SOUTH NORTHAMPTONSHIRE LOCAL PLAN PART 2
DRAFT SUBMISSION

REGULATION 19 CONSULTATION

NOVEMBER 2018

REPRESENTATIONS ON BEHALF OF RAINIER DEVELOPMENTS
## CONTENTS:

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. INTRODUCTION</td>
<td>1</td>
</tr>
<tr>
<td>2. POLICY CONTEXT</td>
<td>2</td>
</tr>
<tr>
<td>3. LOCAL PLAN PART 2: DRAFT SUBMISSION FOR CONSULTATION</td>
<td>4</td>
</tr>
<tr>
<td>4. LAND OFF HIGH STREET, PAULERSPURY</td>
<td>10</td>
</tr>
<tr>
<td>5. CONCLUSIONS</td>
<td>15</td>
</tr>
</tbody>
</table>

**APPENDIX 1:** SITE LOCATION PLAN

**APPENDIX 2:** PROPOSED ILLUSTRATIVE MASTERPLAN
1. **INTRODUCTION**

1.1 This representation is made by Pegasus Group, on behalf of Rainier Developments, in response to the South Northamptonshire Local Plan Part 2 Draft Submission ‘Regulation 19 Consultation’ (hereafter referred to as 'the Draft Submission document'). This representation relates to land off High Street, Paulerspury (see Site Location Plan at Appendix 1).

1.2 These representations respond to the draft policies and proposals contained within the Local Plan Part 2 Draft Submission Document, having regard to the national and local policy context.

1.3 The representations are framed in the context of the requirements of Local Plans, to be legally compliant and sound. The tests of soundness are set out in the National Planning Policy Framework (NPPF 2018), paragraph 35. Plans are ‘sound’ if they are:

- **Positively Prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence;

- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- **Consistent with National Policy** – enabling the delivery of sustainable development in accordance with the policies in the Framework.
2. POLICY CONTEXT

2.1 The Local Plan Part 2 is intended to assist in the delivery of the spatial strategy set out in the Local Plan Part 1 (the West Northamptonshire Joint Core Strategy) adopted in December 2014. The Joint Core Strategy (WNJCS) sets out the long-term vision and objectives for the West Northamptonshire area (Northampton, Daventry and South Northamptonshire) up to 2029, identifying specific locations for new strategic housing and employment and changes to infrastructure and other supporting community facilities. It also defines those areas where development is to be limited.

2.2 Policy S3 of the WNJCS sets the scale and distribution of housing over the plan period 2011 to 2029. It identifies that provision will be made for about 42,620 new dwellings across West Northamptonshire between 2011 to 2029. The distribution of this total results in a housing requirement of 11,020 new dwellings across South Northamptonshire District (612 per year). Policy S3 apportions the South Northamptonshire housing requirement as follows:

- Brackley Town – about 2,160
- Towcester Town – about 2,650
- South Northants Rural Areas – about 2,360
- Northampton Related Development Area (NRDA) – about 3,850

2.3 The WNJCS identifies a phased requirement across the plan period for South Northamptonshire; it also identifies the objectively assessed need (OAN) and a separate delivery target. This delivery target is based on the delivery of the sustainable urban extensions (SUE) at Towcester South, Brackley East and Brackley North. The delivery target results in an additional 850 dwellings above the identified OAN.

2.4 The spatial development strategy for South Northamptonshire focuses approximately 21% of the District’s housing growth to the Rural Areas (outside Brackley, Towcester and the NRDA) equating to about 2,360 dwellings over the plan period (2011 to 2029), which equates to 131 per annum.

2.5 These dwellings are proposed to be delivered through completions and commitments to date, combined with allocations within the Local Plan Part 2.
2.6 Policy R1 of the WNJCS sets the spatial strategy for the South Northamptonshire rural area. It states that the distribution of the rural housing requirement will be the subject of the Part 2 Local Plan according to the local need of each village and their role within the settlement hierarchy. Policy R1 also sets out the criteria the rural hierarchy should be having regard to.

