

## Annex 2

### Oundle Housing Strategy

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#### Phase 1 development proposals

- 8.7 Oundle has expanded over recent years, with residential development to the north and west of the town centre. The Core Strategy makes provision for 610 houses in the period from 2001 to 2021. Of this total, 161 units were built by April 2008, with a further 9 under construction and 27 with planning permission. The 2006 Urban Potential Study update estimated that those sites within the built up area considered 'likely' to be developed for housing could accommodate around 350 units. Most significantly, these include a group of small brownfield sites and a large area of vacant land, not previously developed, to the south east of the town centre between Ashton Road and Herne Road.

The Urban Potential Study has also informed Roger Tym & Partners' 2009 North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA) and Sustainability Assessment of Sites update (February 2009)<sup>1</sup>. Through this process, the Ashton Road/ Herne Road site is identified as a sustainable, deliverable site within the urban area and is therefore the main housing allocation within the town.

Two further deliverable and achievable sites have been identified to the west of Oundle. A small site at Dairy Farm, Stoke Hill has potential to deliver about 20 dwellings, through the conversion of listed barns and a limited amount of new housing immediately to the south. A larger site is allocated to the north west of the town, which is a greenfield urban extension to Creed Road. Work on bringing this site forward is already well advanced and a full application to develop 145 dwellings on this site was submitted in April 2009. All three sites are expected to be delivered within five years and will therefore fulfil the requirement in PPS3 for the allocation of a five year supply of deliverable land.

#### **Policy OUN3 – HOUSING ALLOCATIONS IN OUNDLE (PHASE 1)**

*New housing development in Oundle up to 2014 will primarily take place within the existing built up area of the town focussed on site (1). Additional sites are allocated as urban extensions to the west of the town,*

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<sup>1</sup> North Northamptonshire Strategic Housing Land Availability Assessment (Roger Tym & Partners, February 2009)

**consisting of a greenfield land release at site (2) forming an extension to the north-west of the built up area and a small allocation at site (3), south-west of the town.**

**1. Ashton Road/ Herne Road**

**This site could accommodate housing development (around 145 dwellings depending on the need for other uses) community facilities, associated infrastructure and open space. A master plan for the site will be prepared which will establish the:**

- a. overall mix of land uses;**
- b. means of access and movement across the site;**
- c. proposals to resolve the conflict with the school access, particularly school buses**
- d. design of off site highway improvements to related junctions;**
- e. delivery of open space and community facilities;**
- f. retention of on-site features of importance, including Herne Lodge and protected trees along the Ashton Road access**

**2. Creed Road**

**This site could accommodate around 145 dwellings, associated infrastructure and open space. A detailed master plan for the site will be prepared, which will establish the:**

- a. means of access and movement across the site;**
- b. design solutions to resolve highway issues regarding access to and from the Glaphorn Road;**
- c. integration of the development into the existing community;**
- d. delivery of on-site open space and linkages to other green infrastructure and facilities around the town;**
- e. retention of on-site features of importance, predominantly important boundary trees and hedges surrounding the site.**

**3. Dairy Farm, Stoke Hill**

**This site could accommodate around 20 dwellings, through the conversion of listed barns at Dairy Farm and additional new housing to the south. Development proposals should address:**

- a. Retention and re-use of historic features on site, predominantly the listed barns and associated structures;**
- b. Means of access and highways arrangements from Stoke Hill;**
- c. Linkages to existing services and facilities within the town;**
- d. Linkages to adjacent green infrastructure, including the River Nene.**

**Indicator:**

- Production of master plans for sites setting out details of infrastructure delivery and phasing of housing development

**Target:**

- Commencement of housing development at the Ashton/ Herne Road, Creed Road and Dairy Farm allocation sites by 2011

## Phase 2 development proposals

Work on bringing forward the Phase 1 (Policy OUN3) sites is already well advanced, a full application for the Creed Road site (145 dwellings) having been submitted during April 2009; applications on the other sites are expected imminently. All three sites are expected to be completed within 5 years of the Plan's adoption (by 2013/14), delivering around 310 dwellings by 2013/4.

