

DC / Oundle NPWP Housing Group Template

Criteria	Reason	Outcome	
1.1 Physical constraints	NPPF, local plan	The site has no obvious physical constraints	✓
		The site has significant constraints that can be overcome	X
		The site cannot be developed due to obvious physical constraints	XX
1.2 Ease of utility provision	NPPF, local plan	Very easy to service (SHLAA rating 5)	✓
		Easy or average to service (SHLAA rating 2-4)	-
		Hard to service (SHLAA rating 1)	X
1.3 Existing use	NPPF, local plan	Site is vacant	✓
		Site is occupied, albeit site clearance will not be necessary	-
		Site is occupied and site clearance will be necessary	X
1.4 Accessibility	NPPF, local plan, NCC	Vehicular access currently exists to adoptable standards	✓
		Vehicular access to adoptable standards can be realistically created	X
		Site is disconnected from highway network and access is not possible	XX
1.5 Reasonable prospect of availability over plan period	NPPF, local plan	The site is being promoted through the NP process	✓
		Ownership unknown	-
		Multiple ownership or complex ownership issues	X
		Site not available, either through landowners unwillingness to put it forward for the NP process or due to long term leases	XX
1.6 Viability / achievability	NPPF	To be assessed during the qualitative assessment stage	?

Economic			
2.1 Loss or gain of employment or business		Development of the site will likely present a net gain in employment or BI	✓
		Development will have no impact on employment or BI	-
		Development will result in the net loss of employment or BI	X
2.2 Mineral extraction		The site is located outside land allocated for mineral extraction	-
		The site is located either partially or fully in an area safeguarded for mineral extraction in the NCC Minerals Local Plan	X
		The site is on land used for mineral extraction	XX
2.3 The ability to directly support Oundle Town Centre		The site will likely encourage the majority of residents to undertake pedestrian trips to Oundle Town Centre on a regular basis through proximity and linkages	✓
		The site will provide satisfactory access to the town centre for residents, via either footpaths or public transport	-
		The site is disconnected from the town centre and will likely encourage the development of a disconnected suburb	X
2.4 The ability to support other economic initiatives such as tourism		The site has the potential to deliver or enhance on-site infrastructure to encourage the promotion of tourism or other economic activity in and around the town	✓
		The site will have no impact on economic development initiatives	-
		The site will result in the loss of economic development or access to tourist facilities	X
Social			
3.1 The ability to meet housing needs		By virtue of scale, the site is capable of delivering a varied mix of tenure, size and house type	✓
		By virtue of other means, the site can realistically deliver a varied mix of tenure, size and house type	-
		The site will likely only deliver a narrow range of house type and limited or no affordable	X
3.2 Accessibility to shops and services		The site offers easy and safe pedestrian access to local shops and services (within 400m)	✓
		The site offers pedestrian access to shops and services, albeit with either barriers or at a greater distance than 400m	-
3.3 Proximity to public transport		The site is well connected to public transport links (bus stop within 400m of centre of site)	✓
		The site is of a scale where enhanced public transport services can either be brought past or through the site	-
		The site is not in close proximity to public transport nor is it likely to be through rerouting	X
3.4 The ability to promote walking and cycling		The site is well linked to both a network of footpaths and cycleways	✓
		The site has the ability to create additional footpath and cycleway linkages	-
		Additional footpath and cycleway linkages in and out of the site will not be possible	X
3.5 Recreational facilities		The site will likely to either provide introduce a new community facility or facilities or enhance an existing recreational facility or facilities	✓
		The site will not result in a loss or gain of recreational facilities	-
		The site will result in a net loss of recreational facilities	X
3.6 Community facilities		The site will either introduce a new community facility or facilities or strengthen the role of existing community facility or facilities	✓
		The site will not result in any impact, positive or negative, on the provision of community facilities	-
		The site will result in the net loss of community facilities	X
3.7 'Bad Neighbour'		The site is more than 400m from a major source of noise or odour	✓

uses		The site is less than 500m but more than 400m from a major source of noise or odour	-
		The site is less than 100m from a major source of noise or odour	X
3.8 Existing residential amenity		Development of the site will have no impact on existing residential amenity	-
		Development of the site will impact on existing residential amenity by way of traffic or other impacts	X
3.9 The ability to strengthen linkages with other rural settlements		Development of the site will help strengthen linkages with the rural area, through enhanced travel networks or bringing services closer to the hinterland of Oundle	✓
		Development of the site will have no impact on the rural network	-
Environmental			
4.1 Effects on designated sites or habitats		Have no effect on any designated site or known protected species. While there may be constraints, it should be possible to mitigate as part of the development proposal	-
		Constraints identified, but it should be possible to mitigate (impact on CWS and PWS only)	X
		Constraints identified, although it may be possible to mitigate (impact on CWS and PWS only)	X
		Significant constraints identified and it is unlikely to be possible to mitigate these	XX
4.2 Heritage Assets		Development would enhance an existing heritage asset	✓
		Development would have no effect on any asset or no such asset identified	-
		Constraints identified, although mitigation would be possible	X
		Development would have a significant detrimental effect upon a heritage asset and mitigation would be unlikely or impossible	XX
4.3 Traffic impact on existing 'pinchpoints' in the town		The development would not likely carry the majority of traffic to and from the site through existing pinchpoints in the town or create a new pinchpoint	-
		The only access or the primary access to the site from the wider highway network would likely draw traffic through an existing pinchpoint or create one	X
4.4 Built form and settlement pattern		The site is within the existing built up area as defined by the settlement boundary	✓
		The site is entirely bordered on 2 sides by existing built development	-
		The site is bordered on 1 side by existing built development	X
		The site is entirely outside the defined settlement boundary and detached from existing built development	XX
4.5 Ground water sources		The site is not located on a 'major high' permeable strata	-
		The site is located on a 'major high' permeable strata	X
4.6 Flooding and water management		The whole of the site is outside a designated flood zone	✓
		The site is located partly or entirely within Flood Zones 1 or 2 or is likely to be effected (adjacent to) Flood Zone 3	X
		The site is located within Flood Zone 3	XX
4.7 Land stability		There are no known land stability issues in the area	-
		There are known land stability issues in the area	X
4.8 Agricultural value of the land		The site does not contain any agricultural land	✓
		Part of the site contains agricultural land	-
		The site is entirely agricultural land	X
4.9 Previously developed land		The site is entirely brownfield land	✓
		The site contains 50% or more brownfield land	-
		The site is less than 50% brownfield land or entirely greenfield land	X
4.10 Impact on the open countryside		The site is entirely within the urban area	✓
		The site will not have any impact, either physical or visual, on the rural setting of Oundle	-
		The site will likely introduce an urbanising level of development to the semi-rural edge of Oundle	X
4.11 Other known positives			✓
			-
			X
4.12 Other known negatives			✓
			-
			X