



RAUNDS

NEIGHBOURHOOD PLAN

2011 - 2031

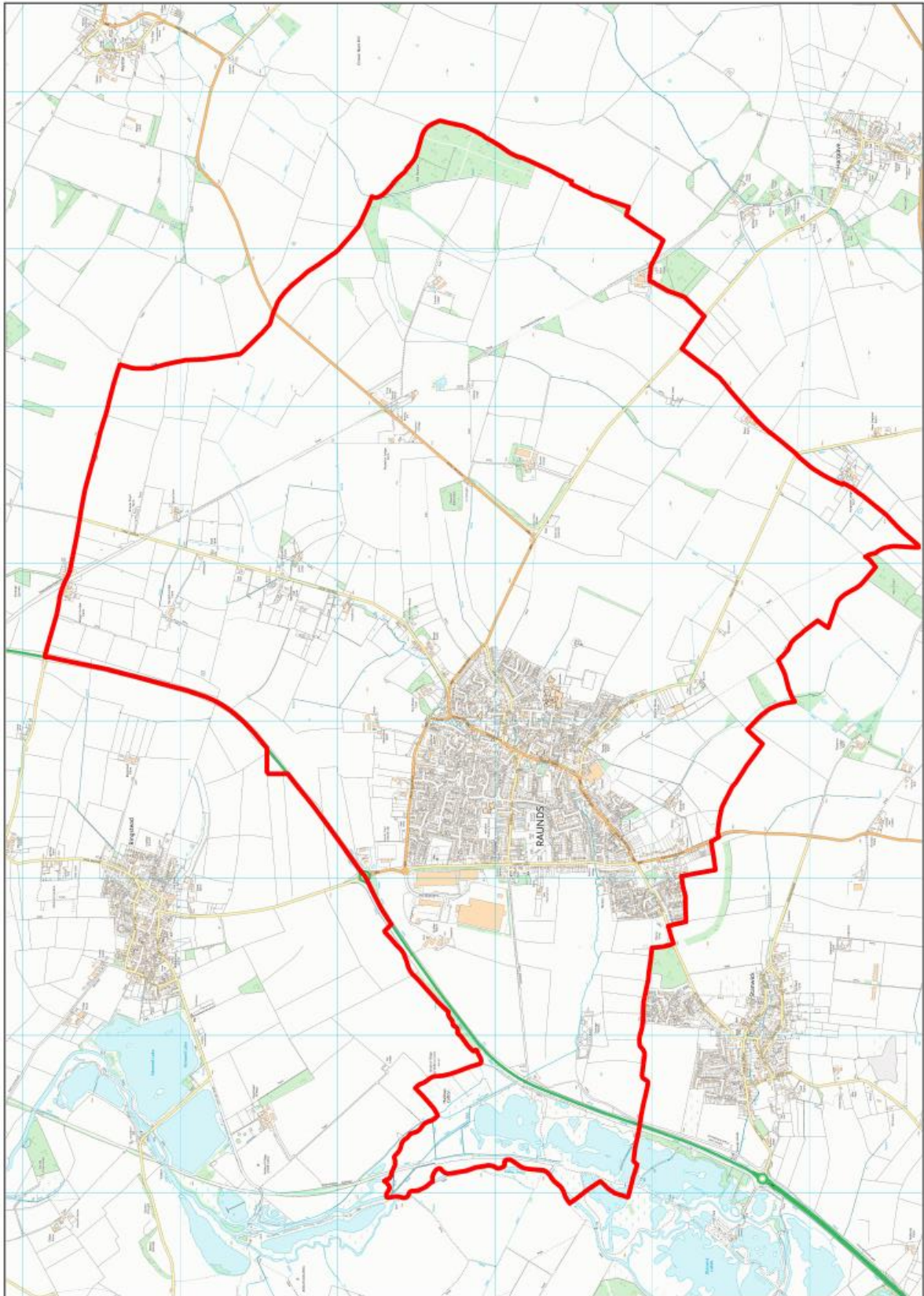
**MADE BY
EAST NORTHAMPTONSHIRE
COUNCIL**

27TH NOVEMBER 2017

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Figure 1 – The Raunds Neighbourhood Development Plan Area

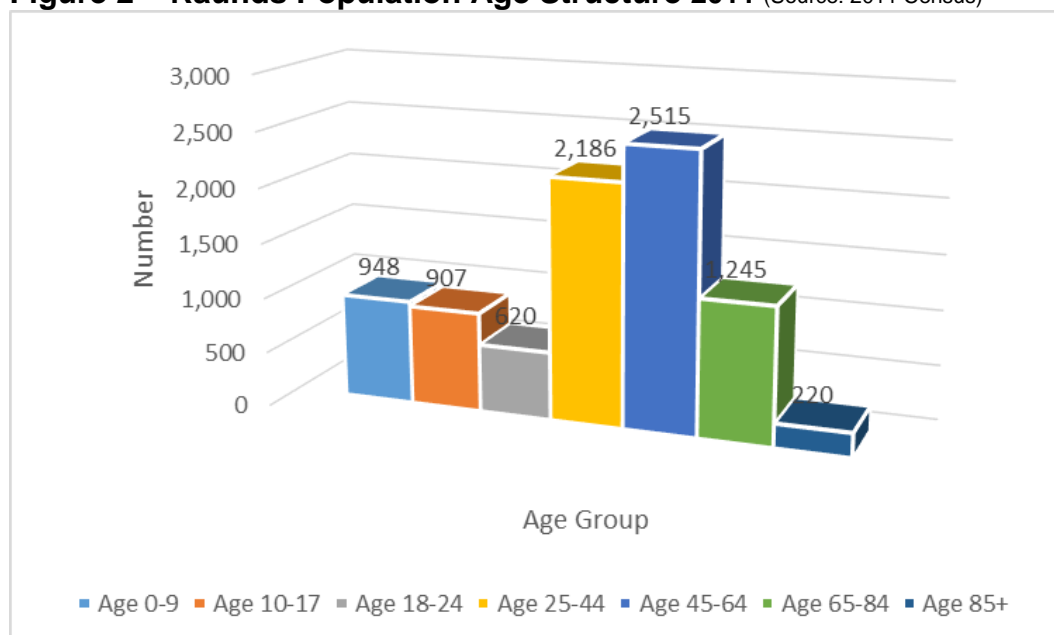


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1.0 Introduction and Background

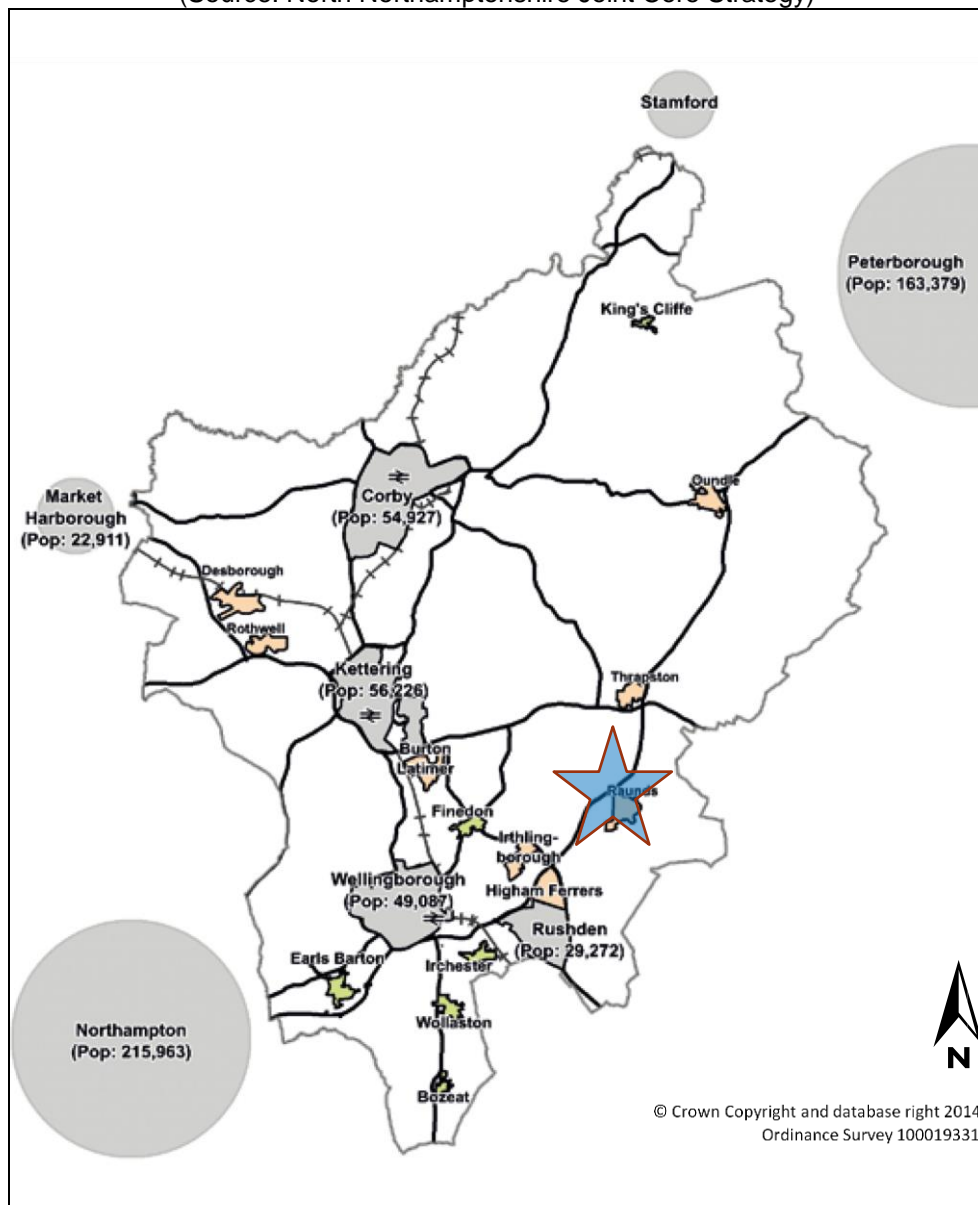
- 1.1 Taking advantage of the new power available to town and parish councils, granted through the Localism Act 2011, Raunds Town Council applied to be designated as a neighbourhood planning body for the area identified in Figure 1. Neighbourhood planning status was approved by East Northamptonshire Council in February 2014.
- 1.2 In April 2014, East Northamptonshire Council completed a review of parish arrangements (Community Governance Review). The purpose of the review was to consider parish boundaries and electoral arrangements. The review led to a change in the boundaries between Ringstead Parish Council and Raunds Town Council, both councils agreed with the proposed changes and East Northamptonshire Council resolved that the boundary should be amended so that it runs along the A45 to the West of Raunds Football Club (see figure 1). The revised boundary for Raunds forms the Neighbourhood area and therefore all policies in this plan will have influence across the whole of the area.
- 1.3 Raunds is a small market town in rural Northamptonshire. It has a population of 8,641 (2011 census), living in 3,500 homes and is part of the East Northamptonshire district, (see Figures 2 and 3). The area is situated 21 miles (34 km) north-east of Northampton. The town is on the southern edge of the Nene valley and is surrounded by arable farming land.

