

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

*mitchell.barnes@framptons-planning.com*

27<sup>th</sup> November 2023

Dear Resident

**TOWN AND COUNTRY PLANNING ACT 1990  
LOCAL SERVICES CENTRE, BRIXWORTH**

A planning application is being prepared by Frampton Town Planning Limited, on behalf of Dr Dallas Burston, for the proposed development of:

**Mixed use development comprising commercial, business, service uses within Class E; mixed use restaurant and take away use; the provision of Spa and Wellbeing Centre; and, provision of 28 Affordable Houses**

I attach a plan that identifies the site.

A local public exhibition has been arranged and you are cordially invited to view the proposals on:

**TUESDAY 12<sup>TH</sup> DECEMBER 2023 BETWEEN 3.30PM AND 7.30PM**

**AT  
BRIXWORTH VILLAGE HALL  
HOLCOT ROAD  
BRIXWORTH  
NORTHAMPTON  
NN6 9BS**

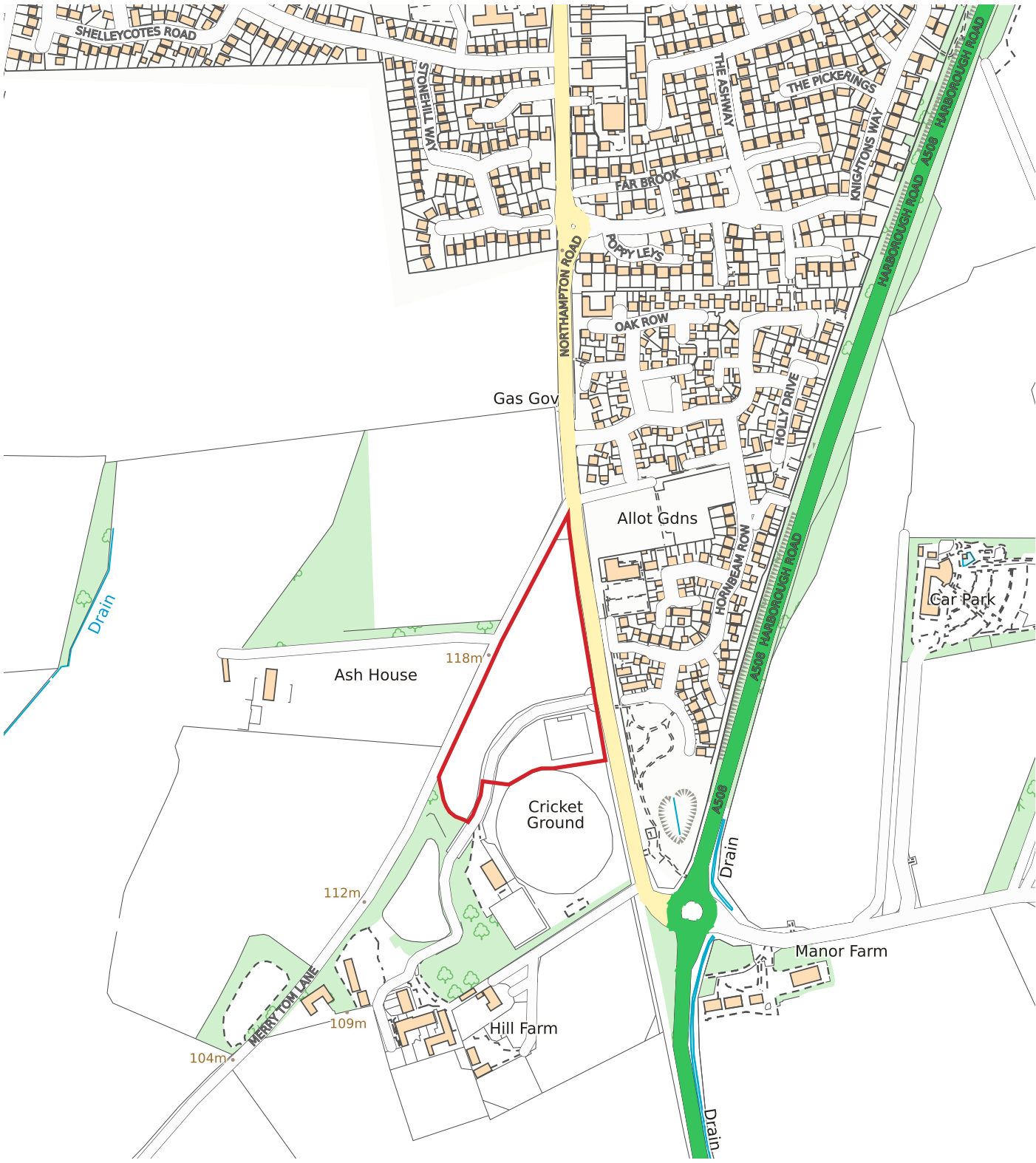
Members of the planning team will be able to answer your questions at the exhibition. A comment form will be available for you to submit your views on the proposals. The comment form will also be available online at <https://framptons-planning.com/projectsandconsultations> (the Brixworth exhibition material will be listed at the top).

