

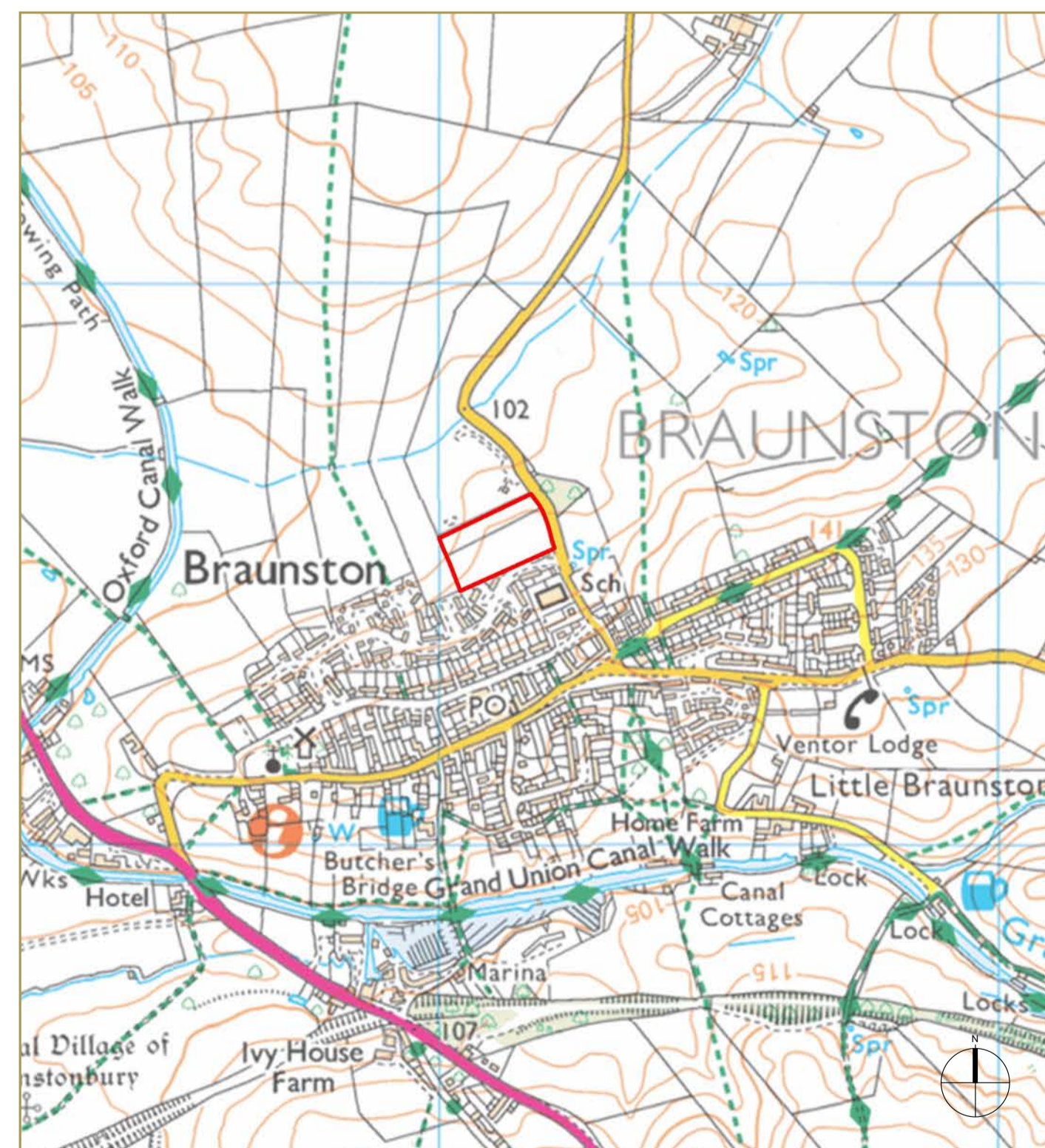
1. Welcome

THANK YOU FOR VISITING THIS PUBLIC EXHIBITION

Thank you for taking the time to visit our public exhibition and view our emerging proposals for an 'exception site' development at land off Barby Road, Braunston. The proposal is to deliver a mixture of affordable housing and private dwellings designed to meet local needs, including bungalows and a self-build house plot.

