



Planning Policy Committee – 27 November 2017

“Making” (adoption) of the Raunds Neighbourhood Plan

Purpose of report

Approval is sought for the Council to “make” (adopt) the Raunds Neighbourhood Plan. This Neighbourhood Plan was passed at referendum on 16 November 2017.

Attachment(s)

Appendix 1: Adopted policies from 1996 District Local Plan which are to be replaced by policies in the Raunds Neighbourhood Plan 2011-2031

1.0 Background

1.1 On 28 August 2013, Raunds Town Council applied for the Parish area of Raunds (including parts of Ringstead Parish, subsequently transferred to Raunds Parish under the 2013/14 Community Governance Review) to be designated a Neighbourhood Area. This application, approved under Regulation 7 of the Neighbourhood Planning (General) Regulation 2012 (as amended) enabled the Town Council to lead preparation of a Neighbourhood Plan (or “Neighbourhood Development Plan”) for the Parish of Raunds.

1.2 Over the past four years the Town Council has worked with the community to prepare a Neighbourhood Plan. Key milestones and further details regarding the Plan are set out in the Council’s Neighbourhood Planning web page:

- <http://www.east-northamptonshire.gov.uk/neighbourhoodplanning>).

1.3 The plan making process for the Raunds Neighbourhood Plan culminated in the passage of this Plan at referendum. The referendum was held on Thursday, 16 November 2017.

1.4 This report considers:

- Main features of the Raunds Neighbourhood Plan;
- Results from the Neighbourhood Plan referendum;
- Current adopted Local Plan policies that will be superseded by the Raunds Neighbourhood Plan within the Plan area.

2.0 Main features of the Raunds Neighbourhood Plan

2.1 The Raunds Neighbourhood Plan contains a variety of spatial planning and development management policies relating to the Parish area. It sets out a distinctive vision, aims/ objectives and strategy for the Parish. These apply strategic policies from the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 (the Local Plan Part 1), adopted July 2016 in the local (Raunds) context.

2.2 The Neighbourhood Plan sets out detailed local (Raunds-level) development management criteria relating to affordable housing, design and residential car parking. Other policies focus upon the retention of existing assets; public open spaces, Local Green Spaces, community facilities, the established employment space and non-designated heritage assets.

- 2.3 The Plan seeks to promote town centre regeneration, through improving the public realm and enhanced connectivity with the existing urban area and to the outlying rural hinterland (e.g. Nene Valley). It includes a distinctive vision to create a vibrant, successful and pleasant rural market town.
- 2.4 The Neighbourhood Plan does not include new development land allocations. This is largely due to the significant quantum of strategic development sites that have already come/ are coming forward; i.e. West End (Raunds North), Northdale End (Raunds North East) and Darsdale Farm (Raunds South). It should be noted that these major development schemes are a function of the previous (2008) North Northamptonshire Core Spatial Strategy.
- 2.5 Overall, the Raunds Neighbourhood Plan sets out locally distinctive policies that add to the overall framework set out in the Local Plan Part 1 (JCS). These complement and enhance the strategic Local Plan policies.
- 3.0 Results from the Neighbourhood Plan referendum**
- 3.1 Raunds Neighbourhood Plan referendum, 16 November 2017:**
- 905 “Yes” votes, to “make” (adopt) the Raunds Neighbourhood Plan, out of 1067 issued – **84.8%** in favour;
 - Turnout 15.6%.
- 4.0 Current adopted Local Plan policies that will be superseded by the Raunds Neighbourhood Plan within the Plan area (the Parish of Raunds)**
- 4.1 The JCS sets out the strategic Local Plan policies that the Raunds Neighbourhood Plan must be in general conformity with. A small number of older non-strategic policies from the 1996 East Northamptonshire District Local Plan (Local Plan Part 2) also remain in force. The Council must consider which (if any) of these non-strategic Local Plan policies will be replaced by equivalent policies from the Raunds Neighbourhood Plan for the Parish area. The Planning Policy web pages include a Parish by Parish index of adopted development plan policies (<http://www.east-northamptonshire.gov.uk/parishpolicy>).
- 4.2 All policies from the JCS must be regarded as “strategic”. In addition, six policies from the 1996 District Local Plan currently remain in force for the Parish of Raunds:
- AG4 – Re-use and adaptation of buildings in the countryside;
 - AG9 – Replacement Dwellings in the countryside;
 - S5 – Non shopping uses within the defined shopping frontages;
 - RL3 – Recreational open space provision by developers;
 - RL4 – Children's Play Areas; and
 - RA2 – Provision for new car parking in Raunds.
- 4.3 A differentiation between “strategic” and “non-strategic” Local Plan policies was agreed by the Planning Policy Committee on 16 November 2015 (Minute 234), in advance of the adoption of the JCS. At the time this concluded that policies AG4, AG9, RL3 and RL4 should be regarded as “strategic”, while the site specific policies S5 and RA2 are non-strategic.
- 4.4 In view of the subsequent adoption of the JCS (Local Plan Part 1), launch of a new District-wide Local Plan Part 2 and the passage of the Neighbourhood Plan at referendum; it is considered appropriate to reconsider the status of all six remaining policies from the 1996 Local Plan. Given that these policies are now over 20 years old, it is necessary to establish which (if any) Neighbourhood Plan policy provides an equivalent replacement.

