

OAKHAM AND BARLEYTHORPE  
NEIGHBOURHOOD PLAN  
2018-2036

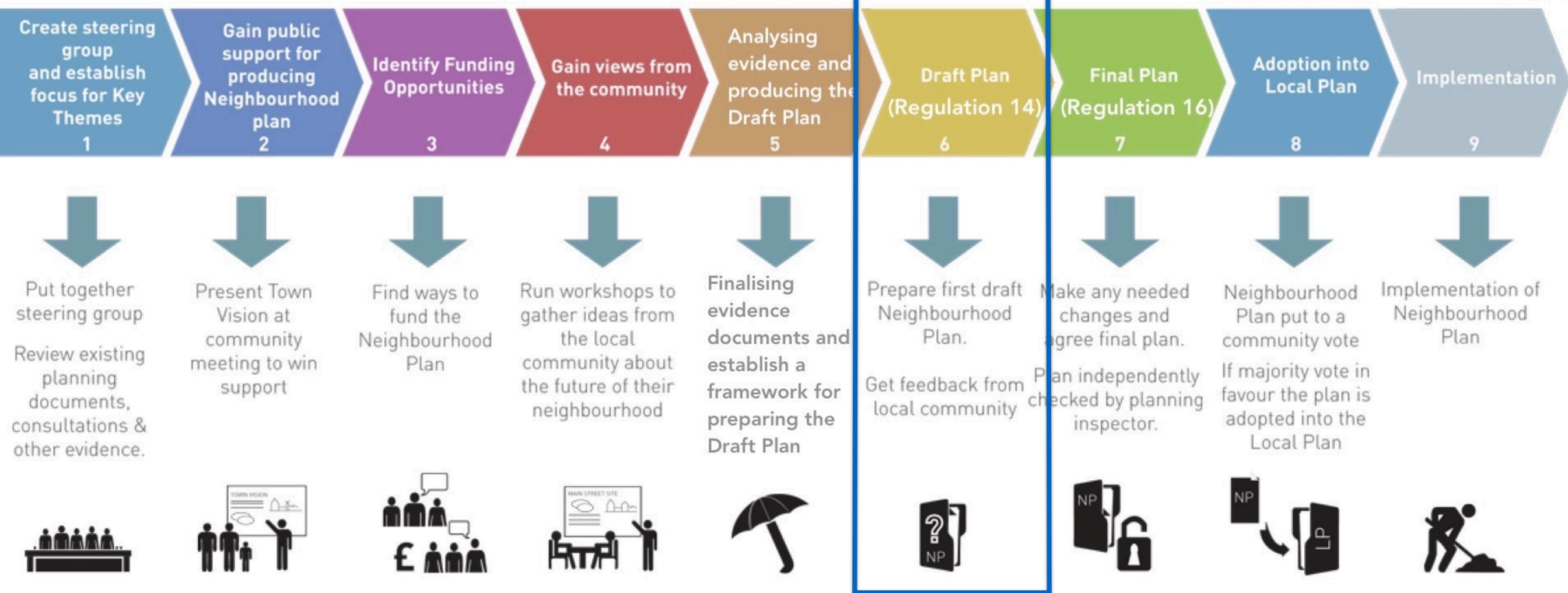
Pre-Submission Draft Plan May 2019

Prepared by Oakham and Barleythorpe  
Neighbourhood Plan Steering Group  
on behalf of  
Oakham Town Council and Barleythorpe Parish  
Council

Regulation 14 Consultation

Drop-in Event

# THE STEPS TO CREATING YOUR NEIGHBOURHOOD PLAN



# The Vision (1)

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.

# The Vision (2)

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 (1)

## Community

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

## Heritage

**Objective 2:** Retaining and protecting the essential rural and historic buildings and features.

## Housing

**Objective 3:** 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 adequate levels of affordable housing in any development.

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

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

# Objectives (2)

## Housing (cont'd)

**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 adequate infrastructure (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.

# Objectives (3)

## Business (cont'd)

**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.

# Objectives (4)

## Tourism

**Objective 19:** Take advantage of rural and historical features, together with nearby Rutland Water, to increase the number of visitors for the benefit of local businesses.

## Green Spaces

**Objective 20:** Protect and enhance all current public green spaces.

**Objective 21:** Ensure new building development needs are matched by the creation of new public green spaces and allotments.

