
Oundle Town Council

**Oundle Neighbourhood Plan Sustainability
Appraisal Report**

Appendix 4: Alternative 2 Assessment

Prepared by:
ClearLead Consulting Ltd

Project Ref: **C0156**

clearlead 

Contract No:	C0156
Issue	1
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VERSION CONTROL RECORD				
Issue	Description of Status	Date	Reviewer Initials	Authors Initials
1	Draft-Version 1	08/04/2019	JM/VP	NWR/VP

Site Name:	Land east of St Christopher's Drive						
Housing delivery:	90 homes						
Assumptions:	Assumes boundary of site extends from existing built up area in the north west to the boundary with the A605						
Site Assessment:							
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Cumulative Effect?	Direct/ Indirect	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1: To improve overall levels of education and skills.	Development of the site is unlikely to support the SA objective as it would not see increased provision of educational assets within the Parish. Instead, development of this site, in combination with the development of other potential sites, is likely to result in increased pressure on existing educational facilities, which could be particularly problematic for the state primary school, Oundle Church of England Primary School, which is recognised as reaching full capacity. However, NP Policy O.26 Developer Contributions provides a hook on which to ensure that developers contribute to education infrastructure as required. The housing mix provided in new developments will be based on identified need at the time of application (NP Policy O.17 Housing Mix). At the present time the East Northamptonshire Council (2016) Oundle Ward Housing Needs and Mix Requirements Assessment identifies that the predominant need is for 1 and 3 bedroom properties with some need for 2 bedrooms. Some family accommodation may be provided within new developments but it is unlikely to form all of the dwellings built. With NP Policy O.26 included within the NP it is considered that an overall neutral effect will result in relation to this SA Objective.	No	N/A	N/A	N/A	N/A	Neutral

<p>SA2: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.</p>	<p>Whilst development of this site would not see a reduction in employment opportunities within the Parish, it equally would not promote increased provision of such opportunities. Its development would therefore have little potential to stem the net outflow of employees commuting for work, hence would not support the SA objective. Development of the site may, however, attract working age residents to the Parish which, provided employment opportunities could be provided elsewhere within the Parish, may somewhat work towards supporting this SA objective. On balance, the development of this site is likely to have a neutral effect on the SA objective.</p>	No	N/A	N/A	N/A	N/A	Neutral
<p>SA3: To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>Although the development of the site would result in the loss of a greenfield site, its proximity to existing residential areas suggests that it would have relatively little potential to negatively impact the quality, character and local distinctiveness of the Parish. The design of the development would need to adhere to the North Northamptonshire Core Strategy policies 2 Historic Environment, 3 Landscape character, 8 Place Shaping Principles, as well as Oundle NP policy O.6 Achieving High Quality Design which should ensure that the development supports the area's unique natural, cultural and built environment.</p>	No	N/A	N/A	N/A	N/A	Neutral
<p>SA4: To protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain.</p>	<p>The site is adjacent to a deciduous woodland priority habitat, and as outlined in the draft neighbourhood plan, has significant hedgerows along its north, east and southern boundaries. These could potentially be negatively affected by development if measures are not put in place to protect them. The site 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. Despite the River Nene running in close proximity to the site (approx. 300m to the east beyond the A605 and 380m to the south), it is unlikely that effects had on the NIA and River Nene would be felt further downstream on Wadenhoe Marsh and Achurch Meadow SSSI; Upper Nene Valley Gravel Pits SPA and SSSI; and Titchmarsh Local Nature Reserve. It should however be noted that the possibility does exist.</p>	Yes	Direct	Long	Permanent/ Irreversible	Regional/ Low	Significant Negative

SA5: To improve access to greenspace.	Development of the site would result in the loss of a greenfield site, however not of greenspace which has a current public use. Development would ensure provision of a corridor to create a footpath rerouting bridleway UF6 as part of the Oundle Circular Route. This would maintain continued access to the bridleway for both existing and prospective residents, maintaining current access to greenspace. The rerouting of the bridleway would, however, be ensuring maintenance of existing access to greenspace rather than improved access, hence a neutral effect has been recorded for this SA objective.	No	N/A	N/A	N/A	N/A	Neutral
SA6: Protect and enhance sites, features and areas of historical, archaeological, architectural importance.	Development of the site is unlikely to impinge upon, or protect and enhance, listed buildings and scheduled monuments within Oundle, hence a neutral effect has been recorded for this SA objective.	No	N/A	N/A	N/A	N/A	Neutral
SA7: To maintain or improve the Parish's dark night skies. (accessibility and greenhouse gas emissions are addressed in other SA Objectives below)	The site at present experiences light pollution of 4 - 16 NanoWatts/cm2/sr, the southwest of the site experiencing the higher levels of light pollution. The development of this site is therefore not likely to have a significant negative impact on the Parish's dark night skies. Due to its proximity to the A605, the site experiences up to an average 74.9 dB noise pollution from road traffic at present. A significant negative effect is therefore identified due to the risk of health impacts to residents as a result of prolonged exposure to this level of noise pollution. Noise assessment would be required and mitigation measures incorporated into the scheme design.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Significant Negative
SA8: Reduce the emissions of greenhouse gases and impact of climate change (adaptation).	The introduction of new residents could introduce additional greenhouse gas emissions from transport as there is an existing over reliance on petrol or diesel-fueled private cars as the main mode of transport in this area. The proximity of the site to existing community facilities and assets will help to minimise new residents' reliance on petrol or diesel fueled private cars and advances in technology and take up of electric vehicles could also help to minimise negative effects with regards to this SA Objective.	No	Direct	Long	Permanent/ Irreversible	Regional/ Low	Minor Negative

SA9: To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency.	No reference has been made in the Neighbourhood Plan to tackling climate change nor mitigating its effects. However, Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. A neutral effect is therefore recorded.	No	N/A	N/A	N/A	N/A	Neutral
SA10: Reduce the impact of flooding and avoid additional risk	The site is not located within a flood zone. Its development may however have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This has the potential to negatively affect neighbouring properties.	Yes	Direct	Long	Permanent/ Irreversible	Local/ Medium	Minor Negative
SA11: Ensure the efficient use of land and maintain the resource of productive soil.	This is a greenfield site, and according to the ALC Grading system, is recognised as Grade 2 agricultural land. To develop this site would therefore work against the SA objective as it would result in the development of some of the Parish's best and most versatile land and the irreversible loss of 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.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Significant Negative
SA12: Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas.	Although the site is within an LSOA which has a Health and Disability Deprivation Index of 8, where 1 is the most deprived and 10 the least deprived, Lakeside Healthcare is the only GP surgery within Oundle Parish. This is approximately 20 minutes walk from the site. Development of this site would have the potential to increase pressure on this facility. However, numerous policies within the Neighbourhood Plan seek to ensure adequate provision of community, recreation and sporting facilities and Policy 0.19 in the NP requires the development of this site to provide a corridor to create a footpath rerouting UF6 as part of the Oundle Circular Route. Of close proximity, and therefore specificity to this site, NP Policy O.20, Land South of Herne Road, has the potential to provide ~4Ha sports and recreational facilities which could presumably be accessed by all residents. Overall, a minor positive effect is predicted.	No	Direct	Long	Permanent/ Reversible	Local/ Medium	Minor Positive

<p>SA13: Value and nurture a sense of belonging in a cohesive community whilst respecting diversity.</p>	<p>Although development of the site would see increased provision of housing, it would not increase provision of infrastructure, facilities and employment, including facilities specifically targeted at supporting an ageing population. The site's development alone is unlikely to increase a sense of belonging and encourage of a more cohesive community and therefore a neutral effect is identified.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA14: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</p>	<p>In line with policy O.17 of the Neighbourhood Plan and Policy 30 of the Joint Core Strategy, development of this site should deliver 40% affordable housing. If this site is allocated for 90 homes, it would therefore provide 32 affordable homes. Development of the site would provide a high number of affordable units, some of which could potentially be for older people and small households and could therefore result in a significant positive effect.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Significant Positive</p>
<p>SA15: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.</p>	<p>Relatively close proximity of the site to facilities would ensure access for residents. It should however be noted that pedestrian access to these facilities may be limited for an ageing population. The site is within walking distance of Oundle's state primary school, Oundle Church of England Primary School, and adjoins the state secondary school, Prince William School. The Church of England Primary School is reaching full capacity. However, as outlined above under SA1, although some family accommodation may be provided within new developments it is unlikely to form all of the dwellings built. As outlined for SA8, the development will ensure that existing recreational facilities in close proximity to the site will be maintained through development of the site, and numerous policies within the Neighbourhood Plan seek to further increase the provision of such assets. With Policy O.26 Developer Contributions included within the NP it is considered that an overall minor positive effect could occur in relation to this SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Minor Positive</p>

<p>SA16: To improve accessibility and transport links to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities.</p>	<p>As Policy O.26 of the Neighbourhood Plan requires, developer contributions will be sought to a level which adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Dependent on the contribution required as a result of development of this site, the SA objective may be supported with minor positive effect through developer assistance in the delivery of transport and parking provision, including cycle and school bus parking.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>
<p>SA17: Maintain or improve the quality of ground and surface water resources and minimise the demand for water.</p>	<p>The site is within a surface water drinking water safeguard zone as well as a drinking water protected area. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. The River Nene's proximity to the site on both the north eastern and southern site boundaries causes it to also have the potential to be adversely affected by pollution events which may occur during the construction phase.</p> <p>Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource efficiency; all residential development should incorporate measures to limit use to no more than 105 litres/person/day. This will ensure that the development in Oundle is water efficient.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>

Mitigation

SA4: Ecological assessment would be required in order to establish which habitats are on the site and identify measures to improve biodiversity on site through development. Hedgerows along the site boundaries should be retained and, where necessary, reinforced. The woodland adjacent to the site should be protected. Standard practices would be required during construction in order to prevent water pollution affecting the NIA. It is recommended that a study is undertaken to assess the effects of recreation on the NIS at present and to assess the potential impact of new development on footfall and whether any mitigation is needed in order to manage recreational impacts.

SA7: Recommend noise assessment and mitigation is added to the policy as a requirement.

SA8: The NP policies should encourage new developments to incorporate electric vehicle charging infrastructure and adequate space within new residential properties to store bicycles. The NP should also encourage adequate bicycle parking within the town centre and at public /community facilities and buildings.

