OUNDLE NEIGHBOURHOOD PLAN
2011 - 2031

Regulation 14
Consultation Draft
(October 2017)

Oundle Town Council

Oundle Neighbourhood Plan Group

Oundle Neighbourhood Plan
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i. **How this Plan is Organised**

This plan is divided into eight sections:

**Section 1: Introduction**

This section provides an overview of what neighbourhood plans are about, where the plan boundary lies, a brief synopsis of the consultation undertaken and evidence base and an explanation on how the plan must contribute toward sustainable development and meet EU environmental and habitats regulations.

**Section 2: About Oundle**

This section provides a portrait of the Parish describing its location, brief history, key features and some background facts and figures.

**Section 3: Key Issues and a Vision for Oundle**

This section briefly sets out the process undertaken through the Oundle 2020 project evolving into the Neighbourhood Plan working group and the issues which have been raised through community consultation.

**Section 4: Vision & Objectives**

This section sets out the overall vision and objectives for development.

**Section 5: Future Vision for Oundle and Key Policies Plan**

This section provides the key polices illustrated graphically via a spatial plan.

**Section 6: Neighbourhood Plan Policy Areas**

This section sets out the policies that have been developed to support the overall vision and objectives of the Plan.

**Section 7: Plan Delivery & Implementation**

This section outlines how the plan will be delivered over the plan period.

**Section 8: Monitoring and Review**

This section outlines the monitoring and review mechanism for the plan.
1.0 Introduction

1.1 What is a Neighbourhood Plan?

The process to develop the Neighbourhood Plan has been inclusive and transparent with ongoing communication with the town. A Working Party, a subsidiary group of Oundle Town Council, predominantly comprising members of the local residential and business community and the local planning authority. The group work under the banner of Oundle 2020 and was created to develop a plan to safeguard the future of the town.

Neighbourhood Plans were introduced in 2011 through the Localism Act which became law in 2012. Their intention was to allow for local communities to have a greater say in how their areas developed through the provision of a local spatial plan which would be adopted as part of the Local Development Plan. These plans must be in line with higher level planning policy which means that they must conform to European Union regulations on Environmental and Habitats conservation, the National Planning Policy Framework (NPPF) and the Local Development Plan. In the case of Oundle this is made up of

- North Northamptonshire Joint Core Strategy 2011-31 (Local Plan Part 1); and
- Retained policies from the Rural North, Oundle and Thrapston Plan adopted July 2011. (Local Plan Part 2).

Neighbourhood Plans do not cover minerals and waste issues as these are addressed through the separate Northamptonshire Minerals and Waste Local Plan.

Neighbourhood Plans cannot include strategic issues; i.e. matters that would have implications beyond the immediate locality (Oundle Parish).

The new Joint Core Strategy (adopted in July 2016) identifies a minimum housing target for Oundle of 645 dwellings to be delivered over the Plan period, 2011-2031 (Policy 29/Table 5). The Localism Act and Neighbourhood Planning regulations allow for additional development to be allocated within lower tier plans; (over and above the JCS requirement), but requires that the minimum growth to provide for the needs of the local community as identified through the Strategic Housing Market Assessment evidence (and incorporated into JCS Policy 29/Table 5) be accommodated. This plan sets out to do this and while planning applications are still determined by East Northamptonshire Council on their individual merits the Neighbourhood Plan, when “made” (adopted) will form part of the statutory Development Plan and as such decisions should be made in accordance with the plan ‘unless material considerations indicate otherwise’.1

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1 Planning and Compensation Act 1991 s54A
Neighbourhood Plans, therefore, provide local people the opportunity to shape where future housing and other development should be located and how their communities will grow in the future.

1.2 Oundle Neighbourhood Plan Boundary

The boundary for the Neighbourhood Plan area includes the whole of the Parish of Oundle (Figure 1). The Parish Boundaries were established in the last ENC Boundary Review in 2013 and it covers an area of approximately 900ha and includes the whole urban area. It closely follows the boundary of the River Nene to the East and South but does not encompass Oundle Marina or Barnwell Country Park (situated within Barnwell Parish). The Parish extends to the West just beyond Oundle Wood and incorporates Park Wood to the North. The Town Council chose the Parish boundary area so that any policies which were developed and had influence outside of the confines of the existing urban area could be implemented and have weight within the plan.

Figure 1

1.3 Evidence Base, Community Engagement and Consultation

The policies and proposals in this Neighbourhood Plan are supported by evidence which has partly been based on that used to underpin the North Northamptonshire Joint Core Strategy, partly existing information available from East Northamptonshire Council and other agencies and partly from local sources that are already published or bespoke commissioned studies.

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The plan also has taken account of the views expressed by the local community including residents, community groups, local businesses, land owners and other stakeholders.

Consultation included a launch event, a survey on issues, engagement and views from teenagers through the middle school, public events and presentations, newsletter feedback and focus group workshops. The Neighbourhood Plan Working Group has also worked closely with and consulted landowners and land agents in developing the Plan’s approach to housing land allocation. A wide range of other stakeholders have also been consulted during the process of producing the Neighbourhood Plan including the District Council, Anglian Water and other utility companies, environmental bodies, schools and sports associations.

<table>
<thead>
<tr>
<th>Community Engagement Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Activity</strong></td>
</tr>
<tr>
<td>Launch Event</td>
</tr>
<tr>
<td>Issues Questionnaire</td>
</tr>
</tbody>
</table>

There is a large amount of background information which the Working Group has referred to and used whilst producing the plan and this ‘evidence base’ is listed in an associated document and available on the Town Council’s Neighbourhood Plan web page: [http://www.oundle.gov.uk/neighbourhood-plan.html](http://www.oundle.gov.uk/neighbourhood-plan.html) Equally a significant amount of information has been compiled through the consultation and community engagement exercises which have been undertaken and that have been used to inform the development of the plan. This information has been summarised within a separate Consultation Statement and is also available on the Council’s website.

1.4 Sustainability Development, Environmental Assessment and Habitat Regulations
Assessment

Neighbourhood Plans are required to contribute towards the achievement of sustainable development. Sustainability Appraisal (SA) is a process which examines not just the environmental effects of a plan but also the wider social and economic implications and whether these are balanced. Whilst SA is not required for Neighbourhood Plans, when allocating land for development the assessment of sites is necessary to ensure that they are the most sustainable proposals to deliver the requirements of the plan. An assessment of all the suitable housing sites was therefore undertaken and this is summarised in the Housing Allocation Report which has been submitted with the plan and is available on the Council’s website with the other evidence base.

Neighbourhood Plans must also be compatible with EU regulations, as stated above. A Strategic Environmental Assessment (SEA) enables the environmental implications of a plan to be taken into consideration before decisions are made or policies are adopted. However, a full SEA is only required where the effects on the environment are judged to be ‘significant’, although screening for SEA must be undertaken as part of the Plan preparation process. A Neighbourhood Plan may also have impacts on designated European sites recognised under the EU Habitats Directive which includes Special Protection Areas (SPA) and a Habitats Regulations Assessment (HRA) may be required. Oundle is located approximately 6.5km (at its nearest point; Thorpe Waterville) from the Upper Nene Valley Gravel Pits SPA which protects wintering birds. The Plan area lies outside the 3km and 4km buffer zones, although consultation is still required with the statutory agencies to determine whether any potential significant impact is likely to occur. A screening report in respect of SEA and HRA were submitted to East Northamptonshire Council alongside a draft of the plan for them to consult the statutory agencies and determine whether a full SEA or HRA needed to be undertaken. East Northamptonshire Council has subsequently issued its opinion that full SEA and HRA assessments are not required for the Plan.

2.0 About Oundle
2.1 Location and History

Oundle is an historic market town located towards the northern edge of East Northamptonshire, less than six miles from Thrapston to the south and approximately 12 miles from the centre of Peterborough to the north east. Oundle is connected to Thrapston (A14) and Peterborough (A1) via the A605, which runs along the line of the former railway to the east of Oundle. The town lies on the rising ground above the River Nene, most of the town being between eight to twelve metres above river level. Most of the town is relatively flat however at certain points towards the south travelling towards the river the difference in levels becomes obvious.
The Parish of Oundle covers approximately 900ha of land including the town, Oundle Golf Club and Oundle Wood to the West, Park Wood to the North and an area of land to the East of the A605 which is bounded by the River Nene. Oundle Marina is located just to the South of the Parish boundary adjacent to Barnwell Country Park (Barnwell Parish) and the vacant Riverside Hotel and Laxton Drive development on the roundabout of the A605 are similarly situated outside the Parish; within the Ashton Parish. The location in context within East Northamptonshire is provided in Figure 2.

The town is home to approximately 6,000 inhabitants (2011 Census – 5735; 2015 population estimate – 5901) and acts as a rural service centre for several of the smaller villages in the surrounding area, relying on the town for shopping and a range of services. Oundle town centre is compact and provides a good range of facilities.

Oundle has been settled since the Iron Age and was originally a trading place and market for local farmers and craftsmen. It is the death place of St Wilfrid in 709 AD where he had consecrated a church as well as being the location of one of his monasteries. The current St Peter’s Church occupies the same site as St Wilfrid's original church. Saint Cetta or Cett, a 7th-century saint, is the Patron Saint of Oundle and he was buried in the monastery at Oundle, around 1000 AD and a chapel was built in the 11th century to commemorate him. The presence of this shrine and the market charter explain much of the growth of Oundle in the 12th century.