- 4.5 Officers assessed which (if any) of the remaining policies from the 1996 District Local Plan has an equivalent Neighbourhood Plan policy (**Appendix 1**); such that the latter could represent a Parish-wide update. Of the six 1996 policies that remain in force, the assessment has found that:
- Neighbourhood Plan Policy R9, with revised primary and secondary shopping area designations, provides an NPPF compliant replacement for site specific Local Plan Policy S5;
 - Neighbourhood Plan Policy R5, which sets out trigger thresholds for the provision of new public open space and children’s’ play areas, provides an NPPF compliant replacement for Local Plan policies RL3 and RL4;
 - Neighbourhood Plan policies R10, R12 and R20, relating to town centre public realm and accessibility enhancements, together provide an NPPF compliant replacement for site specific Local Plan Policy RA2.
- 4.6 Policies RL3 and RL4 from the 1996 Local Plan had been primarily retained as these set a 15 dwellings "trigger" threshold, for securing s106 development contributions towards public open space, sport or recreational facilities. Policy R5 therefore provides a direct replacement.
- 4.7 The Neighbourhood Plan also includes various site specific policies. As such, policies R9, R10, R12 and R20 all represent equivalent replacements for the remaining site specific Local Plan policies S5 and RA2, for the Parish of Raunds.
- 4.8 By contrast, the Neighbourhood Plan contains little detail regarding the re-use/ adaptation of rural buildings or “1 for 1” replacement of dwellings in the open countryside. This is somewhat inevitable, given the urban focus of the Raunds Neighbourhood Plan. Therefore, policies AG4 and AG9 from the 1996 Local Plan should be retained, as there are no equivalent replacements in the Neighbourhood Plan.

5.0 Conclusions

- 5.1 This report seeks Council approval to “make” (adopt) the Raunds Neighbourhood Plan, recently passed at referendum, as part of the statutory development plan. In seeking to adopt the Neighbourhood Plan, Council approval is also sought for policies from the 1996 District Local Plan to be reviewed (in respect of the Raunds Parish) and superseded where the Neighbourhood Plan contains an appropriate replacement policy.
- 5.2 The assessment of Local Plan policies AG4, AG9, S5, RL3, RL4 and RA2 (Appendix 1) has identified the following changes that need to be made to the adopted development plan, for the Parish of Raunds (the defined Neighbourhood Area) that should accompany the “making” (adoption) of the Neighbourhood Plan:
- Local Plan Policy S5 be replaced by Neighbourhood Plan Policy R9
 - Local Plan policies RL3 and RL4 be replaced by Neighbourhood Plan Policy R5; and
 - Local Plan Policy RA2; be replaced by Neighbourhood Plan policies R10, R12 and R20.

