

On behalf of Ekeney Consulting Limited, we are pleased to welcome you to view our proposals at Victors Barns, Northampton Road, Brixworth.

Thank you for taking the time to attend today.

We are hosting this event to inform local residents of the proposal for a new local services centre and up to 28 affordable homes to support Brixworth.

Key members of the team are here today to discuss the proposals and answer questions relating to the proposals.

Planning



Design



Transport



Ecology



Arboriculture



Landscape



Flood Risk



Archaeology



Ground Conditions



THE SITE AND SURROUNDINGS

The site is located on the southern edge of the village of Brixworth, to the west of Northampton Road.

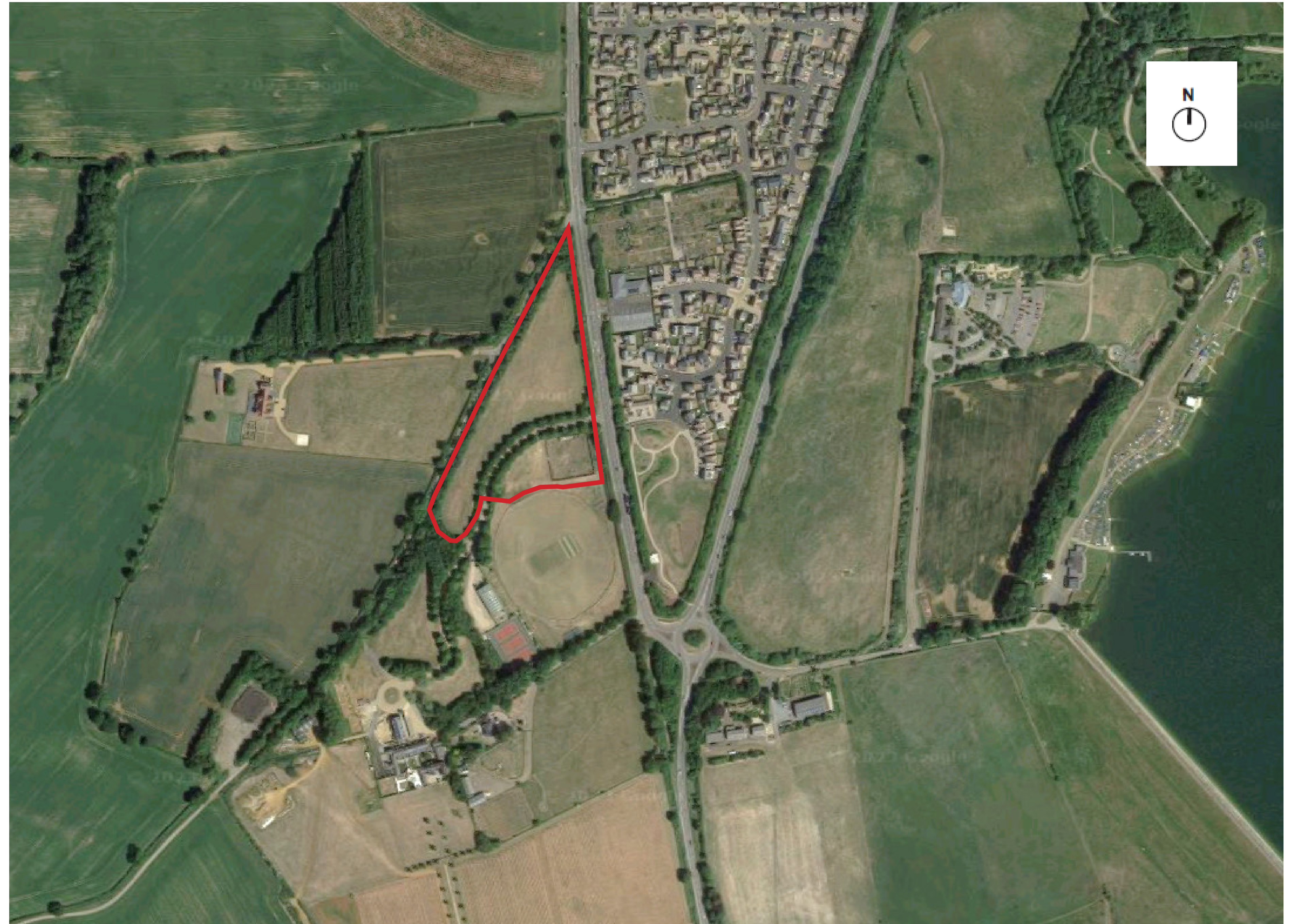
The Site is 2.6 ha in size.