Oundle has had a grammar school since at least 1465, at which Sir William Laxton (Lord Mayor of London) was educated. He founded Laxton Grammar School in 1556, administered by the Worshipful Company of Grocers, from which Oundle School evolved.
2.2 Population and Demographics\(^2\)

The total population of Oundle increased by 7.2% between 2001 and 2011 making the population at the last census 5,735. This compares with an increase of 13.3% for East Northamptonshire as a whole and 11.4% for England and Wales.

The age profile of Oundle is significantly skewed from the District average and that for the UK in general. Figure 2 shows that Oundle has over double the number of 15-19 year olds and a significantly higher number of 10 to 14 year olds, due to the term time boarders at Oundle School, than the District average. The census identifies that 905 people are living in communal establishments and without these boarders the population profile would be much closer to a normal distribution. However, there are consequently lower than average percentages in all the working age five year divisions.

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\(^2\) Census 2011

Key statistics – District & Parish Level Oundle Produced by East Northamptonshire Council

up to and including 65-69 year olds. Beyond this the age profile exhibits a slightly larger aging population than the District and compared to the UK.

Table 1

<table>
<thead>
<tr>
<th>Age Profile (2011)</th>
<th>Oundle</th>
<th>East Northants</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-4</td>
<td>3.7%</td>
<td>4.0%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>5.6%</td>
<td>5.1%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>6.8%</td>
<td>6.8%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>6.5%</td>
<td>5.5%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>4.8%</td>
<td>6.8%</td>
</tr>
<tr>
<td>25 to 29</td>
<td>3.3%</td>
<td>6.8%</td>
</tr>
<tr>
<td>30 to 34</td>
<td>5.3%</td>
<td>7.7%</td>
</tr>
<tr>
<td>35 to 39</td>
<td>4.3%</td>
<td>6.8%</td>
</tr>
<tr>
<td>40 to 44</td>
<td>5.5%</td>
<td>7.7%</td>
</tr>
<tr>
<td>45 to 49</td>
<td>6.7%</td>
<td>6.8%</td>
</tr>
<tr>
<td>50 to 54</td>
<td>6.3%</td>
<td>7.7%</td>
</tr>
<tr>
<td>55 to 59</td>
<td>6.1%</td>
<td>10.0%</td>
</tr>
<tr>
<td>60 to 64</td>
<td>6.2%</td>
<td>10.0%</td>
</tr>
<tr>
<td>65 to 69</td>
<td>3.3%</td>
<td>7.7%</td>
</tr>
<tr>
<td>70 to 74</td>
<td>3.9%</td>
<td>7.7%</td>
</tr>
<tr>
<td>75 to 79</td>
<td>7.3%</td>
<td>7.7%</td>
</tr>
<tr>
<td>80 to 84</td>
<td>2.3%</td>
<td>7.7%</td>
</tr>
<tr>
<td>85 and over</td>
<td>2.3%</td>
<td>7.7%</td>
</tr>
</tbody>
</table>

While the population of Oundle has not grown as quickly as other towns in Northamptonshire or the District over the last census period the growth has not been insignificant and is in line with national population trends. The town’s age profile suggests that a higher than average teenage population needs to be accommodated and served by local facilities together with and increasingly aged number of inhabitants. The population increase in those aged 65 and over was 2.6% between 2001 and 2011 in comparison to 1.9% for the District. (See Table 2).

Table 2

<table>
<thead>
<tr>
<th>Age Profile (2001 v 2011)</th>
<th>Age 0-14</th>
<th>Age 15-64</th>
<th>Age 65+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oundle 2001</td>
<td>19.5%</td>
<td>65.3%</td>
<td>13.0%</td>
</tr>
<tr>
<td>East Northants 2001</td>
<td>15.7%</td>
<td>63.1%</td>
<td>21.2%</td>
</tr>
<tr>
<td>Oundle 2011</td>
<td>18.6%</td>
<td>63.1%</td>
<td>14.2%</td>
</tr>
<tr>
<td>East Northants 2011</td>
<td>18.3%</td>
<td>64.8%</td>
<td>17.3%</td>
</tr>
</tbody>
</table>
2.3 Employment

Oundle is served by two main commercial areas. The first to be developed was around the Oundle Marina which is accessed from Barnwell Road and is approximately half a kilometre from the town centre. It lies across the River Nene and its floodplain from the main town and is in the Parish of Barnwell. The businesses located here have been associated with boat building since the founder of Fairline Boats’ created the marina and established the firm’s first factory in 1967. The second commercial area is Nene Valley Business Park which is located to the east of the town directly accessible from the A605. This employment area hosts a variety of different businesses including the headquarters of PGR Construction Group and a second production area for Fairline Boats which following administration and a buy-out in 2016 is now operating as Fairline Yachts. With the restructuring of Fairline Boats Oundle School is now the largest employer with over 700 employees operating from 100 building across the town. Other smaller commercial areas also exist along East Road and at the Wharf.

Oundle’s town centre also provides employment primarily in retail and service businesses with a mixture of national chains and independent stores creating a vibrant location for shopping, eating and meeting.

2.4 Education, Qualifications and Occupations

2.4.1 Oundle School

Oundle is synonymous with the Public School that was established by Sir William Laxton, Lord Mayor of London in 1556, through an endowment by the Worshipful Company of Grocers. This created a ‘Free Grammar School’ in Oundle, where he had been educated at the original Gild School founded in 1506.

The School’s buildings, date from the 17th to the 21st century, and are dispersed throughout the town. The School’s website comments that ‘this level of co-existence with the town gives the School a unique and distinctive character; pupils pass through the streets as they go to lessons, games or other activities and this instils in them an appreciation of being part of both a School and a local community.’

In 1876, the Grocers’ Company divided the School into two parts; Laxton Grammar School and Oundle School. In 2000, following a long period of integration, the Grocers’ Company formally united the two schools under the common name of Oundle School and retained the name of Laxton for the day House.

http://www.oundleschool.org.uk/About-Oundle
The school has completed a series of major capital developments in recent years including SciTec, the Cripps Library and the Adamson Centre for Modern Languages. It is now embarking on a major SciTec Campus development project. This will see a new Mathematics department constructed adjacent to SciTec, as well as a significant upgrade to the Design and Technology department within the Patrick Engineering Centre.

Oundle School is the third largest independent boarding and day school in England, and has 1400 pupils on it roll, 860 being full boarders who live at the school. Its continued success in attracting pupils to board and be educated within Oundle has had and will continue to have a significant impact on how the town operates and its reputation both nationally and internationally. The extensive land holdings and buildings that the school has, many dating from the 17th and 18th century, gives Oundle a unique ‘university town’ appearance and feel within a much smaller market town.

Also within the Corporation of Oundle School is Laxton Junior School, a day school located in East Road, Oundle for children aged 4 to 11.

### 2.4.2 State Schools

Oundle also has both Secondary (age 11-18) and Primary (aged 4-11) state schools. The town has recently moved from a three-tier education system to a two Tier one. Prince William School is a secondary school located on Herne Road with around 1,200 pupils and approximately 300 in the Sixth Form (Years 12 and 13). The school became a sponsored academy in 2015 becoming part of the EMLC Academy Trust.

Oundle Church of England Primary School is located west of Cotterstock Road to the north of the town and serves approximately 450 pupils between the ages of 4 and 11. The school merged in 2016 with Oundle and Kings Cliffe Middle School to form one primary school with the Kings Cliffe site being closed prior to this. Planning permission has been granted for housing on the site of the former Primary School in Milton Road.

### 2.4.3 Occupation and Qualifications

The top occupation listed by people in Oundle in the 2011 census are Professionals; 23.9% (national average 17.5%), Manager, Directors and Senior officials 14.7% (national average 10.9%) and Associated Professional and Technical 13.0% (national average 12.8%).
In terms of qualifications 37.5% of Oundle’s population has a degree or level 4 qualification or above. This compares to 24.2% for East Northamptonshire as a whole. Only 17.6% have no qualifications at all opposed to 22.3% for East Northamptonshire.

On average Oundle residents have higher levels of education and qualifications than those aggregated at county and national level and hold higher level employment positions which typically provide better average earnings. Oundle is therefore relatively affluent and has limited deprivation, the 2011 census indicates that 53% of all households in Oundle do not have any dimension of deprivation compared to 48% for East Northamptonshire and 42% for England.

2.5 Services and Facilities

Oundle is an historic Market Town providing a wide range of services for its residents, for neighbouring villages and for numerous visitors. The facilities and services are consistent with a settlement of its size and character and deliver, primarily, a convenience offer for local needs.

A range of public services including the Town Council offices and new community hub, Doctor’s Surgery, library and Police and Fire services are all co-located on Fletton Way off Glapthorn Road.

The town has two medium sized supermarkets: The Cooperative located in the town centre on St Osyths Lane and a Waitrose developed in 2013 towards the edge of the town on East Road. Other retailers and service providers in the town tend to be high quality independent traders including butchers, booksellers, gift shops, restaurants and florists. These are concentrated around Market Place and adjoining streets. The town also has two banks. A local market is held every Thursday in the town centre and there is a farmers’ market on the second Saturday of the month.

There are very few vacant shops within the town and the level of turnover of businesses is also very low.

The town hosts several festivals throughout the year including an international music festival, literary festival and food festival. The world conker championships are also held nearby. These together with the towns’ historic nature and pleasant environment attract a significant number of tourists as well as visitors related to the boarding school.

2.6 Travel Patterns

The 2011 Census records local car ownership in Oundle at 1.38 cars per household on average. Only 14.3% of households have no access to a car and over 40% have more than one car. This is in line with the average ownership recorded for East
Northamptonshire (1.48) but higher than the average for the East Midlands (1.24) and England (1.16). This high level of car ownership is partly explained by the rural location as the private car is the only realistic option for many longer journeys outside the town due to the limited public transport services.