**Objective 22:** Protect the open countryside between Oakham, Barleythorpe and neighbouring communities.

# Link between Objectives and Policies

Objectives Policy	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Policy 1: Residential Development Management	✓		✓	✓	✓	✓	✓		✓													✓
Policy 2: Delivering Good Design		✓	✓					✓			✓											✓
Policy 3: Housing affordability and Local Connection	✓		✓	✓	✓	✓	✓															
Policy 4: Town Centre and Visitor Economy	✓	✓								✓	✓	✓	✓		✓					✓		
Policy 5: Employment and Business Development	✓								✓			✓	✓	✓						✓		
Policy 6: Historic Heritage and Character		✓	✓																			
Policy 7: Community Facilities	✓								✓			✓	✓		✓							
Policy 8: Important Views			✓																		✓	✓
Policy 9: Green Infrastructures and Recreational Facilities	✓															✓	✓	✓	✓	✓	✓	
Policy 10: Protection of the Natural Environment	✓	✓														✓	✓	✓		✓	✓	✓

# POLICY 1 : Residential Development Management (1)

1. Proposals for small scale residential developments within the Planned Limits of Development presented in Policy Map 1, will be supported provided that:
  - a. Proposals prioritise the use of brownfield, conversion or redevelopment of vacant and under-used land and buildings over greenfield development;
  - b. Where possible, they make use of upper-floor commercial premises in Oakham town centre;
  - c. Proposals would not have a detrimental impact on local amenity and community facilities and, where possible, positively contribute to the improvement of community facilities;
  - d. Proposals would not have a negative impact on traffic and congestion, and would promote accessibility to the town centre;
  - e. Proposals would not have a impact upon the form, character, appearance and setting as defined in the Neighbourhood Profile and through Policy 2: Delivering Good Design;
  - f. They would not affect the environment and local ecosystems.

Proposals for residential developments on large sites will not be supported outside of those sites allocated as part of the Rutland Local Plan current or future Reviews.

2. New housing developments of 11 or more dwellings will be expected to achieve residential densities in line with the local character.

# POLICY 1 : Residential Development Management (2)

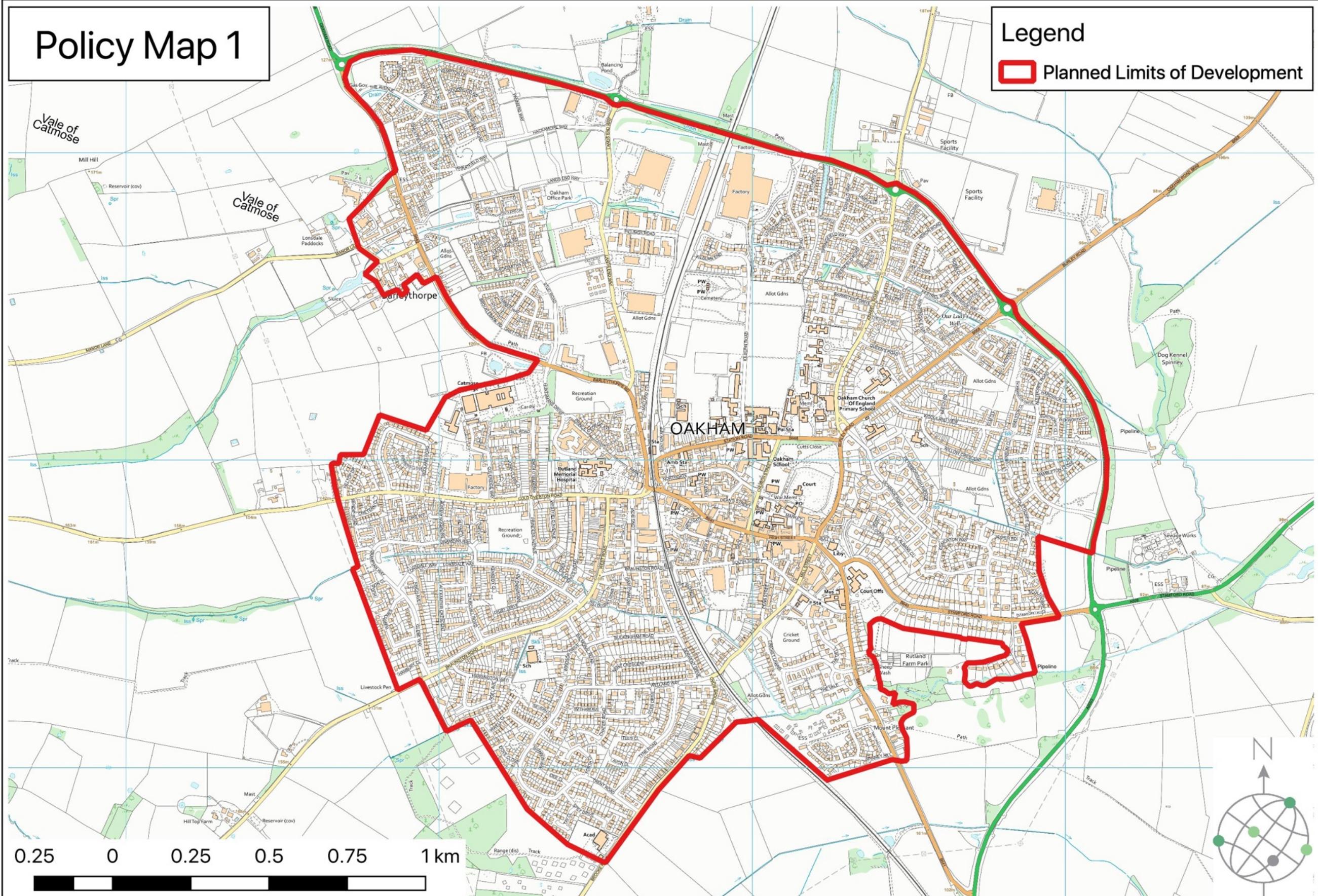
3. New housing developments of 11 or more dwellings, will be expected to provide a range of housing types, having regard to the needs of older people and young families. In particular, within new such development:
  - a. At least 45% of the dwellings should be 3-bedroom dwellings, and at least 25% should be 2-bedroom dwellings;
  - b. An adequate share of dwellings will need to be designed to accommodate the needs of older people and persons with disabilities;
  - c. An adequate share of dwellings will need to be designed to meet the local needs of young families, in line with the latest evidence in terms of housing need;
  - d. Proposals for residential development for Residential Care homes will be supported where they meet local needs.
4. Residential development in the countryside:
  - a. will be strictly limited to that which has an essential need to be located in the countryside to support the rural economy;
  - b. the conversion and re-use of rural buildings will be supported where it can be demonstrated that it is unviable to continue the previous rural activity.
  - c. must be of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and rural distinctiveness of the surrounding countryside.