Figure 2 – Raunds Population Age Structure 2011 (Source: 2011 Census)



- 1.4 The place-name 'Raunds' first appeared in an Anglo-Saxon charter of circa 972-992, where it appears as Randan. It appears as Rande in the Domesday Book of 1086, and in a later survey of Northamptonshire as Raundes. The name is the plural of the Old English rand, meaning 'border'.

Figure 3 – Raunds Strategic Context
(Source: North Northamptonshire Joint Core Strategy)



1.5 There have been major archaeological finds in the vicinity including:

- Tools from the Neolithic period
- Remains of an Iron Age hill fort
- Roman sites, including farmhouses
- Saxon settlements

1.6 The town's major church is St Peter's whose construction started in the 13th century. The church has the second-tallest spire in Northamptonshire at 202 feet (61.5m) and stands on the site of a Saxon place of worship. During the 15th century the patronage of the church changed from St Mary to St Peter. The church features a rare 'left-handed fiddler' decoration above the western entrance. A tomb-chest dedicated to John Wales, vicar from 1447 to 1496, proves the building has been in use for more than 550 years.

- 1.7 Around 1800 Raunds was subjected to national legislation namely the “Enclosure Act” that enclosed the village’s open fields after 1200 years of common use. This resulted in major changes with a move away from farming and agriculture and the growth of leather industries such as tanning and boot making. Gradually sufficient wealth became available to fund investment in the public services, namely sanitation, clean water, gas, and electricity. Raunds could even lay claim to a Railway Station, admittedly at two miles from the town centre. Within 100 years the village of Raunds had evolved into a small town, aided by the energy and self-discipline of various Presbyterian and Non-Conformist Churches coupled with the Co-operative Movement.
- 1.8 After a boom period supplying boots for the Boer War there was a decline in trade. In 1905, a dispute arose about wages to be paid to army bootmakers, which culminated in a march to London in May of that year. Raunds played a major role in the boot and shoe industry until its decline in the 1950s and 60s. With the downturn in the shoe trade the remaining small factories scattered throughout Raunds closed during the 1980s with all now demolished and replaced by housing developments. The Coggins boot factory was the last to go, and the site is now Coggins Close, a housing development.
- 1.9 The other major employer, RPC Containers closed their premises in the centre of Raunds in 2010 with the loss of over 100 jobs. A number of small businesses remain (see section on Business issues) but many people commute to larger centres for work (see section on Transport).
- 1.10 In the mid to late 1990s land on the outskirts of the town was developed as a trading estate known as Warth Park, and is now occupied by several firms including a Hotpoint distribution centre, and depots for Robert Wiseman Dairies, DPD the parcel service and Avery Dennison. Phase 2 of this successful development is now underway.
- 1.11 Raunds Co-operative Society, which has now closed, operated a supermarket and department store in the town. This had 4,000 members in 2007 at the time of its merger with the larger Midlands Co-operative Society.
- 1.12 Raunds is a rural market town with a strong heritage and good access to open space. It is also seen as relatively affordable to live. Part of Stanwick Lakes, a country park developed from redundant gravel pits and managed by the Rockingham Forest Trust, is within Raunds. There is a large children’s play area, a café and visitor centre and the park hosts a range of activities from Farmer’s Markets to craft events, guided walks, fun runs and adventure activities for younger children. The park is recognised for its birdlife and can be reached on foot from Raunds along the Meadow Lane bridleway.

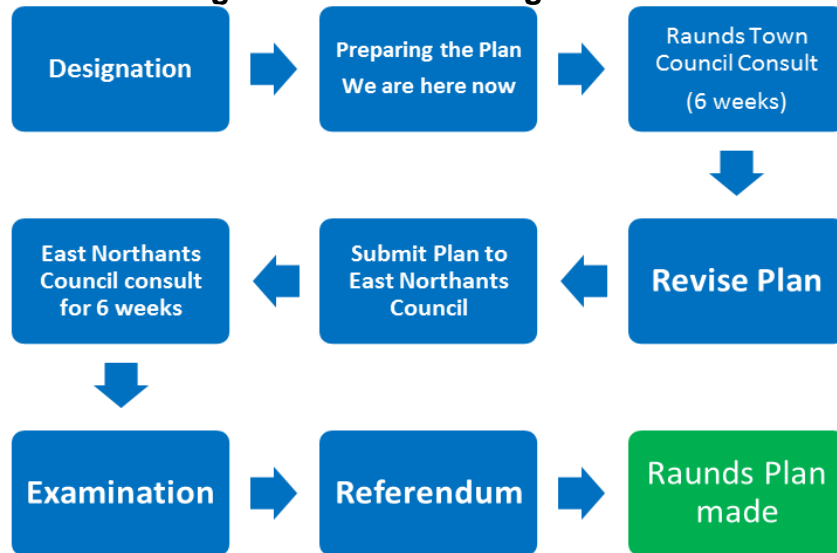
2.0 Why a Neighbourhood Development Plan for Raunds?

- 2.1 Since 2012 Neighbourhood Development Plans have formed part of the statutory development planning system. Local authorities, such as East Northamptonshire Council can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land; Now, by preparing a Neighbourhood Development Plan, town and parish councils can do the same.
- 2.2 Previously, a great deal of work has been undertaken on various plans for Raunds. This includes the Raunds Masterplan; the Raunds Area Plan; the emerging Four Towns Plan; and the Vision for Raunds Community Plan.
- 2.3 The Vision for Raunds Community Plan is about:
 - collecting the views of the community of Raunds;
 - identifying local needs, specific problems and opportunities;
 - identifying a long-term vision for the future; and
 - drawing up an action plan to enable the vision to be realised.
- 2.4 The Raunds Neighbourhood Development Plan builds on and moves forward with the planning and land use development related issues identified in the Vision for Raunds work. The Raunds Neighbourhood Development Plan also takes into account and develops further the work on the Raunds Masterplan.
- 2.5 The Raunds Neighbourhood Development Plan, forms part of the statutory development plan for East Northamptonshire. This will give the community real power over the future planning of the area and will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications in Raunds.

3.0 Neighbourhood Development Plan Process

- 3.1 Because the Raunds Neighbourhood Development Plan is an important document and has been following a procedure set by government, as shown in Figure 4.

Figure 4 – The Neighbourhood Planning Process



- 3.2 This is the version of the Raunds Neighbourhood Development Plan that was made by East Northamptonshire Council on the 27th November 2017.
- 3.3 The Raunds Neighbourhood Development Plan builds on the work undertaken to prepare the Vision for Raunds and the community engagement and the survey that took place as part of this work.