Representatives from the Manor Oak Homes project team are here to listen to your views and answer your questions. We value local knowledge and welcome your input. The comments received will be carefully considered so please help us shape the proposal by leaving your feedback on the comment sheets.

Alternatively you can e-mail comments to info@arplanning.co.uk. Comments should be made by 31st January 2023.



SITE LOCATION PLAN (SCALE 1:10,000)

BACKGROUND AND CONTEXT

This consultation has been organised to inform local residents of the emerging proposals and to give you the opportunity to ask questions and make comments.

The emerging proposals have been designed to meet the need for housing identified in the Braunston Housing Needs Survey that was undertaken in 2021.

Following this public exhibition we will review the proposals and expect to submit an outline planning application in Spring 2023.

MANOR OAK HOMES

Manor Oak Homes is a promoter of strategic development land across the east midlands and south-east. The company's approach to the planning of its sites is one that seeks to leave no stone unturned.

A significant level of up-front work is undertaken by its specialist team of technical and environmental consultants before an application is submitted to ensure that the eventual development sits comfortably within its environment. This work is always informed by discussions with the local community.

HOMES FOR LOCAL PEOPLE

All the proposed dwellings will be secured for local people (including people employed in the parish or people with close relatives in the parish) through a S106 legal agreement. The way this will be secured is slightly different for private sale and affordable dwellings.

Private Dwellings

For the first sale of each dwelling, there will be a requirement for the dwelling to be **marketed to local people only for a period of 6 months at a maximum price set by taking the average of two independent valuations**. For subsequent sales/rentals of each dwelling, there will be a requirement for the dwelling to be marketed to local people only for a period of 13 weeks (for sale) and 6 weeks (for rental) at a maximum price set by taking the average of two independent valuations.

Affordable Dwellings

Affordable dwellings will be allocated through a nomination agreement between West Northamptonshire Council and the housing association. They will only be able to be **allocated to local people living or working in the parish or people with close relatives in the parish**. If there are no people meeting these criteria at the time of allocation, they will then be allocated to people in neighbouring parishes and then the wider Daventry area. Subsequent allocations will repeat the preference for local people.

All of the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manoroakhomes.co.uk/project/bra-066>



EXISTING SITE PLAN (SCALE 1:1000)

2. The Site & Planning Background

ABOUT THE SITE

The site comprises a parcel of land located to the west of Barby Road to the north of Braunston in the former Daventry District of West Northamptonshire. It is put to pasture and has a total area of approximately 2 hectares (4.9 acres).

The site is located between existing residential development on Greenway to the south and the village's recreation ground to the north. The site is bordered by mature trees and hedgerows and there are telegraph poles and lines crossing the site from east to west. The site is not subject to any environmental or heritage designations, but there are several trees subject to Tree Preservation Orders (TPO) along the southern boundary (located off-site) that would be protected in any development proposals. The site is in Flood Zone 1 (low risk) and there are no public rights of way on the site.

Braunston is identified in the Local Plan as a Secondary Service Village due to its range of facilities and services including a primary school, church, village hall, shops and a regular six day a week bus service. The site is well located with respect to services and facilities including Braunston C of E Primary School and shops and bus stops on the High Street.

PLANNING BACKGROUND

The site is located beyond but closely related to the village confines of Braunston as defined by the Braunston Neighbourhood Plan (2017) and the Settlements and Countryside Local Plan (Part 2) for Daventry District (2020). Neighbourhood Plan Policy A restricts development to within the village confines, but the more recent Local Plan Policy RA2 allows for development outside village confines where it would meet a local need identified through an up-to-date Housing Needs Survey.

HOUSING NEEDS SURVEY

A Housing Needs Survey was undertaken in Braunston in 2021 that identifies a need for 50 new homes in the village, including 30 affordable homes and 20 homes for private sale. The proposals have been prepared to accord with Policy RA2 by meeting a proportion of this need.

We have had discussions with the District Council's Affordable Housing Officer who has advised that the Northants Rural Housing Association (NRHA) are proposing an extension to their existing development at Maple Close for twenty-one affordable dwellings, but that there is still a need for more affordable homes on top of this and a need for a range of private sale dwellings including a large need for bungalows and a need for a self-build plot.



