

# Braunston Parish Council

Ordinary Meeting of Parish Council held in the Village Hall on  
Monday 7<sup>th</sup> November 2022  
Actions from Meeting

## Present

In the Chair: Sandra Stapley  
Councillors: Biggs, Cary, Glover, Honeybill, Mawer & Morgan  
Clerk: Rolt  
Unitary Councillors Present: None

<b>22.11.01</b>	<b>Apologies for absence received and accepted:</b> Parish: Graham Newman (Work), Sue Harrison (Post Op), Rhianna Conway (Family Commitment), John Pomfret (Away), Unitary: Rosie Humphries (transport delays)
<b>22.11.02</b>	<b>Open forum for Members of the Public</b> There were 10 members of the public present  Presentation by David Jones and Oscar Briggs (Manor Oak Homes, ) of the attached presentation  They then invited questions from the PC and members of the public  Out of these questions the following information was confirmed <ul style="list-style-type: none"><li>• Agreement will be required for this site is be considered an exception site</li><li>• Aim is to build sustainably</li><li>• Rainwater Drainage will site contained</li><li>• Homes will be offered for "Braunston Connected" buyers exclusively for 6 month at market value, this will also be a condition of resale (1<sup>st</sup> move only)</li><li>• Does not include field opposite school</li></ul> The following were raised as issues for consideration before any final planning submission <ul style="list-style-type: none"><li>• Houses overlooking existing properties</li><li>• Issues around School parking and highways issues</li><li>• Concern over this being a Phase 1</li><li>• What sustainability avenues will be explored</li><li>• Access to site</li><li>• School use of playing fields</li><li>• A public meeting will be organised</li></ul> Other matters raised  Question of status of yellow and white lines around the school – Pete Morgan confirmed the school had made the application, the clerk confirmed that WNC submit all applications as one traffic order once a year  Pavilion Questionnaire as promised in BVN and Parish Meeting – the clerk confirmed that it had been delayed waiting for loan figures but would extend the deadline to compensate.  Spinney Hill – the quality of the road surface was raised, the clerk confirmed that this had been reported numerous time but WNC Highways were not prepared to act  Bus Shelter – A request for a Bus Shelter on the other side to the existing wooden one, the clerk informed the resident that the PC are already seeking

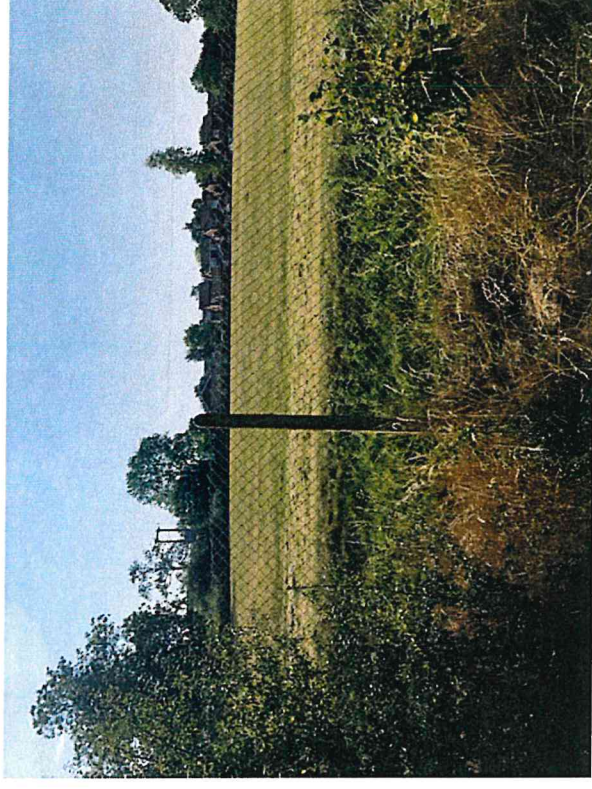
	<p>highways permission as the land is owned by them</p> <p>Footpath on A45 – concerns were raised over the state of the footpath, the clerk will raise once again</p> <p>Yew Tree on High Street – the clerk agreed to discuss with WNC</p>
<b>22.10.03</b>	<b><i>Warm Spaces</i></b>
	<p>Jo Glover declared an interest</p> <p>Janet Adams talked through her email and asked the Parish Council for a donation of up to £300. It was proposed by Sandra Stapley and agreed by casting chair vote that the Parish Council donate £100 initially and then review to see the future requirements</p>
<b>22.10.04</b>	<b><i>Declaration of Interest</i></b>
	<p>Sandra Stapley is chair of the Braunston Charities (by default as chair of PC)</p> <p>Sue Harrison is chair of Twinning Association and is a trustee of Braunston Charities and is on the Your Café Management Committee</p> <p>John Pomfret is treasurer of the Twinning Association and Chair of the Village Hall</p> <p>Jo Glover is a founding member of Braunston Heart</p> <p>Rhianna Conway is co-manager of The Old Plough</p> <p>Carrie-Ann Biggs is manager of the Pre-School and Treasurer of the Village Hall</p>
<b>22.10.05</b>	<b><i>Unitary Councillors Report</i></b>
	There was no report as Rosie Humphries was delayed, she advised she would circulate her report shortly
<b>22.10.06</b>	<b><i>Minutes of Last Meeting (3rd October 2022)</i></b>
	With one amendment, it was proposed by David Cary, seconded by Jo Glover and carried that the minutes for the meeting be signed as a true record.
<b>22.10.07</b>	<b><i>Finance Report</i></b>
	<p>The clerk presented the monthly accounts report; it was proposed by Jo Glover, seconded by David Cary and carried that these be accepted.</p> <p><b><i>Accounts for Payment</i></b> It was proposed by Pete Morgan, seconded by Carrie-Ann Biggs and carried that these amounts be paid.</p> <p><b><i>External Audit Report</i></b> It was proposed by Carrie-Ann Biggs, seconded by Jo Glover and carried that the report be accepted</p>
<b>22.10.08</b>	<b><i>Clerks Actions</i></b>
	As per report.
<b>22.10.09</b>	<b><i>Councillors – Area Report Back</i></b>
	<p>Councillors were approached with the following items: -</p> <ul style="list-style-type: none"> <li>• The Brick at Bus Stop is now sorted</li> <li>• New Road Sign needed for Church Road</li> </ul>
<b>22.10.10</b>	<b><i>Bus Stop on The Green</i></b>
	The council agreed that the church can use the bus stop for a nativity scene