# Policy Map 1: Residential Development Management

## Policy Map 1

### Legend

 Planned Limits of Development



# POLICY 2 : Delivering Good Design (1)

1. All new development should demonstrate good quality design and respect the character of the surrounding area. All proposals will be assessed to ensure they 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, development proposals will need to demonstrate how the above aspects have been considered and what solutions have been used to contribute positively to the local sense of place and local character.

# POLICY 2 : Delivering Good Design (2)

3. All development proposals will need to demonstrate how design solutions:
  - a. Presents reasonable standards of design in terms of loss of privacy, loss of light, pollution odour, noise and other forms of disturbance;
  - b. Promote safe and secure neighbourhoods;
  - 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;
  - e. Ensure off-street vehicle and cycle parking adequate for the needs of the proposed development. Where garages are proposed, they should be able to accommodate a vehicle leaving enough space for the driver to step in and out of the vehicle.

# POLICY 3 : Housing affordability and Local Connection (1)

1. All residential developments comprising 11 or more dwellings should make provision for a minimum 30% affordable housing, split as a minimum 10% for affordable home ownership and a minimum 20% for rented affordable housing. An adequate share of affordable home ownership provision should be for starter homes. An adequate share of rented affordable housing should be 1-2 bedroom bungalows, to meet the needs of older people.
2. If two linked schemes are proposed (e.g. phase 1 and phase 2), but each is less than 11 dwellings, the combined total of the two schemes will be considered for the calculation of the affordable housing contribution.
3. In allocating affordable dwellings to applicants, priority will be given to applicants who:
  - a. are currently residing or are employed in the town of Oakham or the parish of Barleythorpe; or,
  - b. have resided for at least five years in the town of Oakham or the parish of Barleythorpe, but were forced to move away due to the lack of affordable housing; or
  - c. have family associations living in the town of Oakham or the parish of Barleythorpe; or
  - d. need to reside in the town of Oakham or the parish of Barleythorpe to receive or provide family care or support.

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

# POLICY 4 : Town Centre and Visitor Economy (1)

1. Within the Town Centre, proposals for ground floor frontages identified in Policy Map 4 will be supported predominantly for shops and retail outlets uses (A1 Use Class). Proposals for financial and professional services, restaurants and cafés, drinking establishments and hot food takeaways (other A Use Class) will be supported where it can be demonstrated that:
  - a. They do not create a cluster or an inappropriate number and concentration of other A Class uses in any particular area of the frontage;
  - b. They retain a 'shop-like' appearance with an active frontage.
2. Elsewhere in the Town Centre, proposals for ground floor development will be supported for A Class uses, in particular food and drinking establishments
3. Proposals that will impact on existing shops and retail outlets and proposals for change of use of shops within the town centre will not be supported unless it can be demonstrated that the site is not or viable in such use. This will requires that the facility has been marketed for a period of 12 months at a reasonable price, and no interest has been received.
4. Proposals that will result in loss of any existing A Class uses or D Class uses (Public/Community Facilities) will not be supported.
5. Within the town centre, proposals for above-ground-floor development will be supported predominantly for new or existing A class uses, offices or residential development uses.