Yours sincerely

A handwritten signature in black ink, appearing to read "M Barnes", written over a light blue horizontal line.

Mitchell Barnes

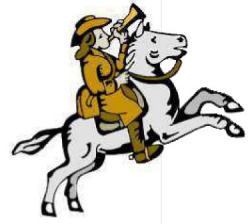
Enc: Site Location Plan



NORTHAMPTON

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Bid to raise awareness of violence against women

**PAGE 4**

## News



### Countdown to Christmas

Pages 8&9

## Sport



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# Classified

## GENERAL NOTICES

**WEST NORTHAMPTONSHIRE COUNCIL**

**HIGHWAYS ACT 1980 – SECTION 90A  
PROVISION OF RAISED TABLE**

**SUMMERHOUSE ROAD & KYOTO CLOSE, NORTHAMPTON**

NOTICE IS HEREBY GIVEN that West Northamptonshire Council, in exercise of the powers conferred by Section 90A of the Highways Act 1980, proposes to install raised tables at the locations specified in the Schedule below.

Details of the proposals may be inspected on the Council's website at www.westnorthants.gov.uk and also at Kier Highways, Brixworth Depot, Old Harborough Road, Brixworth, Northants, NN6 9BX at a time and date specified by appointment only by calling 01604 529700.

Any persons wishing to object to these proposals should send their objections and the grounds for making them in writing by 21st December 2023 to The Traffic Orders Section, Kier Highways, Brixworth Depot, Old Harborough Road, Brixworth, NN6 9BX or by email to WNCParkingenquiries@kier.co.uk.

Dated this 30th day of November 2023  
**CATHERINE WHITEHEAD**  
Director of Legal and Democratic and Monitoring Officer Ref: N/371

SCHEDULE

Road	Location
Summerhouse Road, Northampton	At a point 110 metres north-west of its junction with Kyoto Close (opposite Francis Crick House)
Kyoto Close, Northampton	At the junction with Summerhouse Road

**WEST NORTHAMPTONSHIRE COUNCIL**

**ROAD TRAFFIC REGULATION ACT 1984  
(NORTHAMPTON ROAD, ROAD)  
(30 MPH SPEED LIMIT) ORDER 2023**

NOTICE IS HEREBY GIVEN that West Northamptonshire Council, in exercise of its powers, propose to make an Order under Sections 82, 83, 84 and Schedule 9 of the Road Traffic Regulation Act 1984 to prohibit any motor vehicle from travelling at a speed exceeding 30 mph along Northampton Road, Roads from a point 91 metres northwest of the Northampton Road/London Road junction to a point 151 metres northwest of the Northampton Road/London Road junction.

A COPY of the proposed Order, together with a plan showing the exact length of road to which it relates and a statement of the Council's reasons for proposing to make the Order, may be inspected on the Council's website at www.westnorthants.gov.uk (search traffic regulation orders) and may also be inspected at Kier Highways, Brixworth Depot, Old Harborough Road, Brixworth, Northants, NN6 9BX at a time and date specified by appointment only by calling 01604 529700.

OBJECTIONS to the proposed Order, stating the grounds on which they are made should be sent in writing to the Traffic Orders Section, Kier Highways, Highways Depot, Old Harborough Road, Brixworth, NN6 9BX or by email: WNCParkingenquiries@kier.co.uk by 21st December 2023.

Dated this 30th day of November 2023  
**CATHERINE WHITEHEAD**  
Director of Legal and Democratic and Monitoring Officer P/1940

**WEST NORTHAMPTONSHIRE COUNCIL**

**ROAD TRAFFIC REGULATION ACT 1984 – SECTION 23  
PROVISION OF TOUCAN CROSSING**

**A508 HARBOURHOLE ROAD, BRIXWORTH**

NOTICE IS HEREBY GIVEN that West Northamptonshire Council, in exercise of the powers conferred by Section 23 of the Road Traffic Regulation Act 1984, proposes to introduce a new toucan crossing on the A508 Harborough Road, Brixworth at a point 20 metres north of the roundabout at the junction with Northampton Road.

Details of the proposal may be inspected on the Council's website at www.westnorthants.gov.uk (search traffic regulation orders) and also at Kier Highways, Brixworth Depot, Old Harborough Road, Brixworth, Northants, NN6 9BX at a time and date specified by appointment only by calling 01604 529700.

Any persons wishing to make any comments regarding this proposal should forward them in writing by 21st December 2023 to The Traffic Orders Section, Kier Highways, Brixworth Depot, Old Harborough Road, Brixworth, NN6 9BX or by email to WNCParkingenquiries@kier.co.uk.