The site is screened along Northampton Road by existing mature vegetation.

To the south of the site lies Brixworth Cricket and Tennis Club.

Residential development and Saxon Spires Practice (Brixworth Surgery) is located to the east of the site, on the opposite side of Northampton Road.

Merry Tom Lane is located along the western boundary of the site.



THE PROPOSAL

The proposals are for “Mixed use development (Local Services Centre) comprising commercial, business and service uses, and the provision of Spa and Wellbeing Centre within Class E; mixed use restaurant and takeaway use (sui generis); and the provision of up to 28 Affordable Houses (Class C3).”

The application is to be in outline, with matters of access and layout of the local services centre sought for approval.

The proposed units comprise:

Unit	Use	Size (sqm)
1	Gymnasium/Dance Hall	316
2	Retail	140
3	Small Professional Office	47
4	Small Professional Office	47
5	Small Professional Office	47
6	Small Professional Office	70
7	Small Professional Office	70
8	Small Start-up Business	47
9	Small Start-up Business	47
10	Small Start-up Business	47
11	Non-Food Retail	70
12	Non-Food Retail	70
13	Hot Food Takeaway	93
14	Hot Food Takeaway	93
15	Convenience Store	418
16	Pharmacy	140
17	Drive Thru Coffee	358

The applicant is aware of strong interest locally for community and leisure facilities to include a gymnasium, dance school and small office suites which are becoming increasingly popular to satisfy modern day hybrid working practices.

Strong interest is also expected from retailers who can see the existing demand from local residents for a range of services to include hot and cold food take-aways, cafes, hairdressers, and other uses typically found in such a location.

The Applicant is in active discussions with one of the country’s largest retailers to provide a modern convenience store which can provide enlarged and enhanced local convenience retail floorspace (so avoiding longer journeys by local residents to similarly sized stores).

Affordable Housing

Affordable Housing covers a range of approaches in delivery affordable homes. These are defined within the National Planning Policy Framework (Annex 2). The definition states:

Affordable housing: housing for sale or rent, for those whose needs are not met by the market; and which complies with one or more of the following definitions:

- a) Affordable housing for rent:
- b) Starter homes:
- c) Discounted market sales housing:
- d) Other affordable routes to home ownership:

The 28 affordable homes will be provided in line with the above definitions. The housing mix of these homes will also be provided consistent with affordable housing policy.

Freehold transfer for the continued use of the property as the Brixworth Cricket Club and Tennis Club

As part of the proposals, the Applicant is proposing that the freehold of the club is transferred to the Tennis and Cricket Club is transferred to a Community Interest Company or to another form of responsible body which takes on full management and ownership, with a covenant to prevent future residential or commercial use of the land or buildings.

A Community Interest Company (CIC) is designed for social enterprises that want to use their profits and assets for the public good.

CICs are intended to be easy to set up, with all the flexibility and certainty of the company form, but with some special features to ensure they are working for the benefit of the community.

A CIC is a business with primarily social objectives whose surpluses are principally reinvested for that purpose in the business or in the community, rather than being driven by the need to maximise profit for shareholders and owners.

The existing Tennis Club and Cricket Club would continue to occupy the sites and it is envisaged that a formal lease is put in place between the CIC and the clubs. Usually, the lease would be granted for a term of years between 30-99 years.

This is an unrivalled opportunity to secure this facility as a village asset, and would also represent a significant improvement on the existing annual licence that has been created and can be terminated by both parties on notice.