2.7 WNJCS Policy R1 goes on to further set out the requirements from residential development in rural areas and where and under what circumstances residential development would be considered acceptable.
3. LOCAL PLAN PART 2: DRAFT SUBMISSION FOR CONSULTATION

Policy SS1: Settlement Hierarchy

3.1 Policy SS1 of the Local Plan Part 2 Draft Submission document sets out the spatial strategy for the District through the identification of a settlement hierarchy in accordance with the requirements of Policy R1 of the WNJCS.

3.2 Policy SS1 proposes a four-tiered settlement hierarchy for the District. The first tier being the Rural Service Centres, the second being the Primary Service Villages, the third being the Secondary Service Villages and the fourth being Small Settlements. However, Policy SS1 of the Draft Submission document now proposes two ‘sub tiers’ for the Secondary Service Villages.

3.3 The introduction of two ‘sub tiers’ for the Secondary Service Villages is generally welcomed. Within the third tier (Secondary Service Villages) there are a total of 50 villages, which when compared to the 5 Primary Service Villages, the hierarchy is imbalanced. The introduction of two ‘sub tiers’ within the Secondary Service Villages recognises the relative sustainability of the broad range of settlements included within that tier. It was made clear by Rainier Developments in previous representations that those Secondary Service Villages which score highly, such as Paulerspury, should not be included within the same tier as many other settlements which have a significantly lower score. As such the top scoring Secondary Service Villages should be identified as additional Primary Service Villages.

3.4 Therefore, whilst the introduction of two ‘sub tiers’ for the Secondary Service Villages is generally welcomed to help distinguish the more sustainable settlements, Rainier Developments consider that a more positive approach should be taken with the identification of the most sustainable Secondary Service Villages as Primary Service Villages. This would address the imbalance across the settlement hierarchy whilst also recognising that the top scoring Secondary Service Villages have sustainability credentials akin to the Primary Service Villages.

3.5 The Review of the WNJCS will identify the need for additional housing to be met through the South Northamptonshire Local Plan. The Local Plan should therefore put in sufficient measures to ensure future identified housing needs can be met. The Local Authority should do it all can to ensure that future needs can be met in the most sustainable locations and therefore it is considered that the Local Authority should take a more positive approach in identifying a greater number of Primary Service Villages.
3.6 Concerns were raised in previous representations made by Rainier Developments with regards to the scoring of Paulerspury within the Local Authority’s settlement hierarchy assessment which informed the evidence base to the Local Plan Part 2 Pre-Submission Draft Plan. It was clear that the assessment incorrectly scored Paulerspury on a number of matters, these being the provision of bus services, proximity to urban and rural centres and provision of allotments. In light of the concerns set out in previous representations, if Paulerspury was to be rescored it would score much higher reflecting the fact that it is a sustainable settlement which has a wide range of local services and facilities, and which is geographically well located in relation to a number of urban and rural centres.

3.7 Paulerspury has a wide range of existing services and facilities, including a doctor’s surgery; primary school; general store; public houses; village hall; pre-school; restaurant/takeaway; play and recreation facilities; petrol station; church; allotments; and, a number of bus stops along the High Street. It is clearly a sustainable settlement, particularly given the range of services and facilities in relation to the size of the settlement.

3.8 Paulerspury also has a role in terms of serving and supporting its immediate surrounding rural area and smaller hamlets. This is because it contains a number of key services and facilities, one of the key characteristics of Primary Service Villages. To ensure that the key services and facilities remain viable and to maintain the villages role in supporting its surrounding area, growth should therefore be supported at Paulerspury. We consider that Paulerspury should be appropriately identified as a Primary Service Village.

3.9 The Local Plan Part 2 Pre-Submission Responses Summary Document makes clear that in response to the consultation comments received the settlement hierarchy has been reviewed and as such, the Secondary Service Villages have been divided into two tiers (A and B) to reflect the relative sustainability of these settlements. In addition the Summary Document sets out that the methodology has taken into account the proximity to services both within and outside the District. However, there is no evidence or acknowledgement in the Draft Submission consultation documentation, including in the Report to the Planning Policy and Regeneration Strategy Committee (dated 25 July 2018), to suggest that the settlement hierarchy assessment has been amended to rectify those inconsistencies and errors raised previously by Rainier Developments in respect of the scoring for Paulerspury.
3.10 The Local Authority should make clear, by way of an amended settlement hierarchy assessment, that these comments have been taken into account and addressed. Rainier Developments contend that once the corrections are made to the settlement hierarchy assessment Paulerspury would be correctly reflected as one of the most sustainable villages and as such should be identified as an additional Primary Service Village through Policy SS1 of the Part 2 Local Plan.

