

Braunston CAN's aspirations for the development off Barby Road

In December 2023 West Northamptonshire Council (WNC) granted outline planning permission for constructing 29 new homes on the field between Greenway and the Braunston Playing Field. This was despite the fact that no part of the Local Plan, which includes the Braunston Neighbourhood Development Plan, zones this land for housing.

The result of this is that the land may be sold to a company who will submit plans known as Reserved Matters to WNC. These plans will include more details about how they wish to develop the site.

The Outline Plans state that the new homes will be constructed to standards described as 'net-zero ready'. This means that a builder could construct homes that are not net-zero resulting in the costs and disruption, for example of installing solar generation and domestic heat recovery, falling on the home owners. Retrospective installation increases costs substantially over installation at the time of construction.

Although planning law prevents WNC and Braunston Parish Council from rejecting plans which do not fully respect the need for action in response to the climate emergency, Braunston CAN has committed to monitor any applications for homes on this site and lobby for the highest energy efficiency standards.

We will also encourage future developers to explore innovative models and partnerships to make this development a beacon project in terms of its carbon emissions, for example [Welcome to Energy Local | Energy Local](#), [Community led housing Bristol - We Can Make Homes](#), [Knowle West \(knowlewest.org.uk\)](http://knowlewest.org.uk), [CIVIC SQUARE BIRMINGHAM CIC](#) and [Open Systems Lab](#).