Photo 1 – Vision for Raunds publicity



- 3.6 Raunds Town Council took the decision at the start of 2013 to ask the townspeople their opinions and aspirations for Raunds in the upcoming 10 years. To facilitate this, the Town Council held a series of public meetings. Following on from this a Vision for Raunds Steering Group was formed with an independent chairman. The Town Council then took a step back to allow the community freedom to conduct the survey and report on the results.
- 3.7 Using guidance supplied by East Northamptonshire Council a Household questionnaire was prepared. The exact questions were refined during several public meetings. Young people from the Vision for Raunds Steering Group prepared a further questionnaire aimed specifically at young people and children of school age. A Business questionnaire was also prepared. The survey was launched at the Town Carnival on 14th September 2013. The Household questionnaire was made available on the Town Council website and more than 3000 copies delivered to households by a small team of volunteers.
- 3.8 Following this all the schools in Raunds were visited, and 500 copies of the Youth questionnaires were distributed to the Manor school. Additionally, Windmill, St Peters and Park Infants School were visited to allow younger members of the community to have their say. The Business questionnaire was made available online and in paper format delivered to local firms and businesses. The deadline for completion of the questionnaires was 30th October 2013. The results of the paper questionnaires were manually input to a database and the first data became available in early 2014.
- 3.9 Five Working Groups with members taken from the Steering Group were formed to consider the results of the survey and commence the preparation of an Action Plan. The draft Community Plan and Action Plan were prepared during May/June 2014 and presented to the Town Council in September 2014.

- 3.10 The strong response to the Vision for Raunds gave the Town Council confidence that the action plans developed really did represent the views of the Town. The Vision for Raunds had highlighted several strategic issues which it was felt were best addressed by developing a neighbourhood plan. The Raunds Neighbourhood Development Plan was therefore built on those views already expressed through the Vision for Raunds and supported by work published in the Raunds Masterplan and work being undertaken for the emerging Four Towns Plan. Planning permission has already been granted for 1058 homes which is well in excess of that envisaged in the Raunds Area Plan and meeting that detailed in the North Northamptonshire Core Strategy 2011-2031”. The Town Council therefore will not use this plan to allocate any further sites for additional housing, as they firmly believe that Raunds needs to be able to consolidate the rapid growth that is already occurring. Given the current quantum of development commitments, it is anticipated that any further growth during the Plan period to 2031 would be limited to small scale infill development.
- 3.11 This Neighbourhood Development Plan has also been the subject of a Strategic Environmental Assessment (“SEA”) screening and a Habitat Regulations Assessment (“HRA”) screening.
- 3.12 The SEA/HRA screening documents are submitted alongside the Neighbourhood Development Plan.

4.0 Key issues for Raunds

- 4.1 The Raunds Neighbourhood Development Plan must take account of national planning policy. This is, primarily, contained in one document the National Planning Policy Framework (NPPF). The Raunds Neighbourhood Development Plan has also been prepared by taking in to account guidance contained in the National Planning Practice Guidance (NPPG).
- 4.2 This means the Neighbourhood Development Plan must “plan positively to promote local development” and must “support the strategic development needs”. Therefore, the Raunds Neighbourhood Development Plan has been prepared to be in “general conformity” with existing policies and “take account of” emerging planning policies.
- 4.3 For Raunds, the current adopted strategic Local Plan policies are contained in the following documents:
 - North Northamptonshire Core Spatial Strategy, adopted 14th July 2016; and
 - East Northamptonshire District Local Plan, adopted November 1996 (saved policies).
- 4.4 East Northamptonshire Council’s emerging strategic planning policy is contained within the East Northamptonshire District Wide Part 2 Local Plan.
- 4.5 National planning policy (NPPF paragraph 185) requires that the Neighbourhood Plan should be in general conformity with adopted strategic policies, but should take precedence of existing non-strategic policies. On 16 November 2015, East Northamptonshire Council agreed a distinction between strategic and non-strategic policies, and the Neighbourhood Plan fits within the framework defined by the strategic policies, but will supersede those deemed to be non-strategic.

Locally Identified issues

- 4.6 The Vision for Raunds identified most of the key local issues that needed to be addressed in the town. These issues were identified by local people through a questionnaire. This was conducted by the Vision for Raunds Steering Group in late 2013 to identify local needs, specific problems and opportunities. There were separate household, youth and business questionnaires.
- 4.7 The results of the Vision for Raunds consultation is available within the *Vision for Raunds Community Plan 2014*.
- 4.8 From these results the Town Council and the Raunds Neighbourhood Development Plan Steering Group agreed areas for the Neighbourhood Development Plan and issues to be objectively addressed within each relevant area are as follows:

VISION for RAUNDS

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. Instead the Neighbourhood Development Plan examines the following housing issues:

- No brownfield sites would be allocated. Reaffirmed the position that Raunds has taken its “share” of housing with permissions granted at Darsdale (460), Northdale End (540), The Rowans (77);
- Future residential development should be restricted to infill sites or town centre redevelopment;
- The design of new dwellings should capture the characteristics of the existing market town;
- There should be an appropriate range of types and sizes of new homes;
- There should be a planned approach to the play equipment included on public open spaces and this should also look at the age ranges catered for; and
- Landscaping of residential developments and public open space should include trees that are suitable for residential areas.

Economy

4.10 Employment Opportunities

- Encouragement of existing warehousing companies to site their office accommodation within the warehousing unit. The Raunds Neighbourhood Development Plan has a target of

encouraging 20% of warehousing units to be office or B1 uses.

- Hotel/Bed & Breakfast approved as part of Warth Park. Encourage the take up and implementation of the permission.
- Promote small businesses, provision for mixed uses.
- There is reliance on larger settlements outside of the Plan area such as Wellingborough, Bedford and North Northampton for employment, with approximately 46% of full time employed persons travelling greater than 10 kilometres (6.2 miles) to work (Census 2011) – a slight reduction compared with 2001.

4.11 Town Centre Regeneration

- Raunds town centre provides for local needs with a supermarket and a number of small local shops. The Co-op supermarket at the southern end of Brook Street is an important feature of the town centre. The former Co-op furniture and household goods store, also on Brook Street, has now closed. At the northern end of the town centre there is a Spar store.
- There is a market in the town square every Friday with a variety of stallholders.
- The town needs a range of vibrant services to satisfy local needs
- Zoning – defining areas for different uses including café society/evening/night-time economy/social activities.
- Re-balance existing town centre.
- Promote living over the shops.
- Define town centre boundary and Primary shopping areas.

4.12 Tourism

- Promote the connection between Stanwick Lakes and Raunds Town Centre (cycleway).
- Develop and protect the Meadow Lane connection and its amenity value from Raunds to Stanwick Lakes (under A45).
- Develop links between the recently approved residential developments and Stanwick Lakes by erecting gateways and footpaths.
- Develop sports and recreation opportunities within the Raunds area.
- Develop new and improve existing footpath and cycle links within, to and from Raunds.

4.13 Heritage and Tourism

- Promote the town's heritage, its buildings/artefacts; and its history in the former boot and shoe trade.
- Promote the Saxon link/Anglo artefacts
- Promote a future site for a museum
- Consider a local list of buildings/features of local historic interest.
- Promote Spires and Squires (church tourism).
- Church of St Peter, Berrister Place, is identified as a building at risk.

Highways/Transport and Infrastructure

- 4.14
- Encourage highway improvements to junction of Brick Kiln Lane/Midland Road; Brook Street/ Hill Street/Square.
 - Improve connectivity (pedestrian and/or vehicular) between cul-de-sacs within some developments.
 - Ensure improvement of existing roads and transport to meet needs of increasing population.
 - Promote walking within the town and links to cycleways and footpaths out of the town.
 - Improved access to Bus/rail services.
 - Provide additional town centre parking based on demand.

Community Facilities

- 4.15
- Encourage improvements to existing community facilities
 - Explore ways of improving access to Saxon Hall from Brook Street.

5.0 Aim and Objectives

Aim of the Raunds Neighbourhood Development Plan

- 5.1 The Raunds Neighbourhood Development Plan sets out our overall aim for the future development of the area. This reflects the thoughts and feelings of local people and businesses with a real interest in their community. We have built on the work carried out as part of the Vision for Raunds exercise and have turned this in to a set of achievable objectives.

The aim of this plan is to enable Raunds to develop as a vibrant, successful, pleasant rural market town; where people feel safe to live. This means:

- **A town with sustainable, good quality, housing; designed to be in keeping with the characteristics of ‘old Raunds’ town.**
- **Infrastructure, which meets the needs of the community, incorporating good highways, excellent educational provision, accessible health facilities and community facilities for all ages.**
- **A valuable business community built around:**
 - **good accommodation;**
 - **a regenerated town centre with aspirations to become a vibrant market town with a variety of artisan and boutique style shops; and**
 - **good employment opportunities.**

Objectives

- 5.2 The plan sets out positively how we will achieve our Aim, and how the town will change over the plan period and beyond. To ensure we achieve this the plan includes key objectives on housing, community and leisure facilities, employment, improvements to transport, heritage and environment.