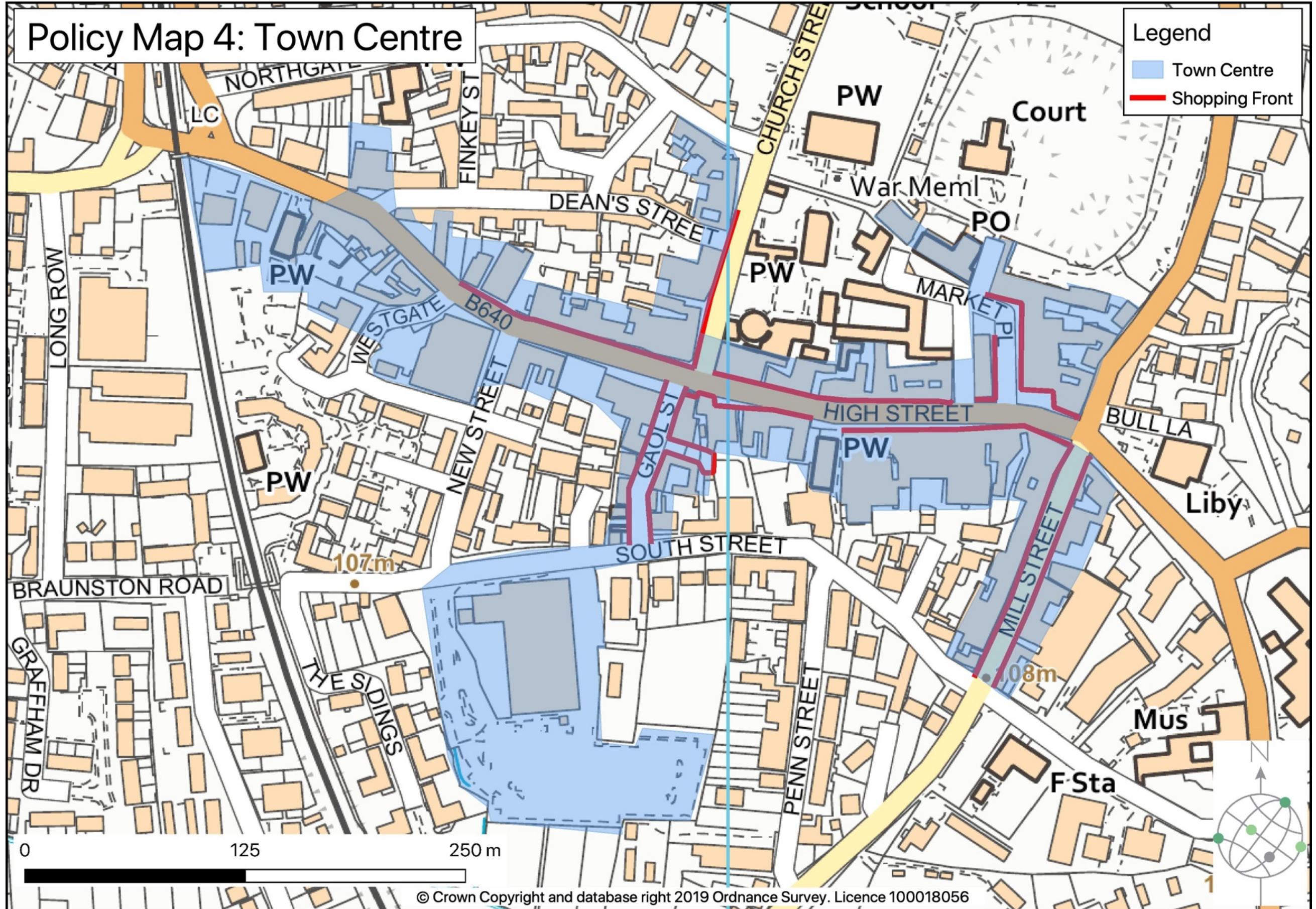
# POLICY 4 : Town Centre and Visitor Economy (2)

6. Within or adjacent to the town centre, proposals that promote development for leisure and assembly (D2 Use Class), such as cinemas, and public institutions such as museums, public libraries or reading rooms, public or exhibition halls, etc., (Use Class D1) will be supported.
7. Proposals should protect and retain the original 'shop-like' appearance with an active frontage and existing historical advertisement signage.
8. Schemes for the redevelopment and regeneration of the town centre will be supported, provided that:
  - a. The scheme maintains and improve the character of the town centre;
  - b. Where possible, the scheme improves the streetscape through:
    - i. planting of trees and plants;
    - ii. High quality street furniture;
    - iii. adequate surface material;
    - iv. Improved signage;
  - c. The scheme improves walkability and access for disabled people; and,
  - d. The scheme promotes re-use of historical or vacant premises for town centre uses.

# POLICY 4 : Town Centre and Visitor Economy (3)

9. Proposals for the development of surface car parking or development that contributes to the provision of any additional long-stay parking area in close proximity to the town centre will be supported.
10. Proposals for hotels and guest houses (C1 Use Class) will be supported within the Planned Limit of Development and, in particular, in close proximity to the town centre.
11. Proposals that will result in the loss of businesses and facilities related to the local visitor economy will not be supported unless it can be demonstrated that the premises are not appropriate or viable for such use. This will require demonstration that the facility has been marketed for its current use for a period of 12 months at a reasonable price, and no interest has been received.