The proportion of journeys to work on foot or by bicycle is higher than for the rest of East Northamptonshire, East Midlands and England as a whole according to the 2011 Census. This may be due to a significant proportion of the resident population also working in the local area. Approximately 20% of those living in the Oundle Parish who travel to work choose to walk to work which is above the walking mode share average of 11% for England.

Oundle is served by two bus routes (24 and X4) that operate throughout the week. These serve bus stops at various locations along the A427, including West Street, Market Place and North Street. Most bus stops have shelters and those near Market Place have real-time information displays. The X4 provides an hourly bus service that passes through Oundle and operates between Peterborough and Milton Keynes. The 24 route operates between Peterborough and Thrapston, serving Oundle on an hourly frequency.

Public transport usage is low with only 4% travelling to work using this mode almost half the regional average while two thirds of work journeys are by car, taxi or motorcycle.

2.7 Housing and Tenure Mix

Table 3 shows that home ownership in Oundle accounts for 67% of the housing tenure type within the Parish. This is higher than the average for England (63.3%) but lower than the District at 72.4%. The number of homes that are owned outright is higher than that of the District but is significantly lower for homes owned with a mortgage, almost 11% less. This possibly reflects the fact that there is a larger aged population over retirement age when it might be expected that mortgages have been paid off and a lower than average working age population who would be more likely to still have mortgages.
Table 4 clearly demonstrates that the main type of accommodation within Oundle is detached properties (44.7%), which is well above the average for the District and England. Semi-detached properties represent approximately one quarter of the housing type stock while terraced housing provides another fifth. The percentage of flats within the town (6.2%) is consistent with the District average, however this is significantly lower than the national picture, and may restrict choice for those seeking to downsize to 1 and 2 bedroom properties and thereby limiting the turnover of larger properties by ‘empty nester’ who wish to remain in the town.

2.8 Environment and Landscape Character

Oundle town is surrounded by two Environmental Character areas; To the east is the Lower Nene (Aldwincle to Wansford) area and to the West the Rockingham Forest.

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4 Northamptonshire Environmental Character and Green Infrastructure Suite
http://www.rnpenvironmentalcharacter.org.uk/

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area. The Lower Nene is characterised by the progressively meandering course of the River Nene swollen by an increasing number of tributaries leading to some extensive flat floodplain landscapes on either side of the river. Agricultural land use is a mixture of arable and pasture. To the West is the Rockingham Forest area which is one of the most well-known and celebrated landscapes in the County. It takes its name from the royal hunting forest that existing across the area from the 11th to 19th Centuries. Today the forest is only a fragment of a much larger area which extended from Northampton to Stamford. One of the key issues for the area is preservation of the remaining forest and woodland areas from further loss or degradation.

Oundle is approximately 6km north of the Upper Nene Valley Gravel Pits SPA/Ramsar site which is characterised by reclaimed gravel pit workings and provides a wetland habitat for wintering birds. In 2012 the Government established 12 Nature Improvement Areas (NIAs), of which the Nene Valley was one. This area extends beyond the boundary of the SPA and includes Oundle reaching as far as Peterborough. The Nene Valley NIA Partnership was formed by its stakeholders to enable a strategic and joined up approach to tackling the issues associated with the pressures of growth impacting on the sensitive ecosystems in the Nene Valley. Oundle and Park Woods are both designated as ancient woodland. The nearest Sites of Special Scientific Interest (SSSI) are located outside of the Parish at Ashton Wold to the east and Glapthorn Cow Pasture to the North West.

3.0 Key Issues and a Vision for Oundle

3.1 Oundle 2020

In 2010, Oundle Town Council initiated the concept of Oundle 2020 to provide a positive vision for the future of the town; a framework for related town council activities and to ensure that Oundle could deal with expected future growth. This project has been led by local residents and evolved into the Neighbourhood Plan Working Group collaborating closely with Oundle Town Council. In 2011 the group was selected in wave 3 as a front runner for neighbourhood planning by the Department for Communities and Local Government and received funding to develop its proposals. The Working Group established a series of focus groups examining different issues affecting the town and consultation has taken place with the community and stakeholders to determine the key issues affecting the town.

3.2 Key Issues

From initial consultation in 2011 the community perceive Oundle as a friendly, safe and good place to live. While there is a preference for limiting future development
there is an acknowledgement that the town has certain issues that could be tackled. The relief of traffic congestion and parking problems (specifically on-street), enhancement of leisure and recreational facilities, provision of a wider range of shops and more events were all seen as areas which could improve Oundle.

Results from the 2014 consultation indicated that respondees also considered that improved medical facilities together with better provision for young people, improved access to and use of school facilities and protection of open spaces were also key issues for the plan to address. They also indicated that the pattern of development to accommodate future growth should not be large scale development but smaller sites dispersed around the town within a 1 mile radius to maintain a compact and walkable community.

4.0 Vision Statement and Core Objectives

4.1 Vision and Objectives:

Our vision is that Oundle remains a stunningly beautiful, thriving market town renowned for being a fantastic place to live and to work and a joy to visit.

To achieve this the Vision will be realised in the following ways:
An active, inclusive community in which:
- everyone can live an active healthy lifestyle and receive the encouragement and support required to do so - everyone has access to services and facilities for leisure, recreation, education, health and other needs for a secure and good quality day to day life
- the town is linked to nearby villages and parishes who feel welcomed into Oundle and who participate fully in the life of the town, making many Oundle based organisations viable and successful

A safe and distinctive environment including:
- the town’s historic character enhanced and accessible to experience and enjoy
- a clean and pleasant town centre that is accessible and safe for all
- a high quality and environmentally sustainable design for all developments
- improved links within the town and to surrounding villages and countryside
- accessible green space and open areas that enhance the character of the town and support informal outdoor leisure
- enable flood risk reduction, contribute to wildlife conservation and help reduce the use of cars within the town

A thriving market town with:
- a clear sense of place based on its historic character, the market place, and its links to the river and surrounding countryside
- a successful and dynamic town centre with regular market days, supported by other businesses, providing employment for the community
- events and festivals that residents value and that bring in visitors - a strong commitment to environmentally sound practices

Well run:
- the Neighbourhood Plan is the statutory land use and development plan for the Parish of Oundle.
- it will be delivered in partnership with residents and other stakeholders.
- additional services required to realise the benefits of the Neighbourhood Plan will be in place

Development positively planned with:
- housing that contributes to ENC plans and enhances the overall character of the town
- access and transport that enables the town centre and other businesses to thrive
- the opportunity to enhance the viability of existing businesses and enable growth and new business investment
- health, education and leisure facilities that are accessible to all without undue reliance on cars, as the population using them grows and changes character
- so the town centre and other facilities that can be enjoyed and experienced without excessive noise and impact from traffic and vehicles: a sense of being designed for people

Objectives
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**Community (Community/Town Centre/Education)**
To ensure adequate provision of community, recreation and sporting facilities are maintained over the plan period, identifying options for enhanced facilities where required.

To safeguard the mix of residential and thriving commercial uses in the town centre; encourage retail opportunities and develop market activity as a means of stimulating retail and tourism.

**Health & Wellbeing (Festival Site/Circular Route)**
To reduce traffic in the town centre and address parking concerns at key locations. To improve connection with community facilities and the countryside by introducing new cycleways and footpaths in and around the town centre.

**Development (Housing/Employment)**
To propose the preferred site or sites for future residential development in accordance with the requirements of North Northamptonshire Joint Core Strategy and promote the development of any new housing within 1 mile of the town centre in order to support connectivity and maintain the compact nature of the town.

To identify sites for new business or industry where required, safeguarding existing sites for employment opportunities

**Environment (Green Space/Views/Natural & Built Environment – Heritage/Tourism)**
To safeguard existing views and green spaces and, where possible, provide additional or enhanced green space as part of new developments

To safeguard and promote those features of the town which encourage tourism and provide the opportunity for tourism development

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**5. Future Vision for Oundle and Key Policies Plan**

5.1 The Policies Plan (see page 19) sets out the overall future vision for Oundle. This plan includes;

- the allocation of land to deliver a minimum of 282 homes (against a residual requirement for 203 dwellings for the remainder of the Local Plan period, 2017-2031) in addition to existing commitments and completions* distributed across the town on a range of smaller sites.
- the provision and protection of a variety of Green Spaces.
- allocation of land for community use including a site for Festivals, allotments and cemetery expansion.
- ability for improved and new pedestrian and cycle connections into, out of and around the town.
6. Neighbourhood Plan Policy (See Appendix 1)

6.1 Introduction

This section of the Plan sets out the policies that will support and deliver the vision and objectives of the Plan. These policies will help to guide and manage future development within Oundle and provide a reference for Development Management.
decisions alongside the other parts of the statutory Development Plan and national planning policy.

These policies should be considered together and as a whole when applicants or developers are judging whether proposals will be acceptable.

Following extensive consultation with the community the plan policies have been divided into four themes which reflect the issues of the stakeholders and cover the objectives of the plan. The themes have been colour coded for ease and to aid interpretation and navigation of the plan. Each policy is set out in the following way.

**Policy Area:**

**Objective:**

**Intention and Supporting Text:**

**POLICY**

**Conformity with Policy.**

**Justification, Evidence and Consultation Feedback:**

### 6.2 Oundle Settlement Boundary

The North Northamptonshire Joint Core Strategy 2011-31 Policy 11 establishes the spatial roles of different settlements and sets out the characteristics of the urban and rural areas. Oundle is categorised as a Market Town with an aim to ‘provide a strong service role for their local community and wider rural hinterland’. The implication for Oundle is for the enhancement and consolidation of its successful town centre.