AERIAL PLAN (NTS)



VIEW EAST WITHIN SITE FROM SOUTH-EAST OF SITE



VIEW SOUTH-EAST FROM BRAUNSTON PLAYING FIELDS

3. Site Analysis

INTRODUCTION

Our multidisciplinary project team has undertaken a number of technical assessments of potential constraints and opportunities on the site. Key considerations in the design are access, drainage, landscape, heritage, ecology and trees.

OPPORTUNITIES AND CONSTRAINTS

The Opportunities and Constraints can be summarised as follows:

- Deliver a high quality residential development to meet identified local needs
- Site topography slopes from south-east to north-west
- Sustainable Drainage Systems (SuDS) could be located within the lower area to the north
- Protect and enhance boundary hedgerows and trees wherever possible
- Protect existing habitats and create new habitats to deliver biodiversity net gain
- Consider views to and from Braunston in the design of the scheme
- Design layout to consider residential amenity and sensitive edge with Greenway
- Improve pedestrian connectivity to recreation ground
- Overhead power cables to be grounded within the site
- Access available from Barby Road



SITE ANALYSIS (NTS)

4. Illustrative Site Layout

PROPOSED DEVELOPMENT

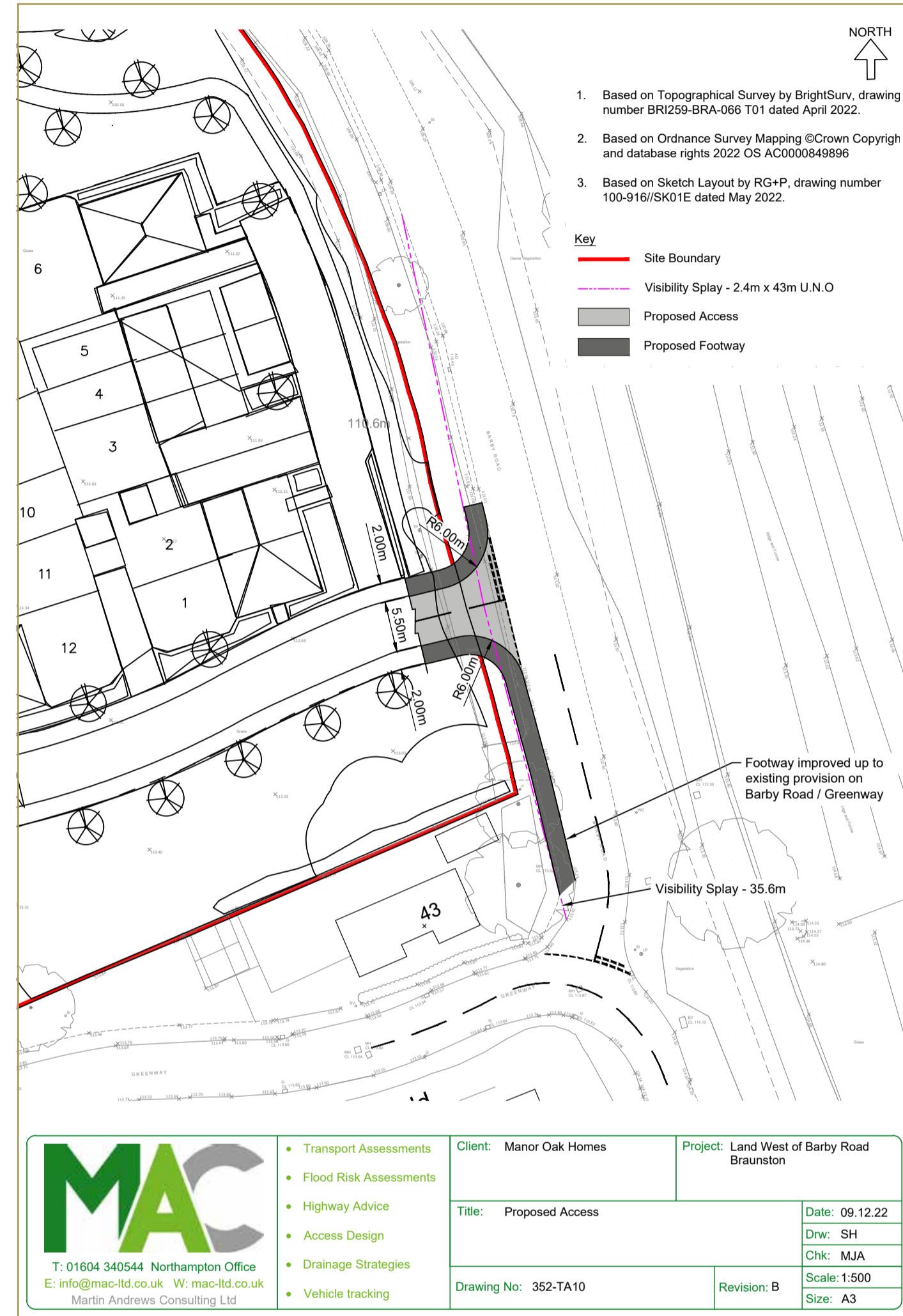
The proposed development would comprise:

