

Proposed Planning Application for up to 46 Houses on Brackley Road, Croughton

This document is a summary of the points raised at a meeting held in Croughton Village Hall, Tuesday 24th May for the proposed outline planning for the building of up to 46 houses on Brackley Road, Croughton

The proposed development is outside the village envelope the same as the Townsend affordable housing.

There is a lack of information to enable comments on the application. Although there is a lot of documentation about the proposed development there does not appear to be facts and figures that address the changes required to the infrastructure and services for the village to accommodate such a large increase in houses.

Infrastructure.

The impact on the following: -

- Surface Water
 - There is already an issue of water flowing down Brackley Road and some flooding of Park End
- Drinking Water
 - The water pressure in some properties in Wheelers rise already drops with multiple users
- Sewage
 - Can the sewage pipe on Brackley Road accommodate a 200% increase in the volume?
 - Will the increase of volume of sewage see the same increase of vehicle movements from the sewage works to remove the sewage for treatment?
- Increase in traffic movements on Brackley Road
 - The width of Brackley road from start of Townsend Housing to the High Street is such that two cars cannot pass easily and, in some cases, must move onto the driveways of the housing.
- A footpath is required on Brackley Road.
 - The proposal contains the implementation of a footpath, but proposed path does not extend all the way to meet up with the pavement on the High Street.
 - The current footpath which goes from the proposed site and behind the school would need to be made wheelchair and children's buggy accessible.
- Traffic Volumes on Brackley Road
 - There is currently large volumes of traffic on school days in the morning and late afternoon.

Services

- Primary School (254 max 274) new building required if maximum attendance exceeded. These details need to be verified.
- Health Care at least one local Doctors Surgery is already at capacity

The use of documents 106/107 to ensure the developers implement changes within the village that are required to address the infrastructure issues.

When would it be built?

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Not everybody got the notification of the planning application, including the Rowler estate. The Rowler Estate manager was unable to attend the meeting but it is believed they are opposed to the development.

If this application is successful would other planning applications within the village, which have been previously rejected, be raised again. No answer to this question, but probably yes.

It was proposed that an action group be set up. It was agreed that could happen, but the parish council could not be involved.

What does affordable housing mean? The proposal is for 50% affordable housing. The breakdown of that would be 70% to rent and 30% shared ownership. In numbers, 23 houses would be affordable housing 16 to rent, 7 shared ownership.

Why such a large development and is this the right location in the village? This development would increase the size of the housing stock by 15%.

If approved would the development of the field to the west of the site and Wheelers Rise be a prime location for further development?

Construction traffic? Where would the construction workers park their vehicles.

There is not enough room for two cars to pass safely, what would the situation with 8 Wheeled tipper trucks be.

What benefits could the village request if the proposed application is approved?

Extra parking spaces at the cemetery

Average speed cameras

Your opinion Matters

Don't forget we need to get as many opinions as possible to the planning officer i.e. Husband and wife can both put in their comments.

Please complete the forms on the website

<https://snc.planning-register.co.uk/Planning/Display/WNS/2022/0919/MAO>