

## Welcome

A planning application has been prepared for a:

‘Residential development comprising up to 68 dwellings; access from Field View; open space and a storm water attenuation pond.’

on land to the south of Field View, Brackley. The development site comprises some 2.1 hectares of land. The location of the site is shown edged red on the figure to the right.

It is proposed that none of the dwellings will be more than 2 storeys in height.



Site Location Plan



### Access Arrangements

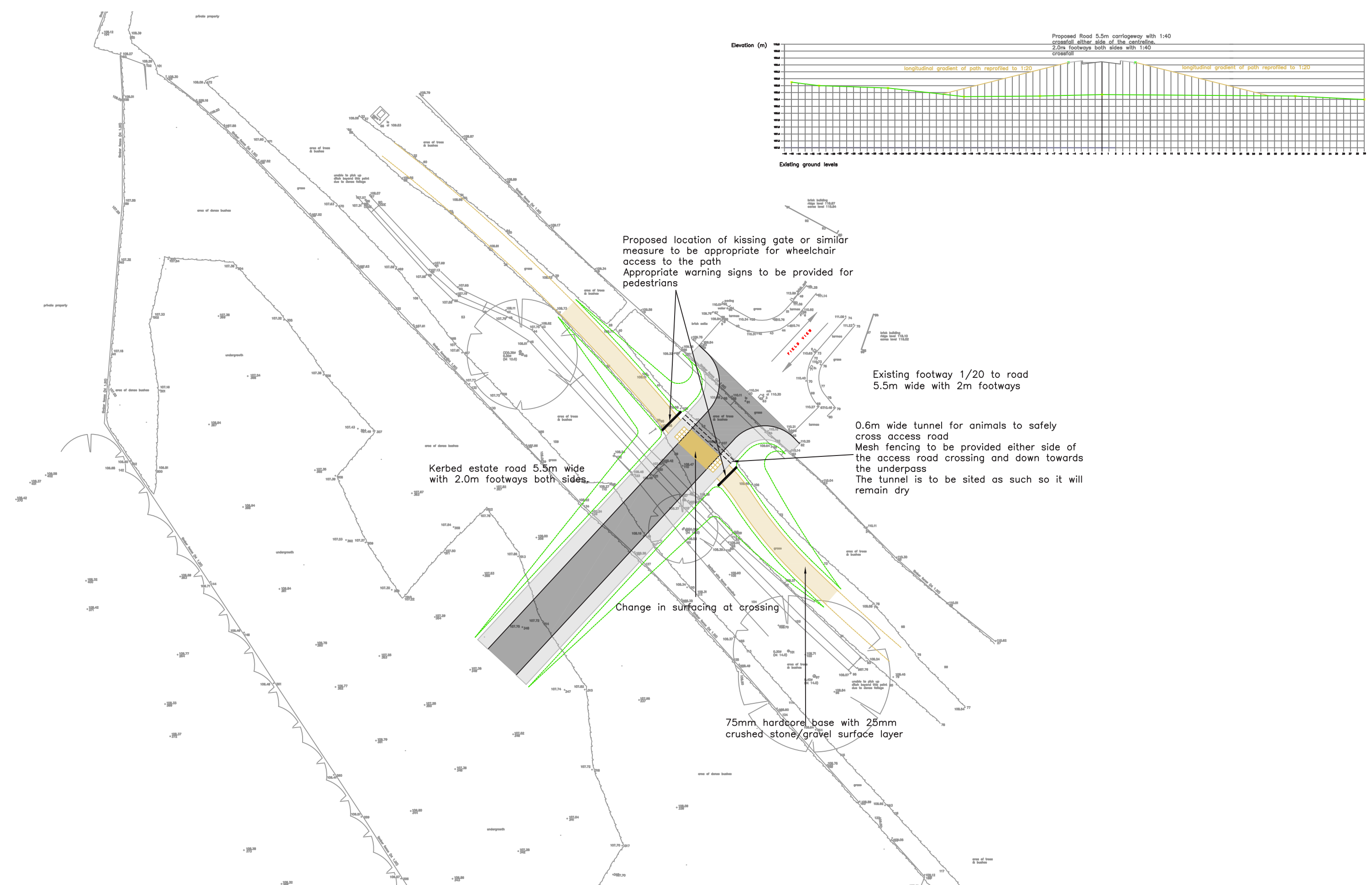
In 2010 another developer sought planning permission on the land with access directly from the A422 – Brackley Bypass. The Local Planning Authority objected to such a proposal, while supporting the principle of housing development on the site. It is acknowledged that the Council could not demonstrate a minimum 5 year supply of housing land at that time.