6.0 Equality and Diversity Implications

- 6.1 There are no equality and diversity implications arising from the proposals at this stage. The Raunds Neighbourhood Plan was supported by an Equalities Impact Assessment, which considered potential equality or diversity implications arising from the Plan.

7.0 Legal Implications

7.1 The Neighbourhood Plan has been prepared in accordance with the relevant legislation (2012 Neighbourhood Planning Regulations; 2004 Environmental Assessment of Plans and Programmes Regulations, and 2010 Conservation of Habitats and Species Regulations 2010). Changes have been proposed which, if approved, will result in changes to the statutory development plan policies that are in force for the designated Neighbourhood Plan Area (Raunds Parish).

8.0 Risk Management

8.1 Once “made” (adopted), the Raunds Neighbourhood Plan will form part of the development planning framework that the Council is required to prepare. Now the Plan has been passed at referendum, the legislation requires the Council to adopt it as part of the statutory development plan for East Northamptonshire.

8.2 In addition to “making” the Neighbourhood Plan, the Council needs to resolve which (if any) of the Neighbourhood Plan policies should replace policies from the 1996 District Local Plan (the current Local Plan Part 2). If this is not properly considered there is a potential risk of confusion and inconsistency in decision making (determination of planning applications).

9.0 Resource and Financial Implications

9.1 There are no direct resource and financial implications arising from this report.

10.0 Constitutional Implications

10.1 There are no constitutional implications arising from this report.

11.0 Customer Service Implications

11.1 The development plan policy index for the Parish of Raunds will need to be updated, and communicated to key stakeholders, as soon as practicable, to ensure that the correct and most up to date policy information is available (<http://www.east-northamptonshire.gov.uk/parishpolicy>).

13.0 Corporate Outcomes

13.1 The relevant Corporate Outcomes are:

- Good Quality of Life – sustainable development, strong communities, high quality built environment, improved housing and public health;
- Effective Partnership Working – effective joint working with Town / Parish Councils and Neighbourhood Planning groups to ensure that the newly “made” (adopted) Neighbourhood Plan is used in decision making;
- Knowledge of our customers and communities – ensuring that the current development plan framework is correctly understood.

14.0 Recommendation

14.1 The Council is recommended to:

- (1) Adopt (“make”) the Raunds Neighbourhood Plan 2011-2031, in accordance with the relevant provisions in the 2011 Localism Act and 2012 Neighbourhood Planning Regulations.
- (2) For the Parish of Raunds, to agree the replacement of 1996 District Local Plan Policy S5 by Raunds Neighbourhood Plan Policy R9.
- (3) For the Parish of Raunds, to agree the replacement of 1996 District Local Plan policies RL3 and RL4 by Raunds Neighbourhood Plan Policy R5.
- (4) For the Parish of Raunds, to agree the replacement of 1996 District Local Plan Policy RA2 by Raunds Neighbourhood Plan policies R10, R12 and R20.

(Reason – To update the adopted development plan for the Parish of Raunds in view of the passage of the Neighbourhood Plan at referendum)

Legal	Power: Town and Country Planning Act 1990 Localism Act 2011 Neighbourhood Planning Act 2017 Neighbourhood Planning (General) Regulations 2012, as amended Neighbourhood Planning (Referendums) Regulations 2012, as amended Neighbourhood Planning (Prescribed Dates) Regulations 2012 Environmental Assessment of Plans and Programmes Regulations 2004 Conservation of Habitats and Species Regulations 2010, as amended	
	Other considerations: N/a	
Background Papers:	North Northamptonshire Joint Core Strategy 2011-2031, adopted July 2016 (Local Plan Part 1) Saved policies from East Northamptonshire District Local Plan, adopted November 1996 (Local Plan Part 2) Raunds Neighbourhood Plan 2011-2031 Referendum Version, May 2017 (http://www.raunds-tc.gov.uk/uploads/raunds-referendum-neighbourhood-plan-final-october-2017.pdf) Planning Policy Committee, 16 November 2015 (Minute 234)	
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Date: 20 November 2017		
CFO	MO	CX

