



6/17/2014

Evidence Paper

Housing Site Allocation Summary

Version 1.1

Oundle Town Council
Oundle Neighbourhood Plan



Oundle in 2020 and Beyond

Housing – Site & Allocation Qualitative Assessment Summary – 2015

Objectives - Housing:

1. To propose the preferred site or sites for future residential development in the town in the light of the requirements of the Core Strategy Review.
2. To encourage new residential development to be located within 1 mile of the town centre in order to support Connectivity and maintain the compact nature of the town.

Notes/ Aide memoir:

- *The task of this steering group is to produce a plan that is sustainable, deliverable and suitably contributes toward the development targets of the town.*
- *The sites should be available and deliverable and in accordance with both the adopted ENC RNOTP and the emerging JCS.*
- *When allocating development numbers consider for each site the viability of the proposal and the additional benefits it can yield i.e. Affordable housing, starter homes, on site community infrastructure. An approximate figure for each site likely to be a preference of ENC policy and development officers.*
- *Oundle Ward Housing Needs & Mix Requirements Assessment sets out the analysis and conclusions relating to the size of new properties at a small area level. This is based upon Census 2011, Strategic Housing Market Assessment 2012 (SHMA) alongside local housing and planning data.*
- *The document concludes:*
 - *There is a demonstrable need for additional smaller dwellings in Oundle particularly market sale & private rented properties.*
 - *The lack of supply of private rented properties will have a consequent effect on demand for the available affordable housing.*
 - *There is a general shortage of available housing overall*
 - *For affordable housing Oundle has a slightly better provision of smaller dwellings.*
- *North Northamptonshire Joint Core Strategy (Policy 30):*
 - *The Strategic Housing Market Assessment 2014 highlights the growth of older households (65+ age) as the most pressing housing need.*
 - *There is a higher need for the provision of suitable and attractive homes for larger households in both the Market & affordable sectors of Oundle.*
 - *In Oundle there is no development potential for sustainable urban extensions therefore provision will need to be made in smaller developments.*
 - *Policy 30(d) suggests 40% affordable dwellings on private sector developments of 15 or more dwellings(or 0.5 hectares or more of land) in Oundle as opposed to 30% in the Growth and other Market Towns.*
 - *It is questioned in the SHMA whether a 40% affordable Housing provision in Oundle is deliverable given the constraints on housing development in Oundle.*



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Survey – what the town says

- 65% surveyed were less inclined to see large scale developments on the edge of Oundle against 28% who thought this was an appropriate, location for future developments
- 68% surveyed favoured very small developments throughout the town with 20% disagreeing
- 62% surveyed agreed that future developments should be located within walking distance of the Town centre opposed to 24% who disagreed.
- 50% surveyed agreed that new developments should be within a 1 mile radius of the Town Centre with 30% disagreeing
- From the list of possible future development sites the survey revealed the most popular first choice site was East of St Christophers drive (30%) followed by Cotterstock Road to St Peters Rd 16%, North of Benefield Road (15%) and South of Benefield Road (10%). The least favoured site was Cotterstock Road to St Peters Rd (18%), followed by Millers Field (15%) and Land Adj. Cemetery (14%).
- The survey revealed the most popular types of new housing were Small starter homes (35%) followed by Family Homes (24%) and Bungalows(18%). The least favoured were Executive Homes (31%) Homes with designated work/ office (29%) and Flats (29%).
- The survey revealed a strong preference toward open market housing followed by Affordable homes for sale and latterly private rented homes.

General principles/decisions

- There was clear opposition from the Town to future residential development however East Northamptonshire Councils Housing allocation numbers will be closely followed as it is accepted by the group that housing will be required. Therefore the guide number of circa 260 will be the minimum delivered/allocated with a principle not to exceed 295 new dwellings between 2021 & 2031.
- The Eight (8) sites shortlisted from the Quantitative assessment all possessed positive attributes. A few of these 8 scored quantitatively higher but it was agreed that to hierarchically differentiate between the remainder was marginal.
- The survey results similarly proved inconclusive toward specific favoured sites.
- Large scale developments would be avoided (200+).
- Small developments around the town all within walking distance of the Town Centre would be favoured (1 Mile radius).
- Developments for the over 55's and smaller properties would be viewed favourably (NNJCS).
- Community Infrastructure benefits in line with the Neighbourhood Plan Group and the Towns aspirations and desires would be viewed favourably.
- Following the traffic/ road study for each of the sites it was accepted that there would be no adverse traffic/ vehicular pressure on the Town as a result of our proposals.
- It was deemed preferable by the group that affordable provision for Oundle should be restricted to 25% for developments over 15 dwellings (or 0.5 hectares or more of land). A somewhat more flexible approach was desired rather than the suggestion of



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40%.

- There should be additional smaller dwellings in Oundle particularly market sale & private rented properties.
- There should be a reasonable provision of suitable and attractive homes for larger households (NNJCS.).