- 5.3 The Raunds Neighbourhood Development Plan is an opportunity for the residents of the town to look forward over the next 15-20 years to help plan and shape the way the town develops. In order to achieve our Vision for Raunds we have identified the following objectives for the Raunds Neighbourhood Development Plan.

OBJECTIVE 1 - To ensure that new housing is provided in a suitable range of tenures, types and sizes so that local people of all ages can continue to live in the town in a suitable home and to ensure that variety of new housing is attractive to families who wish to re-locate to the area

OBJECTIVE 2 - To ensure all new development is of good design and in keeping with the surrounding character of the area.

OBJECTIVE 3 – To ensure that Raunds has the appropriate open space provisions, community and recreation facilities to support present demand and future growth for members of the community of all ages.

OBJECTIVE 4 – To encourage and protect the viability and vitality of the Town Centre.

OBJECTIVE 5 - To protect existing employment provision and support future regeneration, diversification and expansion of employment opportunities.

OBJECTIVE 6 - To encourage tourism related activities.

OBJECTIVE 7 - To promote sustainable development for future generations by protecting key environmental assets (e.g. green spaces and landscapes, natural and historic environment designations and taking account of constraints.

OBJECTIVE 8 - To ensure Raunds has the appropriate improvements in transport and infrastructure to support present demand and future projected growth within this plan and other relevant development plans.

6.0 Raunds Policies and Proposals

- 6.1 This section of the Raunds Neighbourhood Development Plan sets out the policies and proposals that will be used to determine planning applications to achieve our aim and objectives.

HOUSING

OBJECTIVE 1 – To ensure that new housing is provided in a suitable range of tenures, types and sizes so that local people of all ages can to continue to live in the town in a suitable home and to ensure that variety of new housing is attractive to families who wish to re-locate to the area

- 6.2 Housing Needs surveys indicate that there are needs for additional smaller dwellings, particularly smaller houses and bungalows to cater for the demand from smaller households and downsizers, including dwellings designed for older people.
- 6.3 This demographic evidence of “need” does not take account of the aspirations of many households to have a spare bedroom for example to provide a home office, give a young family the opportunity to expand or to provide a room for visiting guests. The Vision for Raunds work also bears this out. This work asked: “What size of new homes do you think Raunds needs in the future?” the general feeling of townspeople that responded was that the main demand was for 2 to 3-bedroom houses with 45% of responses (371) suggesting to buy and 42% (305) to rent. However, the Business community suggested a lack of executive style houses could be keeping businesses from locating to Raunds. It was notable that of the 54 who said that they were planning on moving home in the next 12 months 24% (13) stated that they were doing so because they needed a larger home.
- 6.4 The Raunds Neighbourhood Development Plan, therefore seeks to secure a good balance of house types and sizes by recognising the need for variety in both the “affordable” and “market” housing sectors. In recognition of the likely need for smaller dwellings and for the need for flexibility, the Raunds Neighbourhood Plan supports the Local Plan which indicates that, for new developments, a significant proportion (generally at least 70%) of small and medium sized properties (1-3 bedrooms) will be provided. The Neighbourhood Plan also supports Local Plan objectives, to ensure that a balanced housing stock is secured.
- 6.5 The Raunds Neighbourhood Development Plan supports the concept that a reasonable amount of affordable housing is sought in developments having regard to the viability of the development scheme and the objective of creating inclusive and mixed communities. Where a robust viability assessment indicates that a development cannot meet targets in full, the local planning authority will negotiate with the developer to agree an appropriate scale of provision.

POLICY R1 – ENSURING AN APPROPRIATE RANGE OF SIZES AND TYPES OF HOUSES

Proposals for new residential development will be expected to be accompanied by evidence to show how the proposals will, by virtue of type and size of dwelling proposed, contribute to meeting the future needs of the Raunds, having regard to the existing housing stock and the local housing market conditions. Housing developments will be expected to provide for affordable housing in accordance with Policy 30 of the North Northamptonshire Joint Core Strategy.

Any future proposals for infill or urban housing developments, within 3km of the Upper Nene Valley SPA/Ramsar, will be required to make a financial payment in line with the SPA Mitigation Strategy.

DESIGN

OBJECTIVE 2 – To ensure all new development is of good design and is in keeping with the surrounding character of the area.

- 6.6 Raunds is a town with a strong sense of identity and with a distinctive heritage and rural market town character. The importance of maintaining and enhancing the town's distinctive character was highlighted in the surveys undertaken in 2013 to inform the preparation of the Vision for Raunds Community Plan.
- 6.7 When asked about new housing 76% (435) of responders agree or strongly agree that any development should be in a style in keeping with the town. Whilst 81% agree or strongly agree that it should be focussed on the conversion of redundant buildings and infill. Almost all (96% - 644 respondents) agree or strongly agree that new properties should have adequate parking. Several respondents commented that they had problems parking outside their own home.
- 6.8 To retain Raunds character it is crucial to protect the scale of the town (The Raunds Masterplan March 2011, Aecom). A key principle that emerged through the Enquiry by Design undertaken for the Masterplan was that any new development should be well-integrated into the existing town and dispersed so that no single area of the town would be changed through significant levels of new development.
- 6.9 To ensure that all new development is of high quality and in keeping with the surrounding character of the area the following Policy R2 will be applied. National planning policy seeks to replace poor design with better design (NPPF, para. 9). Policy R2 will help secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. There are a number of standards that can be used to help produce good design (e.g. Building for Life 12 and Secured by design 2014: Housing Guide) Applicants will be expected to use these and other relevant planning standards.

POLICY R2 – PROMOTING GOOD DESIGN

All new development in Raunds will be encouraged to be of good design and in keeping with the character of the surrounding area.

Where appropriate, applicants are encouraged to engage in preapplication discussions with the local community and other stakeholders including the Town Council. Any application will be expected to demonstrate the following:

- a) how the proposal provides for the preservation and enhancement of the locally distinctive built, historic and natural environment, including designated and non-designated assets;**
- b) how their design takes account of site characteristics and surroundings, including:
 - i. layout**
 - ii. siting**
 - iii. scale**
 - iv. height**
 - v. proportions and massing**
 - vi. orientation**
 - vii. architectural detailing**
 - viii. landscaping and**
 - ix. materials****
- c) has no significant adverse impact on residential amenity for existing and future residents;**
- d) the development does not contribute to, or suffer from, adverse impacts arising from ground, noise, light or air contamination, land instability or cause ground water pollution;**
- e) how any non-residential development utilises sustainable construction methods, minimises the use of non-renewable resources and maximises the use of recycled and sustainably sourced materials;**
- f) minimises resource use and low or zero carbon dioxide emissions;**
- g) easy access for all members of the community;**
- h) creates safe environments that minimise opportunities for crime in accordance with Planning Out Crime in Northamptonshire Supplementary Planning Guidance;**
- j) the development is integrated with the existing town;**

- k) any development on the edge of the town should improve access to the countryside; and
- l) particularly within the urban area the use of appropriate and adequate lighting.

POLICY R3 – FLEXIBILITY AND ADAPTABILITY IN NEW HOUSING DESIGN

As well as taking account of the principles set out in Policy R2 “Promoting Good Design” of the Raunds Neighbourhood Development Plan housing development proposals are encouraged to demonstrate how they can meet the changing needs of households, lifestyles and technologies by incorporating flexibility and adaptability in to their design and construction. This should include both internal and external design and construction features.

POLICY R4 – CAR PARKING IN NEW HOUSING DEVELOPMENT

In new housing developments, suitable car parking should be provided in line with the Northamptonshire County Council guidance and standards. To prevent the future loss of car parking spaces planning applications will be conditioned appropriately so that, for example, limiting garages being converted to habitable rooms and ensuring off-street car parking spaces are not lost.

OPEN SPACE AND COMMUNITY FACILITIES

OBJECTIVE 3 – To ensure that Raunds has the appropriate open space provisions, community and recreation facilities to support present demand and future growth for members of the community of all ages.

- 6.10 The latest version of the Local Plan highlights the importance of public open space and other green spaces as “community assets”. Surveys undertaken for the Raunds Community Plan established that there was a high level of satisfaction with the parks and green spaces in the town and it will be important that this situation is maintained as new development takes place.
- 6.11 Open space is essential to public health, well-being and quality of life. Well-used, well-maintained and accessible open space not only provides opportunities for recreation, it also promotes social inclusion

and can be used for flood management. Using the town's open spaces for wider benefits was identified as a key principle in the Raunds Masterplan.