SA10: Flood risk assessment should be required as a part of the development control process and mitigation put in place to manage drainage on site.

SA11: Agricultural land assessment could be undertaken to ascertain whether it is the best and most versatile agricultural land. Development of high quality agricultural land will need to demonstrate that it is for exceptional circumstances. Development should comply with Policies 28 and 30 of the Northamptonshire Minerals and Waste Local Plan 2011-2031. These seek to ensure that new built development should utilise the efficient use of resources in both its construction and its operation, for example, through minimising the use of primary aggregates and encouraging the use of building materials made from secondary and recycled materials, and that new development adjacent or in close proximity to committed or allocated minerals or waste related development should only be permitted where it can be demonstrated that it would not adversely affect the continued operation of the facility or prevent or prejudice the use of the site.

SA17: Pollution events which have the potential to arise during the construction phase should be avoided and, if necessary, suitable mitigation be put in place to avoid degradation of water quality through standard pollution prevention practices. Regarding the potential pollution of aquifers, reference ought to be made to the Environment Agency's Guidance, 'Protect groundwater and prevent groundwater pollution'.

Enhancements

SA9: The NP could encourage sustainable design to be incorporated into developments. The inclusion of renewable or low carbon energy generation on site should be considered.

Summary

The development of this site could result in significant negative effects on SA4 (biodiversity and green infrastructure), SA7 (light and noise pollution), SA11 (efficient use of land), and SA17 (water). Potentially significant negative effects in relation to flood risk, water pollution and biodiversity / green infrastructure could combine with negative effects of other allocation sites and result in a potentially significant negative cumulative effect.

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. The site 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 – however, the potential increase in footfall in the NIA might require a more strategic approach to mitigate.

The site is within a surface water drinking water safeguard zone as well as a drinking water protected area. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. There is also a possibility that development of the site could negatively affect water quality within the NIA / River Nene which could negatively affect nature conservation sites near the River Nene downstream, however, the probability of this occurring is low due to the distance (300-380m) of the site from the River Nene and the high probability that mitigation could be put in place to avoid water pollution arising during construction.

Due to its proximity to the A605, the site experiences up to an average 74.9 dB noise pollution from road traffic at present. A potential significant negative effect is therefore identified due to the risk of health impacts to residents as a result of prolonged exposure to this level of noise pollution. Noise assessment would be required and mitigation measures incorporated into the scheme design in order to minimise noise pollution for new residents. 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 through development of a greenfield site into a site with increased hardstanding. 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 this spatial strategy. This could be mitigated through a site flood risk assessment and appropriate and drainage strategy. In line with policy O.17 of the Neighbourhood Plan and Policy 30 of the Joint Core Strategy, development of this site should deliver 40% affordable housing. If this site is allocated for 90 homes, it would therefore provide 32 affordable homes. Development of this site will 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. For these reasons, development of the site would support the achievement of SA14 (housing delivery) and could result in a significant positive effect.

Site Name:	Land south of Herne Road							
Housing delivery:	45							
Assumptions:	The site boundary has not been altered compared with when the site was assessed in January 2019. The development would consist of mainly houses with gardens and some apartments							
Site Assessment:								
SA Objective	RAG?	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Cumulative Effect?	Direct/ Indirect	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1: To improve overall levels of education and skills.	Yes	Development of the site is unlikely to support the SA objective as it would not see increased provision of educational assets within the Parish. Instead, development of this site, in combination with the development of other potential sites, is likely to result in increased pressure on existing educational facilities, which could be particularly problematic for the state primary school, Oundle Church of England Primary School, which is recognised as reaching full capacity. However, NP Policy O.26 Developer Contributions provides a hook on which to ensure that developers contribute to education infrastructure as required. The housing mix provided in new developments will be based on identified need at the time of application (NP Policy O.17 Housing Mix). At the present time the East Northamptonshire Council (2016) Oundle Ward Housing Needs and Mix Requirements Assessment identifies that the predominant need is for 1 and 3 bedroom properties with some need for 2 bedrooms. Some family accommodation may be provided within new developments but it is unlikely to form all of the dwellings built. With NP Policy O.26 included within the NP it is considered that an overall neutral effect will result in relation to this SA Objective.	No	N/A	N/A	N/A	N/A	Neutral
SA2: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.	No	Whilst development of this site would not see a reduction in employment opportunities within the Parish, its provision of recreational facilities may increase employment opportunities. This may therefore have the potential to stem the net outflow of employees commuting for work, although the extent of this would likely be limited. Development of the site may in addition attract working age residents to the Parish which, provided employment opportunities could be provided elsewhere within the Parish, may somewhat work towards supporting this SA objective.	No	Direct	Long	Permanent/ Reversible	Local/ High	Minor Positive

<p>SA3: To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>No</p>	<p>Although the development of the site would see loss of a greenfield site, its proximity to existing residential areas suggests that it would have relatively little potential to negatively impact the quality, character and local distinctiveness of the Parish. The design of the development would need to adhere to the North Northamptonshire Core Strategy policies 2 Historic Environment, 3 Landscape character, 8 Place Shaping Principles, as well as Oundle NP policy O.6 Achieving High Quality Design which should ensure that the development supports the area's unique natural, cultural and built environment.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA4: To protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain.</p>	<p>Yes</p>	<p>The site is adjacent to a floodplain grazing marsh priority habitat and is within the Nene Valley Nature Improvement Area (NIA). 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). The NIA has the potential to be adversely impacted by increased footfall and potential degradation to water quality from construction.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Regional/ Low</p>	<p>Significant Negative</p>
<p>SA5: To improve access to greenspace.</p>	<p>No</p>	<p>Development of the site would result in the loss of a greenfield site, however, it would deliver a new sports and recreational asset for the town including a permanent cricket pitch with associated car parking, training and changing facilities. In addition, the site will provide 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).</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Significant Positive</p>
<p>SA6: Protect and enhance sites, features and areas of historical, archaeological, architectural importance.</p>	<p>Yes</p>	<p>Development of the site is unlikely to impinge upon, or protect and enhance, listed buildings and scheduled monuments within Oundle, hence a neutral effect has been recorded for this SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>

<p>SA7: To maintain or improve the Parish's dark night skies.</p> <p>(accessibility and greenhouse gas emissions are addressed in other SA Objectives below)</p>	<p>Yes</p>	<p>The site at present experiences relatively low light pollution of 1 - 4 NanoWatts/cm2/sr, the southeast of the site experiencing the higher levels of light pollution. The development of this site could therefore have a significant negative impact on the Parish's dark night skies. Due to its proximity to the A605, the site experiences average noise pollution of over 75.0 dB from road traffic at present. This is the highest band of noise pollution which is recorded by Defra's Extrinsic Noise Map Viewer. A significant negative effect is therefore identified due to the risk of health impacts to residents as a result of prolonged exposure to this level of noise pollution. Noise and light assessment would be required and mitigation measures incorporated into the scheme design.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Significant Negative</p>
<p>SA8: Reduce the emissions of greenhouse gases and impact of climate change (adaptation).</p>	<p>No</p>	<p>The introduction of new residents could introduce additional greenhouse gas emissions from transport as there is an existing over reliance on petrol or diesel-fueled private cars as the main mode of transport in this area. The proximity of the site to existing community facilities and assets will help to minimise new residents' reliance on petrol or diesel fueled private cars and advances in technology and take up of electric vehicles could also help to minimise negative effects with regards to this SA Objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Regional/ Low</p>	<p>Minor Negative</p>
<p>SA9: To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency.</p>	<p>No</p>	<p>No reference has been made in the Neighbourhood Plan to tackling climate change nor mitigating its effects. However, Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. A neutral effect is therefore recorded.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA10: Reduce the impact of flooding and avoid additional risk</p>	<p>Yes</p>	<p>The southern boundary of the site is adjacent to the River Nene and is located within zone 2 and 3 flood zones. A site flood risk assessment would be required to provide more accurate flood risk data and identify whether any of the site is located within zone 3b (not suitable for residential development). NP Policy O.20 requires full account to be had of flood risk issues in the scheme. Development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>

SA11: Ensure the efficient use of land and maintain the resource of productive soil.	Yes	This is a greenfield site, and according to the ALC Grading system, is recognised as Grade 2 and 3 agricultural land. To develop this site would therefore work against the SA objective as it would see development of some of the Parish's best and most versatile land and result in the irreversible loss of a natural capital asset which provides ecosystem services. In addition, this site falls within the Sand and Gravel Safeguarding Zone included in the Northamptonshire Adopted 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.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Significant Negative
SA12: Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas.	Yes	Although the site is within an LSOA which has a Health and Disability Deprivation Index of 8, where 1 is the most deprived and 10 the least deprived, Lakeside Healthcare is the only GP surgery within Oundle Parish, and it is not within convenient walking distance of the site. Development of this site would therefore have the potential to increase pressure on this facility, as well as result in an increase of traffic passing through the town centre which may further exacerbate existing issues regarding congestion. However, numerous policies within the Neighbourhood Plan seek to ensure adequate provision of community, recreation and sporting facilities. Development of this site would have the potential to provide ~4Ha sports and recreational facilities, which would provide both existing residents of close proximity and prospective residents increased access to recreational facilities. In addition, its development would seek upgrades to footpath UF7 along the development site boundary as well as create a new footpath on the boundary of the recreational/sports use allocation to link to footpath UF6 as part of the Oundle Circular Route.	No	Direct	Long	Permanent/ Reversible	Local/ Medium	Minor Positive
SA13: Value and nurture a sense of belonging in a cohesive community whilst respecting diversity.	No	Development of the site would see increased provision of housing, a portion of which will serve an ageing population; provision of new recreational facilities; and increased access to existing recreational assets and greenspace through upgraded footpaths. This would work towards the SA objective with minor positive effect.	No	Direct	Long	Permanent/ Irreversible	Local/ Medium	Minor Positive