LOCAL SERVICES CENTRE & UP TO 28 AFFORDABLE HOMES, BRIXWORTH

SITE LAYOUT



EXISTING SERVICES

The Neighbourhood Plan includes a plan of the growth areas of Brixworth which show the substantial housing delivery in Brixworth since the 1980s, some 40 years ago.

This growth has been overwhelmingly residential development, with a substantial increase in resident population.

During this period, other than the relocation of the Co-Op, no new meaningful provision has been planned for enlarging the retail facilities to meet the needs of the expanded residential population, or the provision of commercial and recreational facilities.

The services and facilities available in Brixworth have largely remained unchanged for a considerable period – albeit it is accepted that the health surgery has been able to relocate to new and expanded facilities on the southern edge of Brixworth, opposite the application site.

The Co-Op has relocated from Spratton Road to the corner of Harborough Road and Northampton Road.

The Co-Op is considered to be operating at a high-level. Concerns have been raised about the location of the Co-Op, particularly in relation to inadequate parking.

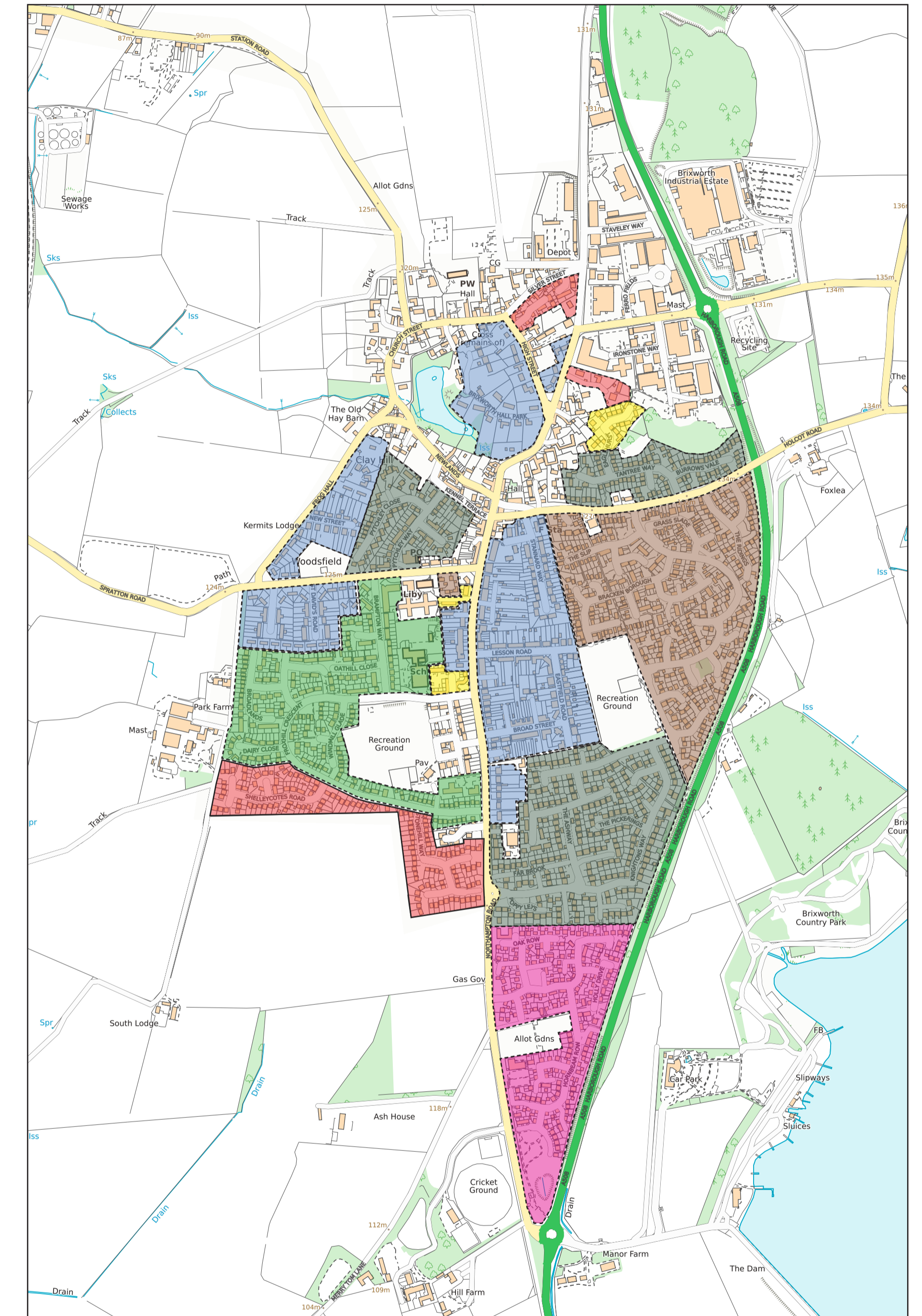
Inadequate parking has caused issues on the corner of Harborough Road and Northampton Road since the relocation.