<b>22.10.11</b>	<b><i>Vacancies</i></b>
	Still one vacancy
<b>22.10.12</b>	<b><i>Emergency Planning</i></b>
	It was agreed to set up a subcommittee, the clerk was asked to set up a straw poll to see which councillors would like to take part
<b>22.10.13</b>	<b><i>Jetty Field Trees</i></b>
	The report and quotations were discussed, the clerk hoped that we could finance through cash flow and some expense included in the budget. It was therefore proposed by Alan Mawer, seconded by David Cary and carried that £20k be set aside for the required works on the trees. Bob Tuck has been asked to obtain 3 like for like quotes
<b>22.10.14</b>	<b><i>Police Liaison Rep</i></b>
	Held over to next meeting
<b>22.10.15</b>	<b><i>Village Hall Defib</i></b>
	It was proposed by Carrie-Ann Biggs, seconded by Jo Glover and carried that £693.00 be spent on the new defib for the village hall
<b>22.10.16</b>	<b><i>Village Sign</i></b>
	It was agreed that the clerk would ask John Pomfret and Sue Harrison if they wish to act as the link between Neil and the Parish. The clerk agreed to contact them.
<b>22.10.17</b>	<b><i>Braunston CAN</i></b>
	As per report
<b>22.10.18</b>	<b><i>Jettyfields</i></b>
	As per report
<b>22.10.19</b>	<b><i>Playing Fields</i></b>
	No meeting since last PC meeting
<b>22.10.20</b>	<b><i>Police Liaison</i></b>
	No Report
<b>22.10.21</b>	<b><i>Twinning</i></b>
	No report
<b>22.10.22</b>	<b><i>Village Charities</i></b>
	No meeting since last Parish Council meeting but the Christmas list is almost complete
<b>22.10.23</b>	<b><i>Village Hall</i></b>
	Nothing extra
<b>22.10.24</b>	<b><i>Planning</i></b>
	No Planning

## 29 Dwellings to Meet Local Housing Needs

Land off Barby Road, Braunston

Presentation to Braunston Parish Council - 07.11.2022



# Introduction



- Manor Oak Homes are specialists in the promotion of residential development opportunities. We pride ourselves on a thorough and sensitive approach and look to work with Parish Councils and local people to meet the development needs of the community.
- Following the publication of the Braunston Parish Housing Needs Survey Report in October 2021 we have been exploring the potential of development on this site to meet the housing needs of the village.
- Policy RA2 of the Daventry Part 2 Local Plan allows development outside of the defined confines of villages where it would clearly meet a local housing need identified through an up-to-date housing needs survey.
- We have had discussions with the housing team at West Northants Council who have confirmed that there is a need for 29 new homes in Braunston in addition to those proposed to be brought forward by the Northants Rural Housing Association (NRHA) as an extension to Maple Close.
- The identified need is for a mixture of affordable housing and private housing restricted for sale to local people with the highest need being for bungalows and smaller houses.