SA14: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.	No	In line with policy O.17 of the Neighbourhood Plan and Policy 30 of the Joint Core Strategy, development of the proposed 45 dwellings for this site should deliver 40% affordable housing (18 units). The dwellings are intended to comprise a mix of retirement flats and smaller self-contained houses which would have the potential to have a significant positive effect in relation to this SA objective and directly address the baseline issues identified.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Significant Positive
SA15: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.	Yes	Development of the site would see provision of recreational facilities for community use. Its relatively close proximity to existing facilities in the Parish should ensure access for residents of the site. It should however be noted that pedestrian access to these facilities may be limited for an ageing population. The site is within walking distance of Oundle's state primary and secondary schools. The Church of England Primary School is reaching full capacity. However, as outlined above under SA1, although some family accommodation may be provided within new developments it is unlikely to form all of the dwellings built. With Policy O.26 Developer Contributions included within the NP it is considered that an overall minor positive effect could occur in relation to this SA objective.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Minor Positive
SA16: To improve accessibility and transport links to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities.	No	As Policy O.26 of the Neighbourhood Plan requires, developer contributions will be sought to a level which adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Dependent on the contribution required as a result of development of this site, the SA objective may be supported with minor positive effect through developer assistance in the delivery of transport and parking provision, including cycle and school bus parking. Development of the site would see provision of parking at the new recreational facility which may also provide employment opportunities.	No	Direct	Long	Permanent/ Reversible	Local/ Medium	Minor Positive

SA17: Maintain or improve the quality of ground and surface water resources and minimise the demand for water.	Yes	<p>The site is within a surface water drinking water safeguard zone as well as a drinking water protected area. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. The River Nene's proximity to the southern boundary of the site may also have the potential for the river to be adversely affected by pollution events which may occur during the construction phase.</p> <p>Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource efficiency; all residential development should incorporate measures to limit use to no more than 105 litres/person/day. This will ensure that the development is water efficient.</p>	Yes	Direct	Short	Permanent/ Irreversible	Local/ Medium	Significant Negative
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Mitigation

SA4: Ecological assessment would be required in order to establish which habitats are on the site and identify measures to improve biodiversity on site through development. Hedgerows along the site boundaries should be retained and, where necessary, reinforced. Standard practices would be required during construction in order to prevent water pollution affecting the NIA. It is recommended that a study is undertaken to assess the effects of recreation on the NIS at present and to assess the potential impact of new development on footfall and whether any mitigation is needed in order to manage recreational impacts.

SA7: Recommend noise assessment and mitigation is included as a requirement of the policy.

SA8: The NP policies should encourage new developments to incorporate electric vehicle charging infrastructure and adequate space within new residential properties to store bicycles. The NP should also encourage adequate bicycle parking within the town centre and at public /community facilities and buildings.

SA10: Site flood risk assessment should be required as a part of the development control process and mitigation put in place to manage drainage on site.

SA11: Agricultural land assessment could be undertaken to ascertain whether it is the best and most versatile agricultural land. Development of high quality agricultural land will need to demonstrate that it is for exceptional circumstances. Development should comply with Policies 28 and 30 of the Northamptonshire Minerals and Waste Local Plan 2011-2031. These seek to ensure that new built development should utilise the efficient use of resources in both its construction and its operation, for example, through minimising the use of primary aggregates and encouraging the use of building materials made from secondary and recycled materials, and that new development adjacent or in close proximity to committed or allocated minerals or waste related development should only be permitted where it can be demonstrated that it would not adversely affect the continued operation of the facility or prevent or prejudice the use of the site.

SA17: Pollution events which have the potential to arise during the construction phase should be avoided and, if necessary, suitable mitigation be put in place to avoid degradation of water quality through standard pollution prevention practices. Regarding the potential pollution of aquifers, reference ought to be made to the Environment Agency's Guidance, 'Protect groundwater and prevent groundwater pollution'.

Enhancements

SA9: The NP could encourage sustainable design to be incorporated into developments. The inclusion of renewable or low carbon energy generation on site should be considered.

Summary

The development of this site could result in a number of significant negative effects in relation to SA4 (biodiversity and green infrastructure), SA7 (light and noise pollution), SA10 (SA10 flooding), SA11 (effective use of land) and SA17 (water). Potentially significant negative effects in relation to flood risk, water pollution and biodiversity / green infrastructure could combine with negative effects of other allocation sites within this option and result in potentially negative cumulative effects.

The site is adjacent to a floodplain grazing marsh priority habitat and is within the Nene Valley Nature Improvement Area (NIA). 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). 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 – however, the potential increase in footfall in the NIA might require a more strategic approach to mitigate.

The development of this site could have a significant negative impact on the Parish's dark night skies. Due to its proximity to the A605, the site experiences high levels of noise pollution and a significant negative effect is identified due to the risk of health impacts to residents from noise pollution. Noise and light assessment would be required and it should be possible to incorporate effective mitigation measures into the scheme design to minimise these potentially significant negative effects.

The southern boundary of the site is adjacent to the River Nene and is located within zone 2 and 3 flood zones. A site flood risk assessment would be required to provide more accurate flood risk data and identify whether any of the site is located within zone 3b (not suitable for residential development). Policy O.20 requires full account to be had of flood risk issues in the scheme. Development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.

This is a greenfield site, and according to the ALC Grading system, is recognised as Grade 2 and 3 agricultural land. Development would result in the irreversible loss of some of the Parish's best and most versatile land and the irreversible loss of a natural capital asset which provides ecosystem services. These losses cannot be mitigated. In addition, this site falls within the Sand and Gravel Safeguarding Zone included in the Northamptonshire Adopted 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 within a surface water drinking water safeguard zone as well as a drinking water protected area. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. The River Nene's proximity to the southern boundary of the site may also have the potential for the river to be adversely affected by pollution events which may occur during the construction phase. As mentioned above, it should be possible to avoid water pollution -see mitigation proposed.

Potential significant positive effects have been identified in relation to SA5 (improve access to greenspace) and SA14 (housing delivery). Development of the proposed 45 dwellings for this site should deliver 18 affordable units (40%). The dwellings are intended to comprise a mix of retirement flats and smaller self-contained houses which would have the potential to directly address the baseline issues identified. Although development of the site would result in the loss of a greenfield site, it would deliver a new sports and recreational asset for the town including a permanent cricket pitch with associated car parking, training and changing facilities. In addition, the site will provide 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).

Site Name:	Millers Field, Benefield Road						
Housing delivery:	14 homes						
Assumptions:	The site boundary has not been altered compared with when the site was assessed in January 2019 for the delivery of 12 homes. It is assumed that the boundary is the same but two additional homes will be delivered on the site.						
Site Assessment:							
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Cumulative Effect?	Direct/ Indirect	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1: To improve overall levels of education and skills.	Development of the site is unlikely to support the SA objective as it would not see increased provision of educational assets within the Parish. Instead, development of this site, in combination with the development of other potential sites, is likely to result in increased pressure on existing educational facilities, which could be particularly problematic for the state primary school, Oundle Church of England Primary School, which is recognised as reaching full capacity. However, NP Policy O.26 Developer Contributions provides a hook on which to ensure that developers contribute to education infrastructure as required. The housing mix provided in new developments will be based on identified need at the time of application (NP Policy O.17 Housing Mix). At the present time the East Northamptonshire Council (2016) Oundle Ward Housing Needs and Mix Requirements Assessment identifies that the predominant need is for 1 and 3 bedroom properties with some need for 2 bedrooms. Some family accommodation may be provided within new developments but it is unlikely to form all of the dwellings built. With NP Policy O.26 included within the NP it is considered that an overall neutral effect will result in relation to this SA Objective.	No	N/A	N/A	N/A	N/A	Neutral

<p>SA2: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.</p>	<p>Whilst development of this site would not see a reduction in employment opportunities within the Parish, it equally would not promote increased provision of such opportunities. Its development would therefore have little potential to stem the net outflow of employees commuting for work, hence would not support the SA objective. Development of the site may however attract working age residents to the Parish which, provided ample employment opportunities could be provided elsewhere within the Parish, may somewhat work towards supporting this SA objective. On balance, the development of this site is likely to have a neutral effect on the SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA3: To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>Although the development of the site would see loss of a greenfield site, its proximity to existing residential areas suggests that it would have relatively little potential to negatively impact the quality, character and local distinctiveness of the Parish. In addition, as approximately half of the site would be provided as allotments, and the area of informal open space alongside Lyveden Brook would be landscaped, the site's development may in fact have a minor positive effect on the area. The design of the development would need to adhere to the North Northamptonshire Core Strategy policies 2 Historic Environment, 3 Landscape character, 8 Place Shaping Principles, as well as Oundle NP policy O.6 Achieving High Quality Design which should ensure that the development supports the area's unique natural, cultural and built environment.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ High</p>	<p>Minor Positive</p>
<p>SA4: To protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain.</p>	<p>The site is within 50m of both a deciduous woodland and a traditional orchard priority habitat, and approximately 50% of the site is within the Nene Valley Nature Improvement Area. 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), and there is the potential for the priority habitats and the NIA to be adversely impacted by increased footfall, and the latter has the potential of degradation to its water quality from construction. The trees (approximately 15) which have a Tree Preservation Order along the southern boundary of the site will need to be protected as required by the orders.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Regional/ Low</p>	<p>Significant Negative</p>

<p>SA5: To improve access to greenspace.</p>	<p>Development of the site would result in the loss of a greenfield site and of existing allotments. However, as approximately half of the site will be reallocated to new allotments, the portion of land closest to the brook will be landscaped, and a safe cycle and pedestrian route should be provided between the open space and Benefield Road which will link into the network outlined in NP Policy O.15 (Circular Cycle/Pedestrian Route), development of the site in fact has the potential to increase access to greenspace and GI within the parish, which would support the SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ High</p>	<p>Significant Positive</p>
<p>SA6: Protect and enhance sites, features and areas of historical, archaeological, architectural importance.</p>	<p>Six grade II listed buildings are adjacent to the site, separated only by Benefield Road. The majority of these are within the Oundle Conservation Area which runs alongside the northern boundary of the site. Whilst development of the site is unlikely to have a physical impact on the listed buildings, it would have the potential to affect the setting of the buildings and the Conservation Area.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Significant Negative</p>
<p>SA7: To maintain or improve the Parish's dark night skies. (accessibility and greenhouse gas emissions are addressed in other SA Objectives below)</p>	<p>The site at present experiences moderate light pollution of 2 - 8 NanoWatts/cm2/sr. The development of this site is therefore unlikely to have a significant negative impact on the Parish's dark night skies. The site is not located near to a major source of road traffic, such as an A road. It should be noted, however, that noise arising from construction may temporarily affect existing residents in neighbouring properties. The North Northamptonshire Joint Core Strategy Policy 8 Place Shaping Principles requires developments to ensure quality of life for communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light etc. Noise and light assessments would be required for all of the site allocations and mitigation measures incorporated into the scheme designs as necessary.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>