**Policy LH1: Development within town and village confines**

3.11 Policy LH1 of the Draft Submission Local Plan Part 2 sets out that development outside of the village confines is considered to be in the open countryside and will not be acceptable unless it is allocated within a Neighbourhood Plan, is for starter homes, meets an exception test, is for a single dwelling, is self or custom build or meets specialist housing and accommodation needs.

3.12 It is important that the village confines do not restrict the ability of rural communities to meet identified local housing needs, particularly if there are sustainable sites which can meet such needs.

3.13 The housing requirement figure in the WNJCS is not a maximum. In accordance with the NPPF there is still a continuing need for additional market and affordable housing to meet local needs and such development may not be achieved within the defined village confines. Policy R1 of the WNJCS sets out where further housing development will be permitted.

3.14 It is likely that many of the completions and commitments in the rural areas are the product of windfall provision rather than plan-led growth. If this is the case it is likely that local needs may not have been met in the rural villages. This emphasises the importance for the Local Authority to be identifying what local needs exist and ensuring through the plan-making process that they can be met.

3.15 The Local Plan Part 2 does not currently seek to allocate specific housing sites on the basis that the WNJCS housing requirement has already been met. However, it is considered that the Local Authority should take a positive approach to identify specific housing allocations as the most appropriate strategy to meet rural needs is in the most sustainable settlements. It is important that the Local Authority continue to bring forward deliverable sites in sustainable locations in order to ensure that a rolling five year supply can continue to be met. The WNJCS also seeks
a minimum housing requirement for South Northamptonshire so the Local Authority should continue to ensure that housing sites continue to come forward.

3.16 Furthermore, the Local Authority could seek to identify reserve sites across a number of villages that would come forward under specific circumstances. Such circumstances would include meeting future housing needs that would be identified through the WNJCS Review or to address a future deficit with regards to being able to demonstrate a five-year housing land supply.

3.17 The purpose of the Local Plan Part 2 is to deliver the requirement of the WNJCS. This includes the need to ensure delivery of the housing requirement and a rolling five-year supply of deliverable housing land. It is also important to ensure that the right homes are delivered in the right places. To do this it is important to consider local needs within the rural settlements.

3.18 Therefore, local housing needs for both market and affordable housing should be met in the Primary and Secondary Service Villages. Many of the Secondary Service Villages are highly sustainable, they have a good number of services and facilities, such as Paulerspury. It is important that growth comes forward in these villages in a sustainable way to ensure local housing needs can be met. Without growth these villages will become fossilised, so therefore it is crucial that the sustainability of these settlements is supported. The lack of planned growth in these settlements runs a real risk of a declining population, a reduction in household expenditure locally, a mismatch between housing needs and housing stock/supply and a decline in services and facilities.

**Policy LH2: Starter homes outside settlement confines**

3.19 This policy sets out where proposals to deliver starter homes outside settlement confines at the Rural Service Centres, Primary, Secondary (A & B) and Small Villages would be supported.

3.20 The criteria set out in Policy LH2 requires the site to be located immediately adjoining the defined settlement confines and that the site is underused or unviable industrial and commercial land. It is considered that the requirement for the site to be underused or unviable industrial and commercial land would significantly restrict the number of opportunities for starter homes sites, particularly in the rural areas. The supply of starter homes provides the opportunity for first time buyers, particularly younger families, looking to stay or move into the rural areas. It is
therefore important that opportunities for starter homes are encouraged in the Primary Service Villages and Secondary Service Villages. Underused or unviable industrial and commercial edge of settlement sites are generally few and far between in the rural settlements. In sustainable settlements such as Paulerspury, there are no sites which would meet the criteria as set out in Policy LH2 thus compounding the opportunity for new starter homes specifically in Paulerspury. In addition, many existing unviable industrial and commercial edge of settlement sites may not be in the most sustainable or suitable locations. Policy LH2 should be reworded to show support for sites which are located immediately adjoining the defined settlement confines, which are in sustainable locations and which meet the requirements of Policy SS2.

