

From: Raunds Town Council
To: [Michael Burton](#)
Subject: FW: Raunds Neighbourhood Plan Examination update
Date: 10 August 2017 14:43:15



Questions from Examiner:

Abbreviations used:

QB=Qualifying Body, Raunds Town Council

LPA=Local Planning Authority, East Northamptonshire Council

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?**

The site is subject to an extant permission for use (Classes B1, B2 and B8) application ref 11/01747/OUT. A new application 17/00266/FUL is currently under consultation. Both applications show the access being through the residential development "Border Park" off Brick Kiln Road. There is no direct access to the A45.

Questions 4, 5 and 6 relate to mapping errors.

- 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?**

Figure 5 is correct.

- 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?**

Policy R13 seeks to protect the current employment area only. The residential properties at the front of the site are not to be included.

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?**

Yes: The site you refer to is known locally as "The Rowans". The original plans for the site included small employment units. However plans were revised and approved by the LPA during the build and the site is now purely residential.

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?**

As the QB the Town Council has recorded their response in the consultation log. Please see page 25 of the [consultation log](#).

The Raunds Neighbourhood Plan has intentionally not allocated any additional housing sites para 4.9 refers.

Housing 4.9

There have been planning permissions for 1,058 dwellings approved within Raunds in recent years. The emerging North Northamptonshire Core Strategy identifies a housing requirement for Raunds of 1,060 dwellings over the period 2011-2031. On this basis there is no need for the Raunds Neighbourhood Development Plan to identify additional land for housing. This option was considered by the Steering Group but discarded as being unnecessary.

The Town Council as QB would however be happy to consider alternative community uses for the site.

The LPA will no doubt give the examiner the most up to date information but the Town Council understands that the following contributions have been agreed for Education and training:

Darsdale EN/07/02238 (off Chelveston Road): Maximum of £511,000 towards secondary and sixth form education.

West End EN/11/01747/OUT and EN11/01748/OUT (Border Park): Maximum of £221,000 towards secondary and sixth form education.

RPC Site EN/10/1753/OUT (The Rowans): Maximum of £64,000 towards education.

Northdale End EN/09/01626/OUT: Maximum of £335,967 towards education

The LPA does not have a CIL scheme in place.

- 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?**

This question is for the LPA to answer, however the LPA did not offer a view on whether or not the land on the south side of Meadow Lane was “extensive” in their [response](#) to the Regulation 14 consultation.