SA8: Reduce the emissions of greenhouse gases and impact of climate change (adaptation).	The introduction of new residents could introduce additional greenhouse gas emissions from transport as there is an existing over reliance on petrol or diesel-fueled private cars as the main mode of transport in this area. The proximity of the site to existing community facilities and assets will help to minimise new residents' reliance on petrol or diesel fueled private cars and advances in technology and take up of electric vehicles could also help to minimise negative effects with regards to this SA Objective.	No	Direct	Long	Permanent/ Irreversible	Regional/ Medium	Minor Negative
SA9: To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency.	No reference has been made in the Neighbourhood Plan to tackling climate change nor mitigating its effects. However, Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. A neutral effect is therefore recorded.	No	N/A	N/A	N/A	N/A	Neutral
SA10: Reduce the impact of flooding and avoid additional risk	The southern portion of the site which is bordered by Lyveden Brook is within flood zones 2 and 3. As per Policy O.21 of the Neighbourhood Plan and Policy 5 (Water resources, environment and flood risk management) of the Joint Core Strategy, development of this portion of the site as a minimum should be avoided, and full account shall be taken of flood risk and on-site drainage issues. In addition, its development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.	Yes	Direct	Long	Permanent/ Irreversible	Local/ Medium	Significant Negative
SA11: Ensure the efficient use of land and maintain the resource of productive soil.	Despite being greenfield, the site is does not contain the best and most versatile agricultural land, according to the ALC grading system . A minor negative effect is nevertheless identified because development would result in the loss of a greenfield site and the ecosystem services that it provides such as surface water infiltration. The loss of a greenfield site cannot be mitigated but some ecosystem services can be replaced such as measures which intercept rainwater.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Minor Negative

<p>SA12: Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas.</p>	<p>The site is within an LSOA which has a Health and Disability Deprivation Index of 9, where 1 is the most deprived and 10 the least deprived. The Parish has only one GP surgery, and as such, development of this site would therefore have the potential to increase pressure on this facility. However, numerous policies within the Neighbourhood Plan seek to ensure adequate provision of community, recreation and sporting facilities. As this allocation site is partially intended for informal open space, reallocation of allotments and will see provision of a cycle and pedestrian path which will link into the Circular Cycle/Pedestrian Route network, its development would support recreational facilities and the opportunity to improve access to greenspace with associated positive mental and physical outcomes. Housing is intended to support an ageing population, and close proximity to the town centre would reduce disparities between groups.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>
<p>SA13: Value and nurture a sense of belonging in a cohesive community whilst respecting diversity.</p>	<p>Proximity to the town centre as well as existing residential areas could contribute to the sense of belonging and community in residents. Reprovision of the allotments would have the potential to serve as a recreational and community resource/activity which would be accessible to individuals from all backgrounds. The policy also encourages provision of dwellings for older residents. This policy supports the SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Significant Positive</p>
<p>SA14: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</p>	<p>The site is intended to provide 14 dwellings with particular encouragement given to the provision of dwellings to accommodate small households, including homes to meet the needs of older people. Whilst this would support an ageing population and potentially free up existing housing for younger generations, the relatively small yield is unlikely to provide affordable housing, hence a minor negative effect has been recorded for this SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Low</p>	<p>Minor Negative</p>

<p>SA15: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.</p>	<p>As the existing allotments on site will be re-provided, its development would not see a loss of community facilities. Existing recreational facilities are within walking distance of the site, and informal open space to be created on the site would further support recreational space accessible to all within the community. The Church of England Primary School is reaching full capacity. However, as outlined above under SA1, although some family accommodation may be provided within new developments it is unlikely to form all of the dwellings built. With Policy O.26 Developer Contributions included within the NP it is considered that an overall minor positive effect could occur in relation to this SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ High</p>	<p>Minor Positive</p>
<p>SA16: To improve accessibility and transport links to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities.</p>	<p>As Policy O.26 of the Neighbourhood Plan requires, developer contributions will be sought to a level which adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Dependent on the contribution required as a result of development of this site, the SA objective may be supported with minor positive effect through developer assistance in the delivery of transport and parking provision, including cycle and school bus parking.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>
<p>SA17: Maintain or improve the quality of ground and surface water resources and minimise the demand for water.</p>	<p>The site is within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. As the site is bordered by Lyveden Brook, which feeds into the River Nene, there is the potential for these water courses to be adversely affected by pollution events which may occur during the construction phase.</p> <p>Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource efficiency; all residential development should incorporate measures to limit use to no more than 105 litres/person/day. This will ensure that the development is water efficient.</p>	<p>Yes</p>	<p>Direct</p>	<p>Short</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>

Mitigation

SA4: Ecological assessment and mitigation would be required and the TPO trees protected. Standard practices would be required during construction in order to prevent water pollution affecting the NIA. It is recommended that a study is undertaken to assess the effects of recreation on the NIS at present and to assess the potential impact of new development on footfall and whether any mitigation is needed in order to manage recreational impacts.

SA6: A high quality design would be required for this development in order to ensure that the setting of the listed buildings and Conservation Area is enhanced through the development of the site. It is recommended that this is added as a requirement to NP Policy O.21 for clarity.

SA8: The NP policies should encourage new developments to incorporate electric vehicle charging infrastructure and adequate space within new residential properties to store bicycles. The NP should also encourage adequate bicycle parking within the town centre and at public /community facilities and buildings.

SA10 & SA11: Site flood risk assessment should be required as a part of the development control process, and mitigation put in place to manage drainage and surface water runoff on site.

SA14: The provision of affordable housing on this site would result in a positive effect in relation to SA14.

SA17: Pollution events which have the potential to arise during the construction phase should be avoided and, if necessary, suitable mitigation be put in place to avoid degradation of water quality through standard pollution prevention practices. Regarding the potential pollution of aquifers, reference ought to be made to the Environment Agency's Guidance, 'Protect groundwater and prevent groundwater pollution'.

Enhancements

SA9: The NP could encourage sustainable design to be incorporated into developments. The inclusion of renewable or low carbon energy generation on site should be considered.

Summary

The development of this site could result in a number of significant negative effects in relation to SA4 (biodiversity and green infrastructure), SA6 (historic assets), SA10 (SA10 flooding) and SA17 (water). Potentially significant negative effects in relation to flood risk, water pollution and biodiversity / green infrastructure could combine with negative effects of other allocation sites within this option and result in potential negative cumulative effects.

The site is within 50m of both a deciduous woodland and a traditional orchard priority habitat, and approximately 50% of the site is within the Nene Valley Nature Improvement Area (NIA). 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), and there is the potential for the priority habitats and the NIA to be adversely impacted by increased footfall, and the latter has the potential of degradation to its water quality from construction. It should be possible to avoid water pollution – see mitigation proposed – however, the potential increase in footfall in the NIA might require a more strategic approach to mitigate. The trees (approximately 15) which have a Tree Preservation Order along the southern boundary of the site will need to be protected as required by the orders.

Six grade II listed buildings are adjacent to the site, separated only by Benefield Road. The majority of these are within the Oundle Conservation Area which runs alongside the northern boundary of the site. Development would have the potential to negatively affect the setting of the listed buildings and the Conservation Area but there is potential to mitigate for this through careful design.

The southern portion of the site which is bordered by Lyveden Brook is within flood zones 2 and 3. Development of this portion of the site as a minimum should be avoided, and full account shall be taken of flood risk and on-site drainage issues. In addition, its development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.

The site is within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. As the site is bordered by Lyveden Brook, which feeds into the River Nene, there is the potential for these water courses to be adversely affected by pollution events which may occur during the construction phase. As mentioned above, it should be possible to avoid water pollution -see mitigation proposed.

Potential significant positive effects have been identified in relation to SA5 (improve access to greenspace) and SA13 (cohesive communities). Although development would result in the loss of a greenfield site and existing allotments, approximately half of the site will be reallocated to new allotments, the portion of land closest to the brook will be landscaped, and a safe cycle and pedestrian route should be provided between the open space and Benefield Road which will link into the network outlined in NP Policy O.15 (Circular Cycle/Pedestrian Route). Development therefore has the potential to increase access to greenspace and Green Infrastructure within the parish, which would support achievement of the SA5 objective.

Proximity to the town centre as well as existing residential areas could contribute to the sense of belonging and community in residents (supporting SA13). Re-provision of the allotments would have the potential to serve as a recreational and community resource/activity which would be accessible to individuals from all backgrounds. The policy also encourages provision of dwellings for older residents.

Site Name:	Land adjacent to Cemetery, Stoke Doyle Road						
Housing delivery:	50 homes						
Assumptions:	The site boundary has not been altered compared with when the site was assessed in January 2019						
Site Assessment:							
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Cumulative Effect?	Direct/ Indirect	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1: To improve overall levels of education and skills.	Development of the site is unlikely to support the SA objective as it would not see increased provision of educational assets within the Parish. Instead, development of this site, in combination with the development of other potential sites, is likely to result in increased pressure on existing educational facilities, which could be particularly problematic for the state primary school, Oundle Church of England Primary School, which is recognised as reaching full capacity. However, NP Policy O.26 Developer Contributions provides a hook on which to ensure that developers contribute to education infrastructure as required. The housing mix provided in new developments will be based on identified need at the time of application (NP Policy O.17 Housing Mix). At the present time the East Northamptonshire Council (2016) Oundle Ward Housing Needs and Mix Requirements Assessment identifies that the predominant need is for 1 and 3 bedroom properties with some need for 2 bedrooms. Some family accommodation may be provided within new developments but it is unlikely to form all of the dwellings built. With NP Policy O.26 included within the NP it is considered that an overall neutral effect will result in relation to this SA Objective.	No	N/A	N/A	N/A	N/A	Neutral
SA2: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.	Whilst development of this site would not see a reduction in employment opportunities within the Parish, it equally would not promote increased provision of such opportunities. Its development would therefore have little potential to stem the net outflow of employees commuting for work, hence would not support the SA objective. Development of the site may however attract working age residents to the Parish which, provided ample employment opportunities could be provided elsewhere within the Parish, may somewhat work towards supporting this SA objective. On balance, the development of this site is likely to have a neutral effect on the SA objective.	No	N/A	N/A	N/A	N/A	Neutral