Image of inadequate parking at Co-Op on Northampton Road/Harborough Road



Image of inadequate parking at Co-Op on Northampton Road/Harborough Road



Architectural Areas (Neighbourhood Plan Map 3)

	1950-1970		1980-1990		2000-2010
	1970-1980		1990-2000		2010-2015
	1970-1990				

PLANNING POLICY

The Development Plan comprises:

- West Northamptonshire Joint Core Strategy (WNJCS), adopted December 2014
- The Settlements and Countryside Local Plan, adopted February 2020
- Brixworth Neighbourhood Plan 2011-2029, made December 2016, Reviewed March 2021

West Northamptonshire Joint Core Strategy

Objective 12 of the WNJCS seeks to "protect and support rural communities to ensure they thrive and remain vital."

Policy E2 considers that the scale of office development in settlements such as Brixworth will be proportionate with their function.

The objective of Policy R2 is to "sustain and enhance the rural economy" where creating jobs and business will be supported where they are of an appropriate scale.

Daventry District Settlements and Countryside Local Plan

Brixworth is defined in the Part 2 Local Plan as one of the six Primary Service Villages under Policy RA1. The site lies adjacent the identified settlement confines of Brixworth.

The supporting context to Policy RA1 explains that "The Primary Service Villages are the largest settlements within the District after Daventry town. They perform an important role in providing a range of services and facilities to meet the day to day needs of their own residents and businesses and those from surrounding smaller villages and settlements, providing

access to shops, schools, GP surgery and employment including at strategic employment areas. They also have relatively good public transport provision to the surrounding towns. Therefore, it is important to ensure that these villages' roles are protected moving forward."

Policy RA1 B support economic development stating "Economic development that will enhance or maintain the vitality or sustainability of the Primary Service Village or would contribute towards and improve the local economy."

Brixworth Neighbourhood Plan

The site lies within a large area of Local Green Space, which is referred to as Haywards and Victors Barns Recreation Area (Policy 5).

The boundary of the Local Green Space identifies the cricket pitch, tennis courts, clubhouse and parking facilities – together with land on the north side of the access road (including the application site).

We acknowledge a tension with Policy 5, however this is not determinative. There are other material considerations need to be taken account of, such as the performance of the land against the criteria of NPPF 102.

It is considered that the site does not fulfil any of the criteria for the justification of Local Green Space set out at NPPF 102:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its

- beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

It is accepted that the Cricket Club may satisfy the recreational value identified at paragraph 102(b).

The existing use also has no security of tenure.



TRANSPORT & ACCESS

Primary vehicular access is proposed off Northampton Road into Vineyard Gardens from the east of the site.

New pedestrian and cycle connectivity is also proposed along the Northampton Road with the provision of a new pedestrian crossing facility on Northampton Road.

At the Local Service Centre (including Spa and Wellness Centre), provision has been made the following parking:

- 118 car parking space,
- 40 Standard EV (7kw) charging spaces
- 20 Super EV (15kw) charging spaces
- 10 Disabled spaces

ECOLOGY

There are no statutory designations for nature conservation within or immediately adjacent the site.