# Policy Map 4: Town Centre



# POLICY 5 : Employment and Business Development (1)

1. Proposals for employment and business development within the Planned Limits of Development of Oakham and Barleythorpe will be supported provided that:
  - a. They expand existing employment and business areas of Oakham Office Park, Lands' End Way and Pillings Road Industrial Estate, and make use of previously developed land or conversion or redevelopment of vacant and under-used land and buildings;
  - b. Where possible and viable, proposals are designed to provide an adequate number of affordable workspaces for start-ups and micro businesses;
  - c. Proposals would not have a negative impact on local surroundings (noise, air quality, odour, etc.) and community facilities (education, health, recreation, leisure, and cultural facilities), and where possible positively contribute to the improvement of such facilities;
  - d. Proposals would not have a negative impact on traffic and congestion, and would promote accessibility and parking in close proximity to the town centre;
  - e. Proposals would not have a negative impact on the character, appearance and setting of the neighbourhood and its surroundings, as defined in the Oakham and Barleythorpe Neighbourhood Profile and through Policy 2: Delivering Good Design;
  - f. Proposals would not adversely affect the environment and local ecosystems.

# POLICY 5 : Employment and Business Development (2)

2. Proposals for change of use of existing employment and business sites and proposals for other uses will need to demonstrate:
  - a. The site is vacant and no longer viable as an employment site. This will require demonstration that the facility has been marketed for its current use for a period of 12 months at a reasonable price, and no interest has been received;
  - b. An alternative use would not have a negative impact on existing businesses.
3. Proposals for employment and business in the countryside will be supported provided that:
  - a. They relate to rural activities or tourism development and;
  - b. Proposals are of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment of the surrounding countryside.
4. Residential development proposals which comply with Policy 1 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 a negative impact;
  - b. Adequate access and parking can be achieved for the proposed business use.

# POLICY 6 : Historic Heritage and Character

1. Development affecting heritage assets that are:
  - a. Designated assets (e.g. Listed Buildings, Scheduled Monuments, etc.);
  - b. Locally listed non-designated heritage assets;
  - c. Assets identified in the Oakham Neighbourhood Profile,should be sensitively designed having regard to archaeological, historic and architectural interest and its setting.
2. Rutland County Council, in collaboration with the Oakham Town Council and Barleythorpe Parish Council, should develop and maintain a list of locally listed non-designated heritage assets.
3. Permission will not be granted if it would involve the demolition of, or substantial alteration to, the external appearance of designated assets and locally listed non-designated heritage assets, unless:
  - a. reasonable steps have been taken to retain the heritage asset;
  - b. retention of the heritage asset, even with alterations, would be demonstrably impracticable; and
  - c. the public benefits of the scheme outweigh the loss of the heritage asset.
4. Development that is sensitively designed and promotes the re-use and restoration of derelict heritage assets will be supported.

