

APPENDIX 4

Views from individual residents, Cllrs Stearn, Vowles and Reichhold including residents of Ashton Road, Mason Close, Herne Lodge Estate and Ashton Manor Estate as a group.

Policy EN24 Oundle housing allocations

- There is a conflict with the approach taken in the Oundle Neighbourhood Plan. This opts for 7 sites instead of 3. The Neighbourhood Plan approach spreads the impact on the town, aims to reduce car use, and offers more benefits for local residents in terms of planning gain and the sites it promotes are better placed in terms of access to the town centre and public transport.
- There are enough brownfield sites in the town which can be developed without the need to build on greenfield ones.
- The Local Plan is only proposing 3 sites because they are easier to acquire than the 7 proposed in the Neighbourhood Plan.
- There will be no jobs for the new residents and therefore all the houses will do is encourage commuting out of the town.
- There will be adverse impacts on the existing residents and the infrastructure of the town cannot cope.
- A site being proposed North of Benefield Road in the Neighbourhood Plan is better than any of the 3 in the Local Plan.
- The new development would be better associated with other locations in the District or County such as the 'industrial' towns.
- There is no guarantee that the promised Section 106 contributions will be received.
- The proposed number of houses (300) is too high and there are contradictions in the numbers being proposed with figures elsewhere in the Plan.
- There is no need for the 300 extra dwellings proposed.
- There is no real evidence base for the 3 chosen sites and no real benefits for the town from them.
- The Neighbourhood Plan sites should not be dismissed as 'windfall' but counted as sites in their own right –meaning there is no need for some or all of the sites in the Local Plan.
- There will be considerable impact on local amenities and services e.g. medical, schools, parking, water supply and sewers.
- There will be an adverse impact on the historic character of the town.
- The 3 sites being promoted only benefit large developers.
- There will be various traffic/highway safety and parking problems caused by the 3 sites.

- The problems with access to the town from the A605 over an old bridge in poor condition will mean construction traffic uses other routes and causes problems for residents along them.
- The houses will be too expensive for locals to buy.
- The 3 sites will have an adverse impact on the countryside/wildlife, views into and out of the town and biodiversity.
- There is a need to ensure the X4 bus service is maintained to serve the developments.
- There are concerns that the developments will not have enough green or play space.
- The developments will cause flooding issues.
- The developments will cause a loss of identity for the town.

Officer response:

It should be noted that there is reference in these objections to the approach in the Oundle Neighbourhood Plan comprising of 7 sites. This has been reduced to 5 in the latest version of that document.

There is insufficient brownfield land in the town to accommodate all the housing requirements and so greenfield sites are required to be considered. Oundle is designated as a market town in the Joint Core Strategy. Settlements of this nature are second only to the growth towns in terms of the preferred locations for new development. Oundle has been allocated a housing requirement figure in that Plan, to ensure that future housing requirements are met.

The council has provided evidence to support the three sites that are proposed in the Local Plan and is not aware of any technical objections to their development which would mean that the in principle allocation proposals could not be mitigated.

It is noted that there is some concern that the proposed housing numbers are too great. The figures in the Joint Core Strategy are expressed as a minimum delivery requirement. The numbers proposed reflect site capacity of the chosen sites at a reasonable density in the interests of the most efficient use of land.

The aim is to secure affordable housing as part of the developments to assist with the cost for local people.

Furthermore, there is considered to be no specific information which would identify any of the sites being promoted via the Neighbourhood Plan as being significantly more sustainable than those sites promoted through the Local Plan.

Policy EN25 Stoke Doyle Road

- The development will spoil rural views into and out of the town.
- The number of houses proposed is too high.
- There will be an adverse impact on infrastructure such as schools and doctors.
- The site proposes a smaller cemetery extension than the one in the Neighbourhood Plan.
- The site has poor access along a narrow road into the town. This will cause highway safety and traffic problems.
- The route into town crosses an historic bridge which will be impacted upon by the development.
- The site frequently floods and the development of it will cause flooding for adjacent properties.
- The number of houses and proposed density of development is too high.
- The site is too distant from schools.
- There will be difficulties in disposing of foul drainage from the site.
- The site should be accessed from Benefield Road.
- The site needs a footpath/cycle link to the town centre.

Officer response:

The council is not aware of any evidence to indicate that the concerns raised cannot be satisfactorily mitigated and consequently justify excluding this site from the Plan.

The precise requirement of the cemetery extension would be subject to be detailed discussions at the Planning Application stage.