A Preliminary Ecological Appraisal will accompany the submission of the application.

The purpose of this appraisal is to inform an understanding of habitats present at the site, and to consider the potential for the presence of protected and notable species within these habitats.

This information will inform the ecological constraints and opportunities as well as the need for any further ecological surveys, should they be required. The aim being to understand the potential ecological impacts which may result from the proposed development.

FLOOD RISK AND DRAINAGE

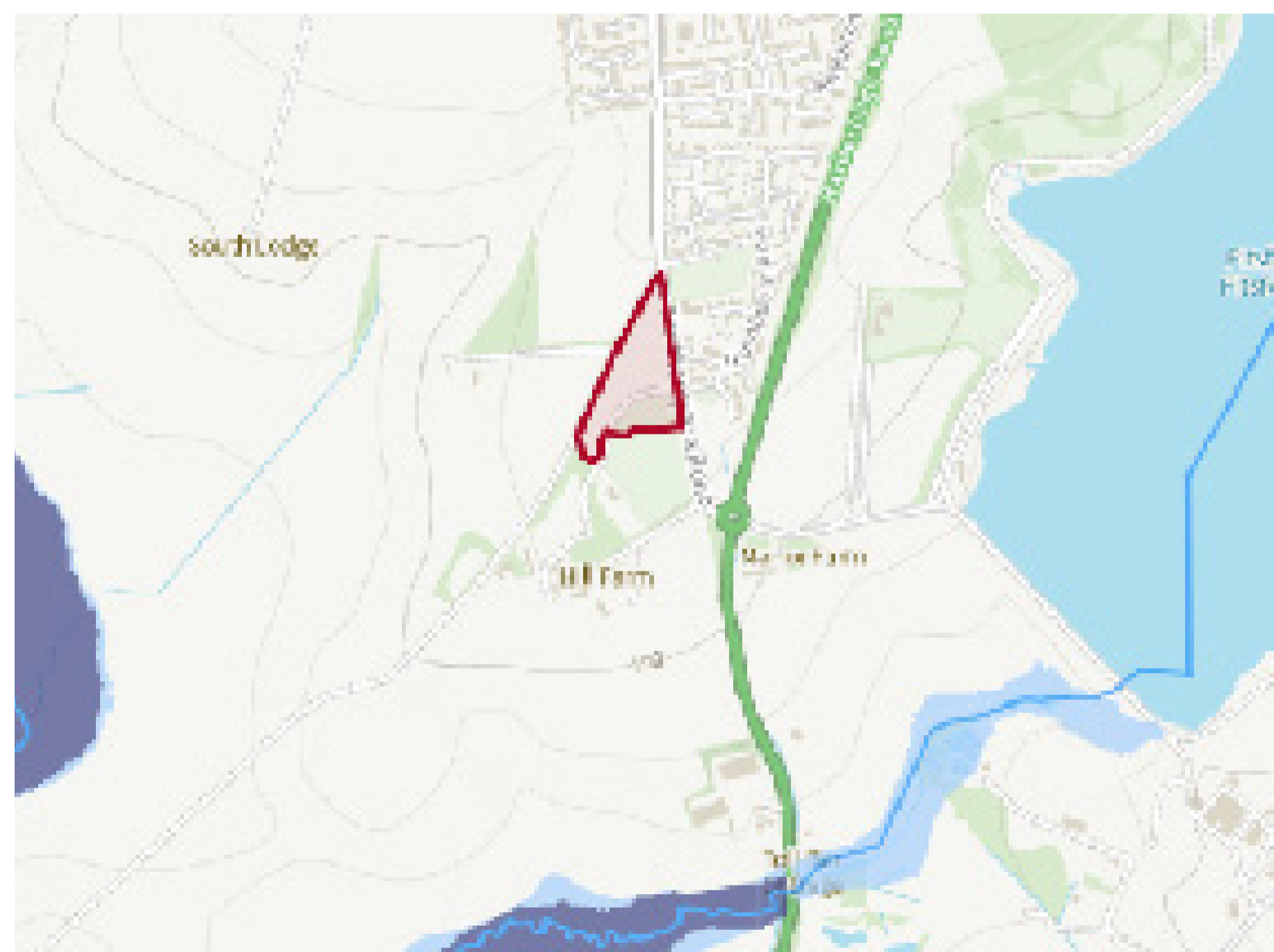
The application site is located wholly within Flood Zone 1 as defined by the Environment Agency Flood Map for Planning.