The Applicant has now negotiated a right of access from Field View across the line of the former railway, thus enabling the site to be connected into the existing pattern of settlement. Details of the proposed access are shown to the right.






The crossing of the former railway will enable pedestrian and cycle access onto the former railway bed, whilst preventing unauthorised vehicular movement. The detail shows a change in the finished surface of the road, to respect the former railway line.

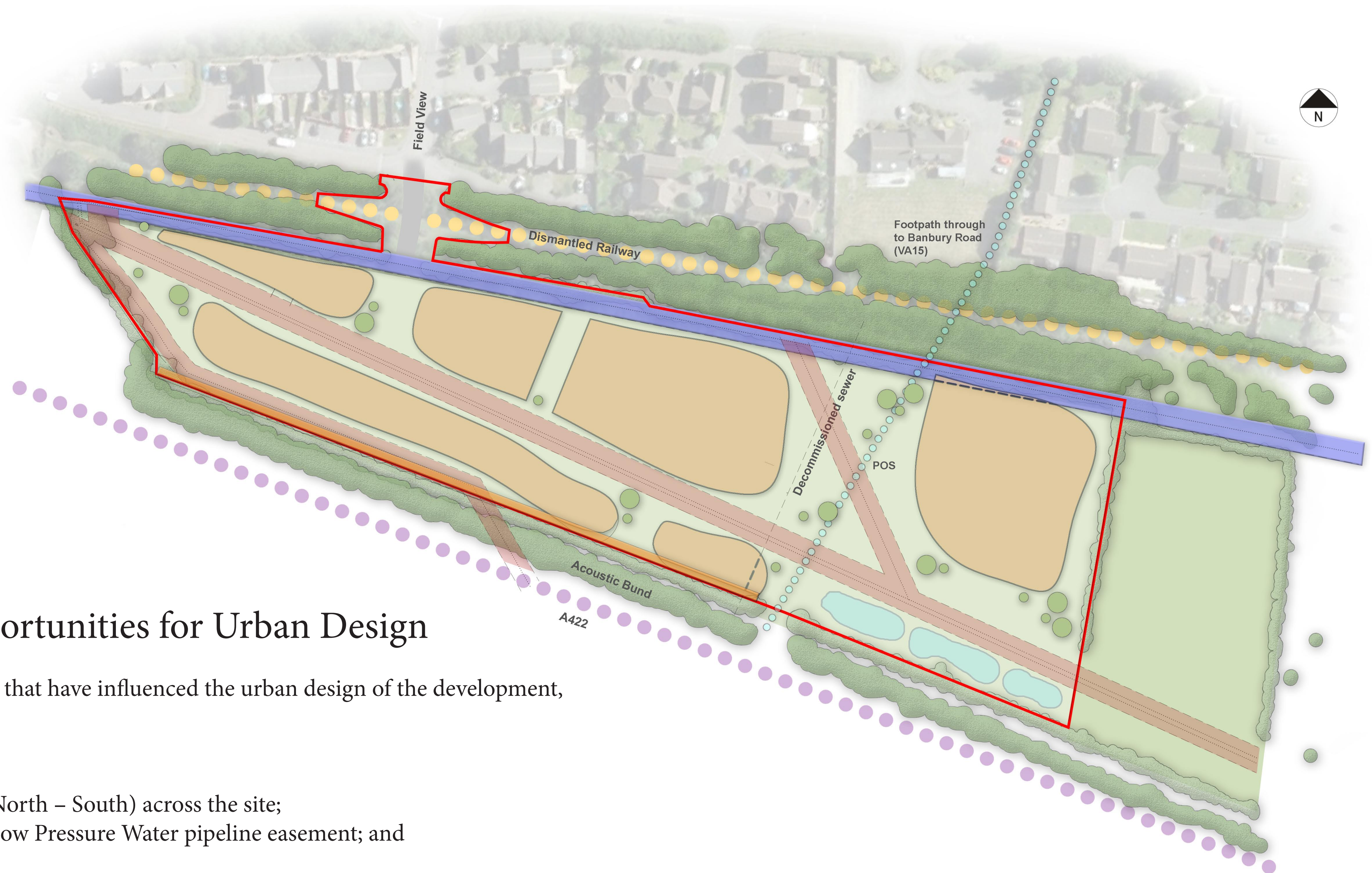
A Transport Statement has been discussed with Northamptonshire County Council as the local highway authority and Highways England. The Transport Statement concludes that the scale of housing can be satisfactorily accommodated on the wider highway network without giving rise to cumulative effects, which would be “severe” (Framework 32).