The allocation of the currently under-used Oundle School playing field to the west of Glapthorn Road is proposed as a 2<sup>nd</sup> phase of development, following on from the Creed Road development to the west (OUN3(2)). The playing field site has been allocated as a later phase of development in the north-west of Oundle (west of Glapthorn Road), as this site was found to be "developable" through the Roger Tyms' Sustainability Assessment of Sites. However, it does not meet the criteria for a deliverable site as it is not immediately available. The current landowner, Oundle School, has only recently expressed interest in the possible release of the playing field for housing and further preliminary analysis and community engagement will be necessary before the site is ready to come forward.

Nevertheless, the Glapthorn Road playing field site has been found to be a sustainable location, being well related to existing facilities within the town including a hub of community facilities to the south (Policy OUN6, below). Due to on site drainage problems this playing field has seen little use by Oundle School for many years. While the site is considered to be a more sustainable location than the nearby Creed Road site, work in bringing it forward is significantly less advanced. Oundle School has recently completed its "SciTech" development (east of Glapthorn Road), which means the Glapthorn Road/Hillfield Road playing field will no longer be required. This should enable the site, with a capacity of 80 dwellings, to come forward after 2014.

### Policy OUN4 – HOUSING ALLOCATIONS IN OUNDLE (PHASE 2)

*After 2014, the release of an additional site allocation to the north-west of the town, west of Glapthorn Road is proposed. This site could*

**accommodate 80 dwellings, associated infrastructure and open space. Development proposals for the site should address the:**

- a. Means of access and movement across the site;**
- b. Design solutions to resolve highway issues regarding access to and from Glapthorn Road;**
- c. Integration of the development into the existing community, particularly through linkages to Glapthorn Road community hub (Policy OUN6) and the Middle School (Cotterstock Road);**
- d. Delivery of on-site open space and linkages to other green infrastructure, with particular reference to green corridors associated with existing Creed Road/ Hillfield Road development and proposed development to the west;**
- e. Retention of natural on-site features of importance, predominantly important boundary trees and hedges.**

**Indicator:**

- **Production of master plan for the Glapthorn Road development setting out details of infrastructure delivery and phasing of housing development, in the event that a scheme exceeding 100 dwellings is proposed**

**Target:**

- **Commencement of housing development on the Glapthorn Road site by 2014**

## **Longer term strategy**

8.8 The development proposals in policies OUN3-OUN4 are expected to deliver 390 dwellings, leaving a shortfall of 23 dwellings from the Core Strategy target (610). However, PPS3 only requires the identification of specific deliverable or developable sites for 10 years from the date of adoption, so it is expected that the residual shortfall, equating to 0.82 years (i.e. 10 months) housing land supply, will be met through windfall developments.

8.9 The Sustainability Assessment of Sites update (Roger Tyms)<sup>2</sup> assessed 24 alternative sites (including Policy OUN3 and OUN4 site allocations). These were identified through the SHLAA and earlier (2007) sustainability assessment work by Roger Tyms<sup>3</sup>. Of these, 10 sites were found to be deliverable, the majority being discounted as these are not likely to become available during the Plan period, or have been designated for alternative uses such as open space or employment.

8.10 PPS3 requires the Plan to indicate possible locations for housing

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<sup>2</sup> Assessment of Potential Housing Sites in Oundle and Thrapston (Roger Tym & Partners, January 2009)

<sup>3</sup> The Sustainability Assessment of Sites for Development Plan Documents (Roger Tym & Partners, May 2007)

development from 11-15 years from the date of adoption, i.e. from 2018/19 till after 2021. The Sustainability Assessment work has identified two particular sites which stand out as possible longer term site allocations. These sites, which could come forward following reviews of the Core Strategy and this Plan, are:

- Land to the rear of the Cemetery, Stoke Doyle Road (230 dwellings capacity);
- Land off Cotterstock Road/ St Peter's Road (200 dwellings capacity).