: 'deliver sustainable growth in our county supported by appropriate housing, employment, learning opportunities and supporting infrastructure'.</p>	<p>Page 8 ONPBS 68% of respondents see good facilities as being very important. Page 17 and 24 Comments about need for adequate infrastructure alongside any new development. Page 61 Qu. 35 ONPBS Whilst respondents rated some services as excellent or good (pharmacies, library and museum), others, most significantly doctors' surgery, were rated extremely poor in terms of current and future needs of Oakham and Barleythorpe. Arts facilities were also considered poor. Key, and recurring themes in ONPBS emerged: GP surgery overcrowded and overstretched - need for additional health facilities, including a local hospital, and a need for choice of education for secondary and post-16 students.</p> <p>Local Plan needs to reflect this.</p>
<p>Page 14 2.35</p>	<p>Key Issues to be addressed by the local plan review - Social Issues, row 3, 'Numbers of older people in the county expected to increase by 50% over the plan period - this has significant implications for meeting housing, health and care needs.'</p>	<p>Page 16 Qu.7 ONPBS 60% respondents see the need for supported/retirement housing and bungalows also (in comments) a need for monitored housing for the elderly. Page 61 Qu. 35 ONPBS Whilst respondents rated some services as excellent or good (pharmacies, library and museum), others, most significantly doctors' surgery, were rated extremely poor in terms of current and future needs of Oakham and Barleythorpe. Arts facilities were also considered poor. Key, and recurring themes in ONPBS emerged: GP surgery overcrowded and overstretched, need for additional health facilities, including a local hospital.</p> <p>Local Plan needs to reflect this.</p>

<p>Page 14 2.35</p>	<p>Key Issues to be addressed by the local plan review - Environmental Issues, row 1, 'Leicester, Leicestershire and Rutland together form one of the least wooded areas of England.' and row 2, 'Need to protect and enhance wildlife and its habitats and important features. Leicestershire and Rutland are amongst the poorest counties in the UK for sites of recognised nature conservation value.'</p>	<p>Page 7 Qu.2 and page 11 ONPBS 75% of respondents identified the local countryside as being very important.</p> <p>Pages 12 -15 Qus. 3-6 ONPBS In Oakham 80% of respondents identified Cutts Close as a green space of particular importance, followed by Oakham Castle grounds (75%) and footpaths and bridleways (75%). The gardens near the library were favoured by 50% of respondents. Others pointed out the need for allotments in any new housing development and the need for dog-walking areas.</p> <p>A majority (92%) of respondents agreed that all current public green spaces should be protected and enhanced, followed closely by 90% of respondents who agree that new building development needs to be matched by the creation of new public green spaces. 87% agreed that existing habitats for wildlife should be protected.</p> <p>It should be noted also that 83% of respondents agree that there should be open countryside between Oakham/Barleythorpe and neighbouring communities.</p> <p>Although the Local Plan review refers to the county's lack of woodland and conservation sites, the NP area could be greener. Additional comments were that there should be more green spaces created around Barleythorpe for new residents and allotments for those who have little or no garden. Concern was expressed about lack of green space in Oakham North development. The Local Plan should reflect these views.</p> <p>In addition, on page 67 Qu.39 of ONPBS, 71% of respondents indicated that a greener street scene (trees and flowers) would help improve the town centre and on page 67 comments suggest the High Street would be improved with trees and on page 69 Qu. 42, a key point is that Oakham and Barleythorpe could be greener and numerous comments express a need for a place which is 'green'.</p> <p>NB. It should be noted that a number of marked large green areas on the Inset Map 38, giving the overall impression that the town is well provided with green areas, are not public areas but are, in fact, private and belong to Oakham School.</p> <p>NB. Is the Brooke Road allotment site to be created a new green space for the town? It appears to be marked as such on the accompanying map of Oakham and Barleythorpe - Inset Map 38. There were comments in the ONPBS and in our public engagement sessions suggesting that this would be an excellent site for a new protected green space or woodland for the town.</p>

Page 14
Paragraph
2, para
2.35,
Social
Issues, row
2

“focused on 2 & 3 bed properties to reflect demand from new families and older households downsizing”

Results from the 1592 households who responded to the ONPBS expressed the following views;

“**2-bedroom starter houses** were identified by the majority, 1052 (69%), of respondents as being needed in Oakham/Barleythorpe, followed by **family houses of 2 or more bedrooms**, 972 (64%)” (Page 16).