# Housing Needs Survey Report

- Need for 50 new homes in Braunston:

## Tenure:

- 28no. affordable rent
- 2no. shared ownership or discounted sale
- 19no. private housing restricted for sale to local people
- 1no. Self-build plot

## Size and Type:

- 25no. bungalows of 1, 2 and 3 bedrooms
- 24no. houses of 2, 3 and 4 bedrooms
- 1no. self-build plot suitable for a 2 bedroom dwelling

- Northants Rural Housing Association (NRHA) are proposing a 21no. affordable dwellings as extension to Maple Close.
- Manor Oak Homes are proposing to meet the remaining need for 29no. affordable and private homes.



## Braunston Parish Housing Needs Survey Report

October 2021



# Site Location

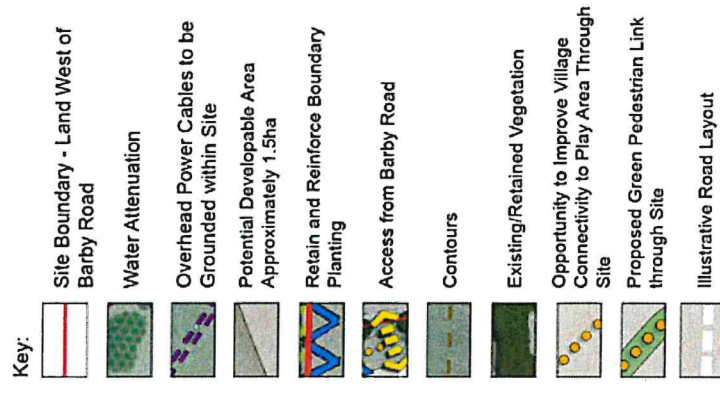


- 2 hectares (4.9 acres) of grazing land.
- Located to the north of Braunston between Greenway / Thompson Close to the south and Braunston Playing Field to the north.
- Access is from Barby Road to the East.
- Bordered by trees and hedgerows, including three TPO trees along the southern boundary.
- Flood Zone 1 (i.e. low risk) and not at risk of surface water or groundwater flooding.
- Not constrained by ecological or heritage designations and located away from the conservation area and any listed buildings.



# Opportunities and Constraints Plan

The proposals have been informed by detailed technical assessment on highways, drainage, landscape and visual impact, heritage, trees and ecology. We use these studies to create an Opportunities and Constraints Plan prior to developing the proposed layout.





# Proposed Development



- **29no. homes :**
  - **Tenure:** 20no. private homes restricted for sale to local people (including 1 self-build), 7no. Affordable Rent and 2no. shared ownership.
  - **Mix of dwelling types:** 16 bungalows, 12 houses and 1 self-build plot.
  - **Mix of sizes:** 3no. 1 bed, 15no. 2 bed, 8no. 3 bed and 3no. 4 bed homes.
- **Landscaping and Open space:** Open space to provide a buffer to existing dwellings, wildlife areas and a landscaped edge to the settlement.
- **Access** from Barbry Road to the east and potential pedestrian access to Braunston Playing Field.
- **A sustainable drainage system (SuDS)** that would utilise swales and basins along the northern site boundary.
- **Sustainable net zero ready homes.**



ACCOMMODATION SCHEDULE		
HOUSE TYPE	Beds	No
<b>Affordable</b>		
A Bungalow-1B2P M4(2)	1	2
B Bungalow-2B3P M4(2)	2	1
C Bungalow-2B3P M4(3)	2	1
D House-2B4P	2	1
E House-3B5P	3	3
H House-4B6P	4	1
<b>Affordable Sub-total</b>		<b>9</b>
<b>Private</b>		
J Bungalow-1B2P M4(2)	1	1
B Bungalow-2B3P M4(2)	3	8
F Bungalow-3B5P M4(2)	2	3
D House-2B4P	2	3
E House-3B5P	3	2
G House-4B6P	4	2
<b>Private Sub-total</b>		<b>19</b>
<b>Self Build</b>		
X Bungalow	2	1
<b>Self Build Sub-total</b>		<b>1</b>
<b>TOTALS:</b>		<b>29</b>



# Next Steps

- Public Exhibition – Nov/Dec 2022
- Review feedback and make any necessary changes to the proposal – Dec 2022 / Jan 2023
- Submit planning application – Early 2023