- **New Homes:** 29 new homes to meet local needs, including a mix of tenures, sizes and types of dwellings.
- **Accessible Homes:** 50% of the dwellings would be built to the optional building regulations M4(2) accessible and adaptable dwelling standard for people with disabilities; and 1 of the affordable bungalows would be built to M4(3) wheelchair user standards.
- **Drainage:** A sustainable drainage system (SuDS) that would utilise natural drainage features in the form of swales and basins along the northern site boundary.
- **Access:** Vehicular and pedestrian access from Barby Lane on the eastern site boundary with a footway extension / improvements connecting to existing provision and the potential for a direct footway connection to the recreation ground.
- **Public Open Space:** Provided to exceed the Council's standards set by Local Plan Policy CW2. There is an opportunity for the Parish Council to take on the ownership and management of this land.
- **Sustainable design:** all dwellings will be designed to meet the government's Future Homes Standard for net zero ready homes. This will require highly efficient insulation, heating from low carbon sources such as heat pumps, and on-site renewable energy generation such as solar pv panels.



ILLUSTRATIVE SITE LAYOUT (SCALE 1:500)

5. Highways & Drainage

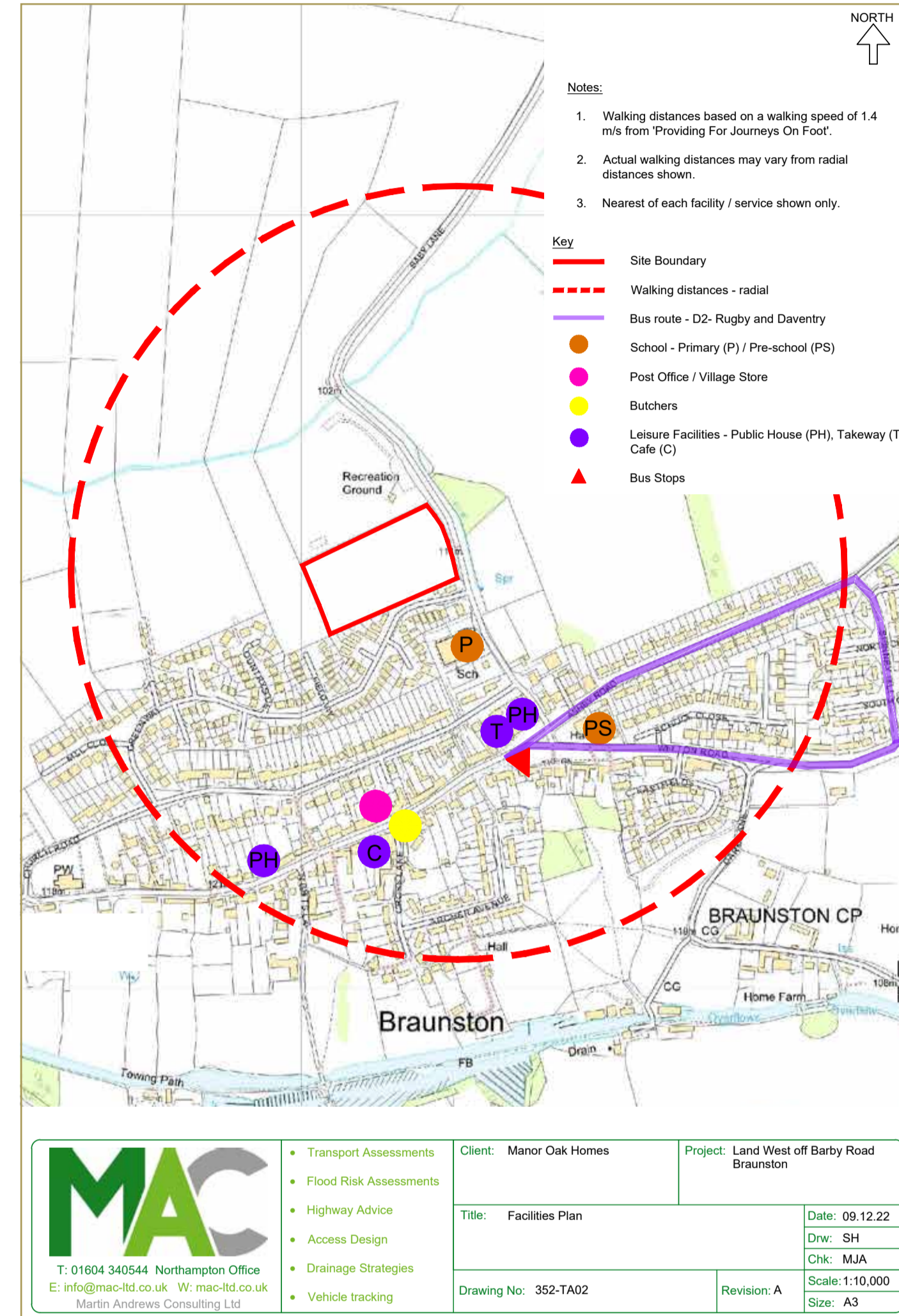


PROPOSED ACCESS (NTS)

HIGHWAYS

The development is to be accessed off Barby Road via a new simple priority access in the south western corner of the site. Barby Road has an existing width of 6m. The footway south from the site access will be improved to provide a 2m wide footway between the site and Greenway and will provide visibility splays of 43m as required based on the speed limit of the road.

