

Brigstock Neighbourhood Development Plan 2011-2031

Initial Comments of the Independent Examiner

Prepared by

JOHN SLATER BA(Hons), DMS, MRTPI

John Slater Planning Ltd

6th August 2018

- 1) As you will be aware, I have been appointed to carry out the examination of the Brigstock Neighbourhood Development Plan. I have carried out my initial review of the Plan and the accompanying documents that I have been sent. I have visited the village and the surrounding countryside to familiarise myself with the plan area. I have also look at the site assessment material on the evidence base.
- 2) My initial view is that I should be able to deal with the examination of this Plan by the consideration of the written material only, although I do still have to reserve the right to call for a public hearing, if I consider that it will assist my examination.
- 3) There is one issue that I am seeking the views of the Qualifying Body, Brigstock Parish Council, as well as the landowners and the LPA.
- 4) The issue has been prompted by the Regulation 16 representations, submitted by Berrys on behalf of the landowners, A German and F Robinson and it relates to the land between 8 and 14 Grafton Road. On my site visit, I noted that the site has an undeveloped frontage onto Grafton Road, where limited development would, beyond the fact that it is outside the defined village boundary, appears to meet the principles of infill development supported by Policy B2 of the neighbourhood plan. It struck me on my visit that as the site has development on three sides that it would be a sustainable location for development effectively “rounding off” the village. I am aware that the settlement boundary as proposed by the neighbourhood plan, does follow the line shown on the Rural North, Oundle and Thrapstone Local Plan. However, with the development taking place on the opposite side of the road, it seem totally inappropriate for this site to be subject to countryside policies.
- 5) I am therefore minded to recommend an amendment to the settlement boundary around this site but I am seeking parties’ views as to where the actual boundary should be drawn.
 - i) Should the new line take out the whole of the parcel of land, so that it all forms part of the settlement?
 - ii) Alternatively, should it line up the settlement boundary so that the rear of the village envelope would be defined by the rear property boundary of the 2 neighbouring properties. That would only place the narrower section of the larger plot between the 2 neighbouring properties, inside the settlement. Such an alignment would raise the question of how the rear land could be accessed, as whilst it appears there is an access way to the rear, I suspect that it is private ownership. It could be argued that including all the land could be making best use of developable land.
- 6) Before making a recommendation, I am inviting the comments of the Parish Council, Berrys on behalf of the landowners and East Northamptonshire Council as LPA. I would be grateful if they could be sent to Michael Burton at ENC within the next 21 days who will then forward them to me by 28th August 2018 so that I may conclude my report on the examination.

7) In the interests of openness and transparency, I would be grateful if this note and the responses are put on the relevant neighbourhood plan web sites.

John Slater BA (Hons), DMS, MRTPI

John Slater Planning Ltd

Independent Examiner to the Brigstock Neighbourhood Development Plan.

6th August 2018