<p>SA3: To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>Development of the site has the potential to obstruct the views to the open countryside which existing residential properties adjacent to the site currently have. Retaining and reinforcing of the site's boundary hedges as outlined in the Neighbourhood Plan policy may work to reduce this potential negative effect on the quality of the natural landscape and built environment. In addition, the effects of development on the SA objective may be further alleviated through sensitive and appropriate landscaping of the site which runs alongside Lyveden Brook. Nevertheless, a minor negative effect is identified due to potential visual impacts on existing residential receptors.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ High</p>	<p>Minor Negative</p>
<p>SA4: To protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain.</p>	<p>The entirety of the site falls within the Nene Valley Nature Improvement Area. 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). The NIA has the potential to be adversely impacted by increased footfall and potential degradation to water quality from construction. An opportunity could exist to improve biodiversity on the site, particularly along the brook. The hedges which run along the borders of the site should be retained and reinforced in order to preserve habitat connectivity.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Regional/ Low</p>	<p>Significant Negative</p>
<p>SA5: To improve access to greenspace.</p>	<p>Development of the site would result in the loss of a greenfield site, however not of greenspace which has a public use at present. If feasible, its development should incorporate a pedestrian/cycle link across the Lyveden Brook into the existing green corridor at the southern end of Lytham Park. This would potentially see footpath UF3 creating a route between Stoke Doyle Road and Benefield Road as part of the Oundle Circular Route, which would provide increased access to greenspace for current residents of the Parish as well as those who may move to the site. Development of the site will also provide for a 0.5ha extension of the adjacent cemetery.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ High</p>	<p>Significant Positive</p>
<p>SA6: Protect and enhance sites, features and areas of historical, archaeological, architectural importance.</p>	<p>Development of the site is not likely to impinge upon, or protect and enhance, listed buildings and scheduled monuments within Oundle, hence a neutral effect has been recorded for this SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>

<p>SA7: To maintain or improve the Parish's dark night skies.</p> <p>(accessibility and greenhouse gas emissions are addressed in other SA Objectives below)</p>	<p>The majority of the site at present experiences relatively low light pollution of 1 - 2 NanoWatts/cm²/sr, a portion of approximately 40% only experiencing slightly higher levels of light pollution from 2 - 4 NanoWatts/cm²/sr. Developing this site may therefore have a minor negative impact on the Parish's dark night skies without mitigation. The site is not located near to a major source of road traffic, such as an A road. It should be noted, however, that noise arising from construction may temporarily affect existing residents in neighbouring properties. The North Northamptonshire Joint Core Strategy Policy 8 Place Shaping Principles requires developments to ensure quality of life for communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light etc. Noise and light assessments would be required for all of the site allocations and mitigation measures incorporated into the scheme designs as necessary.</p>	No	N/A	N/A	N/A	N/A	Neutral
<p>SA8: Reduce the emissions of greenhouse gases and impact of climate change (adaptation).</p>	<p>The introduction of new residents could introduce additional greenhouse gas emissions from transport as there is an existing over reliance on petrol or diesel-fueled private cars as the main mode of transport in this area. The proximity of the site to existing community facilities and assets will help to minimise new residents' reliance on petrol or diesel fueled private cars and advances in technology and take up of electric vehicles could also help to minimise negative effects with regards to this SA Objective. Should a pedestrian/cycle route be created which connects the site to Benefield Road over the brook, this could have the potential to further shorten pedestrian/cycle routes to community facilities for some residents, further reducing anticipated reliance on private vehicles.</p>	No	Direct	Long	Permanent/ Irreversible	Regional/ Medium	Minor Negative
<p>SA9: To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency.</p>	<p>No reference has been made in the Neighbourhood Plan to tackling climate change nor mitigating its effects. However, Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. A neutral effect is therefore recorded.</p>	No	N/A	N/A	N/A	N/A	Neutral

<p>SA10: Reduce the impact of flooding and avoid additional risk</p>	<p>The northern boundary of the site which is bordered by Lyveden Brook is within flood zones 2 and 3. The southern boundary of the site, which adjoins Stoke Doyle Road, is approximately 1m from a flood zone 2 and 10m from a flood zone 3. The potential exists for this section of the site to become increasingly more affected by flooding as the extent of the flood zones may increase as a result of climate change. As per Policy O.21 of the Neighbourhood Plan and Policy 5 (Water resources, environment and flood risk management) of the Joint Core Strategy, development of this portion of the site as a minimum should be avoided, and full account shall be taken of flood risk and on-site drainage issues. In addition, its development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>
<p>SA11: Ensure the efficient use of land and maintain the resource of productive soil.</p>	<p>This is a greenfield site, and according to the ALC Grading system, is recognised as Grade 3 agricultural land. To develop this site would therefore work against the SA objective as it would see development of some of the Parish's best and most versatile land and result in the irreversible loss of a natural capital asset which provides ecosystem services. In addition, this site falls within the Sand and Gravel Safeguarding Zone included in the Northamptonshire Adopted 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.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Significant Negative</p>
<p>SA12: Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas.</p>	<p>The site is within an LSOA which has a Health and Disability Deprivation Index of 9, where 1 is the most deprived and 10 the least deprived. The Parish has only one GP surgery, and as such, development of this site would have the potential to increase pressure on this facility. However, numerous policies within the Neighbourhood Plan seek to ensure adequate provision of community, recreation and sporting facilities. As this allocation site is partially intended for ancillary open space and extension of the adjacent cemetery, and should see the incorporation of a cycle and pedestrian path which will link into the green corridor at Lytham Park, its development would support recreational facilities and the opportunity to improve access to greenspace with associated positive mental and physical outcomes.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>

SA13: Value and nurture a sense of belonging in a cohesive community whilst respecting diversity.	Although development of the site would see increased provision of housing and is in relatively close proximity to existing community services and facilities, it would not increase provision of infrastructure, facilities and employment, including facilities specifically targeted at supporting an ageing population. The site's development alone is unlikely to increase a sense of belonging and encourage of a more cohesive community and therefore a neutral effect is identified.	No	N/A	N/A	N/A	N/A	Neutral
SA14: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.	In line with policy O.17 of the Neighbourhood Plan and Policy 30 of the Joint Core Strategy, development of the proposed 50 dwellings for this site would deliver 40% affordable housing (20 units). Policy O.22 does not specify that the dwellings should be designed to serve an ageing population.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Minor Positive
SA15: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.	Relatively close proximity of the site to existing facilities should ensure access for residents. It should however be noted that pedestrian access to these facilities may be limited for an ageing population. The site is within walking distance of Oundle's state primary school, Oundle Church of England Primary School, and adjoins the state secondary school, Prince William School. The Church of England Primary School is reaching full capacity. However, as outlined above under SA1, although some family accomodation may be provided within new developments it is unlikely to form all of the dwellings built. With Policy O.26 Developer Contributions included within the NP it is considered that an overall minor positive effect could occur in relation to this SA objective.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Minor Positive
SA16: To improve accessibility and transport links to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities.	As Policy O.26 of the Neighbourhood Plan requires, developer contributions will be sought to a level which adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Dependent on the contribution required as a result of development of this site, the SA objective may be supported with minor positive effect through developer assistance in the delivery of transport and parking provision, including cycle and school bus parking.	No	Direct	Long	Permanent/ Reversible	Local/ Medium	Minor Positive

<p>SA17: Maintain or improve the quality of ground and surface water resources and minimise the demand for water.</p>	<p>The site is within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. As the site is bordered by Lyveden Brook, which feeds into the River Nene, there is the potential for these watercourses to be adversely affected by pollution events which may occur during the construction phase.</p> <p>Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource efficiency; all residential development should incorporate measures to limit use to no more than 105 litres/person/day. This will ensure that the development is water efficient.</p>	<p>Yes</p>	<p>Direct</p>	<p>Short</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>
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Mitigation

SA3: Visual impact assessment should be undertaken at the planning application stage and mitigation incorporated into the scheme design in order to minimise the visual impact of the development on existing residential buildings.

SA4: Ecological assessment would be required in order to establish which habitats are on the site and identify measures to improve biodiversity on site through development, particularly along the brook. The hedges which run along the borders of the site should be retained and reinforced in order to preserve habitat connectivity. Standard practices would be required during construction in order to prevent water pollution affecting the NIA. It is recommended that a study is undertaken to assess the effects of recreation on the NIS at present and to assess the potential impact of new development on footfall and whether any mitigation is needed in order to manage recreational impacts.

SA8: The NP policies should encourage new developments to incorporate electric vehicle charging infrastructure and adequate space within new residential properties to store bicycles. The NP should also encourage adequate bicycle parking within the town centre and at public /community facilities and buildings.

SA10: Site flood risk assessment should be required as a part of the development control process, and mitigation put in place to manage drainage on site.

SA11: Agricultural land assessment could be undertaken to ascertain whether it is the best and most versatile agricultural land. Development of high quality agricultural land will need to demonstrate that it is for exceptional circumstances. Development should comply with Policies 28 and 30 of the Northamptonshire Minerals and Waste Local Plan 2011-2031. These seek to ensure that new built development should utilise the efficient use of resources in both its construction and its operation, for example, through minimising the use of primary aggregates and encouraging the use of building materials made from secondary and recycled materials, and that new development adjacent or in close proximity to committed or allocated minerals or waste related development should only be permitted where it can be demonstrated that it would not adversely affect the continued operation of the facility or prevent or prejudice the use of the site.

SA17: Pollution events which have the potential to arise during the construction phase should be avoided and, if necessary, suitable mitigation be put in place to avoid degradation of water quality through standard pollution prevention practices. Regarding the potential pollution of aquifers, reference ought to be made to the Environment Agency's Guidance, 'Protect groundwater and prevent groundwater pollution'.

Enhancements

SA9: The NP could encourage sustainable design to be incorporated into developments. The inclusion of renewable or low carbon energy generation on site should be considered.

Summary

The development of this site could result in significant negative effects on SA4 (biodiversity and green infrastructure), SA10 (flood risk), SA11 (efficient use of land), and SA17 (water). Potentially significant negative effects in relation to flood risk, water pollution and biodiversity / green infrastructure could combine with negative effects of other allocation sites within this option and result in potential negative cumulative effects.