3.21 Furthermore, in relation to Part 2 of Policy LH2, where it can be demonstrated market housing is required to enable development, the requirement that the full development should be accommodated on previously developed land (PDL) again significantly restricts the ability to deliver starter homes in the rural areas, for similar reasons outlined above. Rather Policy LH2 should encourage the full reuse of PDL sites but also provide the flexibility that in those settlements where there are no PDL sites available, those sites which are considered sustainable, and which are compliant with other policies in the Local Plan, including Policy SS2, should also be supported for enabling development for starter homes.

3.22 Local housing needs for both market and affordable housing, including starter homes, should be met in the Primary and Secondary Service Villages. It is important that the Local Plan does not restrict growth in these villages to ensure local housing needs are properly met. As previously mentioned, the lack of planned growth in the rural settlements, such as Paulerspury, runs a real risk of a declining population, younger families and first-time buyers being priced out of the area, a reduction in household expenditure locally, a mismatch between housing needs and housing stock/supply and decline in services and facilities.

**Policy LH3: Entry level and single plot exception sites**

3.23 The deletion of Policy Local Objectively Assessed Needs (LOAN) proposed within the Preferred Options Consultation version of the Local Plan Part 2 regarding local objectively assessed needs (LOAN) is welcomed by Rainier Developments. The LOAN Policy did not provide for the most effective strategy in delivering new homes in the rural areas.
3.24 The NPPF requires that plans should be positively prepared. We consider that the most positive way to ensure housing development comes forward is to allocate sites in the most sustainable rural settlements. This would ensure that the spatial strategy is delivered and provides certainty on meeting future housing needs in the District.

3.25 In the Officer Response to the previous representations made at Preferred Options stage, Officers considered that in place of the LOAN policy, the Entry Level Exception Sites concept introduced by paragraph 71 of the NPPF (2018) will provide a contribution towards meeting immediate housing needs whilst the review of the Part 1 Plan is underway.

3.26 Whilst this would provide for some of the immediate housing needs, it is considered that the Local Authority should also seek to identify specific housing allocations within and adjacent to existing settlements. This would be the most effective approach to meeting future housing needs in the District. The WNJCS is clear that the objectively assessed need for South Northamptonshire should be regarded as a minimum and therefore the Local Authority should do all it can to ensure housing needs are continued to be met.
4. LAND OFF HIGH STREET, PAULERSPURY

Site Description

4.1 The site is located to the south of Paulerspury village, south of the High Street and Kennel Lane, and covers an area of circa 1.7ha. It comprises the agricultural field, paddock and outbuildings immediately adjacent to the properties on Kennel Lane, and east of Kingstons Yard as per the appended Site Location Plan (Appendix 1).

4.2 The site is bordered by established residential development to the north and west. To the east is the gardens of residential properties and an agricultural field. Directly to the south are further agricultural fields.

4.3 Based on the site area and an indicative gross density of 30 dwellings per net hectare, the site has capacity to accommodate up to approximately 44 dwellings. Given the site’s size, there is the flexibility to allow for a mix of housing types and tenures, as well as allowing for the provision of on-site open space.

Social Infrastructure and Accessibility

4.4 The site is well located to the centre of the village, within close proximity to the local services and facilities. Paulerspury Church of England Primary School is about a 250 metre walk west along the High Street. The GP surgery, which is open 5 days a week, is about a 180 metre walk along the High Street and Lumber Lane. The recreation grounds, the Barley Mow public house and Paulerspury village hall are all located about a 400-425 metre walk west along the High Street from the site. The Vine House Restaurant Hotel is also west along the High Street, about a 300m walk. To the east, on the A5 is a Budgens convenience store with a BP petrol station. This about a 0.6km walk from the site (10 minutes).