This is **supported** the Local Plan.

“Nearly an equal number of respondents felt that **bungalows**, 919 (60%), and **supported housing/retirement houses**, 921 (60%), were also needed. **3-storey houses were identified as the least needed** by 129 (9%) of respondents” (Page 16).

This requirement is **not** reflected in the Local Plan

Residents looking to downsize commented that although looking for 2/3 bed houses they were put off by the smaller room sizes in these properties.

If RCC wants people to downsize to free up the larger houses the Local Plan should include the need for **larger rooms** in some 2/3 bedroom houses.

“From those respondents who identified that they or a member of their household would be looking for alternative accommodation over the next 5 years, 185 (33%) of respondents indicated they would be looking for a **bungalow**, closely followed by **family house (2 or more bedrooms)**, 170 (31%) of respondents.”

“In indicating what other type of property they or a member of their household would be looking for, **affordable housing & houses that are eco-friendly** were highlighted, along with **starter homes** for first time buyers and **smaller houses for retired residents**.”

Page 21
Strategic
Objective 4

“**mix** of housing types and needs” yet page 14, para 2.35, Social Issues, says “.. particularly focussed on 2 & 3 bed properties ...”

Results from the 1592 households who responded to the Oakham Neighbourhood Plan Big Survey (ONPBS) showed the following;

Nearly an equal number of respondents felt that **bungalows**, 919 (60%), and **supported housing/retirement houses**, 921 (60%), were also needed.

Residents think that a mix of housing should include **bungalows** and **supported housing/retirement houses**. This should be reflected in the Local Plan.

<p>Page 23 Strategic Objective 13</p>	<p>Strategic Objective 13: Built Environment and local townscape - 'To protect and enhance the built environment and open spaces, historic environment and local townscape associated with the historic core of the market towns, listed buildings and conservation areas. To support the distinctive local identity of Rutland through the supply of locally sourced building materials and encourage their use for purposes for which they are most suitable.'</p>	<p>Page 7 Qu.2 ONPBS, 54% of respondents identified the historic character of Oakham as being very important. Page 22 Qu.11 77% of respondents identified a mix of house design in keeping with the historic character of Rutland as being important. Page 23 Respondents' make a plea for more sympathetic new housing - eco-friendly and in keeping with the location. Page 24 Respondents' comments express a need to maintain the character of the area and dissatisfaction with style of new-builds which erode the charm of Oakham.</p> <p>This needs to be reflected in the Local Plan.</p>
<p>Page 23 Strategic Objective 14</p>	<p>Strategic Objective 14 'High quality design and local distinctiveness - to ensure that design of new development is of the highest quality to provide attractive and safe places to live, work and visit and to reflect the local character, identity and distinctiveness of the towns and villages.'</p>	<p>Page 7 Qu.2 ONPBS 74% of respondents see a clean and tidy environment as very important and 64% identified a peaceful and quiet environment as being very important. On page 69, the future vision for Oakham/Barleythorpe is that it is a green, historic, quiet, civilised, uncrowded place to be and that it should retain a small market town presence.</p> <p>This needs to be reflected in the Local Plan.</p>

