

C/00286/Persimmon/Doc2

**East Northamptonshire Rural North,
Oundle and Thrapston DPD**

**Statement on behalf of
Persimmon Homes (East Midlands) Limited**

**Matter C
Phasing and Infrastructure**

KEY QUESTION – PHASING AND INFRASTRUCTURE**(a) Is the approach to phasing of developments in Oundle and Thrapston appropriate?**

Policy OUN3 – ‘Housing Allocations in Oundle’ sets out the proposed phasing for delivery of sites in Oundle and is our client’s area of concern. This policy deals with the implied phasing of the Ashton Road/Herne Road site ahead of the Creed Road site.

Policy OUN1 as revised also refers to phasing but in the context of a phased release of development consequent to financial contributions to support required additional infrastructure connected to the development and in relation to the delivery of business development at East Road.

Policy OUN3 indicates the Creed Road site as a site to accommodate ‘longer term needs’. This statement is entirely contradictory to the Council’s housing trajectory (Library Doc 909) which places the Creed Road site as a deliverable site within the short term and relies on its entire deliverability by 2013 to achieve its housing requirement as set out in PPS 3. The statement at policy OUN3 is therefore entirely at odds with the Council’s intentions for the deliverability of the site. Our client therefore suggests that the approach to phasing of developments in Oundle is inappropriate and the first paragraph to policy OUN3 should be reworded to state.

‘New housing development in Oundle will take place within the existing built up area of the settlement and specifically on the sites identified below....’.

As regards the phasing provisions of revised policy OUN1 as set out in the statement to matter B the requirement of the Creed Road site to be brought forward in its entirety in the short term to provide part of a deliverable five year land supply suggests that its delivery cannot be dependant on the delivery of another site.

In our clients view the success of the growth of Oundle is not dependent on bringing forward one employment site at East Road. There are other existing employment sites in Oundle many of which have the opportunity for intensification of employment prospects. Furthermore the delivery of housing sites at Oundle is likely to be the impetus for the delivery of a redevelopment of the East Road site for employment as a wider employment base will be available to prospective employers. Provided the local authority safeguard the site for employment purposes it is our view that the redevelopment of the site for B1 purposes will closely follow the housing developments.

A policy which restricts the development of deliverable housing sites required in the short term is inappropriate and it is not considered that there will be a significant or detrimental imbalance of homes to jobs of Oundle in the event that the housing sites are brought forward first. It is our view that the redevelopment of the employment site for B1 will follow on. In so far as the development of the Creed Road site should be delayed to allow for the delivery of the employment redevelopment of the East Road site to approach is inconsistent with the delivery of a five year land supply.

(b) How should the rate of new development be tied to the development of new and local strategic infrastructure?

The rate of provision of new and local infrastructure will be determined through S106 legal agreements. The necessary contributions will be assessed through the development control process in consultation with service providers.

As regards the Creed Road and Ashton Road/Herne Road sites the developers are working together to bring these sites forward in line with the Council's five year land supply requirements.

The developers already benefit from a shared highway consultant and will liaise with other service providers as to their requirements to support the two identified sites. We are of the opinion that whilst the DPD can refer to the infrastructure needs being met the mechanisms to determine the extent of requirements and at which point these should be provided is a matter for the development control process.