



Ashfield Land Developments Ltd, Vulpes Ltd (t/a Vulpes Land) and Davidsons Developments Ltd submitted a planning application for new homes within a masterplanned extension to Brackley. The application was registered by the council in April 2021 (then acting as South Northamptonshire Council).

This update explains what's happened since the application was submitted and the work our team is currently undertaking with the council (now West Northamptonshire Council).

It covers how we're responding to comments raised by statutory consultees and what we're doing to evidence the application site as an opportunity to deliver a strategic and sustainable extension for the town.

What's been happening since the planning application was validated?

A good deal of work has been going on behind the scenes. We've been liaising with the council and directly with the relevant consultees in response to points raised during the statutory consultation period. As these discussions are completed, the application will be better placed to progress towards determination.

A key area we've been working on is transport. To ensure that the application is supported by the most up-to-date highways data, we're currently completing additional surveys (in line with agreed parameters approved by the Highways Authority). This will provide more robust evidence of how the scheme design will manage vehicle movements effectively. Once we've collected the additional data we'll be in a position to finalise all of the highways matters.

We've also been reviewing other areas of the application including: health and education; landscape; utilities and water; and ecology.

All of the additional work we're doing will provide further detail of both the buildability and deliverability of our proposals. It will demonstrate how the proposals support Brackley's sustainable growth.

The time this is taking – which has been jointly agreed between us as the applicants and the council – will result in the scheme being able to move forward into construction more quickly (subject to planning approval).

It also enables decision-making on this site to align with the wider timetable for the council's Local Plan as that moves forward.

Has anything significant changed in terms of what's included in the application?

No. The application remains as designed, based on a master-planned approach with a carefully considered combination of green space, infrastructure and new homes. The proposals are for a mix of different sizes and tenures, the details of which would be confirmed at the 'detailed planning permission' stage.

In line with our original aim, our intention is to create a high-quality extension to Brackley which supports the council's vision for growth within sustainable locations. The design focuses on creating a seamless link into the existing built form of Brackley.

In addition to meeting Brackley's need for more homes, the scheme would provide a wide range of additional benefits from the jobs and investment that come as part of construction right through to long-term benefits like more public footpaths and access to green space, provision of more allotments for the town, and potentially expansion land for Brackley Rugby Club.

Is the application impacted by the Government* saying it no longer wants to take the lead on the 'Oxford-Cambridge Arc' initiative?

No. Brackley is growing and the town needs more homes and a greater choice of homes to meet the needs of the community – both existing and future. These proposals are for the town and were never for the Arc.

**Rt Hon Michael Gove*

What about climate change? Have the proposals evolved as we all understand more about the climate emergency?

The planning application is an 'outline' planning application with the main access points at the north and south of the site detailed. Sustainability was a driving factor for the scheme at the start and it's one of the reasons the masterplan includes such a substantial amount of green space – and within that there are formal and informal areas for recreation and play as well as to encourage nature and biodiversity.

Davidsons Homes is a leading housebuilder and constantly evolving its housing product to give customers what they want – which is increasingly a highly sustainable home with excellent energy efficiency and that uses suitable materials in construction.

Specifications for buildings will be set later at the 'detailed' planning permission stage. But we fully expect them to be for the most up-to-date and sustainable build regulation compliant housing designs.

When are you expecting the application to be determined?

We're working in step with the council so that the application can come to committee for determination at the appropriate time.

There's more work to do to fully address all of the matters that were raised by the council's own consultation, and therefore the application will progress once the council has all of the information it needs.

Is the application affected by any of the other developments that have taken place in the town since you submitted or that are now under construction?

Brackley's growth means it needs to identify and plan for the next phase of its expansion – the Land West of Brackley has been anticipated to provide that land for many years. It's the logical and most sustainable place and direction for Brackley to grow.

This is a strategic site and we expect it to meet the need for the council to deliver strategic growth across the West Northamptonshire area.

The need for this site to come forward as a strategic residential site is unaltered by any of the current development happening in other parts of the town.

Sequentially, we also think it should be the next site to come forward because of its relationship to the footprint of the existing town, its connections, and its ability to support the town centre.

REMINDER OF KEY COMPONENTS

- **Green infrastructure-based masterplan**
- Direct access to A422 via new arm on the existing roundabout
- **Network of new footpaths and cycle paths set in green corridors**
- Potential for new allotments and new rugby pitch (informed by our community consultation)
- **Up to 700 new homes across a mix of size, type and tenure**
- Comprehensive package of investment and improvements via Section 106

Planning application number: **WNS/2021/0492/EIA**

More information on Council planning portal:
<http://snc.planning-register.co.uk/plandisp.asp?recno=110308>

Scheme website: **www.landwestofbrackley.co.uk**

CONTACT US

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