Site 3 – Herne Road

Developer proposal – 50 Units comprising older person apartments and small dwellings for both sale and rental, a small number of individual open market dwellings.

Community infrastructure – Cricket club with 2No. cricket pitches. Pedestrian and cycle ways through to the Nene/Barnwell Marina.

Group comments/decision

- This proposal scored well in the Quantitative assessment (refer matrix).
- No noticeable traffic impact on the Towns existing road infrastructure.
- Site is one of the closest to the Town Centre
- The proposal targets smaller 1& 2bed units with both rented and market options including provision for over 55 age group - Commendable and in line with the NNJCS for Oundle.
- The proposal includes community infrastructure - currently the provision for cricket facilities is extremely limited. This is a great opportunity for Oundle to expand and improve their Cricketing facilities and improve recreation provision in a location adjacent to the Prince William School.
- It is proposed that 40 units are suitable, a higher percentage generally due to the type and tenure proposed alongside the community benefits.

Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have tacitly agreed to the allocation and the principle to further develop at a 'high level' the design with the Neighbourhood Planning Group. Further discussions required with developer to discuss tenure/ type and community benefits

Site 14 – South Benefield Road

Developer proposal – 20 Units comprising individual dwellings.

Community infrastructure – Cycleways and footways.

Group comments/decision

- This proposal scored well in the Quantitative assessment (refer matrix).
- No traffic noticeable impact on the Towns existing road infrastructure.
- An unimposing small site that sits comfortably on the edge of the town on a 'ready made plot'.
- The proposal is for larger units for the market.
- The proposal includes some community infrastructure.
- It is proposed that 9 units are suitable which should provide for a sustainable and viable development. It was felt that in isolation this larger type of dwelling fell outside of Oundles requirements however taken as part of the overall picture this site lended itself to a small high quality development.

Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have tacitly agreed to the allocation and the principle to further develop at a



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'high level' the design with the Neighbourhood Planning Group. Further discussions required with developer to discuss tenure/ type and community benefits.

Site 15N – North Benefield Road

Developer proposal – 350 Units comprising individual dwellings and over 55 housing.

Community infrastructure – Festival site and pedestrian and cycle ways.

Group comments/decision

- This proposal scored highly in the Quantitative assessment (refer matrix).
- No traffic noticeable impact on the Towns existing road infrastructure.
- Site is on the edge of town with easy connectivity to the Town Centre.
- The site is unobtrusive considering its size potential and a development would have a diminutive impact upon this edge of Oundle.
- The proposal targets a large range of dwellings with 1, 2, 3 & 4 bed units proposed with both rented and market options.
- The proposal includes generous community infrastructure opportunities in line with Oundles aspirations as a Festival and recreational town. For a festival town to flourish it requires a large site outside of flood zones, a location that does not add traffic pressure to the Town Centre and with the opportunity for visitor access & parking.
- It is proposed that 110 units aimed at a mixed tenure including a high percentage of smaller 2 bed dwellings would provide for a sustainable and viable development meeting the needs of the Town.
- Ability to create an overflow park for vehicles.

Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have tacitly agreed to the allocation and the principle to further develop at a 'high level' the design with the Neighbourhood Planning Group. Further discussions required with developer to discuss tenure/ type and community benefits.

Site 15S – South Benefield Road

Developer proposal – 60-80 Units comprising individual dwellings.

Community infrastructure – Pedestrian and cycle ways, allotments.

Group comments/decision

- This proposal scored well in the Quantitative assessment (refer matrix).
- No traffic noticeable impact on the Towns existing road infrastructure.
- Site is on the edge of town with easy connectivity to the Town Centre.
- The site would have a visual impact into the town and would have to be carefully designed to ensure it purveyed a positive visual amenity into Oundle.
- The proposal targets a large range of dwellings with 1, 2, 3 & 4 bed units proposed with both rented and market options.
- The proposal includes community infrastructure opportunities in line with Oundles aspirations as a recreational town.
- With the preference towards the less visually imposing site to the North (15N) and the restricted proposed housing numbers it was decided that this site would be suitable in the future for development but would not be part of the allocation. The site will be commended within the Neighbourhood Plan as a possible 'expansion site'.



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Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have not challenged the Neighbourhood Planning Groups decision and have tacitly accepted the allocation and the principle of the site to be considered as an 'expansion site' within the Neighbourhood Plan.

Site 23 – Cotterstock Road

Developer proposal – 200 Units comprising individual dwellings.

Community infrastructure – 60 bed Care home.