- 6.12 East Northamptonshire Council's approach to providing open spaces in new developments is set out in the Open Space Supplementary Planning Document (adopted November 2011) and any subsequent updates or revisions. New development in Raunds should ensure that there is adequate open space provision to support community needs and generate wider benefits. The following policy will therefore apply:

POLICY R5 – OPEN SPACE PROVISION

All new development over 14 units or non-residential development over 0.42 ha in Raunds will be expected to maintain and enhance open space provision by:

- a) providing a mix of open space uses which meet local need, including children's play areas and sports pitches in accordance with the East Northamptonshire Council Open Space Supplementary Planning Document (adopted November 2011) and any subsequent updates or revisions,**
- b) promoting a green infrastructure approach in order to encourage community access and protect and enhance the natural and historic environment,**
- c) promoting connectivity. The siting and layout of open space within new development will be key to connecting existing and new communities to the countryside and other open space. The design and layout of the open space should also allow habitat and species connectivity by linking new open space to existing habitats and wildlife corridors**
- d) Not resulting in a loss of open space, including sports and recreation facilities and playing fields unless:**
 - it is surplus to requirements; or**
 - a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the existing site ceasing; or**
 - the development is for alternative sports and recreation provision, the need for which clearly outweighs the loss**

Development which contributes towards the improvement of existing, or the provision of new public open space, sports and recreation facilities and meets other planning requirements will be encouraged.

- 6.13 Raunds has many open spaces that make a significant contribution to the quality of life of residents and visitors. When asked as part of the Vision for Raunds work people were either very satisfied (65%) or satisfied (45%) with these spaces. The Raunds Neighbourhood Development Plan identifies these spaces and seeks to protect them (Policy R6). A Green Space Assessment has been carried out and is included as part of the evidence base.

POLICY R6 – PROTECTED OPEN SPACES

The open spaces are listed below and identified on Figure 5 and the Proposals Map.

- 1 Amos Lawrence Playing Field, Stanwick Road.**
- 2 Bassfords Recreation Ground, Marshalls Road.**
- 3 Raunds Town Football Club, Kiln Park, London Road.**
- 4 Raunds Cricket Club, off Marshalls Road.**
- 5 Webb Road Play Area, Webb Road.**
- 7 Cemetery, London Road (Current and extension)**
- 10 The Square**
- 11 Saddlers Play Area and land at rear (play area)**
- 12 The Conservative club: Bowls Green**
- 14 Millfield Windmill Play area**
- 15 Darsdale (Future open space)**
- 16 Open Space on Meadow Lane**
- 18 De Ferneus Drive**
- 19 Furnells Close**
- 20 Ponds Close**
- 21 Manor Farm Road (footpath)**
- 22 Cherry Walk**
- 23 Smithfield Place**
- 24 Warth Park Nature Area**
- 25 Mc Inness Way**

Development of such spaces will only be permitted when:

- equivalent or better provision is made in a suitably accessible location; or**
- the space is no longer required or suitable for use as an open space.**

- 6.14 The NPPF (paragraph 76) also indicates that local communities can, through local and neighbourhood plans, identify for special protection green areas of importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in

sufficient homes, jobs and other essential services. Our plan makes use of this local green space designation and has identified those local green spaces worthy of such protection.

- 6.15 As well as the open spaces protected under Policy R6, the Raunds Neighbourhood Development Plan has identified a number of local green spaces that merit this extra level of protection, Policy R7.
- 6.16 Paragraph 77 of the NPPF advises that “the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:
- where the green space is in reasonably close proximity to the community it serves;
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
 - where the green area concerned is local in character and is not an extensive tract of land.

The accompanying Green Space Assessment sets out how the open spaces in the town have been assessed against these criteria and how the local green spaces to be protected have been identified.

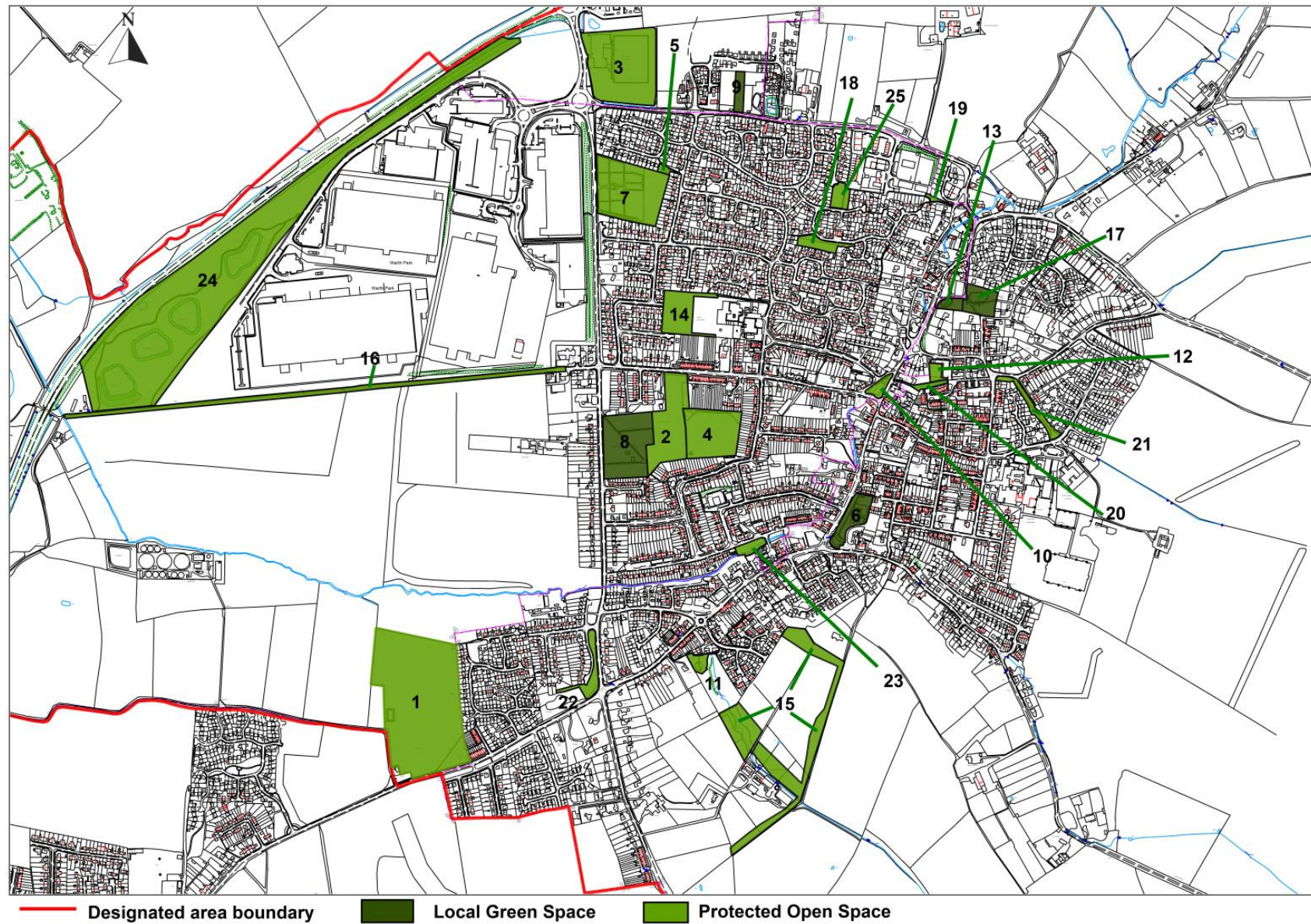
POLICY R7 – LOCAL GREEN SPACES IN RAUNDS

The local green spaces, listed below and shown on Figure 5 and the Proposals Map will be protected. Their development will only be permitted in very special circumstances.

- 6. Saxon Hall Grounds, Thorpe Street**
- 8. London Road allotments**
- 9. Brick Kiln Road allotments**
- 13. Memorial Gardens**
- 17. St Peter’s Churchyard**

- 6.17 As well as protecting local green spaces, the Raunds Neighbourhood Development Plan also seeks to protect our range of community facilities and assets. This ranges from pubs through to community halls. Several the facilities listed may also have been identified as “assets of community value”. This is a different type of protection and allows local communities to seek to buy such assets, when they go up for sale, at market value, and before they go on the open market. Policy R7 seeks to protect these facilities and buildings and will be used to manage and control how such uses are developed in the future irrespective of who owns them.

Figure 5 – Open Spaces in Raunds



POLICY R8 – PROTECTING EXISTING COMMUNITY AND RECREATION FACILITIES AND BUILDINGS

The community and recreation facilities and buildings listed below will be protected.

- **St Peter’s Church**
- **The Cottons Medical Centre**
- **The Square**
- **St Peter's Community Enterprise Centre**
- **Saxon Hall**
- **The Town Hall**
- **Raunds Methodist Church**
- **St Thomas More Catholic Church**
- **Raunds Library**
- **Raunds Cricket Club**
- **Raunds Football Club**
- **St Johns Ambulance Rooms¹**
- **Manor School Sports College**
- **Windmill Primary School**
- **The Snooks**
- **The World Upside Down**
- **The Woodpecker**
- **Cookies Bakery**
- **The Conservative Club**

Development proposals to improve, enhance or expand these facilities will be permitted when they do not have an adverse impact on residential amenity, the local environment or heritage.

Proposals to redevelop these facilities for housing or other non-community uses will only be permitted when the facility can clearly be demonstrated to be no longer suitable for continued community use, or that the facility is being relocated and improved to meet the needs of the new and existing community.