The Town Centre Boundary for Oundle has previously been defined in the Rural North, Oundle and Thrapston Plan through a boundary line which is included on the Oundle Proposals Map. The town settlement boundary for Oundle for this plan is to be defined through a set of criteria. The vision for Oundle is to keep the town compact, with built development no more than a mile from the town centre, making it walkable, promoting appropriate links into and out of the town and reducing the need to use the car. The boundary criteria have been reviewed from the RNOT Plan taking this as a starting point, seeking to tightly delineate the main built up part of the settlement and allocated sites for development. Here there will be a presumption in favour of development for sites allocated within this plan period and for windfall sites. Outside of the boundary is considered to be open countryside where there is much tighter control of development. The following criteria has been used for identifying and defining which land is within or outside the town boundary.

**Settlement Boundary Criteria:**

**Boundary will include.**

- buildings and curtilages which are contained and visually separate from the countryside;
- areas of land with planning permission at 1 April 2017;
- new allocations in the Plan Boundary will exclude.
- Areas of employment and leisure uses that are detached or peripheral to the Town;
- School Sports pitches, playgrounds or fields, sports clubs and pitches unless surrounded on all sides by existing development;
- Individual, groups of dwellings and agricultural buildings that are detached or peripheral to the town;
- Public open space and undeveloped land that is detached or peripheral to the Town;
- Areas of land that protect key vistas; and
- Large gardens which are visually open and relate to the open countryside, whose development would harm the form and character of the Town.

6.3 Community

Objectives:
- To safeguard the mix of residential and thriving commercial uses in the town centre; encourage retail opportunities and develop market activity as a means of stimulating retail and tourism.
- To ensure that an adequate provision of community, recreation and sporting facilities are maintained over the plan period, identifying options for enhanced facilities where required.

Town Centre and Retail

Intention and Supporting Text

Oundle is a large service centre providing community facilities for its residents, the additional term-time student population, residents from neighbouring villages and visitors. The town has a vibrant centre with a large number of businesses trading around Market Place, West Street and New Street. The challenge for these businesses and for Oundle over the plan period will be to respond to the changing dynamic of retailing and the increase in online transactions, the threat from edge of town and out of town retailers and the competition from other nearby centres.
Oundle is well placed to maintain its level of retailing and services within the town centre, however, it will need to adapt and take advantage of new opportunities and the continued growth of leisure time and tourism to maximise the attractiveness of the town centre. The linkage of the town centre to parking areas and other retail uses, such as Waitrose and the Wharf, outside of the town centre will be important to maintain footfall and the ability to attract visitors to the primary shopping area. The intention of this town centre and retail policy is to define the extent of the town centre area and primary shopping frontages, as allowed for through Policy 12 of the North Northamptonshire Joint Core Strategy, and to help protect the primary focus of retail within the town centre area. The town centre area and primary shopping frontages have change very little since the defined boundaries were set through Policy 18 of the Rural North, Oundle and Thrapston adopted in 2011 (see Figure 3). Therefore, it is the intention of this Plan to retain and utilise these boundaries for the purposes of Policy O.TC1.
O.TC1 Town Centre and Retail

Within the defined shopping frontages, set out in the Town Centre Proposals Plan, there will be a presumption to retain retail uses, unless it can be demonstrated that the proposal will add to the attractiveness of the town centre and not critically undermine the predominance of retail on these streets.

Town centres uses will be supported, within the defined town centre area, subject to this being of a scale and nature consistent with the character of Oundle Town Centre and that proposals do not individually or cumulatively undermine the focus of retail development. Any external development should accord with the guidance set out in the Oundle Design Statement and Shop Front Design Supplementary Planning Document.

Town centre uses outside of the town centre area will require a sequential and impact test, as required by the NPPF, to demonstrate the proposal will not adversely impact on the town centre’s role and function.

Conformity with Policy:
NPPF 23, 24, 26, 27, 57-58, 69, 70
NNJCS 12, 22e,
RNOTP 18

Justification, Evidence and Consultation Feedback:
The North Northamptonshire Joint Core Strategy policy 12 supports the development of town centre uses in the centre of Market Towns and recognises, within its supporting text, that to remain successful they will need to diversify beyond their traditional retail role.

Oundle has an historic town centre which requires protection and investment to maintain its unique heritage and appeal.

Community Facilities policies

Intention and Supporting Text

Oundle is located approximately 12 miles from Peterborough, 9 miles from Corby and 12 miles from Kettering which provide access to a higher range of services. Oundle’s facilities predominately serve local needs on a day to day basis.

The growth of public services available to local residents concentrated at Fletton Way off Glapthorn Road continued in 2015 with the relocation of the Town Council to Fletton House. In addition to the offices of the Town Council Fletton House includes a
community space and café called the Hub, meeting rooms, an arts and crafts room and a dance studio and is home to a pre-school. Many community groups operate from it.

The town is well provided for in terms of sporting facilities, with cricket, football, rugby and tennis clubs having established well run amenities. There is, however, a limited amount of publicly owned recreation space and play areas. Fletton Fields, adjacent to Fletton House but still owned by the County Council, is one of the only areas of public open space available to the community. As development of further housing continues these areas will come under increasing pressure and therefore it is important to retain the existing areas of public open space and to ensure new development contributes to additional provision. The presence of Oundle School and its facilities within the town has benefited local residents over the years, however, in recent times the necessity of safeguarding children has meant that these facilities have become less accessible to the general public. Recently Oundle School obtained Outline Planning Consent for a Sports Masterplan which provides for a new pavilion, two all-weather pitches and cricket nets as well as an athletics track and tennis courts.

The main facility delivered by the masterplan is a new sports centre which is proposed for completion, subject to reserved matters planning approval by the end of 2019. The sports centre will house a six lane, 50m swimming pool, eight court indoor hall, four dance/fitness studios, a 70-station gym and adequate car parking. The Sports Hall will be a school facility but it is also intended that public membership will be possible. The Town Council will work closely with Oundle School to ensure this facility is delivered not only for the benefit of the school’s pupils but also where possible that of the community.

The location of community facilities should ideally be situated in central locations where all residents can access them easily and this can enhance the sustainability of the town. However, this cannot always be achieved and flexibility should be adopted in any future considerations for the accommodation of new facilities. Policy O.C2 seeks to encourage new community facilities within the town, where appropriate, and to protect against the loss of existing amenities. Where necessary the Town Council will work with East Northamptonshire Council to consider expanding the list of Assets of Community Value within the town to ensure that the opportunity exists for the community to purchase or gain control of key properties which would be able to provide services for local residents.
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O.C1 Oundle School Sport Masterplan

Proposals to enhance sports facilities at Oundle School’s Milton Road site as part of the Sports Masterplan, including the provision of a sports hall and swimming pool and make them accessible to the wider community, will be supported.

O.C2 Enhancement and Protection of Community Facilities

Proposals will be encouraged for new and/or improved community facilities* provided that the facility is appropriate to its location having regard to its use, size and design, impact on traffic, the environment and neighbouring uses. The facility must be accessible by foot and cycle and other non-motorised users. The loss of existing community facilities and any future Assets of Community Value (ACV) will be resisted unless it can be shown that the facilities are no longer viable or where acceptable alternative provision exists or is proposed.

* In the context of this policy ‘Community Facilities’ are defined as a building or space where community led activities for community benefit are the primary use and the facility is managed, occupied or used primarily by the voluntary and community sector. This can include but is not restricted to Leisure and Cultural facilities (arts, entertainment, built sports facilities etc); Community offices and meeting places (including places of worship); Children’s facilities (from nursery provision to youth clubs); Education facilities; Social Services and Healthcare facilities.
Conformity with Policy:
NPPF   69, 70, 73,
NNJCS   7, 10
RNOTP

Justification, Evidence and Consultation Feedback:
Policy 7 of the Joint Core Strategy demands that development should support and enhance community services and facilities safeguarding those existing unless they are no longer viable or not needed by the community. Development should also provide or contribute to new or enhanced community services and not result in the net loss of open space, allotments, sports and recreation buildings and land.

In answer to the 2014 Community Questionnaire 43% of respondents stated that public access to a leisure centre and swimming pool was highest on their list of facilities which should be provided over the plan period for the town. 25% of respondents also stated that better and more public access to sports facilities, particularly indoor courts and activity space, were required and a new sports centre was the most important facility for the town to have.

6.3 Health & Well-Being
To reduce traffic in the town centre and address parking concerns at key locations. To improve connection with community facilities and the countryside by introducing new cycleways and footpaths in and around the town centre.

Getting Around
Intention and Supporting Text

Oundle is an historic market town and as such, like many others, has difficulty in accommodating the increase in vehicular traffic through its narrow streets and associated impacts of parking which expanded car ownership has caused. The A605 Oundle Bypass was opened in 1985 and further improvements along this road have significantly reduced the impact of through traffic in the town and also made connectivity with Peterborough, Thrapston and areas to the south much easier. The A427 also provides an east-west link from the A605 through the town, between Corby to the west and Peterborough to the north east.

To better understand the issues of movement in and around the town a transport study was commissioned in 2011 to support the development of the Neighbourhood Plan. Its brief was to investigate possible options and areas for improving traffic movements and levels together with parking arrangements. A further study was

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5 Oundle 2020 Transport Study Report, TPP, September 2011
produced in 2015\(^6\) which considered the feasibility of developing a cycle and pedestrian network around the town. The main issues to be identified from the study and the resident’s survey undertaken by the Neighbourhood Plan team was that traffic congestion was a problem at key times of the day. However, some road junctions within the town were found to be operating within capacity. Parking was also perceived to be an issue; however, observations indicated that the main pressure was around central area parking on Market days and parking capacity was available at the long-stay car parks and some on-street parking bays albeit these require a short walk to access the main town centre area.

