



# The Oundle Neighbourhood Plan Working Party

In conjunction with Oundle Town Council  
The Court House, Mill Road, Oundle, Northamptonshire, PE8 4BW  
01832 272055 [www.oundle.gov.uk](http://www.oundle.gov.uk)

## **OUNDLE NEIGHBOURHOOD PLAN – DEVELOPMENT SITES NOT CONSIDERED.**

None of the sites listed below considered in the latest strategic housing land availability assessment for Oundle are assessed as having the potential for development. The Site Reference Numbers are as detailed in the 2011 North Northamptonshire Strategic Housing Land Availability Assessment (SSHLA), a copy of which can be found at [www.nnjpu.org.uk](http://www.nnjpu.org.uk). A map showing the site locations is also contained at the end of this report.

Site 482 (Land at Station Road) is currently in commercial use (Pick Arthey) and has not been promoted by the landowner for future residential development in response to the call for sites and is not, therefore, considered to be deliverable. Should that use cease the site as a brownfield site in the town might represent a site suitable for limited residential use subject to highway issues for access to and egress from the site being resolved. The site is 0.26 hectares and could potentially achieve 13 dwellings.

Site 928 (Land at 66 East Road) has been developed by Waitrose as a supermarket and has not been promoted by the landowner for future residential development in response to the call for sites and is not, therefore, considered to be deliverable.

Site 555 (Land at Milton Road) is currently used by Oundle Town Cricket Club who lease the land from Oundle School. The redevelopment of this site for residential use would not be acceptable without adequate alternative facilities being made available in line with the National Planning Policy Framework Guideline Number 74 which states that: Existing open spaces, recreational buildings and land, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quality and quantity in a suitable location or the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.. A plan exists for the cricket club to use what is currently part of a Greenfield site south of Herne Road although this is dependent upon the remainder of that site being developed residentially. It is believed that if the School was to ask the Cricket Club to leave it would be to enable an additional boarding house to be built and that, therefore, this site is unlikely to come forward for development. The site has not been promoted by the landowner for future residential development in response to the call for sites and is not, therefore, considered deliverable.

Site 551 (Land at St. Peter's Road) is currently used by Oundle Tennis Club and Oundle Bowls Club who lease the land from Oundle Town Council. The redevelopment of this site for residential use would not be acceptable without adequate alternative facilities being made



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available and the National Planning Policy Framework Guidance Number 74 applies. As this site has not been promoted by the landowner for future residential development in response to the call for sites it is not considered deliverable. It is considered that Occupation Road would require a significant upgrade to accommodate the residential use of any or all of this land.

Site 607 (part)(Land to the North of Herne Road). It is considered that this should not be developed residentially but should continue to be available to Prince William School for academic and/or sporting/leisure use. It is considered that the National Planning Policy Framework Guidance Number 74 applies. As this site has not been promoted by the landowner for future residential development in response to the call for sites it is not considered deliverable. There is scope for the part of this site closest to the A605 to be used by buses/coaches bringing pupils to and from the Prince William School as a drop off and collection point subject to the required works to the A605 Oundle bypass being feasible although this area has been promoted for future residential development in response to the call for sites.

Site 488 (Land at Milton Road – Oundle School Chapel) has not been promoted by the landowner for future residential development in response to the call for sites and it is, therefore, considered undeliverable. The land is regarded as an important open space and the redevelopment of this land for residential use would not be acceptable on the basis of Guidance Number 74 under the National Planning Policy Framework.

Site 491 (Land West of 2/6 St. Christopher's Drive) is owned by Oundle Town Council and has not been promoted as a site for future residential development in response to the call for sites and, therefore, is considered undeliverable. The land is regarded as an important open space/leisure facility for the existing development and the redevelopment of this site for residential use would not be acceptable. The National Planning Policy Framework Guidance Number 74 applies. The importance of retaining this site as a play space would increase were there to be additional residential development on site 613.

Site 544 (Land East of Ship Lane) is the garden of Cobthorne, a grade 1 listed building, and has not been promoted by the landowner for future residential development in response to the call for sites and is, therefore, considered undeliverable. The land is regarded as an important open space and the redevelopment of this land for residential use would not be acceptable in line with the National Planning Policy Framework Guidance Number 74.