Where it can be demonstrated that a new development will put additional demands or pressures on any the above facilities and the existing facility does not have the capacity to accommodate the additional demands placed upon it as a result of that development, an appropriate financial contribution, via a planning obligation, will be sought towards the enhancement of that community or recreational facility to enable it to be able to accommodate the increasing demands being placed upon it as a result of that development.

¹ Since submission of the Neighbourhood Plan in November 2016, a planning application (17/00906/FUL) has been approved for the demolition of St Johns Ambulance Rooms.

RAUNDS TOWN CENTRE

OBJECTIVE 4 – To encourage and protect the viability and vitality of the Town Centre.

- 6.18 Spatial development strategy set out in the Local Plan, which defines Raunds as being a focal point for development, providing a strong service role for the local community and surrounding rural areas. Development will be directed towards supporting town centre regeneration and the retention of local services.
- 6.19 The Raunds Masterplan recognised the town’s role as a locally important service centre and developed the following series of objectives in relation to the town centre:
- Focus on smaller businesses in Town Centre
 - Strengthen Brook Street as focus of Town Centre
 - Encourage a variety of shops
 - Promote temporary uses for vacant shops
 - Improve areas around Market Square and the Co-op supermarket to act as anchors
- 6.20 The following aims have subsequently been identified:
- To re-balance the retail/service/domestic aspects of service provision within the town centre
 - To promote development of an evening/night-time economy.
 - To promote Raunds as a destination town as detailed in Policy R16 with a focus on boutique and artisan retail outlets.
- 6.21 To address the issues identified and help promote Raunds role as a locally important service centre, our Neighbourhood Development Plan will apply the following policy.

POLICY R9 – DEVELOPMENT IN RAUNDS TOWN CENTRE

Within Raunds Town Centre, see Figure 6, development for retail, leisure, office, commercial, cultural and tourism uses will be encouraged. Development proposals will be assessed against the following criteria:

- a. for retail development, it is located in one of the primary or secondary shopping areas, see Figure 6;**
- b. where new shop fronts are proposed they are of good design and enhance local distinctiveness by ensuring that corporate branding is subordinate to the site and local surroundings and not the other way around;**
- c. the re-use of upper floors for residential use will be**

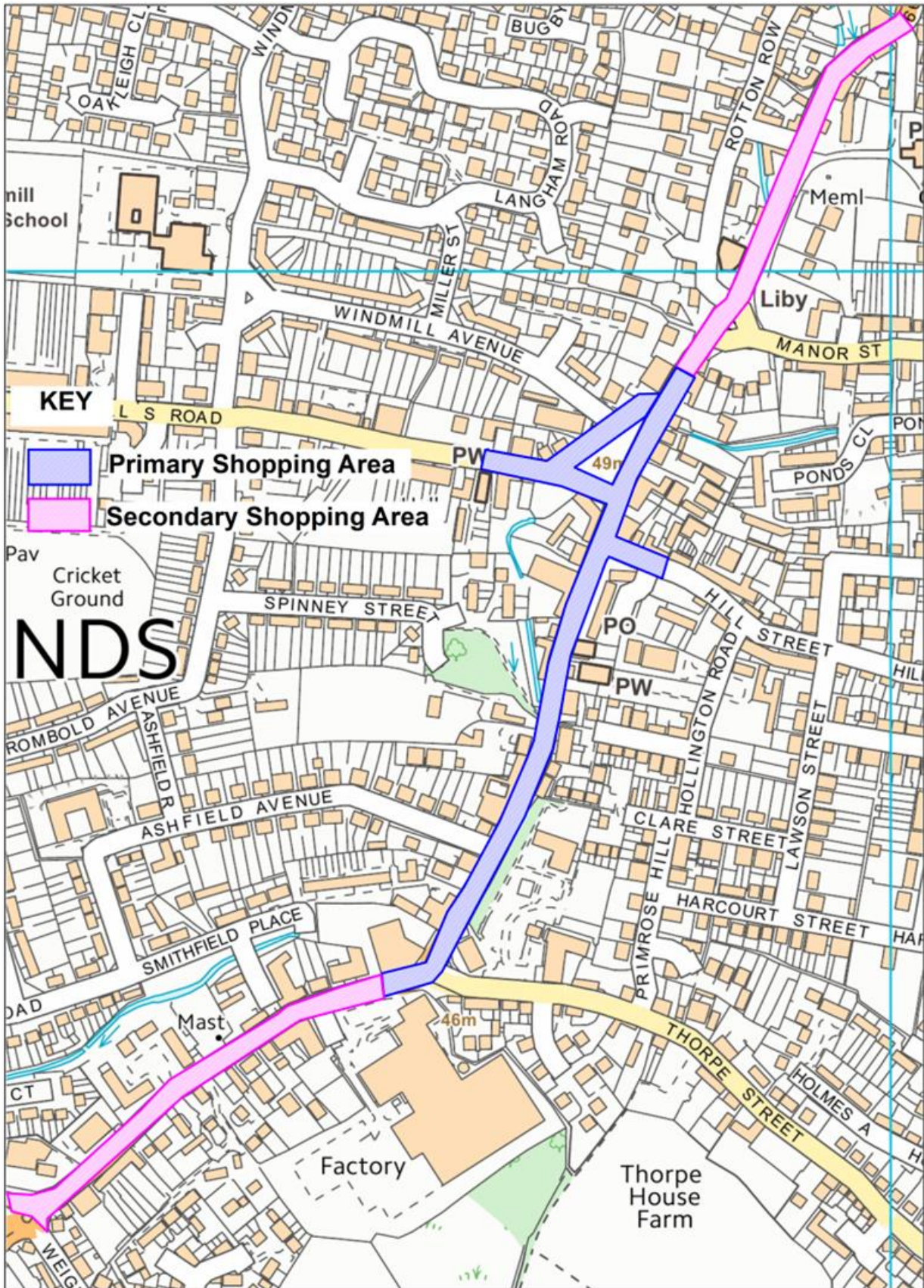
encouraged;

- d. distinctive and detailed features of buildings should be retained and enhanced;**
- e. proposals must include secure areas for rubbish (wheelie bins) and bicycles;**
- f. business premises should have appropriate signage; and**
- g. security grilles should be well designed and seek to maintain a varied and interesting frontage, whilst at the same time providing appropriate security.**

Within the primary shopping areas defined in figure 6 at least 70% of the existing stock of ground floor commercial space should remain in non-residential use. Proposals which lead to the permanent loss of commercial units should be supported by evidence to demonstrate that their continued commercial use is no longer viable, or that an alternative use would positively enhance the viability and vitality of the town centre.

- 6.22 A key aim for the Masterplan was to create a more attractive and accessible town centre by addressing the traffic and quality of public realm issues that had been highlighted during the Masterplan process. This focused on the need for:
- Public realm improvements
 - Parking improvements
 - Junction improvements
- 6.23 As part of the development of the Community Plan, a Roads and Transport Survey was undertaken and the results of this have been considered in the development of this Neighbourhood Development Plan.
- 6.24 When asked about possible improvements to traffic and transport in Raunds the two most important issues were speeding and parking. Over a quarter (27%) of responses made some reference to parking issues, many seeking enforcement of parking regulations, an end to parking on double yellow lines, on pavements or near corners and junctions. The questionnaire included over 400 responses setting out what changes could be made to improve traffic problems in Raunds.

Figure 6 – Raunds Defined Shopping Areas (OS Licence number: 100056392)



POLICY R10 – TRAFFIC AND TRANSPORT IN RAUNDS

To create a safer more accessible environment for pedestrians, cyclists and other road users the following will be encouraged:

All development proposals will be encouraged to demonstrate how they contribute to the creation of safer roads and streets for pedestrians and cyclists.

- **Midland Road/High Street/North Street junction improvements**
- **The Square/Marshalls Road/Brook Street junction improvements**
- **Improved car parking at Brook Street**
- **Junction improvements to Butts Road, Park Road, Manor Hill and Ponds Close to facilitate pedestrian safety**

COMMUNITY ASPIRATION – TRAFFIC AND TRANSPORT IN RAUNDS

Over the lifetime of the plan the Town Council will work with the relevant bodies to ensure the following improvements are implemented:

- **Midland Road/High Street/North Street junction improvements**
- **The Square/Marshalls Road/Brook Street junction improvements**
- **Improved car parking at Brook Street**
- **Junction improvements to Butts Road, Park Road, Manor Hill and Ponds Close to facilitate pedestrian safety**

- 6.25 The design of shop fronts is an important element in the street scene and, as such, has a major impact on the public perception of town centres. Raunds town centre has a distinctive character and the design of shop fronts makes a significant contribution to this individual character and quality. Shop fronts that are poorly maintained or out-of-character will have a negative impact on the town centre and discourage its use. The Neighbourhood Development Plan therefore seeks to encourage well-designed shop fronts that reflect the character and scale of the town centre through the application of the following policy. East Northamptonshire Council's Shop Front Design SPD, (adopted January 2011) provides further guidance.