The entirety of the site falls within the Nene Valley Nature Improvement Area (NIA). 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). The NIA has the potential to be adversely impacted by increased footfall and potential degradation to water quality from construction. An opportunity could exist to improve biodiversity on the site, particularly along the brook. The hedges which run along the borders of the site should be retained and reinforced in order to preserve habitat connectivity. It should be possible to avoid water pollution – see mitigation proposed – however, the potential increase in footfall in the NIA might require a more strategic approach to mitigate.

The northern boundary of the site which is bordered by Lyveden Brook is within flood zones 2 and 3. The southern boundary of the site, which adjoins Stoke Doyle Road, is approximately 1m from a flood zone 2 and 10m from a flood zone 3. The potential exists for this section of the site to become increasingly more affected by flooding as the extent of the flood zones may increase as a result of climate change. Development of this portion of the site as a minimum should be avoided, and full account shall be taken of flood risk and on-site drainage issues. In addition, its development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.

This is a greenfield site, and according to the ALC Grading system, is recognised as Grade 3 agricultural land. Development would result in the loss of some of the Parish's best and most versatile land and result in the irreversible loss of a natural capital asset which provides ecosystem services. These losses cannot be mitigated. In addition, this site falls within the Sand and Gravel Safeguarding Zone included in the Northamptonshire Adopted 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 within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. As the site is bordered by Lyveden Brook, which feeds into the River Nene, there is the potential for these watercourses to be adversely affected by pollution events which may occur during the construction phase. As mentioned above, it should be possible to avoid water pollution -see mitigation proposed.

One significant positive effect of the development of the site has been identified. Although it would result in the loss of a greenfield site, it is not currently publicly accessible. The site's development should incorporate a pedestrian/cycle link across the Lyveden Brook into the existing green corridor at the southern end of Lytham Park. This would potentially see footpath UF3 creating a route between Stoke Doyle Road and Benefield Road as part of the Oundle Circular Route, which would provide increased access to greenspace for current residents of the Parish as well as those who may move to the site. Development of the site will also provide for a 0.5ha extension of the adjacent cemetery.

Site Name:	Land south of Wakerley Close						
Housing delivery:	10						
Assumptions:	The site boundary has not been altered compared with when the site was assessed in January 2019						
Site Assessment:							
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Cumulative Effect?	Direct/ Indirect	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1: To improve overall levels of education and skills.	Development of the site is unlikely to support the SA objective as it would not see increased provision of educational assets within the Parish. Instead, development of this site, in combination with the development of other potential sites, is likely to result in increased pressure on existing educational facilities, which could be particularly problematic for the state primary school, Oundle Church of England Primary School, which is recognised as reaching full capacity. However, NP Policy O.26 Developer Contributions provides a hook on which to ensure that developers contribute to education infrastructure as required. The housing mix provided in new developments will be based on identified need at the time of application (NP Policy O.17 Housing Mix). At the present time the East Northamptonshire Council (2016) Oundle Ward Housing Needs and Mix Requirements Assessment identifies that the predominant need is for 1 and 3 bedroom properties with some need for 2 bedrooms. Some family accommodation may be provided within new developments but it is unlikely to form all of the dwellings built. With NP Policy O.26 included within the NP it is considered that an overall neutral effect will result in relation to this SA Objective.	No	N/A	N/A	N/A	N/A	Neutral

<p>SA2: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.</p>	<p>Whilst development of this site would not see a reduction in employment opportunities within the Parish, it equally would not promote increased provision of such opportunities. Its development would therefore have little potential to stem the net outflow of employees commuting for work, hence would not support the SA objective. Development of the site may however attract working age residents to the Parish which, provided ample employment opportunities could be provided elsewhere within the Parish, may somewhat work towards supporting this SA objective. On balance, the development of this site is likely to have a neutral effect on the SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA3: To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>Although the development of the site would see loss of a greenfield site, its proximity to existing residential areas suggests that it would have relatively little potential to negatively impact the quality, character and local distinctiveness of the Parish as a whole. Existing dwellings immediately adjacent to the site in Wakerley Close and Lytham Park may however have their views to the open countryside obstructed. The design of the development would need to adhere to the North Northamptonshire Core Strategy policies 2 Historic Environment, 3 Landscape character, 8 Place Shaping Principles, as well as Oundle NP policy O.6 Achieving High Quality Design which should ensure that the development supports the area's unique natural, cultural and built environment. Nevertheless, a minor negative effect is identified due to potential visual impacts on existing residential receptors.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Low</p>	<p>Minor Negative</p>
<p>SA4: To protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain.</p>	<p>Development of the site is not likely to have a significant negative effect on the biodiversity of the Parish as it is not in close proximity to designated habitats. Development of this greenfield site could potentially result in the loss of habitat. There is an opportunity to improve biodiversity through development of the site, particularly along Lyveden Brook which could extend the existing green corridor on the north side of the brook at the southern end of Lytham Park.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Minor Negative</p>

<p>SA5: To improve access to greenspace.</p>	<p>Development of the site would result in the loss of a greenfield site, however not of greenspace which has a public use at present. Its development should incorporate a pedestrian/cycle link between the public footpath (UF6) on the eastern boundary of the site and Benefield Road to form part of the Circular Cycle/Pedestrian Route network. Where feasible, this should also link into the existing green corridor adjacent to the brook at the southern end of Lytham Park. These measures would increase access to greenspace for current residents of the Parish as well as those who may move to the site.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ High</p>	<p>Significant Positive</p>
<p>SA6: Protect and enhance sites, features and areas of historical, archaeological, architectural importance.</p>	<p>Development of the site is not likely to impinge upon, or protect and enhance, listed buildings and scheduled monuments within Oundle, hence a neutral effect has been recorded for this SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA7: To maintain or improve the Parish's dark night skies. (accessibility and greenhouse gas emissions are addressed in other SA Objectives below)</p>	<p>The vast majority of the site (~95%) at present experiences relatively low light pollution of 1 - 2 NanoWatts/cm2/sr, the remaining percentage experiencing slightly higher levels of light pollution from 2 - 4 NanoWatts/cm2/sr. Developing this site may therefore have a minor negative impact on the Parish's dark night skies without mitigation. The site is not located near to a major source of road traffic, such as an A road. It should be noted, however, that noise arising from construction may temporarily affect existing residents in neighbouring properties. The North Northamptonshire Joint Core Strategy Policy 8 Place Shaping Principles requires developments to ensure quality of life for communities by protecting amenity by not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties or the wider area, by reason of noise, vibration, smell, light etc. Noise and light assessments would be required for all of the site allocations and mitigation measures incorporated into the scheme designs as necessary.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>

<p>SA8: Reduce the emissions of greenhouse gases and impact of climate change (adaptation).</p>	<p>The introduction of new residents could introduce additional greenhouse gas emissions from transport as there is an existing over reliance on petrol or diesel-fueled private cars as the main mode of transport in this area. The proximity of the site to existing community facilities and assets will help to minimise new residents' reliance on petrol or diesel fueled private cars and advances in technology and take up of electric vehicles could also help to minimise negative effects with regards to this SA Objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Regional/ Medium</p>	<p>Minor Negative</p>
<p>SA9: To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency.</p>	<p>No reference has been made in the Neighbourhood Plan to tackling climate change nor mitigating its effects. However, Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. A neutral effect is therefore recorded.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA10: Reduce the impact of flooding and avoid additional risk</p>	<p>The southern boundary of the site which is bordered by Lyveden Brook is within flood zone 2 and 3. As per Policy O.21 of the Neighbourhood Plan and Policy 5 (Water resources, environment and flood risk management) of the Joint Core Strategy, development of this portion of the site as a minimum should be avoided, and full account shall be taken of flood risk and on-site drainage issues. In addition, its development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>
<p>SA11: Ensure the efficient use of land and maintain the resource of productive soil.</p>	<p>This is a greenfield site and, according to the ALC Grading system, is recognised as Grade 3 agricultural land. To develop this site would therefore work against the SA objective as it would see development of some of the Parish's best and most versatile land and result in the irreversible loss of a natural capital asset which provides ecosystem services.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Significant Negative</p>

<p>SA12: Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas.</p>	<p>The site is within an LSOA which has a Health and Disability Deprivation Index of 9, where 1 is the most deprived and 10 the least deprived. The Parish has only one GP surgery, and as such, development of this site would have the potential to increase pressure on this facility. However, numerous policies within the Neighbourhood Plan seek to ensure adequate provision of community, recreation and sporting facilities. As the site is partially intended for open space and should see the incorporation of a cycle and pedestrian path be provided between the public footpath (UF6) on the eastern boundary of the site and Benefield Road to form part of the circular cycle/pedestrian network, as well as potentially also link into the existing green corridor adjacent to the brook at the southern end of Lytham Park, its development would support recreational facilities and the opportunity to improve access to greenspace with associated positive mental and physical outcomes.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>
<p>SA13: Value and nurture a sense of belonging in a cohesive community whilst respecting diversity.</p>	<p>Although development of the site would see increased provision of housing and is in relatively close proximity to existing community services and facilities, it would not increase provision of infrastructure, facilities and employment, including facilities specifically targeted at supporting an ageing population. The site's development alone is unlikely to increase a sense of belonging and encourage of a more cohesive community and therefore a neutral effect is identified.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA14: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</p>	<p>As the site is intended to deliver 10 dwellings only, it would not be required to deliver affordable housing. In addition, it has not been specified within NP Policy O.23 for provision of housing which would serve an ageing population or those requiring smaller households. As such, development of the site could result in a minor negative effect in relation to this SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Minor Negative</p>

<p>SA15: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.</p>	<p>Relatively close proximity of the site to existing facilities should ensure access for residents. It should however be noted that pedestrian access to these facilities may be limited for an ageing population. The site is within walking distance of Oundle's state primary school, Oundle Church of England Primary School, and adjoins the state secondary school, Prince William School. The Church of England Primary School is reaching full capacity. However, as outlined above under SA1, although some family accommodation may be provided within new developments it is unlikely to form all of the dwellings built. With Policy O.26 Developer Contributions included within the NP it is considered that an overall minor positive effect could occur in relation to this SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Minor Positive</p>
<p>SA16: To improve accessibility and transport links to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities.</p>	<p>As Policy O.26 of the Neighbourhood Plan requires, developer contributions will be sought to a level which adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Dependent on the contribution required as a result of development of this site, the SA objective may be supported with minor positive effect through developer assistance in the delivery of transport and parking provision, including cycle and school bus parking.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>

<p>SA17: Maintain or improve the quality of ground and surface water resources and minimise the demand for water.</p>	<p>The site is within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. As the southern border of the site runs alongside Lyveden Brook, which feeds into the River Nene, there is the potential for these water courses to be adversely affected by pollution events which may occur during the construction phase.</p> <p>Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource efficiency; all residential development should incorporate measures to limit use to no more than 105 litres/person/day. This will ensure that the development is water efficient.</p>	<p>Yes</p>	<p>Direct</p>	<p>Short</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>
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Mitigation

SA3: Visual impact assessment should be undertaken at the planning application stage and mitigation incorporated into the scheme design in order to minimise the visual impact of the development on existing residential buildings.