The main conclusions and potential solutions for traffic and parking from the Transport Study support the approach in Policy 15 of the JCS of strengthening connectivity within and around Oundle. However, this does not require a spatial approach or land designation to achieve these outcomes. Most of the proposed improvements can be achieved within the highway boundaries and through other mechanisms outside of the remit of Town Planning regulations and will be addressed through community action by the Town Council. Several short and medium term solutions are proposed and these will be prioritised with the Highways Authority subject to severity of the problem and available resources at any given time.

**CA.1 Transport and Parking Improvements**

The Town Council will work closely with East Northamptonshire Council and the Highways Authority to implement the solutions to highway issues identified from the Oundle Transport Study Report prioritising projects based on need and available resources.

**Circular route/pedestrian & cycleways**

The Transport Study Report, while acknowledging that Oundle has a higher level of car ownership than the County and England, highlighted that there is significant potential for walking and cycling within the town. The report states ‘The 2001 census travel-to-work mode share for walking (15.3%) is above the national average (10.0%) and district and county-wide averages (both 9.5%). The whole of the town is within a maximum 15-20 minute walk of the town centre and the facilities in the town are suitable to serve the typical day-to-day needs of its local community.’

The Sustrans Oundle Cycle Network report has taken this analysis further and considered how cycle and pedestrian routes within and around the town can be enhanced, added to and linked together. The ultimate ambition is to create a circular route around the town creating a pleasant route for walking or cycling but also providing direct access between areas of the town rather than relying on radial routes which need to go through the centre. The intention of Policy O.CR1, therefore, is to create a framework within which this network of existing footpaths, bridleways and

\(^6\) Oundle Cycle Network, June 2015, Sustrans
highway pavements can be improved, added to and developed over the plan period so that a comprehensive network is created. This will ultimately circumnavigate the town but will also help to improve access to and from the countryside and between different parts of the town. The approximate cost of delivering this has been calculated at £2.3m. A full detailed costing will be required for each element of the scheme and it is anticipated that sections of the network can be delivered separately and independently of the whole circular route providing benefits for those parts of the town. These will be delivered when development sites come forward, if they require associated land, or when resources become available. This town-wide infrastructure will be a high priority to direct funds to from s106 and CIL developer contributions.

O.CR1 Circular Cycle/Pedestrian Route

The upgrade of existing footpath/cycleways and the creation of new sections of footpath/cycleways may be permitted in the following locations, as identified in the Oundle Cycle Network Study, to create a circular route for the town;

1. A427 Benefield Road
2. Glapthorn Road
3. Mill Road/ (Barnwell Road)
4. Glapthorn Road to Benefield Road (Town Perimeter) – new section Site 15N
5. Glapthorn Road to Benefield Road (Edge of Sports Field) – new section Site 15N
6. Benefield Road to Stoke Doyle Road – new sections Sites 12 and 14
7. Milton Road to Glapthorn Road – new section required
8. Stoke Doyle Road
9. Barnwell Road to River Nene via Marina (existing footpath outside of Neighbourhood Plan boundary)
10. Riverside Path to Bassett Ford Road from A605 – (existing footpath)
11. Riverside Close Alternative Route – new section required
12. Glapthorn Road to Cotterstock Road – new section required
13. Cotterstock Road to New Road, via Occupation Road – new section Site 23
14. Station Road to North Street
15. Station Road to East Street – new section required
16. Glapthorn Road to Middle Road via Cotterstock Road
17. A605 Ashton Road to Herne Road
18. Ashton Road to Herne Road – new section required
19. Ashton Road
20. Herne Road

Allocated development sites for housing will be required to provide land for access and contributions to facilitate the delivery of this pedestrian/cycle network.
Conformity with Policy:
NPPF  30, 35, 75
NNJCS  15a, 15c
RNOTP

Justification, Evidence and Consultation Feedback:
The NPPF states that the planning system can play an important role in facilitating and creating healthy, inclusive communities. Paragraph 75 indicates that planning policies should protect and enhance public rights of way and access and local authorities should seek opportunities to provide better facilities for users such as adding links to existing rights of way networks. The Adult Participation in Sport report published by the Department for Culture, Media and Sport in 2011 found that 68% of people walked for health and recreation purposes, more than any other physical activity or sport. A further 10.3% cycled for health, recreation and pleasure. The 2014 Community Survey indicated that Oundle residents already valued the access to the countryside to be able to walk and cycle, particularly to Barnwell Country Park and that improved recreational access to the countryside around the town would be important in the future.

Improved pedestrian connectivity in the form of a circular route around the town and joining into existing radial routes will help to reduce the reliance on private motor vehicles for short trips, reduce congestion and parking issues in the town centre and increase the health and physical activity of the community.

6.4 Development

Objectives: To propose the preferred site or sites for future residential development in accordance with the requirements of the North Northamptonshire Joint Core Strategy and promote the development of any new housing within 1 mile of the town centre in order to support connectivity and maintain the compact nature of the town. To identify sites for new business or industry where required, safeguarding existing sites for employment opportunities.

6.4.1 General Housing Policies

Intention and Supporting Text

Oundle has grown outward from its Georgian historic core, predominantly to the North and West, over a considerable period of time. Recent developments, which are still in the process of being completed, have largely provided housing on infill sites or
extensions to new developments such as at Creed Road, Glapthorn Road and between Ashton Road and Herne Road.

As a Market Town serving a wider rural hinterland and nearby villages the Neighbourhood Plan acknowledges that Oundle will continue to expand over the plan period, a reflection of its role as a rural service centre. Oundle will provide for the growth of its own community and may also need to accommodate a limited amount of people moving into the area.

Through the Neighbourhood Plan consultation, it is apparent that the community values the compact nature of the town and the ability to get around it on foot. It is therefore part of the plan’s objective to limit housing development to within 1 mile of the town’s centre. The number of deliverable potential infill sites, those not allocated for housing in this plan, which remain within the urban area is very limited. Open space which continues to be publicly accessible within the town is also at a premium. Any future infill development should therefore respect the existing character of the town.

**O.H1 Residential Windfall Sites Development**

Permission will only be granted for small scale (up to 20 houses) residential developments on windfall* sites within the urban area, including redevelopment, subject to meeting all of the following criteria and relevant requirements set out in other policies in this Plan and the North Northamptonshire Joint Core Strategy;

1. The scale, massing and density of the scheme is in keeping with the character of the neighbouring buildings and the town generally and does not involve the outward extension of the built-up area outside of the town boundary.
2. The development does not encroach on any Local Green Space of other Open Space designation identified within the plan.
3. the scheme will not adversely affect any heritage assets or features and the design shall be in keeping with the local vernacular (as set out in the Design Statement) and matching materials are to be used.
4. the development will not result in substantial negative loss of amenity for neighbouring uses through loss of privacy, loss of daylight or visual intrusion.
5. The traffic and parking generated by the proposals does not result in a substantial negative direct or cumulative impact on congestion or road and pedestrian safety within the town.
6. The development provides a beneficial net contribution, through the provision of a mix of dwelling types and sizes, towards meeting both the market and affordable housing needs of Oundle in accordance with the most up-to-date demonstration of need.
Windfall sites are defined as those ‘which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available’ and in the context of Oundle refers to sites within the criteria based policy defining the urban area and settlement boundary which forms a part of this plan.

6.4.2 New Housing Site Allocations

Policy 29 of the North Northamptonshire Joint Core Strategy 2011-31 adopted in July 2016 requires that Oundle accommodates a minimum of 645 new dwellings over the plan period. With the completion of dwellings since 2011, commitments from planning permissions already granted and remaining sites allocated in the Rural, North, Oundle and Thrapston Plan a total of 203 dwellings need to be allocated by 2031. It is the intention of this Plan to allocate significantly more than this amount to provide for the future growth of the town and to help deliver positive benefits to the community.

Phasing
We will secure with our development partners an optimal phasing for developers and for the town of developments and of the delivery of benefits for the town over the whole period to 2031.

### O.H2 New Housing Site Allocations

New housing site allocations are as set out in the table immediately below and as shown on Figure 4. New Housing Site Allocations plan:

<table>
<thead>
<tr>
<th>Site No.</th>
<th>Site Name</th>
<th>Policy No.</th>
<th>Dwelling Allocation</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Land East of St Christopher’s Drive</td>
<td>O.H2(a)</td>
<td>45</td>
</tr>
<tr>
<td>3</td>
<td>Land South of Herne Road</td>
<td>O.H2(b)</td>
<td>45</td>
</tr>
<tr>
<td>11</td>
<td>Millers Field, Benefield Road</td>
<td>O.H2(c)</td>
<td>12</td>
</tr>
<tr>
<td>12</td>
<td>Land Adjacent to Cemetery, Stoke Doyle Road</td>
<td>O.H2(d)</td>
<td>50</td>
</tr>
<tr>
<td>14</td>
<td>Land South of Wakerley Close</td>
<td>O.H2(e)</td>
<td>10</td>
</tr>
<tr>
<td>15N</td>
<td>Land North of Benefield Road</td>
<td>O.H2(f)</td>
<td>120</td>
</tr>
<tr>
<td>23</td>
<td>Land East of Cotterstock Road</td>
<td>O.H2(g)</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td><strong>Total Allocation</strong></td>
<td></td>
<td><strong>312</strong></td>
</tr>
</tbody>
</table>

Affordable Housing provision should be delivered in accordance with other Policies set out in the Development Plan.