4.5 There are bus stops located on the High Street in close proximity to the site providing direct, hourly services to Towcester, Milton Keynes and Northampton. The first bus leaves for Milton Keynes at 07:24am Monday to Friday and 07:17am on Saturdays. The last bus leaves at 19:03pm Monday to Saturday. For Towcester and Northampton the first bus leaves at 07:51am Monday to Friday and 08:58am on Saturday and the last bus leaves at 20:48pm Monday to Friday and 19:48pm on Saturdays. All these services run by the hour and therefore represents a genuine sustainable transport option for residents of Paulerspury.
4.6 The site has good access to the strategic road network (the A5) which is located about 0.6km from the site along the High Street and Grays Lane. Towcester and Milton Keynes are easily accessible along the A5, about 8 minute and 15 minute drives respectively. There are also employment opportunities within the vicinity, such as the services and facilities in Paulerspury, but also at Towcester, Stony Stratford, Wolverton and Milton Keynes.

4.7 Paulerspury is one of the most sustainable Secondary Service Villages in the District. Given that this site is located within the centre of the village, near a variety of services and facilities, it is therefore demonstrated that the site is a sustainable location for development.

Suitability

4.8 The site is located outside of but adjacent to the proposed village confine of Paulerspury. The village confine adjoins the western, northern and eastern edges of the site. The site is therefore bound by the existing residential area of Paulerspury and development on this site would not extend beyond the settlement edge.

4.9 The WNJCS identifies a need to deliver new homes in the South Northamptonshire rural areas. These new homes should be delivered in the most sustainable settlements in the District. This includes the requirement for the Primary and Secondary Service Villages to deliver a portion of these new homes. Given Paulerspury is one of the most sustainable villages, it is suitable therefore to direct new residential development to the village, either within or adjacent to the village confines. This site off the High Street provides a suitable location to provide residential development which would contribute towards the District’s housing needs.

4.10 There are no statutory designations covering the site.

4.11 A comprehensive ecological assessment shall be undertaken in due course. Any localised ecological considerations would influence the emerging proposal, can provide a green infrastructure framework that would contribute towards achieving environmental sustainability, whilst at the same time working within the natural features of the site. There is an existing pond located along the southern boundary of the site, however as shown on the Proposed Illustrative Masterplan (Appendix
2), development could still come forward on this site without impacting upon this pond.

4.12 The site is located entirely within Flood Zone 1, the area at least risk from flooding. Any development proposal would seek to utilise Sustainable Drainage Systems (SuDS) in developing the most appropriate strategy for drainage of the site. The Proposed Illustrative Masterplan included at Appendix 2 shows how an attenuation basin could be accommodated in any layout.

4.13 The site is considered to be well contained with existing landscape boundaries (tree and hedge belts) running along the eastern boundary and further to the south containing any long-distance views of the site. These existing physical features would be retained and strengthened where possible.

4.14 The site is not within or adjacent to a conservation area. There are no conservation areas in Paulerspury. There are no listed buildings or structures on or within the immediate vicinity of the site, i.e. adjoining its boundary. Hunt House which is located on the High Street is the nearest listed building, it is Grade II listed and is approximately 100 metres from the site. It is separated from the site by built form along the High Street, some of which is new residential development on Kennel Lane. There is another Grade II listed building on Lumber Lane approximately 80 metres from the sites western boundary, however this is again separated from the site by built form along Lumber Lane and the new residential developments at Kennel Lane and Kingstons Yard.

4.15 Any development of the site is considered to have little impact upon these listed buildings, nevertheless any development would need to take these assets into consideration. It is considered therefore that there are no heritage issues which would preclude the development of this site.

4.16 With regards to access, this can be achieved directly off the High Street. This is shown on the Proposed Illustrative Masterplan included at Appendix 2. A transport assessment would be prepared to demonstrate that safe and easy access can be achieved in this location and that the necessary visibility splays can be met. The transport assessment would identify the number of traffic flows generated from this development and the capacity of the local road network to accommodate these additional journeys.
4.17 It is considered that there are no infrastructure constraints or requirements to bring forward this site for residential development. The village is well served by all utilities and broadband.