Flood Zone 1 is defined as being a low risk zone

The proposed development will not increase the risk of flooding at or in vicinity of the application site.

On site testing has confirmed that the natural underlying Northampton Sand Formation consists of good infiltration characteristics, and thus will permit the use of an infiltration sustainable drainage system (SuDS) for the disposal of surface water run-off from the development proposals.

The development layout makes allowance for the inclusion of an infiltration SuDS basin, which will collect, and discharge surface water run-off generated by the development to the natural formation.



LANDSCAPE

The planning application will be accompanied by a Landscape and Visual Impact Assessment.

The landscape strategy for the site includes the use of mixed native woody shrubs to help create a vegetated green spine that runs centrally through the development aligning the existing access. The majority of existing avenue trees will be retained and complimented by new tree planting, which will help break up and soft the urban fabric of the proposals.

A central SUDs basin will be seasonally wet with grassland species suitable for damp tolerant environments. A combination of wildflowers and flowering lawn mix will enclose the space with scattered native tree planting that will add height, structure and seasonal interest.

The south eastern boundary comprises of mostly bramble and self-set hawthorn and buckthorn species. This will be enhanced by planting a diverse mix of mixed native scrub planting with avenue tree planting to strengthen this buffer. When the planting has established and grown it will help create a green and leafy character to the boundary.

The northern and north eastern boundaries are largely retained, with several pedestrian paths punching through to connect to the existing highway paths.

SITE LAYOUT



OVERALL BRIXWORTH MASTERPLAN

This board shows proposals at Victors Barns that have been approved, and also proposals which may come forward in the future.

- A Existing Vineyard
- B Existing Farm Land
- C Approved Trekking Centre
- D Proposed Viticulture Academy Barn Conversion to 5 dwellings. Details submitted to WNC in November 2023
- E 25 Extra Care Cottages – details submitted to WNC in November 2023
- F 14 houses and Manor House
- G 60 Bed Care Home – details submitted to WNC in July 2023.
- H Existing Cricket and Tennis Club
- I, J & K Proposed Planning Application Extra Care bungalows. Details submitted to WNC in November 2023.
- L 7 Care Cottages

