

To	Peter Peel, Oundle Town Council
From	Vicky Pearson, ClearLead Consulting Ltd
CC	Gerard Couper, CAG Consultants
Date	8th April 2019
Subject	Oundle Neighbourhood Plan, SA of alternative spatial strategies
Project Reference	C0165 Oundle Neighbourhood Plan SA

Oundle Neighbourhood Plan - Assessment of Alternatives 2 and 3 (April 2019)

Introduction

This memo provides the findings of the assessment of two alternative spatial strategies assessed in March / April 2019 for the Oundle Neighbourhood Plan. The alternative spatial strategies are presented in Table 1. OTC Alternative 1 and the ENDC Alternative have previously been assessed. Full assessment results are enclosed as two separate annexes which can form annexes to the SA Report, depending on which spatial option is chosen as the preferred option.

Table 1: Alternative Spatial Options

Site name	Number of dwellings to be delivered per site			
	OTC alternative 1 (previously assessed)	ENDC alternative (previously assessed)	OTC alternative 2 21/3/19	OTC alternative 3 21/3/19
1. Land east of St Christophers Drive	45	100	90	0
2. Land south of Herne Road	45	0	45	120
3. Millers Field, Benefield Road	12	0	14	14
4. Land adjacent to Cemetery, Stoke Doyle Road	50	70	50	50
5. Land south of Wakerley Close	10	0	10	10
6. Land north of Benefield Road	120	0	130	130
7. Land east of Cotterstock Road	30	130	0	0
Totals	312	300	339	324

Comparison of the Alternative Spatial Options 2 and 3

Tables 2 and 3 present summaries of the performance of each of the sites which comprise the spatial options. The two spatial options assessed are very similar but the key differences between the options are that Alternative 2 includes development of 90 homes on Land east of St Christophers Drive and Alternative 3 does not include development of that site. It should be noted that overall, Alternative spatial strategy 2 would deliver 15 more homes than Alternative spatial strategy 3.

Alternative 3 includes the development of 120 new homes on Land south of Herne Road (instead of the delivery of 45 units which is proposed in Alternative 2). The proponent of the site Land south of Herne Road has stated that this site has capacity for the delivery of 120 homes and it is assumed that the development would be at a density of approximately 30 dwellings per hectare. It has therefore been assumed that the development of 45 dwellings on Land south of Herne Road in Alternative 2 would be a lower density development.

There is no available masterplanning information to inform the assessment of either option for Land south of Herne Road. It has been assumed that a development delivering 45 dwellings would consist of more houses with gardens and fewer apartments and a development of 120 dwellings would consist of a much greater proportion of apartments. However, the differences in density do not alter the performance of each option against the SA objectives. Both alternatives for Land south of Herne Road would involve the provision of a new sports and recreational asset for the town including a permanent cricket pitch with associated car parking, training and changing facilities plus opportunities for informal recreational open space through provision of part of the town circular cycle/pedestrian network (as outlined in Neighbourhood Plan Policy O.15 (Circular Cycle/Pedestrian Route)). Both alternatives would require mitigation for noise pollution from the nearby A605 and flooding issues will need to be addressed through a site flood risk assessment and implementation of any recommended mitigation, including measures to minimise surface water runoff. It may be more difficult to mitigate for the potential negative effects of the development of 120 dwellings on the site compared to the development of 45 dwellings. Without more details of the development proposals it is difficult to provide any more detail on the potential effects of each option at this strategic level of assessment.