Sites 549 (Land South of Bramston House) has not been promoted by the landowner for future residential development in response to the call for sites and is, therefore, considered undeliverable. The land is regarded as an important open space and the redevelopment of



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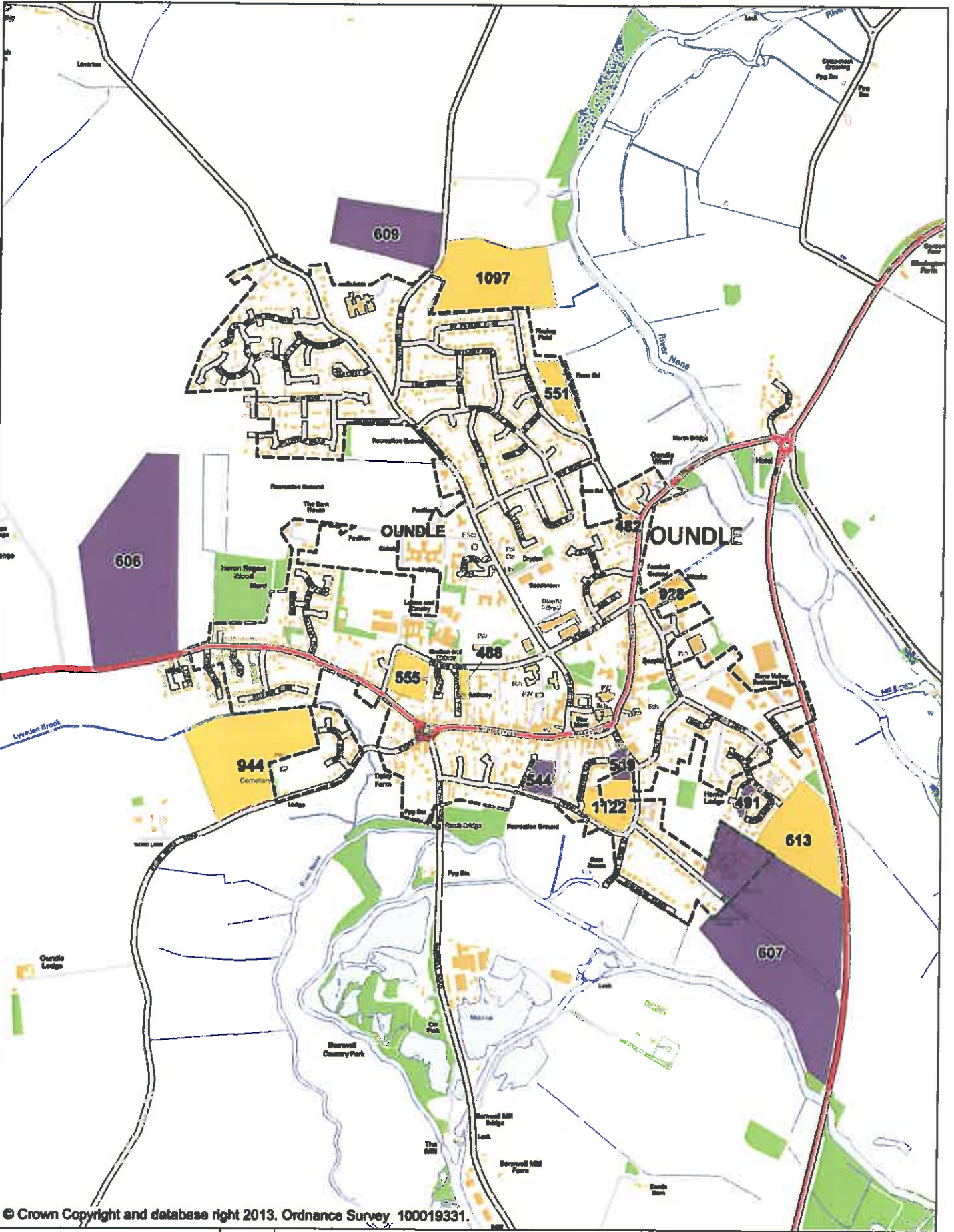
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this land for residential use would not be acceptable on the basis of Guidance Number 74 of the National Planning Policy Framework.

Site 1122 (Land to the North of South Road, bordered by South Road, St. Osyth's Lane and Bramston Close) has not been promoted by the landowner for future residential development in response to the call for sites and is, therefore, considered undeliverable. The land is an important open space although not generally accessible by the public and largely concealed behind high stone walls but its location could lend itself to some residential development possibly for the elderly or alternatively for the development of flats suitable for occupation by those seeking their first rented property. It is, however, considered unlikely that the present owner (Oundle School) would wish to develop this land other than for its own purposes although it might seek to enhance the provision of staff accommodation on this site.

The methodology used to assess the potential for residential development of the identified sites is set out in the Site Assessment Methodology Report (although it should be noted that the criteria is subject to slight amendment). Although there was a limited response to the Call for Sites from landowners hoping to create single building plots within the curtilage of their properties such sites have not been considered as part of the site assessment and any such developments would be treated as windfall sites. Similarly we have applied a de minimis approach by not including within the assessment sites where there are likely to be 6 or fewer dwellings constructed on the basis that these should be treated as windfall sites too.

Please see the next page for the site map.



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# Oundle SHLAA

Legend	
	Category 1
	Category 2
	Category 3
	Category 4
	SUE