Appendix 1: Adopted policies from 1996 District Local Plan which are to be replaced by policies in the Raunds Neighbourhood Plan 2011-2031

1996 District Local Plan (DLP) Policy	Policy Name	Commentary	Replacement CCNP Policy
AG4	Re-use and adaptation of buildings in the countryside	Policy AG4 was retained as this provides detailed development management criteria regarding the re-use/ conversion of existing rural buildings, over and above the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 (Local Plan Part 1) Policy 25. The Raunds Neighbourhood Plan, which focuses upon the existing urban area, does not contain any additional local detail regarding rural buildings over and above JCS Policy 25. Accordingly, it is considered appropriate to retain DLP Policy AG4.	Retain/ review as part of Local Plan Part 2
AG9	Replacement Dwellings in the countryside	Development management criteria regarding a particular type of scheme; namely "1 for 1" dwelling replacement in the open countryside. No equivalent policy within the Raunds Neighbourhood Plan; therefore it is considered appropriate to retain this policy for development management within the rural hinterland, beyond the urban area.	Retain/ review as part of Local Plan Part 2
S5	Non shopping uses within the defined shopping frontages	Site specific DLP Policy S5 was retained. This relates to the defined shopping frontages (referred to as "primary shopping areas" in the National Planning Policy Framework) at Brook Street/ The Square, Raunds. The Neighbourhood Plan has reviewed this designation and defined new primary (Brook Street/ The Square) and secondary (High Street/ Grove Street) shopping areas (Figure 6). These are supported by a detailed policy relating to development in the town centre (R9), which is considered to be an appropriate replacement to Policy S5.	R9
RL3	Recreational open space provision by developers	DLP Policy RL3 sets a trigger threshold (15 dwellings) for the implementation of recreational open space in association with new developments (not included within JCS infrastructure policies 7 and 10). The Raunds Neighbourhood Plan contains a bespoke policy (including trigger thresholds) for the provision of new open space in association with new developments; 14 units (residential) or 0.42ha (non-residential). Accordingly, Policy R5 is considered to be a wholly appropriate replacement for DLP Policy RL3.	R5
RL4	Children's Play Areas	DLP Policy RL4 sets a trigger threshold (15 dwellings) for the implementation of new childrens' play areas in association with new developments (not included within JCS infrastructure policies 7 and 10). The Raunds Neighbourhood Plan contains a bespoke policy (including trigger thresholds) for the provision of new open space (including childrens' play areas) in association with new developments; 14 units (residential) or 0.42ha (non-residential). Accordingly, Policy R5 is considered to be a wholly appropriate replacement for DLP Policy RL4.	R5

Appendix 1: Adopted policies from 1996 District Local Plan which are to be replaced by policies in the Raunds Neighbourhood Plan 2011-2031

1996 District Local Plan (DLP) Policy	Policy Name	Commentary	Replacement CCNP Policy
RA2	Provision for new car parking in Raunds	A site specific proposal (DLP Policy RA2), for the provision of improved public car parking facilities was retained from the 1996 Local Plan. The Neighbourhood Plan sets out detailed proposals for improving the environment for pedestrians and cyclists, including specific proposals for highways improvements and enhanced connectivity (policies R10 and R20). Furthermore, the Plan also sets out specific proposals for improvements to the town centre public realm (R12), including improvements to the layout and access to existing car parking (Marshalls Road/ West Street). Accordingly, it is considered that these detailed policies (R10, R12 and RL20), together, represent appropriate replacements to DLP Policy RA2.	R10, R12 and R20