Policy EN26 Cotterstock Road

- The site will cause highway safety and traffic issues including those related to the safety of pupils at the adjacent Oundle Primary School/conflict with school traffic and vehicles cutting thorough Cotterstock and Tansor.
- The site has poor access to public transport and so will encourage car use.
- There are a number of drainage/flooding related issues including underground springs on the site which will be difficult to build on and the potential to cause flooding for nearby properties.
- There will be odour problems associated with the adjacent sewerage works.
- The site will cause noise and air pollution problems.
- The development will impact on the foul drainage infrastructure in the area.
- The development will result in a loss of views into the countryside and into the town from the countryside.
- There will be a loss of agricultural land.
- The site contains very steep gradients which will make it difficult to development. This is not suitable for play area provision and use by elderly/disabled residents.
- The site is not accessible to the town centre.
- The proposal will result in a loss of a 'green lung' for the town and a riverside walk which currently exists through it.
- There is a covenant preventing development on part of the site.
- Other sites will have less of an impact on the town.
- The site was not identified in the Rural North, Oundle and Thrapston Plan which covers the time period up to 2021.
- Oundle only needs to provide for 172 dwellings and the removal of this site from the Plan will achieve this number.
- The site will result in coalescence between Oundle and the village of Glapthorn.
- The proposal is in conflict with the 'made' Glapthorn Neighbourhood Plan which does not allow for it.
- The development of the site will impact on the Snipe Meadows local wildlife site and views from it.
- There will be an adverse impact on flora and fauna.
- There will be an adverse impact on surroundings amenity.
- The development will be out of character with the surroundings.
- The number of dwellings proposed and the density of development is too high (including when compared to the density of adjacent housing).
- One party suggests a relief road is provided on this side of the town and the site is developed in association with this.
- Some of the 'rates' paid by new residents would go to Glapthorn when they are really needed for Oundle.
- One party points out the site offers a number of advantages including having a single land owner and being able to provide a good mix of new housing for the town.

Officer response:

There is considered to be a need to allocate this site for housing in terms of meeting the requirements of the Joint Core Strategy.

The council is not aware of any evidence to indicate that the concerns raised cannot be satisfactorily mitigated and consequently justify excluding this site from the Plan

Furthermore, there is considered to be no specific information which would identify any of the sites being promoted via the Neighbourhood Plan as being significantly more sustainable than those sites promoted through the Local Plan.

Any covenants on the land or where the 'rates' paid by the residents will go are not a material planning consideration.

The site alone is not considered large enough to justify it proving a relief road for this side of the town as requested.

The proposed site comprises one large field. The parish boundary for Glapthorn is located through the centre of the site and there are no distinguishing features on the ground to define this. The parish boundary does not follow a logical boundary by which to define the extent of the site.

Finally, in response to concerns about coalescence with Glapthorn from the Cotterstock Road allocation, there will still be over 1km between the two settlements

Policy EN27 St Christopher's Drive

- The site will suffer from noise issues due to proximity to the A605 and the adjacent tree belt will not help in winter when the leaves are lost.
- The site suffers from air pollution and odour issues.
- There are various access/highway safety and traffic issues associated with the site including only having one access through a housing estate and the proximity to Prince William School.
- There are issues of flood risk with the site.
- The development of the site will result in the loss of green space.
- There will be an adverse visual impact when viewed from the A605.
- The site is not easily accessible to Oundle Town centre.
- The proposed density of development is too high.
- The site is outside the settlement boundary of Oundle as previously defined and contrary to a previous appeal decision. Therefore, it should not be developed.
- There is a risk from the adjacent industrial estate in terms of fire, collapse of crane, explosion all of which could mean the only access to the site is blocked.
- The site needs a second access but the obvious route along Ashton Lane would result in the loss of a number of mature trees.
- A second access to the site could be achieved from the A605.
- There will be an adverse impact on adjacent residents and land uses.
- There is inadequate foul drainage and water supply infrastructure to cope with the development.
- The schools in the area do not have the capacity to cope with the development.

Officer response:

The council is not aware of any evidence to indicate that the concerns raised cannot be satisfactorily mitigated and consequently justify excluding this site from the Plan

Housing policy requirement has changed since the appeal decision that is referred to in one of the grounds of representation. Permission was previously refused because there was seen to be no need for housing on it at the time. The revision to the Joint Core Strategy, adopted in 2016, revised housing requirements in Oundle and projected a new plan timescale up to 2031.

A second access from the A605 is not required to support the proposed development.