SA4: Ecological assessment would be required in order to establish which habitats are on the site and identify measures to improve biodiversity on site through development. The hedges which run along the borders of the site should be retained and reinforced in order to preserve habitat connectivity.

SA8: The NP policies should encourage new developments to incorporate electric vehicle charging infrastructure and adequate space within new residential properties to store bicycles. The NP should also encourage adequate bicycle parking within the town centre and at public /community facilities and buildings.

SA10: Site flood risk assessment should be required as a part of the development control process, and mitigation put in place to manage drainage on site. A requirement for flood risk assessment should be included within the policy.

SA11: Agricultural land assessment could be undertaken to ascertain whether it is the best and most versatile agricultural land. Development of high quality agricultural land will need to demonstrate that it is for exceptional circumstances.

SA14: The provision of affordable housing on this site would result in a positive effect in relation to SA14.

SA17: Pollution events which have the potential to arise during the construction phase should be avoided and, if necessary, suitable mitigation be put in place to avoid degradation of water quality through standard pollution prevention practices. Regarding the potential pollution of aquifers, reference ought to be made to the Environment Agency's Guidance, 'Protect groundwater and prevent groundwater pollution'.

Enhancements

SA9: The NP could encourage sustainable design to be incorporated into developments. The inclusion of renewable or low carbon energy generation on site should be considered.

Summary

The development of this site could result in significant negative effects on SA10 (flood risk), SA11 (efficient use of land), and SA17 (water). Potentially significant negative effects in relation to flood risk and water pollution could combine with negative effects of other allocation sites within this option and result in potential negative cumulative effects.

The southern boundary of the site which is bordered by Lyveden Brook is within flood zone 2 and 3. Development of this portion of the site as a minimum should be avoided, and full account shall be taken of flood risk and on-site drainage issues. In addition, its development may have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding. This may negatively affect neighbouring properties.

This is a greenfield site and, according to the ALC Grading system, is recognised as Grade 3 agricultural land. Development would result in the irreversible loss of some of the Parish's best and most versatile land and the irreversible loss of a natural capital asset which provides ecosystem services. These losses cannot be mitigated.

The site is within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. As the southern border of the site runs alongside Lyveden Brook, which feeds into the River Nene, there is the potential for these water courses to be adversely affected by pollution events which may occur during the construction phase. It should be possible to avoid water pollution - see mitigation proposed.

One potential significant positive effect is identified in relation to SA5 (accessing to greenspace). Although it would result in the loss of a greenfield site, it is not currently publicly accessible. The site's development should incorporate a pedestrian/cycle link between the public footpath (UF6) on the eastern boundary of the site and Benefield Road to form part of the Circular Cycle/Pedestrian Route network. Where feasible, this should also link into the existing green corridor adjacent to the brook at the southern end of Lytham Park. These measures would increase access to greenspace for current residents of the Parish as well as new residents.

Site Name:	Land north of Benefield Road						
Housing delivery:	130						
Assumptions:	The site boundary has not been altered compared with when the site was assessed in January 2019 for the delivery of 120 homes. It is assumed that the boundary is staying the same but 10 additional homes will be delivered on the site in this option.						
Site Assessment:							
SA Objective	Description of Impact (Including Effects on Receptor and Effects on Sub-Objectives)	Cumulative Effect?	Direct/ Indirect	Duration (short, medium, long term)	Permanent/ Temporary Irreversible/ Reversible	Spatial Extent / Magnitude	Significance
SA1: To improve overall levels of education and skills.	Development of the site is unlikely to support the SA objective as it would not see increased provision of educational assets within the Parish. Instead, development of this site, in combination with the development of other potential sites, is likely to result in increased pressure on existing educational facilities, which could be particularly problematic for the state primary school, Oundle Church of England Primary School, which is recognised as reaching full capacity. However, Policy O.26 Developer Contributions provides a hook on which to ensure that developers contribute to education infrastructure as required. The housing mix provided in new developments will be based on identified need at the time of application (Policy O.17 Housing Mix). At the present time the East Northamptonshire Council (2016) Oundle Ward Housing Needs and Mix Requirements Assessment identifies that the predominant need is for 1 and 3 bedroom properties with some need for 2 bedrooms. Some family accommodation may be provided within new developments but it is unlikely to form all of the dwellings built. With Policy O.26 included within the NP it is considered that an overall neutral effect will result in relation to this SA Objective.	No	N/A	N/A	N/A	N/A	Neutral

<p>SA2: Maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.</p>	<p>Increased provision of part-time employment opportunities may arise as a result of 5.5 hectares of this site being developed into a festival field. This however would likely be relatively limited and have little overall potential to stem the net outflow of employees commuting for work, hence would not particularly support the SA objective. Development of the residential aspect of the site may however attract working age residents to the Parish which, provided ample employment opportunities could be provided elsewhere within the Parish, may somewhat work towards supporting this SA objective. On balance, the development of this site is likely to have a neutral effect on the SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA3: To protect and enhance the quality, character and local distinctiveness of the natural and cultural landscape and the built environment.</p>	<p>Development of the residential aspect of the site would see loss of a greenfield site which is has minimal existing connectivity to residential areas. The site would instead be surrounded by open countryside to the west and Oundle School sports fields open space immediately to the east. Its development may therefore have the potential to negatively impact the quality, character and local distinctiveness of the Parish. As outlined in the Neighbourhood Plan, measures should be implemented to minimise the effects of events held on the open space on adjoining residential areas. This should include provision of high quality landscaping to reduce the visual impact of the development on the open countryside and screen the community space from adjoining housing. The design of the development would need to adhere to the North Northamptonshire Core Strategy policies 2 Historic Environment, 3 Landscape character, 8 Place Shaping Principles, as well as Oundle NP policy O.6 Achieving High Quality Design which should ensure that the development supports the area's unique natural, cultural and built environment. It is unclear at present what the festival site aspect of the development would comprise, and therefore what impact the development would have on the Parish and this SA objective as a whole and therefore an uncertain effect is identified.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Uncertain</p>

<p>SA4: To protect, conserve and enhance biodiversity, wildlife habitats and green infrastructure to achieve a net gain.</p>	<p>Development of the site is not likely to result in a significant negative effect on the biodiversity of the Parish as it is not in close proximity to designated habitats. Development of this site may result in degradation of the living environment (part of the indices of multiple degradation) through development of a large, open greenfield site which may contain some habitats. The hedges which run along the borders of the site should be protected, retained and reinforced in order to preserve habitat connectivity.</p>	<p>Yes</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Minor Negative</p>
<p>SA5: To improve access to greenspace.</p>	<p>Development of the site would result in the loss of a greenfield site, however not of greenspace which has a public use at present. Development of the site would see footpath UF10 upgraded and a new footpath created which would traverse north east at the boundary of the site, creating a link with footpath UF11 as part of the Oundle Circular Route. These measures would increase access to greenspace for current residents of the Parish as well as new residents.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ High</p>	<p>Significant Positive</p>
<p>SA6: Protect and enhance sites, features and areas of historical, archaeological, architectural importance.</p>	<p>Development of the site is not likely to impinge upon, or protect and enhance, listed buildings and scheduled monuments within Oundle, hence a neutral effect has been recorded for this SA objective.</p>	<p>No</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Neutral</p>
<p>SA7: To maintain or improve the Parish's dark night skies. (accessibility and greenhouse gas emissions are addressed in other SA Objectives below)</p>	<p>The majority of the site at present experiences relatively low light pollution of 1 - 2 NanoWatts/cm2/sr, however, a small proportion of the site, that closest to Biggin Grange Farm, experiences levels of light pollution which are lower still at 0.5 - 1 NanoWatts/cm2/sr. Development of this site could therefore have a significant negative impact on the Parish's dark night skies. Whilst the site does not experience any noise pollution as a result of proximity to an A road, it should be noted that construction may cause short term, localised noise and vibration effects, whereas the community event aspect of the site may result in long term, sporadic noise pollution on both existing and new residents. As outlined in the Neighbourhood Plan, the effects of this should be assessed and, where necessary, monitored.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>

SA8: Reduce the emissions of greenhouse gases and impact of climate change (adaptation).	The introduction of new residents could introduce additional greenhouse gas emissions from transport as there is an existing over reliance on petrol or diesel-fuelled private cars as the main mode of transport in this area. The proximity of the site to existing community facilities and assets will help to minimise new residents' reliance on petrol or diesel fuelled private cars and advances in technology and take up of electric vehicles could also help to minimise negative effects with regards to this SA Objective.	No	Direct	Long	Permanent/ Reversible	Local/ Medium	Minor Negative
SA9: To mitigate climate change by minimising carbon-based energy usage by increasing energy efficiency.	No reference has been made in the Neighbourhood Plan to tackling climate change nor mitigating its effects. However, Policy 9 Sustainable Buildings of the North Northamptonshire Joint Core Strategy requires developments to incorporate measures to ensure high standards of resource and energy efficiency and reduction in carbon emissions. A neutral effect is therefore recorded.	No	N/A	N/A	N/A	N/A	Neutral
SA10: Reduce the impact of flooding and avoid additional risk	The site does not sit within a flood zone at present. Its development may however have the potential to exacerbate surface water flooding through development of a greenfield site into a site with increased hardstanding.	Yes	Direct	Long	Permanent/ Irreversible	Local/ Medium	Minor Negative
SA11: Ensure the efficient use of land and maintain the resource of productive soil.	This is a greenfield site, and according to the ALC Grading system, is recognised as Grade 3 agricultural land. To develop this site would therefore work against the SA objective as it would see development of some of the Parish's best and most versatile land and result in the irreversible loss of a natural capital asset which provides ecosystem services. In addition, this site falls within the Sand and Gravel Safeguarding Zone included in the Northamptonshire Adopted 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.	No	Direct	Long	Permanent/ Irreversible	Local/ Low	Significant Negative