POLICY R11 –SHOP FRONTS

Proposals for new shop fronts, or alterations to existing shop fronts, will be permitted where the following criteria are satisfied:

- a) the proposal would not result in the loss of a traditional shop front or features of architectural or historic interest;**
- b) the proposals would be in keeping with town centre in terms of architectural style, materials and scale; and**
- c) where the proposal relates to a new fascia, this is of appropriate height in terms of the scale of the shop front and other elements of the building and street scene.**

6.26 The public realm is the publicly accessible space between buildings, including pavements, squares and streets. Just like the appearance of buildings, the quality of the public realm too has a profound effect on the desirability of a town centre as a place to visit.

6.27 The Raunds Masterplan considered the public realm in the context of regenerating the town centre and suggested improvements that could help secure a more successful future for it and help consolidate its role as a local service centre. These have been considered in developing the following policy to improve the vibrancy and viability of Raunds town centre:

POLICY R12 –TOWN CENTRE PUBLIC REALM

Developments that improve and enhance the quality of the public realm in Raunds town centre will be supported. This may be achieved in the following ways:

- a) improving the environment to create more attractive, safer and more legible public spaces for pedestrians and cyclists by incorporating ‘shared space’ principles, particularly for The Square and extending south down Brook Street to Hill Street and north to the north end of West Street;**
- b) providing high quality street furniture, including seating, lighting and public art, paving and soft landscaping particularly in The Square, St Peter’s Memorial Gardens, the front of the Town Hall and Spinney Hill;**
- c) improving parking layout and access in the car park at Marshall’s Road and West Street;**
- d) opening up views of St Peter’s Church;**
- e) where relevant, new development should overlook St Peter’s Memorial Garden to provide more natural surveillance and improve safety;**
- f) enhancing the entry of Spinney Hill, off Brook Street by**

- widening it and improving signage and lighting;**
- g) providing steps from the east Brook Street pavement into the Town Hall green space; and**
- h) expanding/improving the Town Hall Green play area and providing seating.**

EMPLOYMENT

OBJECTIVE 5 – To protect existing employment provision and support future regeneration, diversification and expansion of employment opportunities.

- 6.28 Raunds has a proud employment history. In common with many places this is changing. Older more labour intensive industries are being replaced by newer, less labour intensive industries. Strategic planning policy seeks the regeneration of the town. This will be achieved in a number of ways. By increasing access to employment opportunities locally and further afield, but also by improving the type of employment on offer locally.
- 6.29 The Raunds Neighbourhood Development Plan seeks to do this by using the following policies.

POLICY R13 – PROTECTING LOCAL EMPLOYMENT SITES

To maintain a full range of employment opportunities in the local area the following sites identified on Figure 7 and the Proposals Map will be protected for employment use:

- 1. Warth Park Strategic Site**
- 2. West End/North Dale End**
- 3. Enterprise Road**
- 4. New Barns Farm**
- 5. A45 roundabout at Brick Kiln Road**

Development for office, business (B1), general industrial (B2) and warehousing uses (B8) will be encouraged in these areas.

Development for hotel/leisure use will be supported where it can be shown there is no suitable alternative site in or adjacent to Raunds Town Centre and an impact assessment examining the effect of the proposal on future investment in Raunds Town Centre and the effect on the town centre's viability and vitality, has been undertaken for proposals over 2,500 sq. m.

Planning approval for uses outside of the above will only be permitted when:

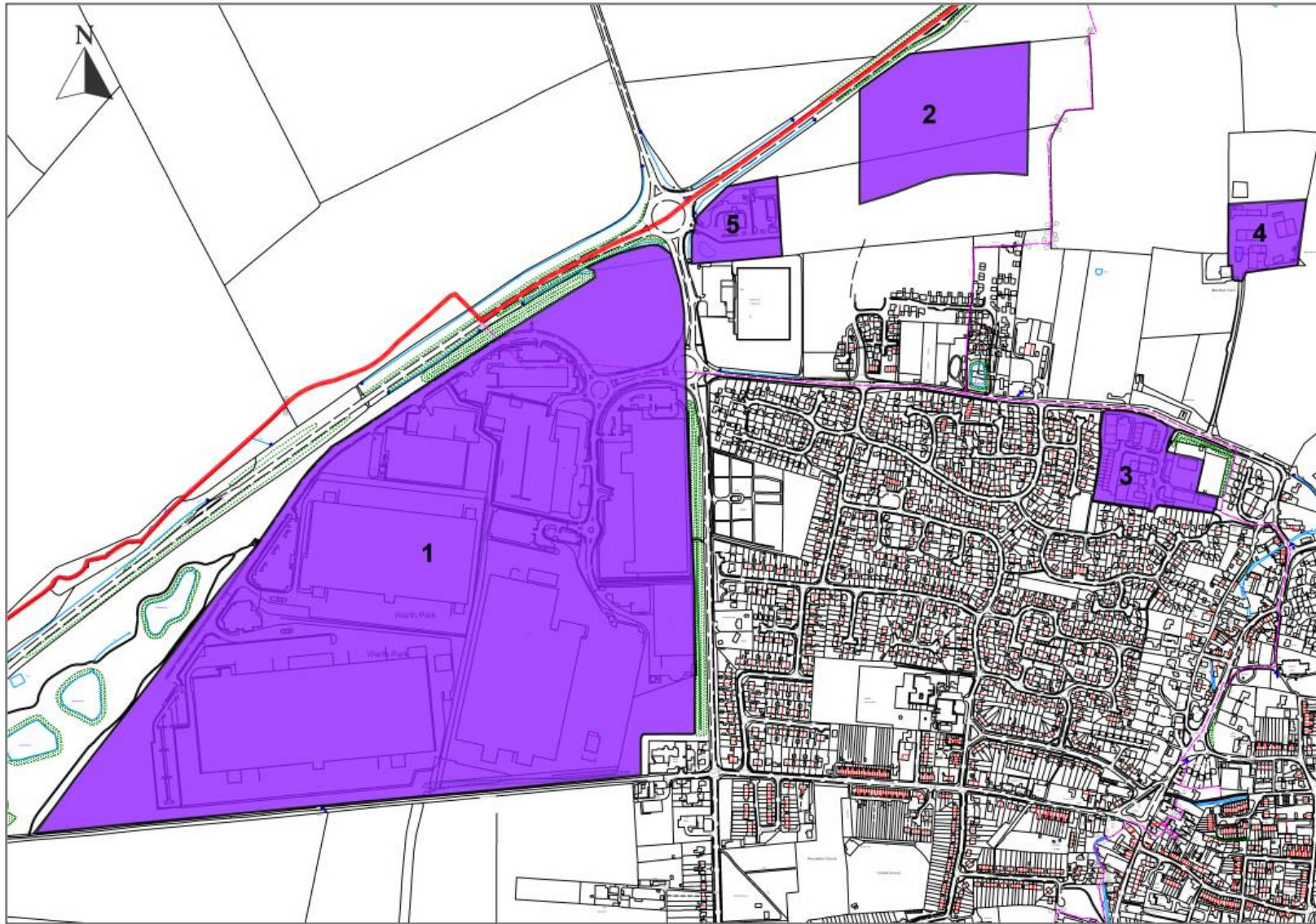
- a) The existing use is no longer considered suitable for continued employment use after an extended period of active marketing; and**
- b) The proposed use would not have a detrimental impact on adjacent uses and occupiers.**

POLICY R14 – SUPPORTING NEW EMPLOYMENT DEVELOPMENT

Proposals for new office, business (B1), general industrial (B2) and warehousing uses (B8) including extensions to existing buildings where appropriate will be encouraged when they:

- a) prioritise previously develop land;**
- b) re-use existing buildings;**
- c) do not adversely impact on the amenity of existing and future residents;**
- d) they do not lead to loss of protected open space; and**
- e) they do not lead to significant traffic or highway safety issues.**
- f) do not adversely impact on primary or secondary retail area**

Figure 7 – Employment sites



OBJECTIVE 6 – To encourage tourism related activities

- 6.30 As well as protecting existing and promoting new business opportunities the Raunds Neighbourhood Development Plan recognises the important contribution tourism can bring to the local economy. The plan seeks to promote Raunds as a destination town building on the local heritage and existing attractions, and by seeking to encourage new tourism related development.

POLICY R15 – PROMOTING RAUNDS AS A DESTINATION TOWN
To support and encourage the development of Raunds as a destination town and to support further growth in tourism the following will be supported subject to Policy R20, where relevant:

- a) tourism related development in the town centre;
- b) hotel/leisure uses at Warth Park Strategic site (north of Meadow Lane);
- c) proposals for a Museum in the town centre;
- d) enhancement and expansion of existing tourist related facilities where they do not have an adverse impact on residential amenity or the natural or historic environment;
- e) proposals that re-use, conserve and enhance assets of heritage value; and
- f) proposals for foot and cycle routes that create opportunities to link key attractions.