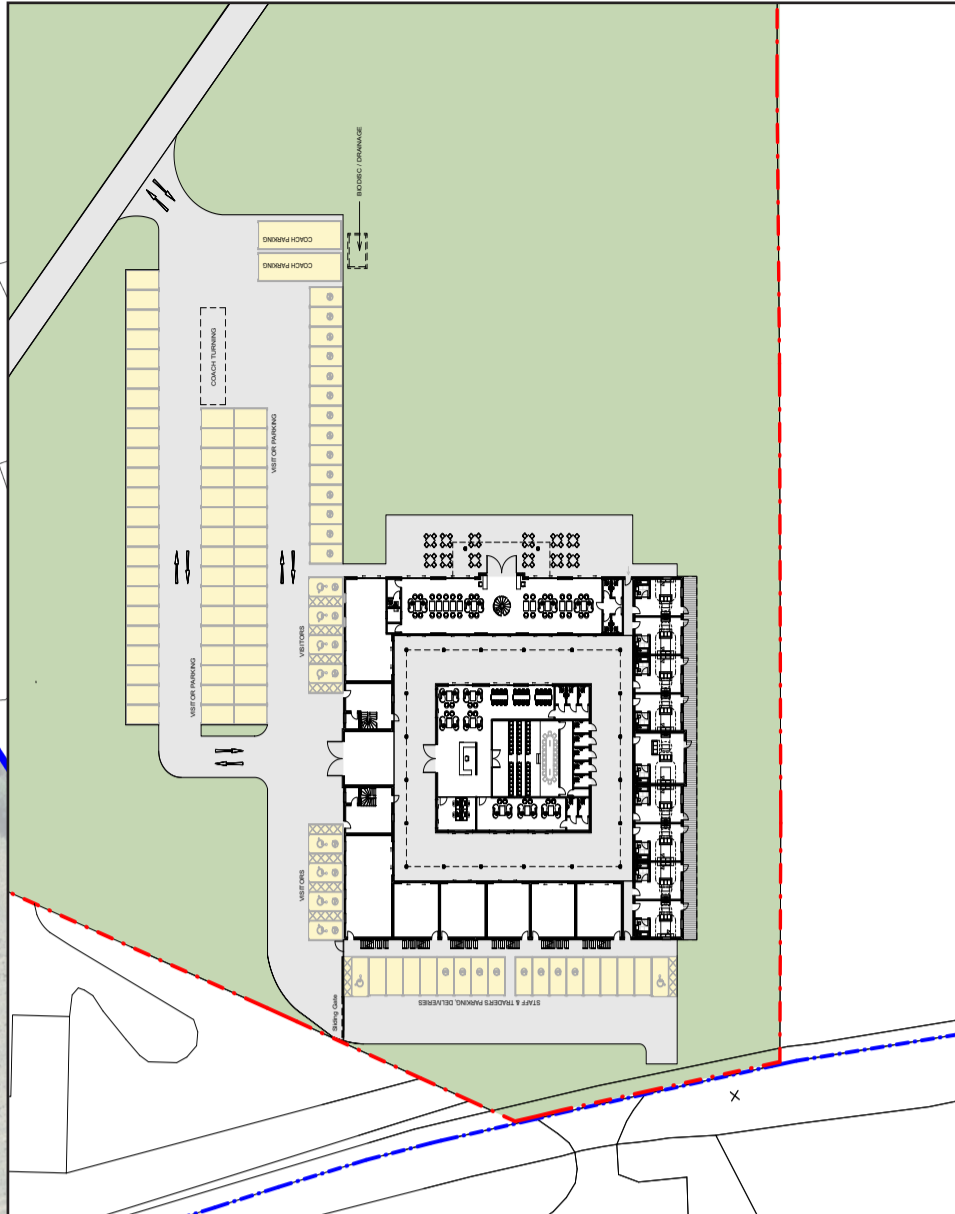
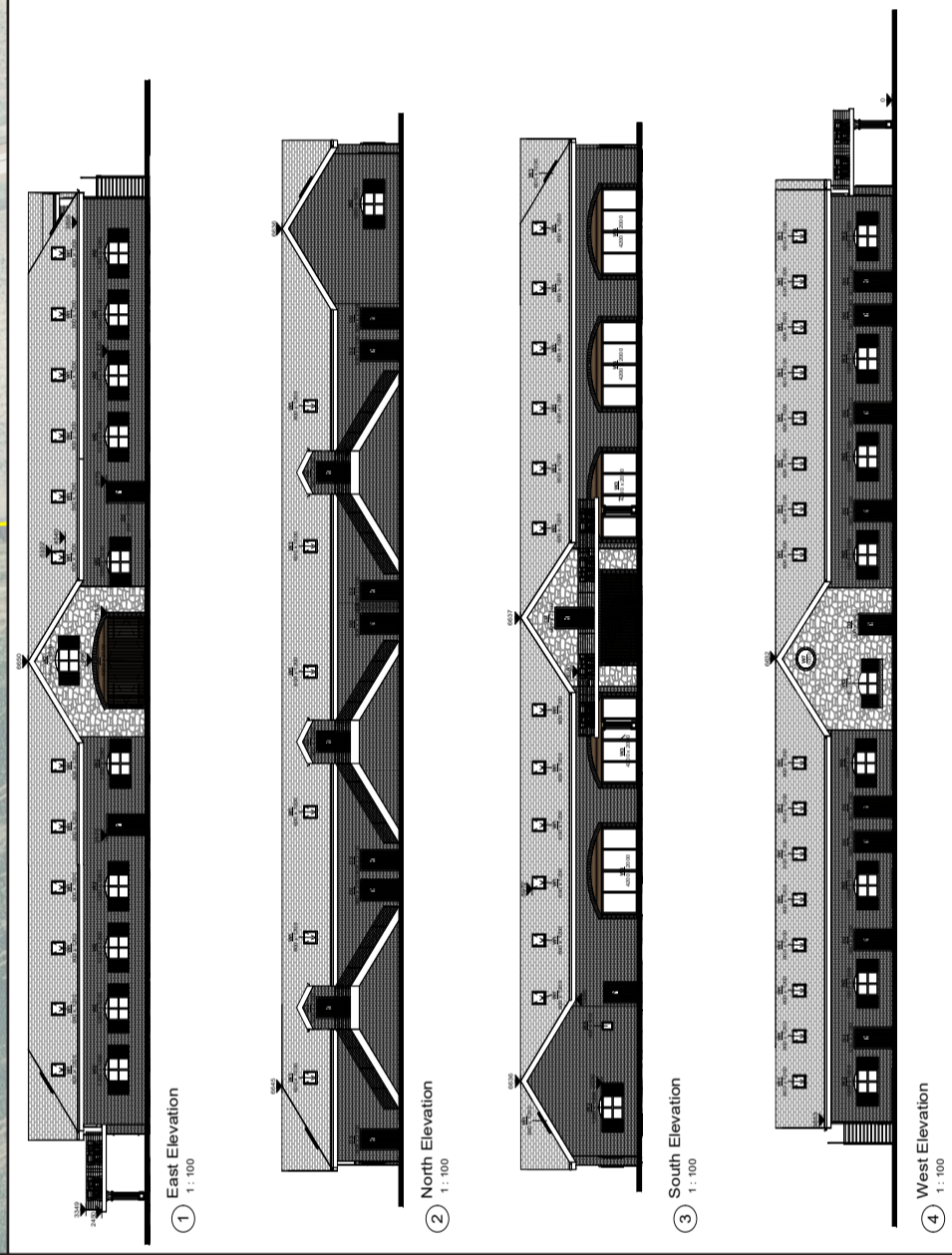