Table 2: Summarised Effects of Alternative 2

Site number	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
1	Land East of St Christopher's Drive	0	0	0	--	0	0	--	-	0	-	--	+	0	++	+	+	--
2	Land south of Herne Road	0	+	0	--	++	0	--	-	0	--	--	+	+	++	+	+	--
3	Millers Field, Benefield Road	0	0	+	--	++	--	0	-	0	--	-	+	++	-	+	+	--
4	Land adjacent to Cemetery, Stoke Doyle Road	0	0	-	--	++	0	0	-	0	--	--	+	0	+	+	+	--
5	Land south of Wakerley Close	0	0	-	-	++	0	0	-	0	--	--	+	0	-	+	+	--
6	Land north of Benefield Road	0	0	?	-	++	0	--	-	0	-	--	+	++	++	+	+	--

Table 3: Summarised Effects of Alternative 3

Policy	Site Name	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17
1	Land south of Herne Road	0	+	0	--	++	0	--	-	0	--	--	+	+	++	+	+	--
2	Millers Field, Benefield Road	0	0	+	--	++	--	0	-	0	--	-	+	++	-	+	+	--
3	Land adjacent to Cemetery, Stoke Doyle Road	0	0	-	--	++	0	0	-	0	--	--	+	0	+	+	+	--
4	Land south of Wakerley Close	0	0	-	-	++	0	0	-	0	--	--	+	0	-	+	+	--
5	Land north of Benefield Road	0	0	?	-	++	0	--	-	0	-	--	+	++	++	+	+	--

Alternative 2 includes the development of Land east of St Christophers Drive. The assessment of that site predicts that it could result in significant negative effects with regards to SA4 (biodiversity and green infrastructure), SA7 (light and noise pollution), SA11 (efficient use of land), and SA17 (water). The site is adjacent to a deciduous woodland priority habitat, and has significant hedgerows along its north, east and southern boundaries. These could potentially be negatively affected by development, but mitigation measures could be put in place to protect them. This site, as well as sites 2, 3 and 4 in this spatial option) is within the Nene Valley Nature Improvement Area (NIA), and its loss to development would work against the objectives of the NIA (i.e. to create joined up and resilient ecological networks at a landscape scale). In addition, the NIA has the potential to be adversely impacted by increased footfall and potential degradation to water quality from construction. It should be possible to avoid water pollution (see mitigation proposed in the SA assessment tables to be provided by 08/04/19) however, the potential increase in footfall in the NIA might require a more strategic approach to mitigate.

Development of the site would result in the irreversible loss of some of the Parish's best and most versatile land; a natural capital asset which provides ecosystem services. In addition, this site falls within the Sand and Gravel Safeguarding Zone as well as Policy 30: Preventing Land Use Conflict included in the Adopted Northamptonshire Minerals and Waste Local Plan (July 2017). Development of this greenfield site might work against Objective 7 of the Adopted Minerals and Waste Local Plan, as it could result in the sterilisation of key mineral resources if they are not worked out prior to development.

The site is not located within a flood zone. However, its development may have the potential to exacerbate surface water flooding. This has the potential to negatively affect neighbouring properties and could result in a cumulative negative effect on surface water flows within the parish combined with other development sites in Alternative spatial strategy 2. This could be mitigated through a site flood risk assessment and appropriate and drainage strategy.

However, a significant positive effect is identified in relation to SA14 (housing delivery) as an allocation for 90 homes would yield 32 affordable homes. In addition, development of Land east of St Christophers Drive would ensure that existing recreational facilities in close proximity to the site will be maintained through development, and numerous policies within the Neighbourhood Plan seek to further increase the provision of such assets. Policy O.19 also requires development of Land east of St Christophers Drive to provide a corridor to create a footpath rerouting UF6 as part of the Oundle Circular Route.

Noise mitigation measures will be required as part of the development of both Land east of St Christophers Drive and, as mentioned above, Land south of Herne Road.

The potential negative effects of the development of 90 homes on Land east of St Christophers Drive are not uncommon to some of the other sites in both Alternatives 2 and 3, however, by not including Land east of St Christophers Drive in Alternative 3, it performs marginally more positively when compared with Alternative 2. This relative performance can be seen in Figures 1 and 2 which show the proportion of effects predicted for each alternative.

