

Our Ref: PJF/gp/PF/10177
(Please reply to Banbury office)

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4th September 2020

Mr K Thursfield
Development Control Manager
Daventry District Council
Lodge Road
Daventry
NN11 4FP

Dear Keith

TOWN AND COUNTRY PLANNING ACT 1990

'BRIXWORTH LOCAL SERVICES CENTRE' – MIXED USE DEVELOPMENT COMPRISING COMMERCIAL, BUSINESS AND SERVICE USES WITHIN CLASS E; MIXED RESTAURANT AND TAKE AWAY USE (SUI GENERIS); PUB/DRINKING ESTABLISHMENT (SUI GENERIS) AND HOT FOOD TAKEAWAY (SUI GENERIS). ON LAND AT NORTHAMPTON ROAD, BRIXWORTH FOR DR D BURSTON

I submit a planning application for outline planning permission to develop a Local Services Centre on land off Northampton Road, Brixworth for the following forms of development:

'Mixed use development comprising commercial, business and service uses within Class E; mixed use restaurant and take away use (sui generis); pub/drinking establishment (sui generis); and hot food takeaway (sui generis).'

All matters of detail other than the means of access are reserved for subsequent approval of the LPA.

The uses proposed respond to the statutory changes made within the provision of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which took effect on 1st September 2020.

This application has been prepared in response to demonstrable demand for new commercial and service uses to support the community at Brixworth, and within the hinterland villages. Indeed, one of the country's leading convenience goods retailers has already made a firm proposal to the landowner to take occupation of the anchor unit within this scheme. This retailer will provide a substantial broadening of retail choice for convenience goods and should provide a welcome facility to local communities, avoiding the need to travel to other locations, such as Northampton.

There is manifest demand to take other units within this scheme so that a vibrant local centre is provided, commensurate with the size of Brixworth and also serving the surrounding villages.

It is acknowledged in the Planning Statement that this site forms part of a Local Green Space in the Neighbourhood Plan. As a matter of fact, this area of land has never been used for the purposes of recreation and is, indeed, quite distinct from the recreational facilities to the south of the access road. Whilst the designation has to be considered in the planning balance, it is submitted that – from both a pragmatic and practical assessment – this area of land does not fulfil any of the criteria attached to the Framework paragraph 100.

The Chief Planner has urged local planning authorities to be pragmatic and practical in the exercise of their planning functions (CPO Letter, March 2020) (with the underlying objective to promote economic recovery). The country – including Daventry District – faces the deepest economic recession in living memory. No part of the development plan, including the recently adopted Part 2 Local Plan, was prepared for the circumstances created by such an economic recession.

The Framework (8) makes clear that the economic objective of sustainable development is to help build a **responsive economy to support growth**. This development will provide substantial new job opportunities in construction and when occupied. The development represents substantial financial investment in the local economy. These economic benefits should be given substantial weight in the current situation – and dramatically outweigh the purposeless designation of this site as part of an area of Local Green Space.

I shall be pleased to discuss with you the merits of this application.

Yours sincerely



Peter J Frampton

Enc: Application Form
CIL Form 1
Notice 1
Letter to Landowner service Notice 1
Dwg No. A1908 EX100 Location Plan
Dwg No. A1908 PL100 Rev A Proposed Site Plan
Dwg No. 384-TA10 Articulated Vehicle Tracking
Dwg No. 384-TA12 Proposed Access Arrangement
Dwg No. Y539-00-XX-XX-DR-C-0021 Rev P2 Drainage Layout sht 1
Dwg No. Y539-00-XX-XX-DR-C-0022 Rev P2 Drainage Layout sht 2
Planning Statement
Design & Access Statement
Ecological Appraisal
Flood Risk Assessment & Drainage Strategy
Landscape & Visual Appraisal
Transport Statement
Letter from Charles Church, dated 25th August 2020
Fee: £6,955 (£6,930 plus £25 Planning Portal service charge)

CC: Dr D Burston
Major R Carney
Mrs G Parle, Framptons, for monitoring