Viticulture Academy

This is on a site with existing planning permission for a Pony Trekking Centre and will include an educational and visitor centre called The Brixworth Viticulture Academy. Its role is to provide teaching experience in Viticulture and provision of synergy uses to create a tourist attraction.

These proposals are at an early stage, with technical matters to be considered further. The proposals are being prepared for future planning application.

Some early plans of these proposals are shown on this board.



WHAT HAPPENS NEXT?

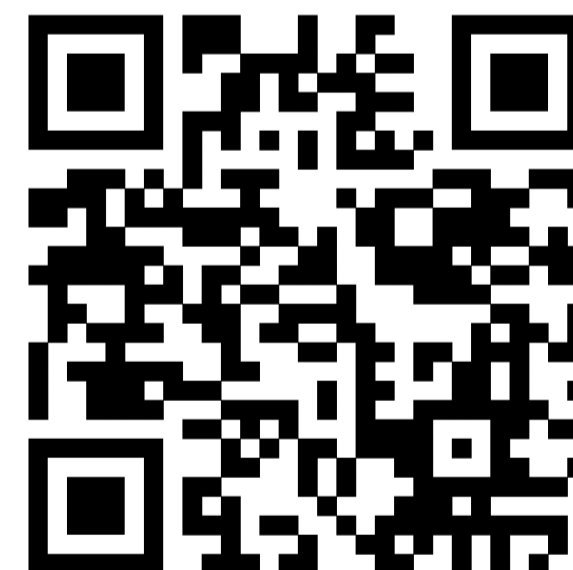
Thank you for visiting this exhibition, which we hope has been of interest to you.

A planning application will be submitted to West Northamptonshire Council to be considered by the Development Management team.

This consultation is available to view on our website at:

<https://framptons-planning.com/projectsandconsultations/>

or via the below QR Code:



For further information please contact:

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