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7 NPPF Annex 2 Glossary
Figure 4. New Housing Site Allocations
6.4.3 Site Specific Housing Policies

O.H2(a) Site 1: Land East of St Christopher’s Drive

Land is allocated adjacent and to the East of St Christopher’s Drive for residential development.

The site is expected to deliver high-quality development and shall:

1. Make provision for approximately 45 dwellings
2. Provide for a reserve housing land site for approximately 50 dwellings. (Housing will be supported on this site if other housing sites are not developed or post 2031.)
3. Provide a corridor to create a footpath rerouting UF6 as part of the Oundle Circular Route
4. Provide suitable noise mitigation measures or set back development from the A605

Site 1 - Policy O.H(a)

Key
- Site area
- Possible vehicular and pedestrian/cycle access
- Potential Expansion Area
- Extension of footpath/Part of Oundle Circular Route
Site 3 - Policy O.H(b)

**O.H2(b) Site 3: Land South of Herne Road**

Land South of Herne Road, as indicated in Site Plan below, is allocated for residential development.

The site will deliver high-quality development that will:

1. Make provision for up to 45 dwellings (a mix of retirement flats and smaller self-contained houses will be encouraged)
2. Provide approximately 4ha of land for recreational or sports uses which can also be facilities used by Prince William School.
3. Create an access which does not conflict with the Prince William School exit.
4. Take full account of flood risk and on-site drainage issues
5. Upgrade footpath UF7 along the development site boundary and create a new footpath on the boundary of the recreational/sports use allocation to link to footpath UF6 as part of Oundle Circular Route.
O.H2(c) Site 11: Millers Field, Benefield Road

This site, South of Benefield Road as indicated on the Site Plan below, is allocated for residential development and open space.

The site is expected to deliver high-quality development and shall:

1. Make provision for approximately 12 residential dwellings (smaller or retirement homes will be encouraged)
2. Re-provide half of the site (approximately 0.55ha) for allotments (with water and small onsite parking area) together with public, open, recreational space. Adequate access for vehicles, cyclists and pedestrians should be provided.
3. Take full account of flood risk and on-site drainage issues

Site 11 - Policy O.H(c)

Key

- Site area
- Possible vehicular and pedestrian/cycle access
- Area of allotments
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O.H2(d) Site 12: Land Adjacent to Cemetery, Stoke Doyle Road

Land adjacent to the Cemetery off Stoke Doyle Road, as indicated in the Site Plan below, is allocated for residential development and cemetery land expansion.

The site will deliver high-quality development that shall:

1. Make provision for approximately 50 residential dwellings
2. Provide for an extension of approximately 0.5ha to the cemetery
3. Take full account of flood risk and on-site drainage issues

(A new plan is needed here and current site allocation is incorrect)

Site 12 - Policy O.H(d)

<table>
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<th>Key</th>
<th>Description</th>
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</thead>
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<tr>
<td><img src="image" alt="Site area" /></td>
<td>Site area</td>
</tr>
<tr>
<td><img src="image" alt="Existing adopted footpath" /></td>
<td>Existing adopted footpath to upgrade and realign</td>
</tr>
<tr>
<td><img src="image" alt="Area of Cemetery expansion" /></td>
<td>Area of Cemetery expansion</td>
</tr>
</tbody>
</table>
O.H2(e) Site 14: Land South of Wakerley Close

Land South of Wakerley Close, as outlined in the site Plan below, is allocated for residential development.

The site is expected to deliver high-quality development and shall:

1. Provide for approximately 10 dwellings (lower density homes with larger gardens would be acceptable in this location)
2. Access to be provided to the west of Wakerley Close.
3. Upgrade footpath UF3 within the site boundary as part of the Oundle Circular Route.

Site Plan 14 – Policy O.H2(e)

Key

- Site area
- Potential Expansion Area
- Existing adopted footpath to upgrade and realign in necessary
- Possible vehicular and pedestrian/cycle access
O.H2(f) Site 15N: Land North of Benefield Road

Land is allocated North of Benefield Road, as outlined in Site Plan F, for residential development. The site is expected to deliver high-quality development and shall:

1. Provide for approximately 120 dwellings (lower density homes with larger gardens would be acceptable in this location)
2. Provide for an area of community open space (approximately 5.5ha) with separate access to enable its use as a festival field for community events.
3. Provide natural screening and buffer between residential area and festival field
4. Upgrade footpath UF10 and create a new footpath traversing north east at the boundary of the site to facilitate a link to footpath UF11 as part of the Oundle Circular Route.

Site 15N - Policy O.H(f)

Key

- Site area
- Possible separate access for festival site
- Potential Expansion Area
- Extension of footpath/Part of Oundle Circular Route
- Possible location for Festival Site
O.H2(g) Site 23: Land East of Cotterstock Road

Land East of Cotterstock Road, as identified on Site Plan G, is allocated for residential development.

The site is expected to deliver high-quality development and shall:

1. Provide for up to 30 dwellings
2. Create a footpath from Cotterstock Road to footpath UF1 around the northern boundary of the site to form part of the Oundle Circular Route.

Conformity with Policy:

NPPF 30, 47, 48, 50, 69,
NNJCS 7d, 8a, 15, 29, 30
RNOTP

Justification, Evidence and Consultation Feedback:

The minimum housing requirements for Oundle over the plan period is 645 dwellings to meet the objectively assessed housing need for the Parish as identified in the North Northamptonshire Joint Core Strategy and supported by the Strategic Housing Market Assessment (SHMA). After subtracting housing completions from 2011 and those dwellings
that already have planning permission together with existing allocated sites this suggests that the full amount of housing that needs to be allocated in the Neighbourhood Plan to 2031 is a minimum of 203. Windfall sites represent an opportunity to provide an impact on housing delivery within the Parish.

Historically windfall sites have provided a number of houses across East Northamptonshire and the current housing trajectory includes an additional 205 dwellings “windfall allowance”.

In the 2014 Community Survey 65% of residents were less inclined to see large scale developments on the edge of Oundle and 68% surveyed favoured small developments throughout the town. A total of 62% agreed that future housing developments should be located within walking distance of the town, with 50% agreeing that these should be within one-mile radius of the town centre. As a result, the approach to the accommodation of housing growth for the town was that the use of smaller dispersed sites, using infill areas located as close to the town centre as possible would be adopted.

The Oundle Ward Housing Needs and Mix Requirement Assessment produced by East Northamptonshire Council and update in March 2016, concludes that there is a demonstrable need for smaller dwellings particularly market sale and private rented properties. The Community Survey revealed the most popular housing types were small starter homes (35%) followed by family homes (24%) and bungalows (18%). There was also a strong preference towards open market housing tenure followed by affordable homes and lastly private rented housing. In light of this negotiation has taken place with landowners of allocated sites to encourage higher levels of smaller homes and retirement flats or bungalows on certain sites with some sites towards the periphery of the town being more suited for lower density housing.

6.4.4 Employment Sites

Intention and Supporting Text

Oundle acts as a rural service centre providing employment opportunities for local residents and other people in nearby settlements. In terms of Oundle’s ability to deliver long term sustainable development it is important that these employment opportunities are not reduced or limited in the future. The main employment areas within the town include the retail, service and catering businesses within the town centre area; Oundle School, as the biggest employer within the town, and other educational and public services; and the manufacturing and service companies located at the Nene Valley Business Park.

One of Oundle’s largest employers, Fairline Boats, went into administration in 2015, the assets were purchased and a new company, Fairline Yachts, was formed. The new company has restructured and contracted significantly leaving several units on Nene Valley Business Park empty. The Rural North Oundle and Thrapston Plan identified a brownfield site on East Road as a location for high quality business uses. In 2013 an appeal on this site allowed the development of a Waitrose supermarket. While creating retail employment for the town it has removed the only site identified for high quality predominately office employment uses.

North Northamptonshire Joint Core Strategy Policy 22 – Delivering Economic Prosperity states that a more sustainable economy will be sought for the area through ‘prioritising the enhancement of existing employment sites and the regeneration of previously developed land’; It also identifies that this will be achieved by ‘Safeguarding existing and committed
employment sites for employment use unless it can be demonstrated by an applicant that there is no reasonable prospect of the site being used for that purpose...’.

As there is existing capacity available within the town in respect of employment premises it is not the intention of this plan to identify additional employment sites. However, safeguarding the existing sites and encouraging flexibility in the type of uses that are acceptable within the town centre (see Community Section) is important to maintain the level and choice of different jobs that can be created within the town. The purpose of the following policy therefore is to safeguard these employment areas unless it can be demonstrated that there is no reasonable prospect of the site being used for employment purposes.

**O.ES1 Safeguarding Employment Sites**
Existing employment sites at Nene Valley Business Park, East Road and the Wharf, shown on the Policies Map, will be safeguarded for employment uses unless it can be demonstrated that these uses can no longer be sustained.

Conformity with Policy:
NPPF  22
NNICS  22b, 22c
RNOTP

Justification, Evidence and Consultation Feedback:

Policy 22 of the North Northamptonshire Joint Core Strategy states that a stronger more sustainable economy will be sought in part by safeguarding existing and committed employment sites and for employment uses unless it can be demonstrated that there is no reasonable prospect of the site being used for that purpose. 31,100 jobs are to be created over the plan period with 7,200 being generated within East Northamptonshire.