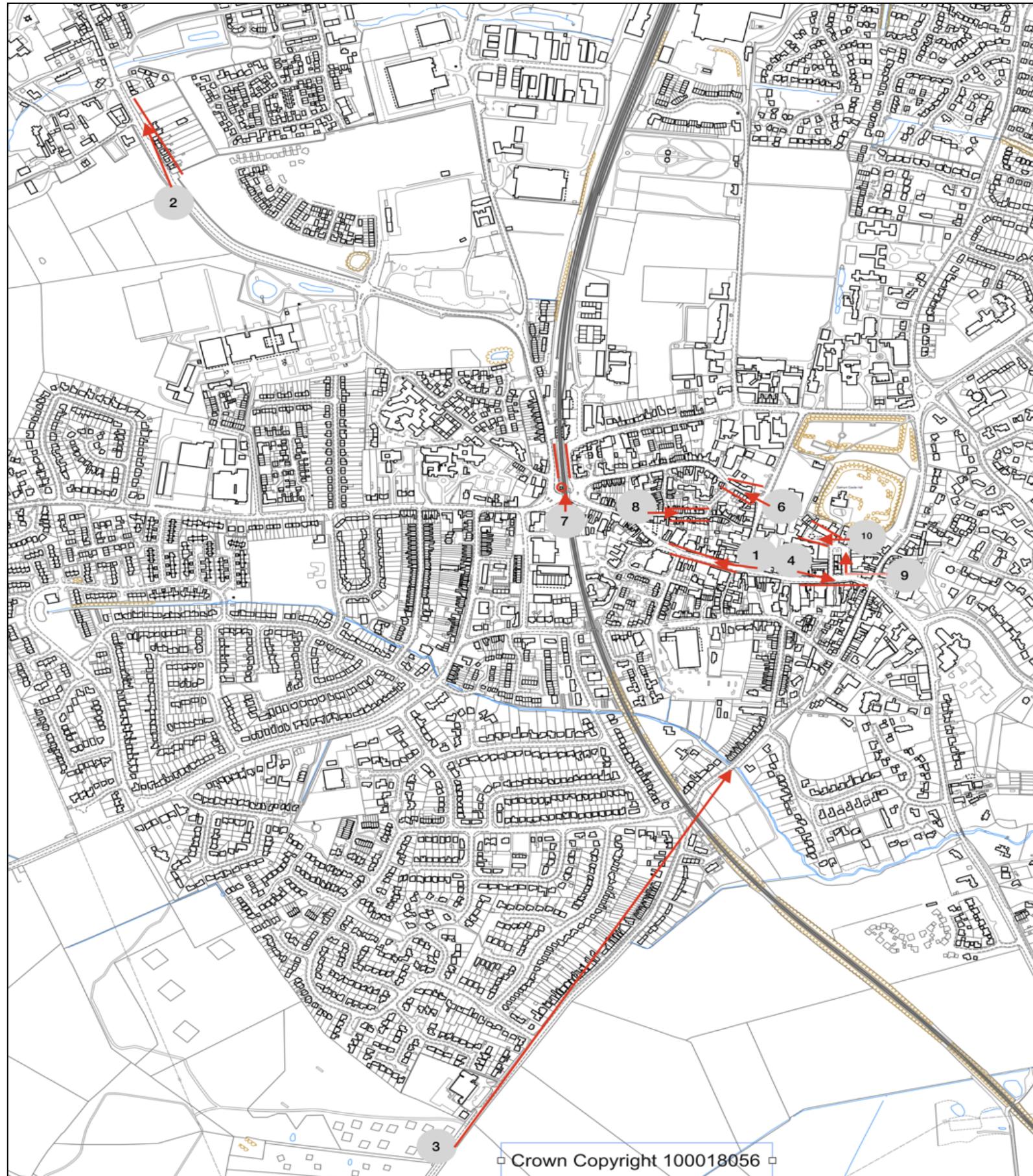
# POLICY 7 : Community Facilities

1. Proposals involving the loss of local community facilities will not be supported unless:
  - a. an alternative facility to meet local needs is available that is both accessible and of benefit to the community, or
  - b. all options for continued use have been fully explored and none remain that would be financially viable.
2. 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. are protected according to Section 1 of this policy.
3. Rutland County Council should develop and maintain an up-to-date record of community facilities and sport and recreational facilities.
4. Proposals should not impact on the provision, quality or accessibility of existing community, education, leisure and cultural facilities, but where possible and viable they should protect, retain and enhance such facilities.
5. Large-scale development proposals will need to provide adequate and viable on-site, off-site or contributions towards the provision of community facilities to mitigate and/or compensate for any impacts generated by the new development. These contributions should be sought through planning obligations (under S106 of the Town and Country Planning Act), planning conditions, and any other contribution beyond C.I.L.