<p>Page 47</p>	<p>RLP 10 Delivering socially inclusive communities. 'Development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people and young people.'</p>	<p>Page 21 Qu.11. ONPBS - 64% of respondents wanted affordable housing and housing which could enable local young people to get on the housing ladder.</p> <p>Page 22 Qu. 35 ONPBS Whilst respondents rated some services as excellent or good (pharmacies, library and museum), others, most significantly doctors' surgery, were rated extremely poor in terms of current and future needs of Oakham and Barleythorpe. Arts facilities were also considered poor. Key, and recurring themes in ONPBS emerged: GP surgery overcrowded and overstretched, need for additional health facilities, including a local hospital. Page 24 Respondents' comments ask for more homes for rent for young people.</p> <p>Page 26, Qu17 Key comments related to facilities such as sports centres being needed for young people. Also, 'teenagers need cinema and bowling'.</p> <p>On page 52, Qu.35 Facilities for young people were rated as excellent or good by a total of 7% of respondents. 44% gave no opinion but a total of 50% rated them as poor or extremely poor.</p> <p>Page 61 Qu. 35 Whilst respondents rated some services as excellent or good (pharmacies, library and museum), others, most significantly doctors' surgery, were rated extremely poor in terms of current and future needs of Oakham and Barleythorpe. Arts facilities were also considered poor. Key, and recurring themes in ONPBS emerged: GP surgery overcrowded and overstretched, need for additional health facilities, including a local hospital.</p> <p>Page 68 Qu.41 People commented on what they least liked about Oakham town centre - uneven pavements and surfaces which are not wheelchair-friendly. However, in the question about disabled access to sport/leisure facilities on page 62 Qu. 37, only 3% of respondents expressed dissatisfaction but, with an increase in our ageing population, pavements and shop access need to be wheelchair friendly. And in answer to Qu. 28 on page 42, 6% of respondents said that inadequate disabled access to buses and trains prevented them from using these modes of transport. On page 35 Qu.24, it is clear that a significant number of people use mobility scooters and community transport to shop or visit the surgery.</p> <p>Page 67 shows that wider pavements/improved wheel chair access would improve the town centre.</p> <p>Page 69 Qu.42 On future vision for Oakham, people commented - Oakham to have facilities for all age groups and a green friendly, healthy, diverse, inclusive, politically engaged, forward-looking, active, vibrant, socially responsible community with pride in itself, its young and elderly engagement and its history.</p> <p>All these factors need to be reflected in the Local Plan.</p>
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Page 48, 5.11	A summary of the general types of community infrastructure needed in the short term is set out in the Council's CIL Charging Schedule and can be viewed here. These are the priorities identified to meet the needs generated by growth being delivered through the 2010 Core Strategy which covered the period to 2026.	In relation to any other comments, a main concern was around the need for adequate infrastructure to support housing developments, particularly around health care, GP practices, schools and employment. Can RCC not set a policy to ensure that "the community infrastructure needed" is provided before additional housing is started or completed?
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<p>Page 53, Policy RPL12</p>	<p>Sites for residential development, Oakham, 1-4</p>	<p>A majority, 983 (68%), of respondents feel that small groups of up to 20 houses spread across a variety of sites within Oakham/Barleythorpe would be appropriate to accommodate any new houses (page 17 -20).</p> <p>Only 385 (27%) of respondents felt that larger groups of up to 50 houses spread across 3 or more sites within Oakham/Barleythorpe would be appropriate (page 17-20).</p> <p>How do the proposed sites in Oakham and Barleythorpe meet this view? Would other sites provide a better fit?</p> <p>“Amongst the respondents’ preferences as to where any future housing development should go, 525 (41%) of respondents identify Zone A (N of Cold Overton Road and South of Barleythorpe) as the most appropriate, (page 17-20, zone map page 19)”</p> <p>Only RC College, Brown field site falls within this area.</p> <p>“with 547 (46%) respondents identifying Zone D as the least appropriate. (page 17-20)”</p> <p>Oak/13 and Oak 8A fall within this zone.</p> <p>450 (37%) residents felt Zone E was also least appropriate.</p> <p>Oak/8A and Oak/05 fall within this zone.</p> <p>Zone F has a roughly split vote for housing in this zone</p> <p>Oak/04 fall within this zone.</p> <p>Zone B is identified as being nearly equal in terms of being the most appropriate, 382 (30%) respondents, and least appropriate with 394 (31%) respondents (page 17-20).</p> <p>RCC should outline why the areas and sites where the majority of residents want to see housing cannot be met.</p>
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Page 57, 5.51	Communities preparing Neighbourhood Plans will also be encouraged to consider the identification of sites specifically for self and custom-build projects within their neighbourhood plan area	Noted
Page 59, 5.59	Where commuted sum payments are permitted, these will normally be used for providing affordable housing within the vicinity of the development site. Otherwise they will be pooled towards providing affordable housing elsewhere in Rutland. The sum payable will be calculated on the basis of the requirements set out in the Council's Whole Plan Viability Study and will vary according to the locality and circumstances of each site.	Does RCC maintain an audit trail that shows how commuted sums have been used to fund affordable housing? If so where can this be found?
Page 60, Policy RPL16	<p>All residential developments comprising 11 or more dwellings (or greater than 1000m2 gross internal area (GIA) should make provision for a minimum 30% of the scheme's total capacity as affordable housing.</p> <p>The Council may refuse development proposals which, in its opinion, seek to under- develop or split sites in a way that is likely to reduce the affordable housing contribution and/or promote off-site provision.</p>	<p>Should this not read must rather than should.</p> <p>Should this not read will rather than may.</p> <p>If we want to see affordable housing we need to take a firmer line.</p>

