Site Delivery Statement

Grays Lane, Paulerspury

Submitted by Persimmon Homes Midlands

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1.0 INTRODUCTION

1.1 This document has been prepared by Persimmon Homes Midlands to promote Land at Grays Lane, Paulerspury. Its purpose is to provide an overview of the site’s planning merits and deliverability. It will be demonstrated how the site can be brought forward to deliver a high quality residential scheme in a location accessible to a variety of local facilities and facilities.

1.2 Paulerspury is proposed in Policy SS1 of the Part 2 Local Plan as a Secondary Service Village (A). Category A Secondary Service Villages are described as more sustainable by virtue of the level of services and facilities on offer. Paulerspury’s position in the settlement hierarchy illustrates the settlement’s robust sustainability credentials and therefore its ability to accommodate proportionate new growth.

1.3 Persimmon’s land interest at Paulerspury comprises a parcel of irregularly shaped land to the east of the village. Cumulatively the site comprises some 1.5ha. Access can be achieved from Grays Lane.

1.4 The site currently comprises pasture land. The topography is generally flat. The site forms a gap in an otherwise built-up frontage along Grays Lane. It is not subject to any absolute constraints such as Green Belt or flood zones and is not subject to any existing or proposed landscape or ecological designations. There are no designated heritage assets on the site or in reasonable proximity of the site.

2.0 SUSTAINABILITY & SPATIAL LOGIC

2.1 The objective of the South Northamptonshire Part 2 Local Plan is to deliver the general strategy identified in the West Northamptonshire Joint Core Strategy 2014 (WNJCS 2014). The Council’s position is that the rural housing requirement identified in the WNJCS 2014 has
already been satisfied through existing commitments and that therefore no additional allocations for residential development are proposed in the Part 2 Local Plan.

2.2 It is considered that the approach of allocating no further sites in the rural area is unsound particularly in light of the district-wide affordable housing need and the under-delivery of affordable homes particularly in the rural area since the base year of the WNJCS. The scale of housing need identified in Policy S3 of the WNJCS should not be treated as a ceiling by virtue of the fact that all the figures therein are expressed as approximations.

2.3 The settlement hierarchy identified in Policy SS1 of the Part 2 Local Plan reinforces that Paulerspury is a sustainable location for new development and it is inconsistent and therefore unsound not to plan for proportionate growth in locations which the Part 2 LP itself acknowledges are sustainable.

2.4 Paulerspury contains a GP surgery, primary school, general store, recreational facilities, a pre-school, community facilities, a public house, and local employment. The pedestrian catchment of the subject site includes all of Paulerspury and Pury End which can be reached via the existing footway network and by cycle.
3.0 LANDSCAPE & VISUAL

3.1 Promotion of the site has been fully informed by the site’s constraints and context as well as a detailed understanding of the development’s landscape and visual impact. A landscape appraisal by Pegasus undertook a detailed assessment of the site and its landscape setting. This shows that the site and its surroundings have no material constraints subject to the delivery of an appropriate landscape treatment along the south east boundary. As shown above, this recommendation has been carried through to the illustrative layout plan which provides a high quality green buffer between the new development and the open land to the south east.

3.2 As shown by the illustrative layout above, development of the site would integrate into the existing settlement pattern in an acceptable manner and would project outwards from the village’s built-envelope no more than the existing development to the west which lines Plum Park Lane.

3.3 The subject site also benefits from high levels of visual containment by virtue of existing features which give the site a distinct edge-of-settlement character. These features include a high density pattern of existing residential development on the north west side of Grays Lane as well as the A5 and a petrol filling station to the north-east of the site. The site is logically defined by strong field boundaries which would contain the spread of new development into...
the open countryside. These boundaries would be retained and enhanced as part of the proposals.

3.4 Long range views are not possible looking into or out of the site and visibility of the proposed development would be highly localised. The site is screened by existing vegetation along Grays Lane and this can be retained as illustrated by the illustrative layout plan thus providing for minimal visual impact even on a localised basis.

3.5 Internally the site makes use of best practice in urban design using perimeter blocks to provide active frontages to the public domain as well as promoting natural surveillance over shared spaces thereby reducing crime and fear of crime.

4.0 HERITAGE

4.1 The subject site is not affected by any heritage related constraints either on the site itself or within close proximity. The nearest designated heritage asset (a grade II listed building) is located some 251m to the south west of the subject site and is not inter-visible with it owing to the distance and intervening built-form.