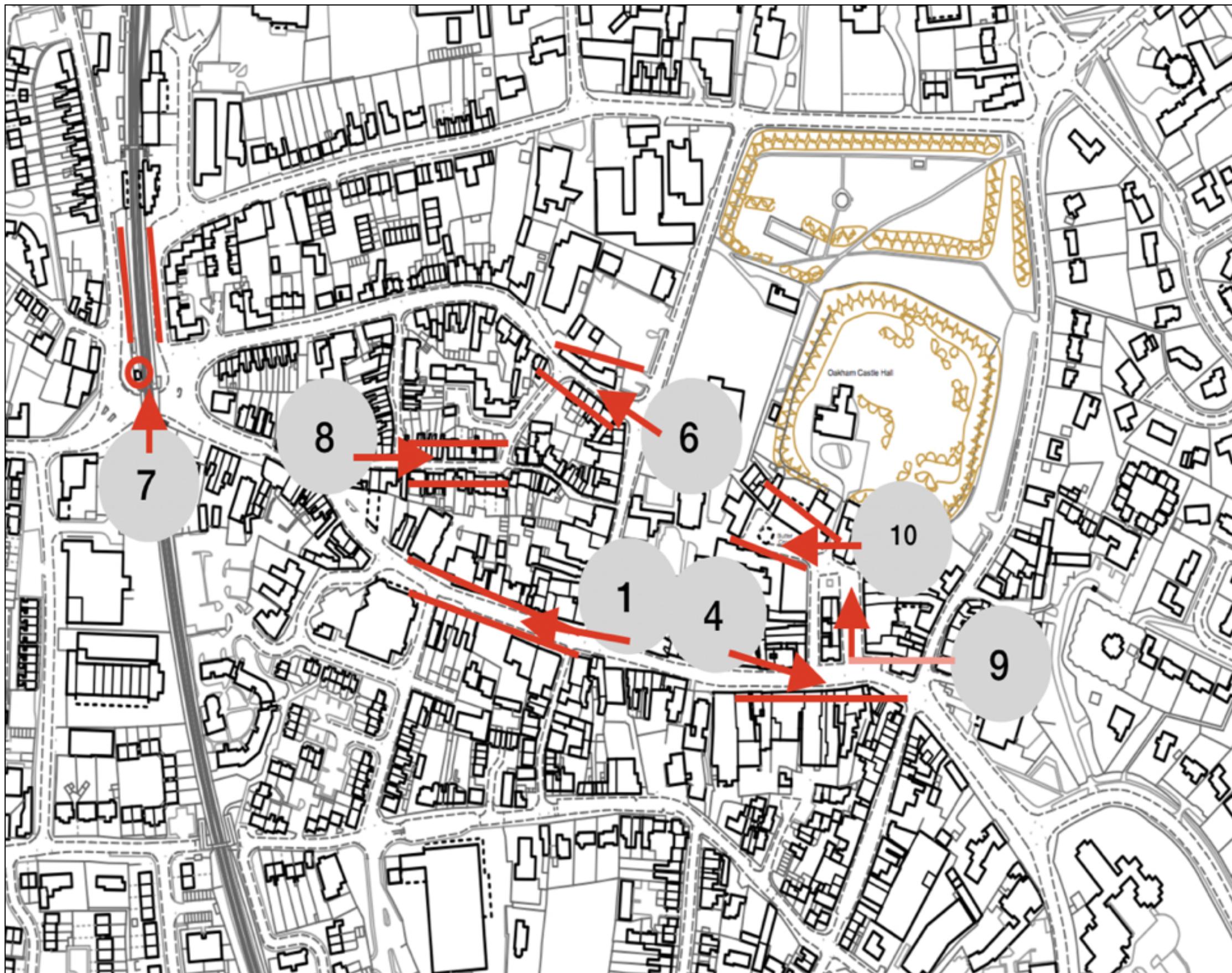
# POLICY 8 : Important Views

1. Development will only be acceptable where it does not have a negative impact on views listed in the Important Views Assessment and presented in Policy Map 8:
2. In particular, each proposal will need to have regard to:
  - a. its contribution to enhancing the attractiveness of the setting when viewed from a particular vantage point;
  - b. its impact on the vantage point and opportunity to enjoy the view;
  - c. the environmental value of the site by its landform, vegetation or tree cover, or the presence of any special natural features within the panorama;
  - d. its peripheral or transitional open character in contributing to preserving the form and character of the settlement; and,
  - e. its contribution to creating the overall character and attractiveness of the settlement within the panorama; and,
  - f. its contribution in terms of the relationship of buildings and structures one to another, to other open spaces or natural features; and,
  - g. its contribution to the setting of a building or group of buildings or important natural features within the view.

# Policy Map 8: Important Views (1)



# Policy Map 8: Important Views (2)



# POLICY 9 : Green Infrastructure and Recreational Facilities

1. The existing green infrastructure network will be safeguarded, improved and enhanced to ensure accessible multi-functional green open spaces.
2. The existing indoor sport, recreational and gathering facilities will be safeguarded, improved and enhanced.
3. Development proposals will be supported provided:
  - a. that they contribute to the enhancement and management of existing green infrastructure network and indoor or outdoor sport, recreational, and gathering facilities and,
  - b. they contribute to the provision of new public green spaces and indoor or outdoor sport and recreational facilities and enhance linkages to the existing green infrastructure network and facilities, such as Oakham in Bloom.
4. Proposals that will result in a negative impact on the function of existing green infrastructure and 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, if requested by demonstrating that the green infrastructure or facility has been marketed for its current use for a period of 12 months at an adequate price, and no interest has been received; or,
  - b. demonstrate the implementation of alternative solutions as part of the development, reinstating green infrastructure and facilities purpose or function to the previous quality and connectivity.