The Transport Statement concludes that Field View is suitable as a means of access for the scale of development proposed. The access will provide a convenient route for vehicles, cycles and pedestrians to the local facilities within Brackley.





-  Easements
-  Proposed Build area
-  Proposed Attenuation Feature
-  Mains Gas Pipeline
-  Proposed Acoustic Barrier Fence



## Constraints and Opportunities for Urban Design

The site has a range of constraints that have influenced the urban design of the development, including:

- The route of a public footpath (North – South) across the site;
- A Medium Pressure Gas and a Low Pressure Water pipeline easement; and
- Biodiversity interests.

Arising from these constraints, a Constraints and Opportunities Plan has been prepared, which identifies the principles for the development of the site for housing, including the provision of open amenity space and storm water attenuation facilities.



Illustrative Housing Layout

The illustrative layout is shown on board 5.

The layout shows a mix of town houses and apartments:

- 12x 1 Bedroom apartments
- 4x 2 Bedroom apartments
- 20x 2 Bedroom houses
- 25x 3 Bedroom houses
- 7x 4 Bedroom houses
- 0.51 hectares of open space is shown on the layout, which would be offered for adoption by the Town Council or maintained by a private management company.

The approval of the full details of the layout of the site; scale and appearance of the dwellings and the landscaping of the site are not sought as part of the proposal. Such details would be submitted to the District Council as ‘Reserved Matters’ in the event that planning permission is granted.

West Northants Joint Core Strategy:

- The relevant ‘saved’ policies of the South Northants Local Plan (1997);
- The West Northants Core Strategy (2014);
- Biodiversity interests through the preparation of a reptile mitigation strategy;
- The arboricultural impacts arising from the proposed access road crossing the former railway line;
- Flood Risk Assessment and Drainage Strategy;
- Transportation;
- Impact upon residential amenity;
- The archaeological value of the former railway line; and
- The National Planning Policy Framework - which applies a ‘presumption in favour of sustainable development’ for housing applications (Framework 47) The Framework does not impose a ‘cap’ or ceiling on housing delivery.





## The Illustrative Layout





## What Happens Next?

The District Council will undertake a consultation exercise once the planning application has been registered. The Council will have regard to all comments made in reaching a decision.

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions.

Comments forms are available.

If you require further details or wish to keep in touch with the progress of this proposal, please contact Framptons on 01295 672310 or email [enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)

The exhibition material is available to view on:

[www.framptons-planning.com/portfolio/item/field-view-brackley](http://www.framptons-planning.com/portfolio/item/field-view-brackley)

You may make your comments online using this weblink.