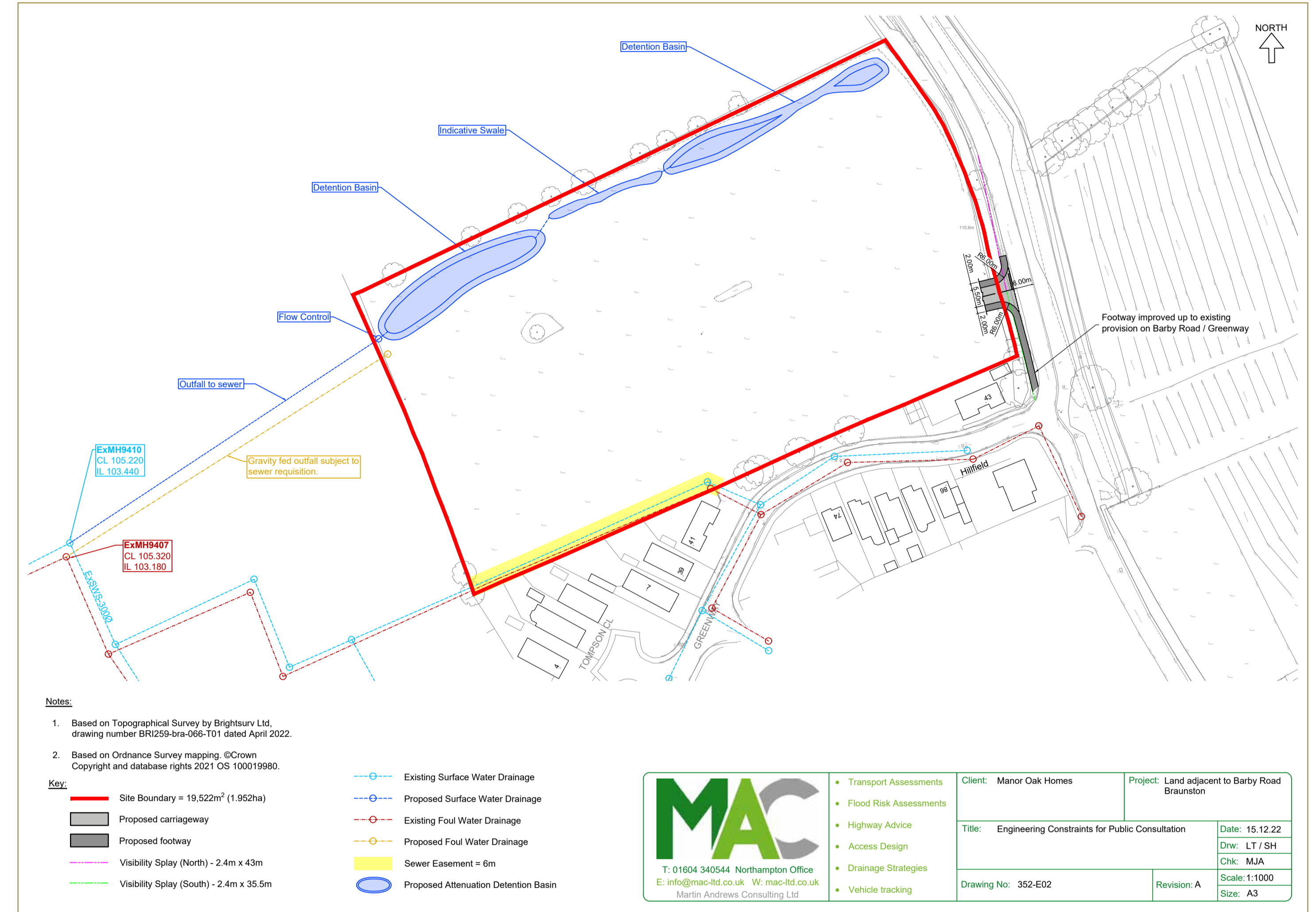
The site is well situated to access Braunston's local facilities such as the primary school and village shop.



FACILITIES PLAN (NTS)

FLOOD RISK

The site is at a low risk of flooding from all sources. It is in Flood Zone 1 (i.e. low risk from river flooding), it is at low risk of surface water flooding and a Ground Water Flood Risk Study completed for Northamptonshire indicates that Braunston has a negligible risk of ground water flooding.



ENGINEERING CONSTRAINTS (NTS)

DRAINAGE

Surface Water

Surface water drainage will be designed in line with current guidance and requirements. Surface water will discharge at greenfield equivalent rates and will be attenuated to accommodate a 1 in 100 year plus climate change event. Surface water will discharge to the Severn Trent Water sewer located to the west of the site.

The surface water drainage design will comprise of detention basins located adjacent to the northern boundary and permeable paving (tanked) used to private and shared driveways.

Foul Water

Foul water will drain to Severn Trent Water's sewer via a gravity outfall.