# Policy Map 9.1: Green Infrastructure

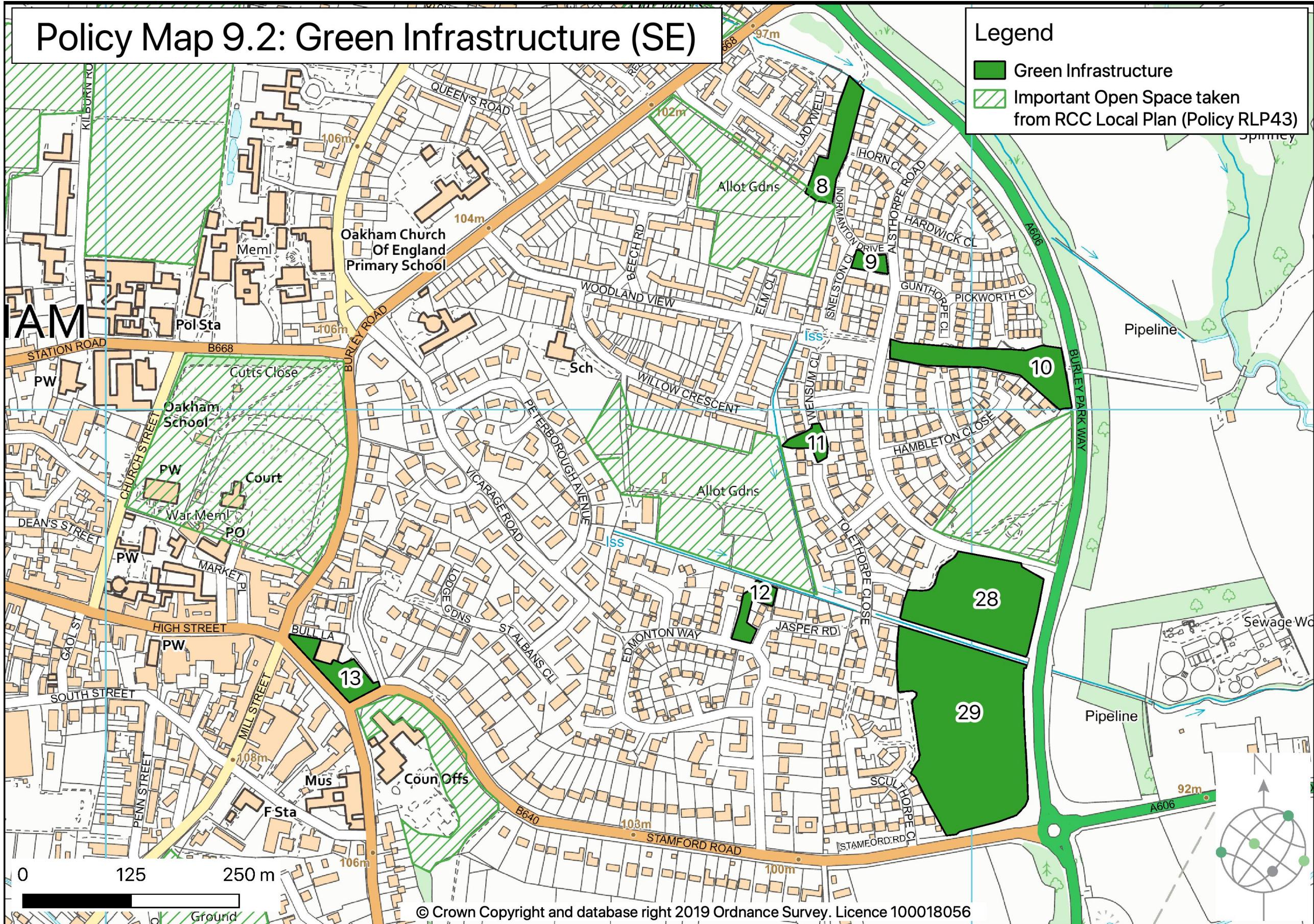
## Policy Map 9.1: Green Infrastructure (NE)

### Legend

- Green Infrastructure
- Important Open Space taken from RCC Local Plan (Policy RLP43)



# Policy Map 9.2: Green Infrastructure





# Policy Map 9.4: Green Infrastructure

## Policy Map 9.4: Green Infrastructure (NW)

### Legend

- Green Infrastructure
- Important Open Space taken from RCC Local Plan (Policy RLP43)



# POLICY 10: Protection of the Natural Environment

1. Development proposals will normally be acceptable where the primary objective is to conserve or enhance biodiversity of the Environment.
2. All major development proposals must include an assessment showing the impacts on the natural environment and identify any potentially negative impacts.
3. All developments, projects and activities will be expected to:
  - a. Protect legally protected sites and species;
  - b. Protect ancient woodlands, veteran trees, and other irreplaceable habitats;
  - c. Maintain and enhance conditions of priority habitats;
  - d. Maintain and enhance recognised geodiversity assets;
  - e. Maintain and enhance other sites, features, species of particular importance;
  - f. Identify, protect and maintain networks of ecological interest;
  - g. Identify measures to reduce any potentially negative impact on the natural environment to acceptable levels;
  - h. Mitigate against impacts through habitat creation interventions, restoration or enhancement on site or elsewhere.
4. In case of maintenance and pruning of trees and plants covered by Tree Preservation Orders, activities that do not have a detrimental impact on the plant but on the contrary ensure its healthy development and reduce risk of falling will be supported.

# Community Aspirations (1):

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

## 1. 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 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.

# Community Aspirations (2):

## 2. 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.

## 3. 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.

# Community Aspirations (3):

## 4. Improve walkability, accessibility and legibility

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

## 5. Promote greening and protection of the natural environment

- Tree planting and maintaining verges and green spaces.