<p>page 67 Policy RPL 19</p>	<p>Expansion of existing business...</p> <p>The following sites are proposed for new B1, B2 and/or B8 uses and/or redevelopment of for B1, B2 and/or B8 uses over the plan period as shown on the Policies Map: OAK/13 Land to northeast of Oakham off Burley Road (part of mixed use development) (up to 7.5ha for employment)</p>	<p>“Amongst the respondents’ preference as to where any future employment/business development should be located, 379 (62%) of respondents identified Zone B as the most appropriate (page 26-29),”</p> <p>Oak/10 Employment is in this zone.</p> <p>“closely followed by 344 (57%) respondents identifying Zone C (N of B668 Oakham Road).”</p> <p>Oak/13 Mixed Use is in this zone.</p> <p>“Zone G was identified by 298 (55%) of respondents as the least preferred area for employment /business development,”</p> <p>Oakham R1 Retail is in this zone.</p> <p>“ although Zones E, F and H were only slightly lower.”</p> <p>No business development planned in these zones by RCC.</p> <p>Zone D (S of B668 Oakham Road) was identified by 240 (44%) of respondents as the least preferred area for employment /business development,”</p> <p>Oak/13 Mixed Use is in this zone. When taken with Housing a balance of residents wish to see neither housing or business in Zone D.</p>
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<p>Page 72 a and b</p>	<p>RLP 23 Local Visitor Economy</p>	<p>ONPBS Page 26 Qu.17 - types of business and employment to be encouraged - 66% of respondents said tourism, leisure and craft should be encouraged. Page 29 - respondents keen to protect existing open spaces and the area towards Rutland Water (areas of attraction for tourists). On page 30 40% of respondents wanted to see a more attractive town centre or the enhancement of what we already have. On pages 45 and 46 respondents (46%) wanted more cycle lanes in and around Oakham with, 36% and 38% respectively wanting more secure parking for cycles and maps of cycle lanes and improved signage. Better maintenance of existing cycle lanes was also seen as important. Respondents welcomed more incentives to cycle. Cycling is a major leisure pursuit which brings tourism to the town and county. Also, tied in with this on page 51, Qu. 34 about Heritage. Key themes emerging were to do with better signage and information, marketing the town better, improving the heritage trail and free parking for visitors.</p> <p>These points need to be reflected in the Local Plan.</p>
<p>Page 79 6.59, 6.60</p>	<p>Town Centres and retailing 6.59, 6.60 on 'competitive town centre environments' and 'ensuring the vitality and viability of the town centre/s.'</p>	<p>Questions 39, 40 and 41 of ONPBS about Oakham Town Centre - key points included attracting better shops, a wider and better range of shops. Asked about three things they liked most about the town, respondents offered: local shops, variety of retail outlets, specialist shops, independent shops. Three things least liked were lack of good shops and too many charity shops. This is also reflected in other comments. Lack of parking spaces and deliveries at inappropriate times/peak times are also mentioned as problems.</p> <p>These need to be born in mind in the Local Plan and town centre revitalisation.</p>

<p>Page 85 6.89</p>	<p>The County Council as local highway authority will utilise the contributions arising from new development and supplement, where possible, through other funds, improvements to: - the local highway network,</p>	<p>RCC needs to also consider if the bypass and other roads can cope with the amount of traffic which will be generated by the additional housing and business and not just concentrate on parking issues.</p> <p>At what point in the planning process is a traffic survey completed showing the projected growth on all roads from the new housing sites in Oakham and Barleythorpe. Can existing roads handle that growth?</p> <p>Inset map 38. Note that Brooke Road’s now-vacated allotments are still shown as open space rather than a site for development as has been popularly assumed. Perhaps the site’s edge could be utilised to straighten out Brooke Road there.</p> <p>This idea would reduce congestion at the crossing when residents park on the road.</p>
<p>Page 89 Policy RPL30</p>	<p>1) - 7)</p>	<p>Traffic and Transport section of the Big Survey (pages 32-50) outlines residents views in relation to the policy statements.</p> <p>The Oakham Neighbourhood Plan Committee will review the updated Local Transport Plan once available and hope it will reflect the views of the residents outline in the Big Survey.</p>
<p>Page 89 RLP 32</p>	<p>RLP 32 High Speed Broadband</p>	<p>Page 31 Qu.22. ONPBS With regard to business, employment and local economy, respondents commented that ‘better broadband is absolutely critical’ and ‘mobile phone signal and the related 4G around the town is shockingly poor as is the provision for super fast broadband’. Page 52 Qu 35 - Whilst 4% of respondents rated broadband speed and coverage as excellent and 35% rated it as good, 21% ticked no opinion, 32% rated it as poor and 8% rated it as extremely poor. Regarding mobile signal, a total of 35% rated it as excellent or good whilst a total of 40% rated it as poor or extremely poor. Clearly, investing in good and efficient communication technology is important if business in the town is to thrive.</p>

