

Raunds Neighbourhood Plan 2011-2031

Questions from the Independent Examiner

Prepared by

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Introduction

1. As you will be aware I have been appointed to carry out the examination of the Raunds Neighbourhood Plan. I have carried out my initial review of the Plan and the accompanying documents and am about to start drafting my report. I also carried out a visit to the area on 13th July 2017.
2. My view is that I should be able to deal with the examination of this Plan by the consideration of the written material alone but I do reserve the right to call for a public hearing, if I consider that it will assist my examination. There are a number of questions that I have arisen before I start writing my examination report upon which I would appreciate the comments from both the Qualifying Body (QB) and the Local Planning Authority (LPA).

Questions

3. How is the Employment Site 2 to be accessed and if it is from the A45 has the highway authority accepted the principle of a new access?
4. There is a discrepancy between the Local Green Space shown on Figure 5 for Site 9 Brick Kiln Road allotments. On the submission document, it shows just the allotment site, but on the plan attached to the Erratum Notice it shows the whole area between the two arms of the residential development now underway. I assume that the Submission Plan is the correct one as the text identifies the allotments only. Will the QB please clarify?
5. The employment area at Enterprise Road appears to have extended to the east on the Erratum notice compared to the Submission Document. Furthermore, on my site visit I noticed that the designation covers a row of residential properties at the front of the site. Is it the intention that they be included in the area to be protected by Policy R13?
6. There are two employment sites shown on the Erratum Notice on Grove Street, close to its junction with Thorpe Street and Brook Street. On site, there appeared no evidence of employment activity but I saw the open space at the front of the site. Was it zoned on the Erratum Plan in error?
7. Do the QB and the LPA have any views of the Regulation 16 representation made on behalf of Rayner Estates that a residential development is required to fund an extension to Manor School. I would ask the LPA whether there have been any financial contributions requested or received from housebuilders to deal with additional school places arising from the new residential developments taking place in the town. Does the LPA have a CIL Scheme in place and can contributions be made to fund extra school spaces as part of the town's infrastructure?
8. Does the LPA have a view as to whether the designation on the land on the south side of Meadow Lane is "extensive", which would be one of the

considerations if it were to be considered for Local Green Space designation rather than just as protected open space? Does the LPA consider that this agricultural land, which appears to be actively farmed, should be treated as open space?

Concluding Comments

9. It would be helpful if I could have responses to these questions within the next 14 days to allow me to conclude my examination report expeditiously. It may be in some case a joint response to a question would be sensible, but in other cases an individual response may be required from the two parties. I will leave it to you both to determine how best to respond.

10. I would be grateful if this note and the subsequent responses could be placed on East Northamptonshire District Council's and the Neighbourhood Plan's respective websites.

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