East Northamptonshire stands out as the district with the poorest balance between jobs and workers in North Northamptonshire (0.70 jobs per worker across the district). This imbalance results in the district having the lowest level of self-containment in commuting patterns (36.1%), the greatest net out-flow of commuters (12,200) and the longest average commuting distances (16.5 km).8

The provision of employment sites within East Northamptonshire is focused more around the Four Towns where the imbalance is greatest, however, although this plan does not allocate further employment sites for Oundle it is considered important that existing sites are retained wherever possible to reduce the need for out-commuting for work.

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6.5 Environment

Objective: To safeguard existing views and green spaces and, where possible, provide additional or enhanced green space as part of new developments.

Objectives: To safeguard and promote those features of the town which encourage tourism and provide the opportunity for tourism development.

6.5.1 Local Green Space

Intention and Supporting Text

Oundle, as an historic town, has a strong and important relationship between its historic core and heritage assets and the open space, recreational areas and vistas which help to define the place that it is and create its enduring appeal for residents and visitors.

A significant amount of open space within Oundle is either in the ownership of Oundle School or is used for specific sports uses and the accessibility of this green space for the local community has diminished in recent years as safeguarding issues have rightly placed a greater emphasis on security for children and schools.

The intention of policy O.LGS1 is therefore to protect these important local green spaces, as defined within the NPPF, for Oundle’s future generations. This will safeguard them against development, preserving their special characteristics and their local significance as part of the public realm setting of the town or recreational value to the community.

O.LGS1 – Local Green Space

The areas below, and identified on Map X and in detail in Appendix X, are designated as Local Green Space where development will not be permitted other than in very special circumstances which would need to be agreed by the Planning Authority and the Town Council.

- LGS1 Land surrounding St Peters Church
- LGS2 Oundle Town Football Pitch
- LGS3 Oundle School Sports Facilities and Playing Pitches
- LGS4 Land Surrounding Oundle School Chapel and garden adjacent to Great Hall
- LGS5 Oundle School Playing Area and Water Meadow
- LGS6 Fletton Fields Recreation Ground
- LGS7 Oundle Town Cricket Club
- LGS8 Oundle Town Rugby Football Club pitches, Bowls Club and Tennis Club
- LGS9 Snipe Meadow
- LGS10 Oundle Pocket State Park and Recreation Area
We are securing some greenspace from the housing sites we are proposing: more cemetery land, festival sites, allotments, recreation and footpath links and a cricket pitch. All sites will provide elements of local recreational green space within or near each development.

Conformity with Policy:
NPPF 76, 77
NNJCS 7b, 8a
RNOTP

Justification, Evidence and Consultation Feedback:

The amount of open space land which is available within Oundle is less that the recommended minimum standard\(^9\) and the historic nature of the settlement demands that certain Local Green Spaces are protected to ensure the integrity of the medieval settlement pattern. Protection of Local Green Spaces which are demonstrably special to the local community for their beauty, historical significance, and recreational value as set out in NPPF paragraph 77 can also be protected.

The Local Green Spaces identified either have a historical connection with the town or are utilised for recreation and enjoyment. The Community Survey undertaken in 2014 revealed that in terms of future facilities for the town the provision for the Youth in the Town; better and more public access to sports facilities; and Improved recreational access to the countryside were all priorities, as well as access to a swimming pool. It is considered justified therefore to protect sports pitches and facilities and recreational land for future generation through Local Green Space designations.

6.5.2 Protecting Important Views Intention and Supporting Text

Oundle also has many impressive viewing corridors which are fundamental in establishing the character and nature of the town and the protection of these views is important in maintaining the historic appearance and attractiveness of the town. The Oundle Conservation Area Character Appraisal sets out the important views which should be protected in relation to the historic core area. Those views are identified in Appendix X. There are other important views which are fundamental in defining the town’s relationship with the countryside and open spaces within the town as well as long views of St Peter’s Church. These views are also identified in Appendix X. It is also important to note that there a multitude of less distinguished, yet still vital views existing across the Neighbourhood Plan area as noted in the Town Design Statement. The Neighbourhood Plan therefore encourages the appreciation and respect of non-designated views in any new development proposals.

\(^9\) Open Space, Sport and Recreation Study – East Northamptonshire Council XXXX

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O. V1 Views to historic buildings and landscapes

Development across the Neighbourhood Plan area shall have regard to identified Local Views set out in Appendix X. These protected views serve to preserve the role that local historic landmarks have on the character of the area, both approaching and looking out from Oundle.

Conformity with Policy:
NPPF 61, 64, 109
NNJCS 2c, 20a
RNOTP

Justification, Evidence and Consultation Feedback:

The protection of key views and vistas is supported through Policy 2c and 20a of the Joint Core Strategy. Oundle as an historic settlement has a symbiotic relationship with the River Nene and its valley. The Oundle Conservation Area Character Appraisal outlines the importance of views within the constrained boundary of the Conservation Area particularly the longer views to Jesus Church in the West and St Peter’s Church in the East. Short views within the central area are also important and these have been identified along with longer views looking toward the town, particularly the spire of St. Peter’s Church, which the community would seek protection for.

6.5.3 Tourism

Intention and Supporting Text

The East Northamptonshire Economic Development and Tourism Strategy 2013-2016 acknowledges that ‘tourism makes a major contribution towards the economic well-being and quality of life of the communities and businesses in the rural areas.’ Oundle and its immediate vicinity offers an eclectic mix of tourist attractions, including its historic town centre (one of the best examples of a 17th Century market town in the Country), beautiful unspoilt countryside and attractive outlying villages. Close by there are historic country houses and churches (Lyveden New Bield, Prebendal Manor House, Elton Hall and Fotheringhay), former WWII airfields and access to country walks along the River Nene. The Nene Valley Gravel Pits SPA/Ramsar site (designated for the protection of wintering birds) provides great opportunities for ornithology and wildlife watching.

Tourism is a growing sector and experience heritage accounted for 69 million day visits in 2012. For every £1 spent as part of a heritage visit, 32p is spent on site and the remaining 68p is spent in local businesses such as restaurants, cafés, hotels and shops. Tourism in

Northamptonshire attracts approximately 19 million visitors each year to the County and injects £762 million into the local economy while supporting over 20,000 jobs. It is therefore important for Oundle to maximise the opportunities that exist in this burgeoning sector and to provide the infrastructure that is necessary to retain visitors in the area for longer. To achieve this the primary need is to increase the quality and choice of visitor accommodation within Oundle. Unfortunately, the Oundle Riverside Hotel, which sits just outside the Neighbourhood Plan boundary, has been unoccupied and derelict since 1986 and it is unlikely to be brought
back into this use. Increasing the number of bed and breakfast rooms within the town would help to provide overnight accommodation and could help serve a market for the town’s aspirations to develop into a festival location. Policy O.TC1 therefore seeks to encourage appropriate tourism related development and encourages the changes of use to B&B accommodation subject to this not harming the existing character of the town or impacting on neighbouring users.

O.T1 – Tourism Uses, Bed & Breakfast and Hotel Accommodation
Appropriate scale sustainable tourism development proposals and/or extensions to or the expansion of existing tourism uses will be supported throughout the Neighbourhood Plan Area. Proposals relating to land beyond the settlement boundary will need to demonstrate that the use proposed will not have an adverse impact on the rural landscape. Proposals should not adversely impact on neighbouring uses and provide sufficient car parking related to the use.

The change of use of existing residential or commercial properties to provide Bed and Breakfast accommodation or 10 to 15 bedroomed hotels will be supported provided that such change does not adversely impact upon other neighbouring properties and provided that there will be adequate on-site parking.

Policy O.T2 ‘Achieving High Quality Design’ will also help to maintain Oundle’s historic character and appeal as a place to visit. The protection of its historic core through its Conservation Area status will be a priority as well as ensuring that all new development attains a high level of design quality. The Oundle Design Statement provides developers and property owners with a guide to the type of design that will enhance the town.

O.T2 – Achieving High Quality Design
New development will be expected to be of a high quality and must preserve and enhance the settlement of Oundle. Development proposals will be supported in the event that they achieve all of the following;

• Recognise and reinforce the local character (as described and set out in the Oundle Design Statement) in relation to various areas of the town and in response to the scale, height, spacing, layout, orientation, design and materials use for development.
• Respect and protect the amenity of existing residents
• Minimise the loss of trees and hedgerows
• Ensure new boundary treatments reflect the distinct local character in relation to materials and design.
• Development proposals which promote modern designs using contemporary materials will be supported where the applicant can demonstrate they are of the highest quality and can be successfully integrated into the existing context. Specific attention should be paid to the Design Statement to ensure that any modern design can be assimilated without adversely impacting the positive characteristics of the area.
• Ensure that sustainable drainage solutions are implemented where possible and are designed in accordance with the National Standards for Sustainable Drainage and Local SUDs standards.

For over 30 years the town has hosted the Oundle International Festival which incorporates music, theatre, film and outdoor concert. More recently other festivals have been established including the Food Festival and concert series which run in the Spring and Autumn. Festival events are usually held around the Wharf area; however, the town aspires to build on the festivals it has and to develop its reputation in this respect to increase the number of visitors and boost tourism for the town. Therefore, it is important that the facilities are available to achieve this. The intention of Policy O.T2 is to provide a long-term location and venue for festivals organised by the community which is available year-round and safe from flooding. This policy should be read in conjunction with policy H.2(f).

O.T3  Festival Site – Off Benefield Road

A site of approximately 5.5ha in size, in the general area identified in Policy H.2(f), is allocated for the purpose of hosting festivals and events for the benefit of the community.

Access shall be provided separately from any adjacent residential development and associated development to enhance the infrastructure of the site for this purpose, e.g. provision of utilities, car parking and temporary structures, shall be encouraged.