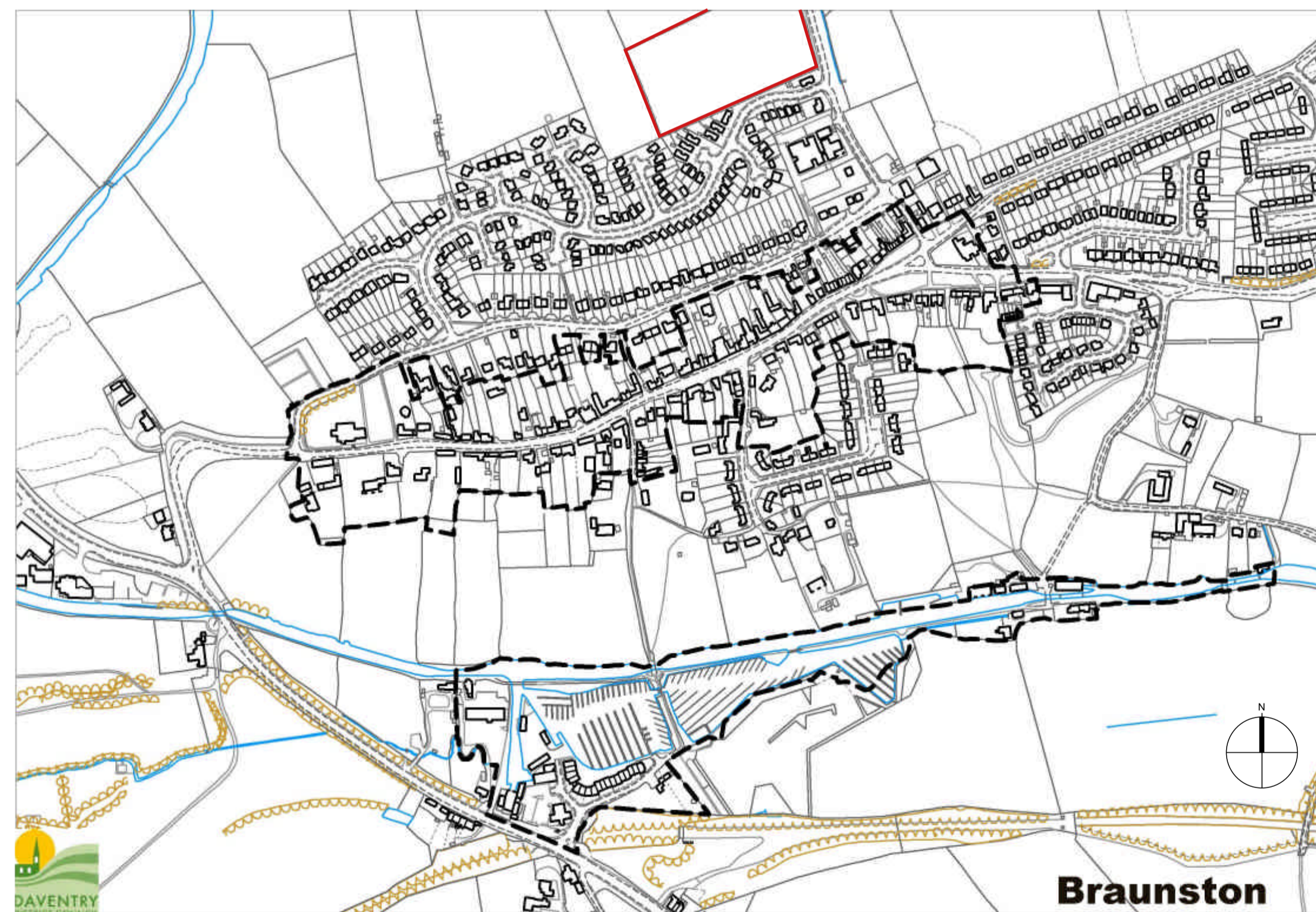
6. Heritage and Appearance

HERITAGE AND APPEARANCE

A heritage appraisal of the application site and its relationship to nearby listed buildings and to the Braunston, Oxford Canal and Grand Union Canal Conservation Areas has been carried out by Asset Heritage Consulting. The site is separated from Braunston Conservation Area by the Greenway estate, and the Braunston Playing Field lies to its north, meaning that its contribution to the conservation area as rural landscape setting is low. The Grand Union Canal Conservation Area is distant from the site and separated from it physically by the village, while the Oxford Canal Conservation area lies several fields and hedgerows distant from the site and has no meaningful relationship with it. It is therefore considered that the development of the site as proposed will not have any impact on the significance, character or appearance of any of the conservation areas.

The Neighbourhood Plan identifies an 'important view' looking south-west from the entrance to Braunston Playing Field on Barby Road. The focal point of the view is the spire of the Grade II listed All Saints Church and (in winter) the Grade II listed The Mill, seen in context with the roofs of late 20th-century residential developments. This view will be preserved by the proposed development, with new houses lying outside the direct sightline to the church. No other listed or unlisted historic building has any relationship with the site or will be affected by its development as proposed.

The design of the proposed dwellings will seek to complement local design styles and use similar materials to those in the local area.