Page 90,
7.2

Local and Neighbourhood Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area

Noted

Page 92
RLP 33

RLP 33 Delivering Good Design

a)- m) In all these aspects, the ONPBS has input which should be complied with, in particular,

a) ‘Siting and layout of any development reflecting the characteristics of the site, reflecting and enhancing the the character of the landscape’ and b) ‘Relationship to surroundings and to other development.’

Page 7 Qu.2 and page 11 ONPBS **75% of respondents identified the local countryside as being very important.**

Page 15 Qu.5 It should be noted also that **83% of respondents agree that there should be open countryside between Oakham/Barleythorpe and neighbouring communities.**

Pages15 Qu.6 - Concern was expressed about **lack of green space in Oakham North development.**

Page 22 Qu.11 **77% of respondents identified a mix of house design in keeping with the historic character of Rutland as being important.** Page 23 Respondents’ make a plea for more **sympathetic new housing - eco-friendly and in keeping with the location.**

Page 24 **Respondents’ comments express a need to maintain the character of the area and dissatisfaction with style of new-builds which erode the charm of Oakham. (NB. All linked closely, and in accordance with RLP 43)**

d) ‘Density, scale, form and massing.’

The above should be appropriate to the local context and the ONPBS respondents (68%) on page 17 Qu.8 state that they favour **smaller groups of up to 20 houses across a variety of sites, comments suggest that there are too any large estates with no proper facilities** and a key theme to emerge on page 20 is that there should be **better balance to the density of development.** In addition, on page 69 - future vision for Oakham - key points to emerge were **‘to be less built up’ and to ‘have smaller housing developments rather than overbuilt plots out towards Barleythorpe’**

Page 93
e) & f)

e) 'Appropriate facilities'

page 52 Qu 35 ONPBS - Whilst 4% of respondents rated broadband speed and coverage as excellent and 35% rated it as good, 21% ticked no opinion, 32% rated it as poor and 8% rated it as extremely poor. Regarding mobile signal, a total of 35% rated it as excellent or good whilst a total of 40% rated it as poor or extremely poor. Clearly, **investing in good and efficient communication technology is important if business in the town is to thrive.**

Bicycle storage -important as seen on page 34 of ONPBS - respondents cycle in and around the town and encouragement of this form of transport would be beneficial for health and well being of residents but also in lessening effects of pollution.

On pages 45 and 46 respondents (46%) wanted **more cycle lanes in and around Oakham with, 36% and 38% respectively wanting more secure parking for cycles and maps of cycle lanes and improved signage.** Better maintenance of existing cycle lanes was also seen as important. Respondents welcomed more incentives to cycle. Cycling is a significant form of transport in the town and countryside. **(NB Linked closely, and in accordance with RLP 42)**

f) 'Detailed design and materials'

f) 'Detailed design and materials' - 'must be of high quality, respect and contribute to enhancing the local vernacular in respect of building traditions and appropriate to its context.'

The above must be adhered to. Page 7 Qu.2 ONPBS, **54% of respondents identified the historic character of Oakham as being very important.** Page 22 Qu.11 **77% of respondents identified a mix of house design in keeping with the historic character of Rutland as being important.** Page 23 Respondents' make a plea for more **sympathetic new housing - eco-friendly and in keeping with the location.** Page 24 Respondents' comments express a need to maintain the character of the area and dissatisfaction with style of new-builds which erode the charm of Oakham.

On page 69, the **future vision for Oakham/Barleythorpe is that it is a green, historic, quiet, civilised, uncrowded place to be** and that it should retain a small market town presence.

The Local Plan should reflect these views.