Conformity with Policy:

NPPF     20, 28, 73
NNJCS   2a, 2b, 20b, 20c, 22e
RNOTP

Justification, Evidence and Consultation Feedback:

The character and historic appeal of Oundle is a strong reason why respondents to the Community Survey believed that the town is attractive to tourists and visitors. The protection of design and use of appropriate materials within the Conservation Area but also across the whole of the town will be an important element in maintaining the appeal of Oundle for visitors.

The bulk of tourist trips to Oundle and also Northamptonshire are by day visitors. The East Northamptonshire Council’s Economic and Tourism Strategy 2013-2016 recognises that ‘the accommodation offer [for tourism] is still limited in comparison to potential from the day visitor market.’ The creation of the green and blue ways within the District to further open access to the Nene Valley and initiatives such as ‘Destination Nene Valley’ developed by the Northamptonshire Enterprise Partnership should increase knowledge and national recognition of this area as a hidden treasure. Further increases in visitor numbers are therefore anticipated and additional accommodation and facilities should be encouraged, as through policy O.T1, in appropriate places such as Oundle.

The continued and increased use of the town to host major events will also help to strengthen this recognition and attraction of Oundle as a tourist destination for both day visitors and
extended stays. Through the 2011 Community Survey respondents considered that more events was the second most important factor in attracting more people to visit Oundle. In order to facilitate these events it is necessary to create the infrastructure that will allow this to develop. A dedicated site which is provided on relatively flat ground which is not prone to flooding, as provided for in Policy O.T3 will help to complement other sites around the town.

6.6 Developer Contributions

Objective: To ensure adequate provision of community, recreation and sporting facilities are maintained over the plan period, identifying options for enhanced facilities where required.

Intention and Supporting Text:

New development and additional residents will have an impact on Oundle and will increase the demand on local services and facilities such as education, healthcare and leisure. There will also be increase pressure on infrastructure such as the highways network, public utilities and waste services. The NPPF sets out the framework within which Planning Obligations may be sought to make otherwise unacceptable development permissible. Planning Guidance, underpinned by regulation 122 of the Community Infrastructure Levy Regulations 2010, requires that Planning Obligations meet all of the following tests:

- Be necessary to make the development acceptable in planning terms;
- Be directly related to the development; and
- Be fairly and reasonably related in scale and kind to the development.

Planning Obligations within North Northamptonshire are currently negotiated through s106 agreement (section 106 of the Town and Country Planning Act 1990). A new system of developer contributions is being introduced across the Country alongside s106 agreements; The Community Infrastructure Levy (CIL) is a flat rate levy against development based on floorspace area and the type of development being delivered. Certain obligations will still be able to be negotiated for site specific issues through s106 agreements, however, the strategic infrastructure contributions will in future be covered by the CIL payment. The North Northamptonshire Joint Core Strategy Policy 10 requires that development be supported by the timely delivery of infrastructure and that a combination of funding sources will be sought to deliver it. Should CIL be introduced in East Northamptonshire it would be expected that the necessary developer CIL contributions would be use to provide the strategic infrastructure required by this Plan.

Other sources of funding may be required to match and complement these developer contributions and the Town Council will work closely with East Northamptonshire Council, the County Council and other statutory bodies to ensure that necessary infrastructure and services can be provided at the requisite time to mitigate the impacts from development and not be left indefinitely so that issues are compounded.

The intention of this policy is therefore to set out the approach of the Neighbourhood Plan to developer contribution and what the priorities will be for Oundle in relation to delivering the objectives of the plan.
O.DC1 Developer Contributions

New development in Oundle shall be supported by the timely delivery of infrastructure, service and facilities necessary to provide a balanced, sustainable and more self-sufficient community. Financial contributions will be sought from developers to a level that adequately mitigates any impact on existing infrastructure and contributes towards new local facilities where additional need is generated. Contributions for local community facilities and infrastructure gained through s106 Agreements and CIL funding shall be focused on assisting the delivery of the following priority projects;

• Pedestrian and cycleway enhancements and the creation of a circular route around Oundle;
• Public realm and highway improvements within the town;
• Establishment of infrastructure to support the town’s festivals;
• New allotment space and open space provision;
• Transport and parking provision – including cycle school bus parking

Conformity with Policy:
NPPF 203-206
NNJCS 10,

Justification, Evidence and Consultation Feedback:

The priority for developer contributions as set out in policy O.DC1 to help fund community infrastructure has been informed by what residents comments in the community consultation processes undertaken in producing this plan. Additional funds will need to be secured through other funding pots. The creation and connection of a pedestrian and cycle route to circumnavigate Oundle is considered an important goal which can be delivered in manageable projects. This will enable new and existing developments to be more accessible as part of the vision for a walkable compact town and enhance the health and well-being of residents by facilitating access to countryside and town walks.

7. Plan Delivery and Implementation

7.1 The Oundle Neighbourhood Plan will be delivered over the plan period to 2031 through a variety of stakeholders and partners. The Plan will act as a framework for change and development within Oundle with the Town Council, amongst other organisations, being a key facilitator to ensure that the plan is implemented and delivered.

The Town Council will work in collaboration with the Local Planning Authority and Highways Authority, landowners, investors and developers to ensure that private sector funds are channelled into delivering the plan and achieving the highest possible quality and standards from new development or extensions and improvement projects. The use and observance of the Oundle Design Guide will be closely monitored in this respect to ensure sympathetic design and layout in all planning applications but particularly in relation to the Conservation Area.
The Town Council will also, where appropriate and available, lobby for public sector funds and investment that can be utilised in the delivery of the plan.

The voluntary and community sector will also have a strong role in supporting and delivering the plan especially in the management and supervision of community infrastructure.

8. **Monitoring and Review**

8.1 The Plan will be monitored by the Town Council to assess whether development in Oundle is supporting the objectives as proposed in section 4 of the Plan. Monitoring may lead to the need to review the Plan in due course to keep it up to date and relevant, for example where policies are not working as intended or where changes occur to national planning policy. Formal amendments will need to follow a similar process to that used to prepare the original plan.

**Appendix X: Conservation Area Views**

Photographs of views [to be added] **Appendix X: Local Green Space [to be added]**
Appendix 1

Oundle Town Council Management Development Policy to move the Neighbourhood Plan from now to “made”. 
Appendix 2

Excluded Development

A basic conditions statement and ENC confirmation of compliance.
Appendix 3

SEA / HRA ENC confirmation of screening opinion.
Appendix 4

An issue has arisen since the Draft Neighbourhood Plan was written which needs to be addressed. The “Draft Policy and Context Wording for Non-Coalescence” presented below has been included to strengthen the Plan with an additional policy to deal with Coalescence issues from properties immediately outside the Oundle Parish Boundary.

6.4.5 Preventing Coalescence

Intention and Supporting Text

Oundle is designated as a market town in the North Northamptonshire Joint Core Strategy. The strategy states that settlement boundaries can provide a tool to plan positively for growth and to prevent ad-hoc encroachment into open countryside, this is particularly where villages are located close to larger settlements and where coalescence is a concern. Maintaining a compact town, protecting the separate identity of Oundle and minimising the likelihood of coalescence with other settlements is a strong objective of the Neighbourhood Plan.

The Oundle Neighbourhood Plan has been devised to meet and exceed the minimum requirements set out in the Joint Core Strategy for residential housing need for the town. It allocates housing sites within a mile of the town’s centre to maintain its compact nature and disperses the housing requirements across a number of infill sites. Further reserve sites to the west of the town are allocated for future growth beyond this plan period or in case other sites do not come forward. The housing requirements for Oundle can therefore be fully met within the Parish Boundary and other housing allocations outside of these boundaries would not be required.

Other sites beyond those allocated in the Neighbourhood Plan which either individually or cumulatively resulted in the loss of both visual and physical separation of these settlements would be resisted.

O.PC1 Preventing Coalescence

“Development proposals should respect the individual and distinct identities of Oundle, Galphthorn, Cottersbrook and Stoke Doyle and the open gaps between them. Development will not be permitted if, individually or cumulatively, it would result in the loss of the visual and physical separation of these areas which would harm the setting and identity of these distinct areas or lead to their coalescence.”

Conformity with Policy:

NPPF
NNJCS Policy 3, 11
RNOTP Policy 1

Justification, Evidence and Consultation Feedback:

The distinct and unique identity of Oundle as a small, walkable market town is important to local residents and this came across in the consultation undertaken on the Neighbourhood Plan and has been incorporated into the objectives and policies of the plan.
In order to maintain this character it is important that the settlement remains both physically and visually separate from its neighbouring villages. Policy 3 of the North Northamptonshire Joint Core Strategy states that ‘Development should: d) Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence.’ Policy 11 also states that ‘The special mixed urban/rural character of North Northamptonshire with its distinctive and separate settlements will be maintained through the avoidance of coalescence.’ Future growth for Oundle has been allocated to the West of the town where coalescence is not an issue and therefore further development which diminishes the gap between existing settlements and increases coalescence around Oundle should be resisted.

Revision to Objectives p18
Development (Housing/Employment)
To propose the preferred site or sites for future residential development in accordance with the requirements of North Northamptonshire Joint Core Strategy and promote the development of any new housing within 1 mile of the town centre in order to support connectivity, and maintain the compact nature of the town and prevent coalescence with other settlements.
Appendix 5

Projects still to complete. There are still two longer term projects that require extra work. These are The Oundle Cycle and Walking Track linked into the Greenway project and the newly launched Tresham project. The second issue relates to Oundle having an extra-care home.