To develop and promote tourism, leisure and recreation in Raunds the following proposals will be supported.

- g) the connection between Stanwick Lakes and Raunds Town Centre (cycleway), in particular, the important footpath link through the Warth Park nature area. (Subject to Policy R20)
- h) develop the Meadow Lane connection from Raunds to Stanwick Lakes (under A45).
- i) develop links between the recently approved residential developments and Stanwick Lakes.
- j) develop sports and recreation opportunities within the Raunds area.
- k) develop new and improve existing footways and cycle links within, to and from Raunds.

BUILT AND NATURAL ENVIRONMENT

OBJECTIVE 7 – To ensure that the Raunds Neighbourhood Development Plan promotes sustainable development for future generations by protecting key environmental assets (e.g. green spaces and landscapes, natural and historic environment designations and taking account of constraints.

- 6.31 As well as seeking to develop tourism and visits to the area the Raunds Neighbourhood Development Plan recognises the value of the existing network of green infrastructure has for residents, visitors and businesses. This “green infrastructure” includes open spaces, woodlands, wildlife sites, rivers and streams. The Raunds Neighbourhood Development Plan seeks to protect and enhance this green infrastructure network. The North Northamptonshire Green Infrastructure Delivery Plan (2014) contains details of this network at the time of submission².

POLICY R16 – BUILT AND NATURAL ENVIRONMENT

The green infrastructure network within the Parish will be protected and enhanced. Proposals should have no detrimental impact on the historical environment or any adverse impact, either alone or cumulatively on the Special Protection Area, Site of Special Site of Scientific Interest or RAMSAR site which lies adjacent to the Town and forms a part of the sub-regional green infrastructure corridor.

Where appropriate, proposals will be assessed for the contribution they make to the following:

- a) improved access to watercourses;**
- b) links to encourage walking to the major employment areas;**
- c) links from the town centre to the surrounding green infrastructure network in the rural parts of the town council area;**
- d) reduce habitat fragmentation and creation of inter-connecting green and blue corridors;**
- e) maintain and enhance green corridors to open countryside and create new ones;**
- f) new tree planting along roads and streets; and**
- g) new allotments and community gardens.**

² <http://nnjpu.org.uk/publications/docdetail.asp?docid=1514>

- 6.32 As well as seeking to protect and enhance the town’s network of green infrastructure we also want to make the environment in the more urban parts of Raunds a greener and even better place to live than it is already.

POLICY R17 - GREENING THE TOWN

Proposals that would lead to the greening of Raunds will be encouraged, including:

- a) tree planting in appropriate locations and of appropriate species;**
- b) creation of new, or enhancement of existing wildlife habitats;**
- c) proposals that protect or increase biodiversity;**
- d) new and improved access to watercourses; and**
- e) greener cycleways and footways.**

- 6.33 Raunds has a long and rich history. This includes 25 listed buildings and 4 scheduled monuments. These features are protected statutorily and are, therefore, not included separately in the Neighbourhood Development Plan. However, we also have a number of non-designated heritage assets. To ensure these are preserved and enhanced Policy R18 of the Neighbourhood Development Plan identifies a list of local heritage assets.

POLICY R18 – LOCALLY LISTED BUILDINGS

Development proposals affecting the locally listed buildings identified below and on the Proposals Map will take account of the scale of harm or loss against the significance of these buildings and their setting.

- **St Thomas More Roman Catholic Church, Marshalls Road**
- **Former Temperance Movement Hall, Marshalls Road**
- **Furnells Farmhouse, 16-18 North Street**
- **The Memorial, St Peters Memorial Garden, Church Street**
- **The Old Vicarage, 4 Berrister Place**
- **Gage’s Manor House, Manor Street/High Street**
- **Hill End House, Hill Street**
- **The Wesleyan Chapel, Brook Street**
- **The Coffee Tavern (Cookies Bakery), 22-26 Brook Street**
- **The Town Hall, Brook Street**
- **Thorpe House Farm, Thorpe Street**
- **The Globe Inn, Grove Street**
- **Spire Works, Park Road**

- 6.34 Part of the Upper Nene Valley Gravel Pits Special Protection Area/Site of Special Scientific Interest falls within the boundary of the Raunds Neighbourhood Development Plan. Policy R19 will seek to ensure that any new development takes full account of this area in to consideration and that it does not damage public enjoyment of this area.

POLICY R19 - UPPER NENE VALLEY GRAVEL PITS SPECIAL PROTECTION AREA (SPA)/SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

Development proposals affecting the Upper Nene Valley Gravel Pits SPA/SSSI will only be permitted when they do not have an adverse impact on the inherent value of the SPA/SSSI.

Development proposals including improvements to the footpath and cycle network will not be permitted when they:

- a) have an adverse impact (either alone or in combination) on the Upper Nene Valley Gravel Pits SPA, Ramsar and SSSI**
- b) harm local wildlife, landscape, damage views or the public enjoyment of this area.**

Any proposals which may impact on the Upper Nene Valley Gravel Pits SPA / Ramsar will need to be subject to a project level Habitats Regulations Assessment.

TRANSPORT AND INFRASTRUCTURE

OBJECTIVE 8 - To ensure Raunds has the appropriate improvements in transport and infrastructure to support present demand and future projected growth within this plan and other relevant development plans.

- 6.35 We also recognise that, within certain limits, such as the need to protect wildlife sites and personal privacy, protecting the network of “green infrastructure” and making the town greener can have their limits unless people have access to enjoy such things. The Raunds Neighbourhood Development Plan, therefore, promotes a variety of measures to increase public access and to increase connections to local features and other places.

POLICY R20 – MOVEMENT AND CONNECTIVITY

Proposals for the enhancement and improvement of the existing road, footpath and cycleway network within the designated area will be supported, and improved links to Raunds and adjacent areas will be supported, provided they do not have an adverse impact on the Upper Nene Valley Gravel Pits SPA/Ramsar.

All new proposals for major residential and commercial development where it is appropriate should include the following enhancements to maximise accessibility to residents and to support local biodiversity:

- a) enhanced public access and appropriate signage from residential areas;**
- b) new footpaths and cycle routes linking to existing and new networks. Within the urban area these routes should be suitably and adequately lighted;**
- c) linkages to wildlife corridors and provision of landscaping and planting along routes to support local biodiversity objectives such as provision of new areas of woodland, new hedgerows, grassland and wetland habitats.**

The following proposals will be supported, subject to Policy R20 where relevant:

- d) the connection between Stanwick Lakes and Raunds Town Centre (cycleway).**
- e) Develop the Meadow Lane connection from Raunds to Stanwick Lakes (under A45).**
- f) Footpath link from Warth Park to Meadow Lane.**
- g) Develop links between the recently approved residential developments and Stanwick Lakes**
- h) Develop sports and recreation opportunities within the Raunds area.**
- i) Develop new and improve existing footpath and cycle links within, to and from Raunds.**
- j) Improvements to the roundabout/junction of Chelveston road/Wellington Road/Stanwick Road/London Road.**
- k) Connecting Marsh Lane, a protected open space with the medieval settlement of West Cotton and Mallows Cotton deserted medieval village with appropriate signage.**

DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY

- 6.36 The Community Infrastructure Levy (CIL) is a charge that can be placed on new development. CIL is intended to be used to help towards funding a range of infrastructure that is needed as a result of development, for example road schemes, schools and community facilities.
- 6.37 To charge a C.I.L, Local Authorities must produce a charging schedule setting out the charge rates for the area which must be based upon evidence. Evidence included the up to date Development Plan Documents and a Viability Study.
- 6.38 The charging schedule requires two rounds of public consultation before being submitted for Examination. The first consultation on the Preliminary Draft Charging Schedule was carried out in December 2012. The second consultation on the Draft Charging Schedule closed on 28th April 2014. Officers are currently reviewing work on C.I.L before a decision is taken on the way forward.
- 6.39 Once East Northamptonshire Council formally introduces C.I.L, the Raunds Neighbourhood Development Plan will enable the Town Council to access 25% of any C.I.L levied in Raunds rather than 15% if a neighbourhood plan was not in place.

COMMUNITY ASPIRATION - DEVELOPER CONTRIBUTIONS AND COMMUNITY INFRASTRUCTURE LEVY

Developer contributions and Community Infrastructure Levy payments will be sought towards the following within the town council area:

- a) highway improvement schemes to promote the safety of pedestrians and cycle users;**
- b) traffic calming measures, pedestrian priority schemes and the reduction in traffic speeds on routes through the town centre; and**
- c) increasing public and community transport to and from the town centre and surrounding areas.**

7.0 Monitoring and Review

- 7.1 The Raunds Neighbourhood Development Plan will be monitored and where necessary reviewed.
- 7.2 The Town Council will monitor implementation of the plan at regular intervals. Where changes are identified as necessary, for example, when policies are not working as intended, or are no longer relevant, or may have been superseded by new national planning policy, the Town Council will make recommendations to East Northamptonshire District Council that the Neighbourhood Development Plan should be changed.