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BRAUNSTON CONSERVATION AREA (NTS)



High Street - The typical mix of building materials within Braunston includes red brick in various tones and textures, limestone, Ironstone, cement render in off-white shades, Welsh slate, Collyweston stone slate and roof tiles (mixed grey and red types).



High Street - Detached dwelling built in Ironstone with stone detailing and white framed fenestration.



High Street - Prominent gables on short group of dwellings built in red brick with stone detailing and white fenestration.



The Green - Short Victorian terrace built in red brick with stone headers and a Welsh slate roof covering.



Eastfields - Modern detached dwelling built in a Victorian style in red brick with projecting gable and bay window.



Eastfields - Modern detached dwelling built in a Victorian style in red brick with arched brick headers and white fenestration.



Greenway - Modern detached bungalows built in red brick with gable facing the street.



Greenway - Modern detached dwelling built in red brick with projecting garage.

7. Landscape, Trees & Ecology

LANDSCAPE

The Site is located adjacent to the existing settlement edge which bounds the southern part of the boundary. The boundaries consist of an established mature vegetated corridor which provides a high degree of visual and physical containment from the wider landscape setting. The topography and woodland cover of the localised landscape setting to the Site and village further limits intervisibility of the Site.

The level of containment and limited intervisibility of the Site establishes an enclosed setting appropriate for residential development that limits visual sensitivity. Furthermore, the nature and setting of the Site, being within proximity to the settlement edge to the south, illustrates a built-up landscape that influences the Site far more greatly than the wider rural landscape setting.

The baseline assessment illustrates how the Site has capacity for development and although there will be a change in the landscape, a sensitive approach will minimise any adverse visual and landscape impact. Through the retainment and enhancement of landscape features, offset of development along key boundaries, conserving of key views and reflection of the existing character within the design process will allow for a successfully integrated proposal.

As part of an iterative design process, the defining characteristics of the local landscape and Site context have informed the proposed layout to provide a cohesive development that responds sensitively to the existing character and provide localised and wider landscape enhancements.

TREES

A detailed tree survey has been completed at the site by Origin Environmental to inform the proposed development. At present, tree cover is limited to the site's boundaries, predominantly comprising semi-mature specimens of limited arboricultural merit and moderate screening value.

The proposed development retains all trees, with only a small section of hedgerow removed to allow for the proposed site access. Origin Environmental has also provided a Tree Protection Plan to ensure the successful retention of trees.

The proposed development includes a significant commitment to tree planting, with tree-lined streets and an area of public open space to include planting. The proposed development provides a significant increase in both canopy cover and tree amenity value to the site.

ECOLOGY

The site has been subject to ecological survey and appraisal work by Aspect Ecology Ltd in order to inform the proposed development, including background information review and site survey work, and the final proposals will be subject to a formal Biodiversity Net Gain Assessment to demonstrate an overall gain in biodiversity across the site in line with planning policy.

The proposals will incorporate considerable ecological enhancement measures, with substantial new native planting including new wildflower grassland areas, native shrubs and hedgerows and a new open space area specifically designed to benefit wildlife, providing new corridors and connectivity for wildlife around the site as well as considerably enhanced habitat opportunities in their own right.

Features such as attenuation ponds will be specifically designed and managed in the long term to incorporate wildlife features and native planting. In addition, the opportunity will be taken to include new faunal enhancements into the proposed development, such as bird and bat boxes providing nesting and roosting opportunities, along with bee bricks providing opportunities for solitary bee species.

Overall, the proposals will provide substantial new wildlife habitats and opportunities for use by faunal species, resulting in clear net gains in biodiversity for habitats and faunal species.



LANDSCAPE MASTERPLAN (NTS)



LANDSCAPE PRECEDENTS

8. Feedback

WHAT HAPPENS NEXT?

We value your feedback. Thank you for taking the time to look at our proposals. If you have any questions, please ask a member of our team.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the planning application.

THANK YOU FOR TAKING THE TIME TO ATTEND THIS EXHIBITION. DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS...

By completing the feedback form today

By email to:
info@arplanning.co.uk

On our project website:
<http://www.manoroakhomes.co.uk/project/bra-066>

We would appreciate receipt of your comments by no later than 31st January 2023.



ILLUSTRATIVE SITE LAYOUT (SCALE 1:500)