



**TOWN AND COUNTRY PLANNING ACT 1990**

**LOCAL FACILITIES ASSESSMENT**

**TO ACCOMPANY AN OUTLINE PLANNING APPLICATION**

**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 16 AFFORDABLE HOUSES  
(CLASS C3). ALL MATTERS RESERVED EXCEPT FOR ACCESS**

**ON LAND AT  
NORTHAMPTON ROAD, BRIXWORTH**

**ON BEHALF OF:  
EKENEY CONSULTING**

**JANUARY 2024**

**REF: PF/10177**

## 1. INTRODUCTION

1.1. Framptons have been instructed to prepare a Local Facilities Assessment to accompany the submission of a planning application 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 16 Affordable Houses (Class C3). All matters reserved except for Access”*

1.2. This Local Facilities Assessment considers the existing facilities on offer in Brixworth in order to understand where there are gaps in facilities on offer to local residents.

1.3. This assessment is accompanied by the following appendices:

- Appendix 1 – Architectural Areas Plan
- Appendix 2 – Existing Services Map

## 2. BRIXWORTH VILLAGE EXISTING SERVICES

- 2.1. The Neighbourhood Plan (Made in 2016 and updated in 2021) confirms that *“From 1970 to 1983 large developments both to the east and south west of the village doubled the size of Brixworth. This was followed in the 1990s by the building of more than 750 houses on large housing estates on the eastern and southern borders of the village. Within the last few years smaller developments and social housing schemes have been built in the village.*
- 2.2. The Neighbourhood Plan includes a plan of the growth areas of Brixworth which show the substantial housing delivery in Brixworth since the 1980s (see **Appendix 1**).
- 2.3. This growth has been overwhelmingly residential development, with a substantial increase in resident population.
- 2.4. The Neighbourhood Plan states (para 3.2) that *“This extensive and rapid expansion has placed heavy demands on village services and facilities.”*
- 2.5. The Neighbourhood Plan states that (para 3.3) *“According to the 2011 census the population of Brixworth was 5,228 persons occupying 2025 dwellings”*. The 2021 census confirms that Brixworth has a population of 5,766.
- 2.6. 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.
- 2.7. 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, and the Co-Op has relocated from Spratton Road to the corner of Harborough Road and Northampton Road.
- 2.8. Despite the relocation, there have been concerns with inadequate parking at the Co-Op with parking spilling out on to the corner of Northampton Road and Harborough Road.

2.9. A map identifying local services in Brixworth has been prepared and is available at **Appendix 2**. The map identifies two small concentrations of convenience and retail provision around Spratton Road and the Northampton Road/Holcot Road junction.

2.10. The north of Brixworth is primarily industry and is home to Scaldwell Road industrial estate, Quarry Road industrial estate, Mercedes AMG Powertrains, West Northants Highways Depot, Harborough Road industrial estate, Staveley Way industrial estate, Saxon House and Catherine House (the latter two being offices).

2.11. Spratton Road comprises:

- Brixworth Fish Bar
- Brixworth Home & Hardware
- Pharmacy
- K F Troop & Sons
- Post Office
- Olive Branch Community Coffee Shop
- The Workhouse
- Brixworth Library and Community Centre
- Brixworth Dental Practice

2.12. Northampton Road/Holcot Road comprises:

- O'Riordan Bond Estate Agents
- Chambers Butchers
- Ace House Clearances
- Purple Ivy Indian Restaurant
- Stuarts Hairdressing
- Infinity Fine Jewellery
- Co-Op
- The George Inn
- Dominic Lehane Salon

- Bulldog And Bear Barbershop
- China Garden

2.13. Given the level of residential growth in the village, the level of services is poor.

2.14. Moreover, there has been concerns raised by the residents of Brixworth about the adequacy of access to the existing facilities. The Neighbourhood Plan states (para 3.11) *“The accepted centre of the village on Spratton Road where shops, the Library and Community Centre are located, has inadequate car parking provision which gives rise to many negative comments by Brixworth residents.”*

2.15. The Neighbourhood Plan itself concludes that the *“extensive and rapid expansion [of Brixworth] has placed heavy demands on village services and facilities”* and there is *“inadequate car parking provision.”*

### 3. CONCLUSIONS

- 3.1. There is clear evidence that the level of service and facilities in Brixworth has been neglected in comparison to the volume of residential growth. This has been acknowledged within the Neighbourhood Plan.
- 3.2. The Neighbourhood Plan itself concludes that the *“extensive and rapid expansion [of Brixworth] has placed heavy demands on village services and facilities”* and there is *“inadequate car parking provision.”*
- 3.3. It is considered that there is an opportunity to provide an appropriate level of local services and facilities to support and enhance Brixworth.