Group comments/decision

- This proposal scored well in the Quantitative assessment (refer matrix).
- Some question with regards proximity to odour risk highlighted by Anglian Water.
- No traffic noticeable impact on the Towns existing road infrastructure.
- The site is at the edge of town furthest from the Town Centre of all of the proposed but with reasonable connectivity to the TC.
- The site coalesces within Oundle and the Parish of Cotterstock therefore the Cotterstock parcel of land has been subtracted from the decision.
- The proportion of dwellings was split –60 dwellings within northern site were omitted. Taking 80 dwellings + 60 bed Care home in Oundle Parish.
- A care home being a community benefit was removed from the site numbers.
- The site is visually unobtrusive closest to the Cotterstock Road, visually it becomes more prominent the further East it stretches but generally it would have a diminutive impact upon this Northern edge of Oundle.
- The proposal is for mix of dwellings types (140) and a 60 bed Care Home.
- The proposal does not include any community infrastructure opportunities.
- It is proposed that 25 units aimed at the over 55's would be suitable which should provide for a sustainable and viable development. It was considered that any development should be focused toward the Cotterstock Road and does not sprawl too far to the East into agricultural land that is visually more prominent.
- Observation - The land within Cotterstock Parish would have been viewed in a similar light.
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Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have challenged the Neighbourhood Planning Groups allocation decision. However subsequent correspondence has been received tacitly agreeing to the housing allocation (25 dwellings). Further discussions required with developer prior to 16/07/2015 to discuss tenure/ type and community benefits i.e. The Care Home.

Site 1 – East of St.Christophers Drive

Developer proposal – 90 Units comprising individual dwellings.

Community infrastructure – Pedestrian and cycle ways.

Group comments/decision

- This proposal scored well in the Quantitative assessment (refer matrix).
- No traffic noticeable impact on the Towns existing road infrastructure.
- Site is on the Eastern edge of town with easy connectivity to the Town Centre.
- The site would have minimal visual impact upon the town sitting 'behind' an established estate.



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- The proposal targets a large range of dwellings with both rented and market options.
- The proposal includes some community infrastructure opportunities in line with Oundles aspirations as a recreational town.
- With a preference toward smaller developments and the overall development numbers it is proposed that 45 units aimed at a mixed tenure including a high percentage of smaller 2 bed dwellings would provide for a sustainable and viable development meeting the needs of the Town.
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Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have tacitly agreed to the allocation and the principle to further develop at a 'high level' the design with the Neighbourhood Planning Group. Furthermore it was agreed that the remaining portion of the site should be considered as an 'expansion site' within the Neighbourhood Plan.

Site 11 – Millers field Benefield Road

Developer proposal – 15-30 Units comprising over 55's individual small dwellings.

Community infrastructure – Allotment land

Group comments/decision

- This proposal scored highly in the Quantitative assessment (refer matrix).
- No traffic noticeable impact on the Towns existing road infrastructure.
- The site is very close to the Towns centre with excellent connectivity.
- The site slopes steeply toward the flood zone, flood assessments show that nominally 2/3rds of the site from the Road would be developable.
- The site is close to the Conservation area and a number of listed properties therefore it would require very careful architectural design.
- The proposal targets a range dwellings targeting the over 55's with 1 and 2 bed units proposed.
- The proposal includes community infrastructure by the expansion of the existing allotments.
- Numerous comments/ concerns were raised by the questionnaire response with regards to the loss of important 'Green space'. The Group agreed to respond to this by focusing any development along the Benefield Road rather than sprawling deeper into the site.
- It is proposed that 10 units aimed at the over 55's would be suitable set along the Benefield Road to provide for a sustainable and viable development.
- Observation - The land was highly commended by the group through its matrix analysis however the weight of public concern over the loss of Green Space weighed against it.

Through discussions and subsequent correspondence returns from the Developer they have tacitly agreed to the allocation and the principle to further develop at a 'high level' the design with the Neighbourhood Planning Group. Further discussions required with developer to discuss tenure/ type and community benefits

Site 12 – Stoke Doyle Road

Developer proposal – 70 Units comprising individual dwellings.



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Community infrastructure – Cemetery land

Group comments/decision

- This proposal scored reasonably in the Quantitative assessment (refer matrix).
- There were some early ownership issues which were resolved. These reduced the size of the site from the developer's original application.
- No traffic noticeable impact on the Towns existing road infrastructure.
- The site reasonably close to the Towns centre with reasonable connectivity.
- The site slopes toward the flood zone, flood assessments have not been provided to us to enable the group to consider site constraints accurately.
- The site is close to the existing Town Cemetery and on the edge of the town therefore it would require very careful architectural design.
- The proposal did not set out any dwelling types.
- The proposal includes community infrastructure by offering some Cemetery space.
- It is proposed that 35 units including some bungalows 2/3Bed and larger dwellings would be suitable to provide for a sustainable and viable development.
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Through discussions (20/05/2015) and subsequent correspondence returns from the Developer they have challenged the Neighbourhood Planning Groups allocation decision with viability their principle objection. Subsequent correspondence has been received for a 70 Unit scheme which will require further discussions with developer prior to 16/07/2015 to discuss tenure/ type and community benefits i.e. The Cemetery.