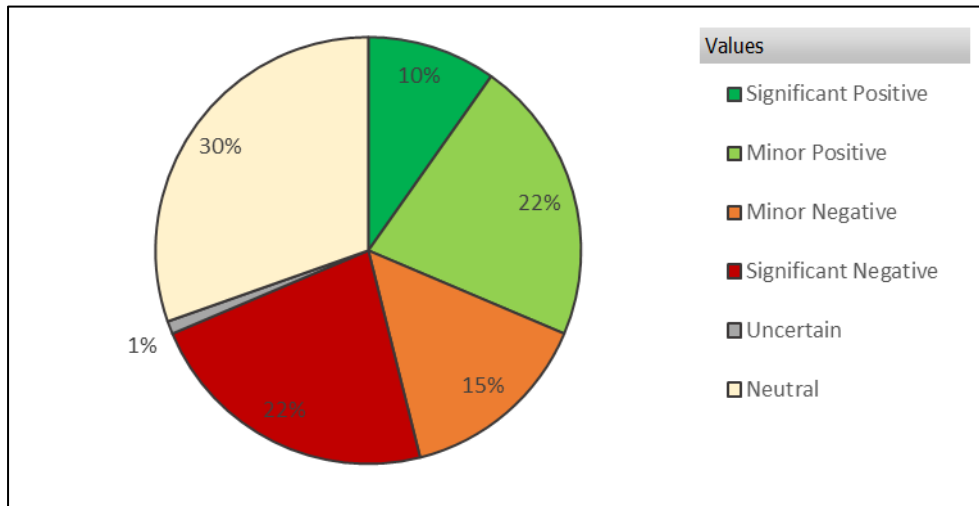


Figure 1 Proportion of effects of Alternative 2

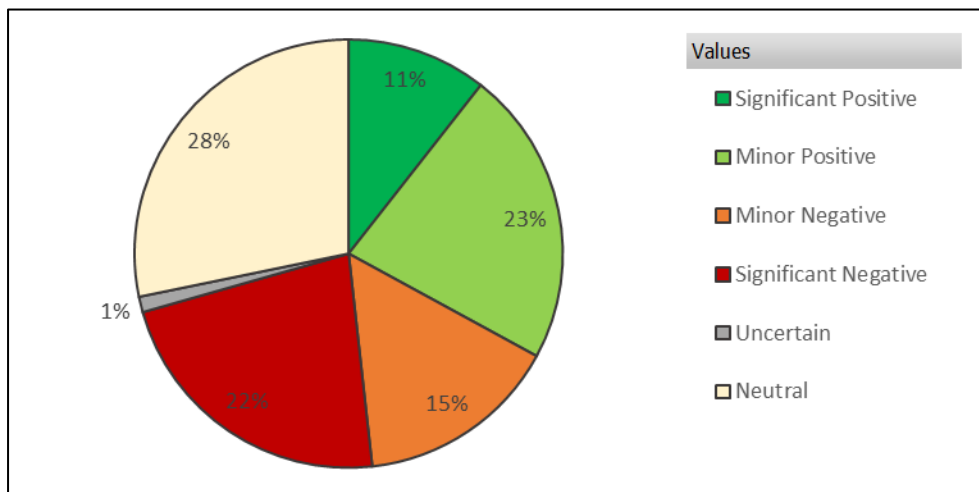


Figure 2 Proportion of effects of Alternative 3

Apart from Land east of St Christophers Drive, all sites have all performed well with regards to SA5 (access to greenspace), with significant positive effects identified due to the provision of recreational space and /or connections to green infrastructure and the town foot / cycle paths network.

For all of the sites assessed in each alternative, each has the potential to result in minor positive effects in relation to creating healthy and pleasant environments for people to enjoy living, working and recreating in and protecting and enhancing residential amenity (SA15) and improving accessibility to key services, facilities and enhancing access to the natural environment and recreation opportunities (SA16). The assessment also predicted that all sites have the potential to result in minor positive effects in relation to improving overall wellbeing (SA12).

Encs **Appendix 4 Alternative 2 Assessment**
 Appendix 5 Alternative 3 Assessment