<p>SA12: Improve overall levels of physical, mental and social well-being, and reduce disparities between different groups and different areas.</p>	<p>The site is within an LSOA which has a Health and Disability Deprivation Index of 9, where 1 is the most deprived and 10 the least deprived. The Parish has only one GP surgery, and as such, development of this site would have the potential to increase pressure on this facility. However, numerous policies within the Neighbourhood Plan seek to ensure adequate provision of community, recreation and sporting facilities. As the site is partially intended for community open space which would serve both festival event purposes as well as the residents of the site, and its development should see footpath UF10 upgraded and a new footpath created which would create a link with footpath UF11 as part of the Oundle Circular Route, its development would support recreational facilities and the opportunity to improve access to greenspace with associated positive mental and physical outcomes.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>
<p>SA13: Value and nurture a sense of belonging in a cohesive community whilst respecting diversity.</p>	<p>As outlined in the Neighbourhood Plan, development of the site would offer an opportunity to deliver a venue which would host festivals, other leisure, recreational and sporting activities for the benefit of the community and boost tourism. Its development would see associated enhancement of infrastructure on the site, including the provision of utilities and car parking. Vehicular access arrangements should be made in order to minimise the effects of festival traffic on prospective residents, and traffic management measures implemented. Development of the site, in addition to promoting local infrastructure, would have the potential to also provide employment opportunities, the majority of which may comprise part-time positions. Provision of space to hold community events and festivals should support sense of belonging and community cohesion.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ High</p>	<p>Significant Positive</p>
<p>SA14: Ensure that new housing provided meets the needs of the area, provide affordable and decent housing for all.</p>	<p>Development of the site should see provision of up 130 dwellings which may comprise low density housing with larger gardens. In line with policy O.17 of the Neighbourhood Plan and Policy 30 of the Joint Core Strategy, development of the site should deliver 40% affordable housing (52 units), which would support one of the baseline issues identified. Development of the site would provide a high number of affordable units, some of which could potentially be for older people and small households and could therefore result in a significant positive effect.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Low</p>	<p>Significant Positive</p>

<p>SA15: To create healthy, clean and pleasant environments for people to enjoy living, working and recreating in and to protect and enhance residential amenity.</p>	<p>Relatively close proximity of the site to existing facilities should ensure access for residents. It should however be noted that pedestrian access to these facilities may be limited for an ageing population. The Church of England Primary School is reaching full capacity. However, as outlined above under SA1, although some family accommodation may be provided within new developments it is unlikely to form all of the dwellings built. With Policy O.26 Developer Contributions included within the NP it is considered that an overall minor positive effect could occur in relation to this SA objective.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Low</p>	<p>Minor Positive</p>
<p>SA16: To improve accessibility and transport links to key services, facilities and employment areas and enhance access to the natural environment and recreation opportunities.</p>	<p>As Policy O.26 of the Neighbourhood Plan requires, developer contributions will be sought to a level which adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Dependent on the contribution required as a result of development of this site, the SA objective may be supported with minor positive effect through developer assistance in the delivery of transport and parking provision, including cycle and school bus parking. Employment opportunities arising from the development of the festival site may help to provide more local employment opportunities.</p>	<p>No</p>	<p>Direct</p>	<p>Long</p>	<p>Permanent/ Reversible</p>	<p>Local/ Medium</p>	<p>Minor Positive</p>
<p>SA17: Maintain or improve the quality of ground and surface water resources and minimise the demand for water.</p>	<p>The site is within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. The site is within ~200m of Lyveden Brook, which feeds into the River Nene. These watercourses could potentially be adversely affected by pollution events which may occur during the construction phase.</p>	<p>Yes</p>	<p>Direct</p>	<p>Short</p>	<p>Permanent/ Irreversible</p>	<p>Local/ Medium</p>	<p>Significant Negative</p>

Mitigation

SA4: Ecological assessment would be required in order to establish which habitats are on the site and identify measures to improve biodiversity on site through development. The hedges which run along the borders of the site should be retained and reinforced in order to preserve habitat connectivity.

SA7: Recommended that the policy is amended to include noise assessment as a requirement. As outlined in the Neighbourhood Plan supporting text, the effects of the use of part of this site for community events / festivals should be assessed and, where necessary, monitored.

SA8: The NP policies should encourage new developments to incorporate electric vehicle charging infrastructure and adequate space within new residential properties to store bicycles. The NP should also encourage adequate bicycle parking within the town centre and at public /community facilities and buildings.

SA10: Site flood risk assessment should be required as a part of the development control process, and mitigation put in place to manage drainage on site.

SA11: Agricultural land assessment could be undertaken to ascertain whether it is the best and most versatile agricultural land. Development of high quality agricultural land will need to demonstrate that it is for exceptional circumstances. Development should comply with Policies 28 and 30 of the Northamptonshire Minerals and Waste Local Plan 2011-2031. These seek to ensure that new built development should utilise the efficient use of resources in both its construction and its operation, for example, through minimising the use of primary aggregates and encouraging the use of building materials made from secondary and recycled materials, and that new development adjacent or in close proximity to committed or allocated minerals or waste related development should only be permitted where it can be demonstrated that it would not adversely affect the continued operation of the facility or prevent or prejudice the use of the site.

SA17: Pollution events which have the potential to arise during the construction phase should be avoided and, if necessary, suitable mitigation be put in place to avoid degradation of water quality through standard pollution prevention practices. Regarding the potential pollution of aquifers, reference ought to be made to the Environment Agency's Guidance, 'Protect groundwater and prevent groundwater pollution'.

Enhancements

SA9: The NP could encourage sustainable design to be incorporated into developments. The inclusion of renewable or low carbon energy generation on site should be considered.

Summary

The development of this site could result in significant negative effects on SA7 (light pollution), SA11 (efficient use of land) and SA17 (water). Potentially significant negative effects in relation to water pollution could combine with negative effects of other allocation sites and result in a potentially significant negative cumulative effect. Minor negative effects predicted in relation to biodiversity / green infrastructure (SA4) and flood risk (SA10) could also combine with the effects of other allocation sites within this option to result in potentially negative cumulative effects.

An uncertain effect is identified in relation to SA3 (landscape). Development of the site would include the provision of 5.5ha of open space which could be used for community / public events. As outlined in the Neighbourhood Plan, measures should be implemented to minimise the effects of events on adjoining residential areas. This should include provision of high quality landscaping to reduce the visual impact of the development on the open countryside and screen the community space from adjoining housing. The design of the development would need to adhere to the North Northamptonshire Core Strategy policies 2 Historic Environment, 3 Landscape character, 8 Place Shaping Principles, as well as Oundle NP policy O.6 Achieving High Quality Design which should ensure that the development supports the area's unique natural, cultural and built environment. It is unclear at present what the festival site aspect of the development would comprise, and therefore what impact the development would have on the Parish and this SA objective as a whole and therefore an uncertain effect is identified for SA3.

Development could have a significant negative impact on the Parish's dark night skies but this should be possible to mitigate through design. Whilst the site does not currently experience any noise pollution as a result of proximity to an A road, the community events aspect of the site may result in long term, sporadic noise pollution on both existing and new residents. As outlined in the Neighbourhood Plan, the effects of this should be assessed and, where necessary, monitored.

This is a greenfield site and, according to the ALC Grading system, is recognised as Grade 3 agricultural land. Development would result in the irreversible loss of some of the Parish's best and most versatile land and result in the irreversible loss of a natural capital asset which provides ecosystem services. In addition, this site falls within the Sand and Gravel Safeguarding Zone included in the Northamptonshire Adopted 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 within a surface water drinking water safeguard zone. Pollution events which may occur as a result of development of the land could have the potential to negatively affect both the quality of surface water which is already recognised as being at risk of failing the drinking water protection objectives, and of Oundle's underlying aquifers through point source pollution. The site is within ~200m of Lyveden Brook, which feeds into the River Nene. These watercourses could potentially be adversely affected by pollution events which may occur during the construction phase. It should be possible to avoid water pollution - see mitigation proposed.

Significant positive effects have been identified in relation to SA5 (access to greenspace), SA13 (community cohesion) and SA14 (housing delivery). Although it would result in the loss of a greenfield site, it is not currently publicly accessible. Development of the site would see footpath UF10 upgraded and a new footpath created which would traverse north east at the boundary of the site, creating a link with footpath UF11 as part of the Oundle Circular Route. These measures would increase access to greenspace for current residents of the Parish as well as new residents.

As outlined in the Neighbourhood Plan, development of the site would offer an opportunity to deliver a venue which would host events/festivals, other leisure, recreational and sporting activities for the benefit of the community and boost tourism. Its development would see associated enhancement of infrastructure on the site, including the provision of utilities and car parking. Vehicular access arrangements should be made in order to minimise the effects of festival traffic on prospective residents, and traffic management measures implemented. Development of the site, in addition to promoting local infrastructure, would have the potential to also provide employment opportunities, the majority of which may comprise part-time positions. Provision of space to hold community events and festivals should support sense of belonging and community cohesion. Development of the site should see provision of up to 130 dwellings which may comprise low density housing with larger gardens. Development of the site should deliver 40% affordable housing (52 units), some of which could potentially be for older people and small households and could therefore result in a significant positive effect.

Site Name (All)

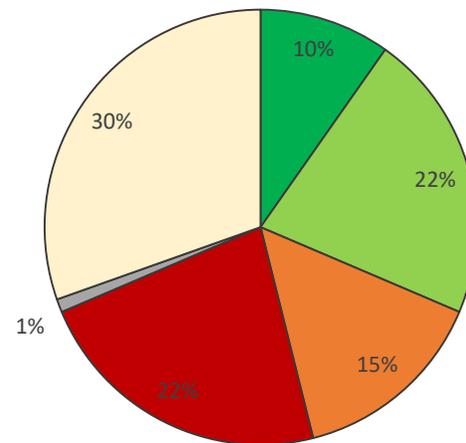
Values

Significant Positive	10
Minor Positive	22
Minor Negative	15
Significant Negative	23
Uncertain	1
Neutral	31

Site Name

Significant Positive Minor Positive Minor Negative Significant Negative Uncertain Neutral

(All)



Values

- Significant Positive
- Minor Positive
- Minor Negative
- Significant Negative
- Uncertain
- Neutral