<p>Page 93 i)</p>	<p>i) 'Landscaping'</p>	<p>i) 'Landscaping' - 'development will only be acceptable if it provides for adequate landscaping, which preserves visual amenity and is designed as an integral part of the layout'</p> <p>Page 7 Qu.2 and page 11 ONPBS 75% of respondents identified the local countryside as being very important.</p> <p>Pages 12 -15 Qus. 3-6 ONPBS respondents pointed out the need for allotments in any new housing development and the need for dog-walking areas.A majority (92%) of respondents agreed that all current public green spaces should be protected and enhanced, followed closely by 90% of respondents who agree that new building development needs to be matched by the creation of new public green spaces. 87% agreed that existing habitats for wildlife should be protected.</p> <p>Page 15 Qu.5 It should be noted also that 83% of respondents agree that there should be open countryside between Oakham/Barleythorpe and neighbouring communities.</p> <p>Pages15 Qu.6 - Concern was expressed about lack of green space in Oakham North development.</p> <p>The Local Plan should reflect these views.</p>
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<p>Page 93 k)</p>	<p>k) 'Outdoor playing space and amenity open space'</p>	<p>k) 'Outdoor playing space and amenity open space' - 'in accordance with policy set out in RLP44'</p> <p>On page 12 of ONPBS respondents commented that green spaces such as play areas, sports grounds and cycle routes are important to people and that recreational green space is inadequate in Oakham compared to that in Stamford or Melton Mowbray. On page 21 77% of respondents saw access to adequate infrastructure, and this included play areas, as being important in a new development. On page 64 a key theme emerged of there 'not being sufficient provision for youth activities'.</p> <p>Whilst the ONPBS received a 29% response rate, the majority of respondents were over 65 and the younger age groups need to be allowed for in new play areas and amenity open space. Open green areas for young people/teenagers to play/exercise are vital. (NB. As mentioned above, linked closely and in accordance with RLP 44) A majority (92%) of respondents agreed that all current public green spaces should be protected and enhanced, followed closely by 90% of respondents who agree that new building development needs to be matched by the creation of new public green spaces. 87% agreed that existing habitats for wildlife should be protected.</p> <p>It should be noted also that 83% of respondents agree that there should be open countryside between Oakham/Barleythorpe and neighbouring communities.</p> <p>Although the Local Plan review refers to the county's lack of woodland and conservation sites, the NP area could be greener. Additional comments were that there should be more green spaces created around Barleythorpe for new residents and allotments for those who have little or no garden. Concern was expressed about lack of green space in Oakham North development.</p> <p>The Local Plan should reflect these views.</p>
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<p>Page 101 a) - h)</p>	<p>RLP 38 The Natural Environment Page 101 a) - h), in particular.</p>	<p>The ONPBS respondents indicated their concern for conserving or enhancing the quality and diversity of the natural environment.</p> <p>Page 7 Qu.2 and page 11 ONPBS 75% of respondents identified the local countryside as being very important.</p> <p>Pages 12 -15 Qus. 3-6 ONPBS In Oakham 80% of respondents identified Cutts Close as a green space of particular importance, followed by Oakham Castle grounds (75%)and footpaths and bridleways (75%).</p> <p>A majority (92%) of respondents agreed that all current public green spaces should be protected and enhanced, followed closely by 90% of respondents who agree that new building development needs to be matched by the creation of new public green spaces. 87% agreed that existing habitats for wildlife should be protected.</p> <p>The Local Plan review refers to the county's lack of woodland and conservation sites but the NP area could be greener, too. Comments on page 15 of ONPBS were that there should be more green spaces created around Barleythorpe for new residents and allotments for those who have little or no garden. Concern was expressed about lack of green space in Oakham North development.</p>
<p>Page 154</p>	<p>List of Local Plan Evidence base studies</p>	<p>The Oakham and Barleythorpe Neighbourhood Plan Big Survey should form part of the Local Plan evidence base as it evidences the views of 29% of the residents and businesses in Oakham and Barleythorpe.</p>

<p>Page 159, App 5</p>	<p>Parking Standards</p>	<p>Adequate off-street parking was identified by the majority, 1330 (85%), of respondents as the most important feature of any new housing development, followed by 1204 (77%) of respondents identifying access to adequate infrastructure (e.g. schools, healthcare, play areas, public transport). (page 22).</p> <p>Road width and parking facilities, e.g. in the new Barleythorpe development, are inadequate (page 24).</p> <p>A majority, 767 (52%), of respondents agree that Oakham needs additional long-term pay and display car parking, followed closely by 710 (47%) of respondents who agree that Oakham town centre needs a one-way system to reduce traffic congestion and potentially enable additional parking (page 40).</p> <p>How does RCC ensure these parking standards are met? Can RCC confirm that the Oakham North development meets these standards?</p>
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