Appendix 3

Policies EN24 to EN27 and the related text

Strategic Housing Requirements

Oundle

8.23 In assessing housing land requirements, each urban area has a specifically identified housing requirement. This requirement will need to be considered for each area where further housing sites would need to be allocated in the Plan. Policy 29 of the Joint Core Strategy (Distribution of New Homes) requires a minimum of 645 houses to be provided at Oundle over the Plan period up to 2031. To ensure Oundle meets this requirement, an outstanding requirement of approximately 300 new houses are to be provided through this Local Plan (Table 17, above refers).

8.24 Development contributions will be sought towards infrastructure requirements; highways, utilities (i.e. sewerage, water, power etc), healthcare, education, open space, affordable housing and any other requirements where appropriate.

8.25 Further, to ensure that the housing allocations proposed are brought forward to reduce the impact of development within the local area, the following development principles set out in Policy EN24 will be expected to be addressed in addition to any specific requirements set out in each site allocation policy.

<table>
<thead>
<tr>
<th>Policy EN24: Oundle housing allocations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following sites are allocated for housing development at Oundle as shown on the Policies Map and in the site specific maps under Policies EN25 to EN27:</td>
</tr>
<tr>
<td>i) Stoke Doyle Road – around 70 dwellings;</td>
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<tr>
<td>ii) Cotterstock Road – around 130 dwellings; and</td>
</tr>
<tr>
<td>iii) St Christopher’s Drive – around 100 dwellings.</td>
</tr>
</tbody>
</table>

Key considerations to be taken into account for each of the sites along with appropriate Local Plan policies are:

- a) transport impact – including vehicular access points, visibility, pedestrian and cycle links and impact on the existing road network;
- b) impact on the surrounding landscape and street scene, to be addressed through
site design, mix and layout;
c) the management of flood risk and drainage;
d) impact on designated and non-designated heritage assets and their settings; and
e) biodiversity impacts.

8.26 Site specific requirements are set out at policies EN25 to EN27, below.

**Figure 20: Land rear of Cemetery, Stoke Doyle Road, Oundle**

**Policy EN25: Stoke Doyle Road, Oundle**

**Site Specifics**

Land at Stoke Doyle Road, as shown on the Policies Map and indicated above, is allocated for 3.5 ha. It is expected that the proposed allocation will deliver around 70 houses.

a) This site is owned by two separate landowners but should be subject to a scheme that allows comprehensive development of the site.

b) It will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots, in line with other policy requirements.

c) Connections will be provided to the adjacent Public Rights of Way network,
providing access to Benefield and Stoke Doyle.

d) Suitable structural landscaping will be provided to mitigate any potential adverse impacts of the development.

e) The site will be required to set aside land to allow for an extension to Oundle Cemetery, as indicated in Figure 20 (above), in order to meet future requirements.

Figure 21: Cotterstock Road/ St Peter’s Road, Oundle

Policy EN26: Cotterstock Road, Oundle

Site Specifics

Land at Cotterstock Road30, as shown on the Policies Map and indicated above, is allocated for 5.1 ha. It is expected that the proposed allocation will deliver around 130 houses.

a) This site, which is within single ownership, will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots, in line with other policy requirements.

b) Connections will be provided to the adjacent Public Rights of Way network,

30 Approximately 50% of the gross site area (the northern part) is situated within Glaphorn Parish, although the whole site is regarded as meeting the strategic housing requirements for Oundle, comprising part of the Oundle urban area for the purposes of Local Plan monitoring
providing access to the Nene Valley and nearby villages (e.g. Cotterstock, Glaphorn and Tansor).

c) Structural landscaping will be provided for the site boundary, to mitigate the impacts of smell or other pollution (e.g. from the sewage works to the north).

d) A contribution towards the proposed extension to Oundle Cemetery\textsuperscript{31} at Stoke Doyle Road will be required.

Figure 22: St Christopher's Drive, Oundle

\begin{center}
\includegraphics[width=\textwidth]{st Christopher's Drive, Oundle.png}
\end{center}

\textbf{Policy EN27: St Christopher's Drive, Oundle}

\textbf{Site Specifics}

Land at St Christopher's Drive, as shown on the Policies Map and indicated above, is allocated for 3.9 ha. It is expected that the proposed allocation will deliver around 100 houses.

a) This site, which is within single ownership, will be expected to provide a housing mix which includes provision for older persons, on site affordable housing provision and 5% of plots should be made available as serviced building plots, in line with other policy requirements.

b) Connections will be provided to the adjacent Public Rights of Way network, providing access to the Nene Way and adjacent villages (e.g. Ashton, Bamwell

\textsuperscript{31} Contributions will be sought from all three of the Oundle site allocations (policies EN25-EN27) to provide for an extension to the Cemetery
c) Structural landscaping will be provided for the site boundary, to mitigate the impacts of noise and other pollution from the A605.

d) A contribution towards the proposed extension to Oundle Cemetery at Stoke Doyle Road will be required.