

**STATEMENT ON BEHALF OF  
PERSIMMON HOMES LTD**

**REGARDING**

**OUNBLE TEXT UDPATES  
(ISSUED 21 APRIL 2009)**

## Revision H012(1)

- 1.1 **OBJECT** - On behalf of Persimmon Homes (East Midlands) Ltd we object to the second sentence which reads, '**Nevertheless, the local community in Oundle continues to express grave concerns about the impact of further development in the town upon local infrastructure, in particular the highway network.**' This sentence is entirely at odds with the sentence that precedes it. There is no evidence base to support any concerns as regards flooding or highway or that these cannot be appropriately dealt with through the development control process. The above sentence has no place in a DPD which seeks to identify deliverable development sites.

## Revision H012(2)

- 1.2 **NO OBJECTION** – although no reason why 'strategic' should be in bold.

## Revision H012(3)

- 1.3 **OBJECT** – this paragraph is unnecessary although suggest the following wording,

***'Oundle has an historic street network at its centre with limited scope for technical highway improvement such as street widening. The location of new site allocations in the most sustainable locations, particularly in terms of accessibility, has therefore been critical in preparing the development strategy for housing. Any need for localised transport improvements will be identified by individual site Transport Assessments for the allocated sites and implemented via legal agreements between the developer and the local planning and highway authorities.'***

- 1.4 The above wording more accurately reflects the comments of the highway authority.

### **New Paragraph following Revision H012(3)**

- 1.5 **OBJECT** - whilst there is no objection in general to the paragraph there is objection to the introduction of a requirement for individual sites to provide a TA that takes into account all other allocated sites and the traffic implications of these developments. This appears to be a backdoor route to a town wide traffic survey which has already been discounted as a requirement by the highway authority.

### **Revised Policy OUN1 – INFRASTRUCTURE**

- 1.6 **NO OBJECTION**

### **Policy OUN3 and supporting paras**

- 1.7 **NO OBJECTION**

### **Revision IN028(2)**

- 1.8 **NO OBJECTION**

### **Revision IN028(3)**

- 1.9 **NO OBJECTION**

## **Revision IN028(4)**

- 1.10 **OBJECT** – both sites can be considered to be ‘deliverable’ within the five year period.
- 1.11 The second sentence of the second paragraph under this revision is unnecessary. The site’s present drainage is only related to its use as a sports pitch and can be rectified by the development of the site.
- 1.12 The third sentence of the second paragraph under this revision is also unnecessary. Both the Creed Road and Glaphorn sites are in sustainable locations in addition to which the Creed Road Site is well advance and deliverable within the plan’s timescales.

## **Revised Policy OUN4 – HOUSING ALLOCATIONS NORTH WEST OF OUNDLE**

- 1.13 **OBJECT** - The developer questions the need for an overall masterplan covering both sites. The two sites are separated by existing residential development. As already advised by the local highway authority as regards assessment of any highway impact this can be determined by individual site TAs. It is not clear what the Council are seeking to gain from this masterplanning approach to two unlinked sites. The approach places an unnecessary burden on the developer and will impact on the early delivery of the Creed Road site.
- 1.14 An application for eth development of the Creed Road site has now been lodged with the District Council after extensive negotiation with development control officers. The application proposes 145 dwellings including 40% affordable housing of a mix and type to the satisfaction of te hCouncnil’s housing officer.

- 1.15 Detailed comments on the policy content as regards each site have already been made to the Council in respect of the earlier round of consultation on changes. As there are no alterations to this aspect of the policy wording the objections on behalf of Persimmon Homes East Midlands still stand.