4.2 A desk-based heritage assessment has been undertaken which has confirmed that the site is likely to host some Roman remains, but this can be managed through suitable mitigation secured by condition at the application stage.

5.0 ECOLOGY

5.1 To support proposals for development of the site an Ecological Assessment was undertaken which included an extended Phase 1 survey. The ecology work found that there were no statutory or non-statutory designated sites of nature conservation within the subject site. There is a SSSI is located approximately 1.36km to the south of the site and a LWS located approximately 1.17km to site. However, given the relatively small scale of the site and the corresponding distances it was concluded that there would be no adverse impacts to these designations, either direct or indirect.

5.2 In terms of ecological potential within the site itself, the report confirms that the majority of trees within the site are immature and do not have suitable features to support bat roosting. There was similarly no evidence of badger sets. A number of recommendations are made
within the report to provide a net gain in biodiversity and these can be secured by way of planning condition at the application stage.

6.0 FLOODING & DRAINAGE

6.1 A Flood Risk Assessment has been undertaken on the site by BWB. This report confirms that the site is located entirely within Flood Zone 1 (Low Probability) and is not at risk from any other source of flooding. These other sources were considered and are shown to pose no risk to a proposed development subject to simple mitigation measures. Surface water drainage can be managed in accordance with national policy guidance and best practice and the site can be made safe from flooding for the development’s lifetime and will not increase the risk of flooding elsewhere.

7.0 HIGHWAYS & TRANSPORT

7.1 A highways/transport appraisal was commissioned to consider the merits of the site access points as well as the site’s connectivity with surrounding services, facilities, and other settlements. This found that the site is well-located in respect of all the services and facilities available in the village. The site access can be delivered to provide sufficient visibility splays.

7.2 The highways/transport appraisal also considered the potential impact of the proposed development on highway capacity and demonstrated that the modest additional demand caused by the development would not result in a material traffic increase.

8.0 BENEFITS OF THE DEVELOPMENT

8.1 Delivery of the site would be accompanied by a number of benefits, including the provision of affordable homes. As discussed in Persimmon’s main representations, the South Northamptonshire rural area has a severe quantitative deficiency of affordable homes with sizable under-delivery against the WNJCS target reported each monitoring year. Without allocating suitable sites for development through the Part 2 Local Plan, it is very unlikely that the affordable housing targets in the WNJCS will be met in the remainder of the plan period.
8.2 Land at Grays Lane can contribute towards the affordable housing targets identified in the WNJCS, delivering new market and affordable homes in a sustainable location. Given Paulerspury’s sustainability attributes by virtue of the good level of services and facilities in the village, the delivery of new residential development here would be consistent with the aims and objectives of the WNJCS and Paulerspury’s position in the settlement hierarchy.

8.3 Land at Grays Lane remains both developable and fully deliverable within five years. Upon adoption of the Part 2 Local Plan allocating the site for development, a full planning application could be lodged, planning permission secured, pre-commencement conditions discharged, and a material start made within the space of 1.5 to 2 years.

8.4 Upon commencement, completions would be in the region of 50 dwellings per year meaning that the site will be fully built out within a year of commencement.

8.5 As a major national housebuilder, Persimmon can deliver the site rapidly without the need for any onward sale of the land. Thus the site can contribute to recovering the shortfall of affordable homes in South Northamptonshire.

8.6 The economic benefits of housebuilding are well documented and in the case of Land at Grays Lane are summarised in Figure 5. In addition, new residents in the village can help to support the vitality of settlement and support local services and facilities, ensuring that these remain viable and ensuring the future sustainability of the village.

8.7 Environmentally there would be some loss of open agricultural land to provide new homes. However, the site is well contained by existing natural and physical features and forms a gap in an otherwise built-up frontage. The site’s relationship with the services and facilities in the village mean that these can be readily accessed via sustainable modes of travel. This
will reduce reliance on the private car, providing a net sustainability benefit along with the wider benefits of new residents and new homes.

8.8 Overall it is clear that the site is deliverable for a high quality scheme comprising much-needed new homes. The technical evidence demonstrates that this can be achieved without creating any materially adverse impacts and in a manner that would be consistent with the aims and objectives of the WNJCS and the NPPF.

LIST OF APPENDICES

- **Appendix 1** – Landscape Report
- **Appendix 2** – Flood Risk Assessment
- **Appendix 3** – Block Plan
- **Appendix 4** – Transport Appraisal