4.18 There are no known ground contamination issues on this site.

4.19 If the site were to come forward for residential development this would not impact upon the amenity of neighbouring properties. The predominant land use around the site is residential. There are no other uses in the immediate vicinity that may be compromised if residential were to come forward on this site.

**Achievability**

4.20 There is a reasonable prospect that the site can come forward for residential development in the next five years. The site is within single ownership and is being promoted by Rainier Developments. Residential development on this site is viable and therefore the site is considered achievable.

**Availability**

4.21 The site is within single ownership and is being promoted by Rainier Developments. There are no ownership issues that would prevent development coming forward on this site.

**Economic Benefits**

4.22 In terms of economic sustainability, jobs would be created during the construction phase of the development (including indirect employment through the construction supply chain). The new residents of the development would also serve to support the existing local facilities and services within the village, such as the convenience store, public house and restaurant, through additional household spend.

**Proposed Illustrative Development**

4.23 Rainier Developments have prepared a Proposed Illustrative Masterplan included at Appendix 2 to demonstrate how the site might come forward for residential development.

4.24 The Proposed Illustrative Masterplan shows that a developable area could extend to the settlement edge of Paulerspury to allow for approximately 44 dwellings to be accommodated with 50% affordable provision (22 units). Such a development
would be at a density of 30 dwellings per hectare. The layout shows how a mix of housing types and tenures could be accommodate on site.

4.25 The site would be accessed via a new access point off the High Street. Further pedestrian links could be provided, for example onto Kennel Lane.

4.26 The Proposed Illustrative Masterplan shows that a new area of on-site public open space could be provided creating a soft development edge establishing the new settlement boundary. This open space could include potential new play spaces. There is an existing pond which could be retained and incorporated as part of the on-site open space. An area for on-site attenuation could also be delivered.

4.27 It is clear from the Proposed Illustrative Masterplan that residential development of circa 44 units could suitability come forward on this site.

**Summary**

4.28 The Proposed Illustrative Masterplan has been prepared in order to show how residential development could come forward on this site making the most efficient use of the land, which although being outside the village confines, is well contained within the settlement edge reflecting the character of the surrounding dwellings and landscape.

4.29 The site at the High Street represents a logical, sustainable extension to the village of Paulerspury and has the ability to accommodate a good proportion of the future housing needs of the area, in line with the requirements of the Part 2 Local Plan.

4.30 This representation has set out how Land at the High Street, Paulerspury is suitable for development. Furthermore, the site has been shown to be free of constraints, meaning development is achievable within the next five years.

4.31 Accordingly, the site is considered to be deliverable, in the context of paragraph 67 of the NPPF (2018).
5. CONCLUSIONS

5.1 These representations are made by Pegasus Group, on behalf of Rainier Developments, in response to the South Northamptonshire Local Plan Part 2 Draft Submission consultation. This representation relates to Land off the High Street, Paulerspury.

5.2 Rainier Developments consider that the Local Plan Part 2 is consistent with the spatial strategy established through the adoption of the West Northamptonshire Joint Core Strategy and support the continued recognition of the important role that the rural areas will play in delivering the housing requirement for the District. This includes the recognition that further development beyond the requirement in the WNJCS may be necessary to ensure housing needs are continued to be met.

5.3 The National Planning Policy Framework requires that plans are positively prepared. The emerging Local Plan Part 2 does not currently seek to allocate housing sites on the basis that the housing requirement set in the West Northamptonshire Joint Core Strategy has been exceeded. However, Rainier Developments consider that the Local Authority should take a positive approach to plan-making to ensure that the continued needs of the District are met. The housing requirement for the South Northamptonshire rural areas in the Joint Core Strategy is identified as a minimum. Considering this, housing sites will need to continue to come forward to ensure that there is a healthy supply of future homes, whilst being able to maintain a rolling five-year housing land supply in the District.

5.4 It is considered by Rainier Developments that the Local Authority’s current reliance upon windfall sites within the settlement confines limits the ability of the District to continue to meet future housing needs, particularly in the rural areas. The Local Plan Part 2 should be seeking to identify specific housing allocations in the most sustainable rural settlements. Such allocations should seek to deliver market and affordable housing, starter homes and entry level and exception sites. In addition, the current policy wording for starter home sites is particularly stringent and should be relaxed to ensure opportunities for starter homes can come forward in all the Primary and Secondary Service Villages.

5.5 The Secondary Service Villages identified in the settlement hierarchy have a key role in ensuring that housing needs are met. Many of these villages are sustainable with a number of services and facilities. They are suitable locations for housing growth to meet identified local needs which would ensure that any vital local
services and facilities can continue to be supported. Whilst the introduction of two sub-tiers for the Secondary Service Villages in Policy SS1 is supported, Rainier Developments consider that it is appropriate for the most sustainable Secondary Service Villages to be identified as Primary Service Villages in order to seek a more positive spatial approach in delivering future housing needs and a better balance across the hierarchy.

5.6 Paulerspury is currently identified in the Local Plan Part 2 Draft Submission Document as a Secondary Service Village, however Rainier Developments have continued concerns with regards to the scoring of this village in the Local Authority’s settlement hierarchy assessment that formed part of the evidence to the Preferred Options Consultation. Paulerspury had been scored incorrectly on some criteria. When rectified the village would score a lot higher and should therefore be identified as a Primary Service Village in the settlement hierarchy contained within Policy SS1. It is not clear in the evidence to the Draft Submission Consultation that these concerns have been addressed.

5.7 It has been demonstrated that Land off the High Street, Paulerspury is a sustainable location for development. The site represents a logical extension to the village and has the ability to accommodate up to 44 dwellings.

5.8 This representation has set out how Land off High Street, Paulerspury is suitable, achievable and available for development. The site is therefore deliverable, in the context of paragraph 67 of the NPPF (2018).
APPENDIX 1

SITE LOCATION PLAN
Paulerspury

KEY

SITE LOCATION
1.798 HECTARES
4.419 ACRES

ADJACENT LAND
WITHIN OWNERSHIP

LAND OFF HIGH STREET, PAULERSPURY - SITE LOCATION PLAN

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | www.pegasuspg.co.uk | TEAM/DRAWN BY: NO | APPROVED BY: JP | DATE: 27/10/17 | SCALE: 1:2500 | A3 | DRWS: P17-1679_003_1 | REVA | CLIENT: RAINIER DEVELOPMENTS LTD
APPENDIX 2
PROPOSED ILLUSTRATIVE MASTERPLAN
**KEY**

- 0.42 ACRES / 1.79 HECTARES
- ADJACENT LAND WITHIN OWNERSHIP
- PROPOSED BUILT FORM
- KEY LANDMARK BUILDINGS
- BUNGALOWS
- EXISTING ON-SITE BUILDINGS TO BE DEMOLISHED

1. NEW SITE ACCESS VIA HIGH STREET.
2. POTENTIAL ATTENUATION POND LOCATION.
3. ADJACENT NEWLY CONSTRUCTED DEVELOPMENT.
4. EXISTING ON-SITE POND, PROTECTED BY A 10M ECOLOGY OFF-SET.
5. SOFT DEVELOPMENT EDGE, ESTABLISHING A NEW SETTLEMENT BOUNDARY.
6. POTENTIAL NEW PLAY SPACE.
7. LOWER DENSITIES ON DEVELOPMENT EDGE, ENFORCE STRATEGY FOR SOFTER APPEARANCE.
8. DUAL SIDED FORMAL STREETS WITH A HIGH DEGREE OF LINKED SEMI-DETACHED DWELLINGS, PROVIDING A legible CHARACTER.
9. SHARED SURFACE STREETS, PROVIDING LEGIBILITY AND PEDESTRIAN PERMEABILITY.
10. NEW AREA OF PUBLIC OPEN SPACE.
11. STREETSCAPE DESIGNED TO PROVIDE A BALANCE OF INTERSPERSED ON-STREET PARKING AND SOFT LANDSCAPING.
12. POTENTIAL PEDESTRIAN LINK ONTO KENNEL LANE.
13. NEW BUILT FORM POSITIONED TO EMULATE THE LOCAL EXISTING BUILD LINES.

**DEVELOPMENT QUANTUM**

- CIRCA 44 DWELLINGS & 30 DPH