Dated this 30th day of November 2023  
**CATHERINE WHITEHEAD**  
Director of Legal and Democratic and Monitoring Officer Ref: N/370

## PLANNING NOTICES

**PUBLIC NOTICE**

**LOCAL SERVICES CENTRE,  
NORTHAMPTON ROAD, BRIXWORTH**

A Public Exhibition is being held to view proposals for:  
Mixed use development comprising commercial, business, service uses within Class E; mixed use restaurant and take away use; the provision of Spa and Wellbeing Centre; and, provision of 28 Affordable Houses.

The public exhibition has been arranged for:  
**Tuesday 12<sup>th</sup> December 2023 between 3.30pm and 7.30pm at Brixworth Village Hall, Holcot Road, Brixworth, Northampton, NN6 9BS.**

Members of the public are invited to attend the exhibition.

The public exhibition is being held by **Frampton Town Planning Limited**  
Oriel House, 42 North Bar, Banbury, OX16 0TH  
[www.framptons-planning.com](http://www.framptons-planning.com)  
P J Frampton – November 2023

## TRAFFIC NOTICES

**national highways**

**ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)(a) AND 14(7)  
THE M45 MOTORWAY AND CONNECTING ROADS (BETWEEN THURLASTON AND WATFORD) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2023**

**NOTICE IS HEREBY GIVEN** that National Highways Limited (Company No. 09346363) intends to make an Order on the M45 Motorway and connecting roads, in the Counties of Warwickshire and West Northamptonshire, to enable maintenance and improvement works, to be carried out in safety.

The works are expected to take place overnight between 19:00 and 06:00 (07:00 on Saturday and Sunday mornings) during a period starting on Tuesday 2 January 2024 and ending on Monday 23 December 2024.

The effect of the Order will be to impose prohibitions on –

- the eastbound carriageway of the M45 from its roundabout junction with the A45 and the B4429, at Thurlaston, to its junction with the southbound carriageway of the M1 (M1 Junction 17);
- the westbound carriageway of the M45 from its junction with the northbound carriageway of the M1 (M1 Junction 17), to its roundabout junction with the A45 and the B4429, at Thurlaston;
- the link road leading to the westbound carriageway of the M45 from the A45, at Dunchurch; and
- the slip road leading from the eastbound carriageway of the M45 to the roundabout junction with the A45 and the B4429, at Dunchurch.

During any road closures traffic will be diverted via alternative junctions of the M45, the M1 Motorway and local roads. These diversions will be clearly indicated by traffic signs throughout the area.

To obtain a copy of the M45 Programme of Works please contact the National Highways Customer Contact Centre on 0300 123 5000 or [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk).

The duration of each prohibition will vary depending upon the nature of the work being undertaken on each occasion.

The prohibitions will not apply to emergency services, works, winter maintenance, or traffic officer vehicles. The prohibitions will only apply during such times and to such extent as shall be indicated by traffic signs.

The Order comes into force on 27 December 2023 and will expire on 23 December 2024.

**Karen Eustace**, an official of National Highways Limited, The Cube, 199 Wharfedale Street, Birmingham, B1 1RN.  
National Highways Limited, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ.  
Registered in England & Wales number 09346363.

## TRUSTEES NOTICES

**Clifford Oliver Anderson (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 62 Knightlands Road, Irthingborough Wellingborough, NN9 5SU, who died on 10/10/2021, are required to send written particulars thereof to the undersigned on or before 31/01/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**PREMIER SOLICITORS,**  
Premier House, Lurke Street, Bedford, Bedfordshire, GB, MK40 3HU

**Peter John William Williams (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 12 Chequers Lane, Grendon Northampton, NN7 1JP, who died on 09/09/2022, are required to send written particulars thereof to the undersigned on or before 31/01/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**PREMIER SOLICITORS,**  
Premier House, Lurke Street, Bedford, Bedfordshire, GB, MK40 3HU

EVERY WEEK IN PAPER AND ONLINE

## TRAFFIC NOTICES

**national highways**

**ROAD TRAFFIC REGULATION ACT 1984 - SECTIONS 4(1), 14(1)(a) AND (c), (4) AND (7)  
THE A5 TRUNK ROAD AND CONNECTING ROADS (BETWEEN OLD STRATFORD AND MILE OAK AND BETWEEN WEEFORD AND GAILEY) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2022**

**NOTICE IS HEREBY GIVEN** that National Highways Limited (Company No. 09346363) intends to make an Order on the A5 Trunk Road, in the Counties of Northamptonshire, Warwickshire, Leicestershire and Staffordshire, to enable maintenance and improvement works, to be carried out in safety.

The works are expected to take place overnight between 19:00 and 06:00 (07:00 on Saturday and Sunday mornings) during a period starting on Tuesday 2 January 2024 and ending on Monday 23 December 2024.

The effect of the Order will be to impose prohibitions on the following lengths of carriageway:

- the A5 northbound from its roundabout junction with the A508 Northampton Road, Towcester Road and the A422 Deanshanger Road, at Old Stratford (Old Stratford Roundabout), to its junction with the link road leading to the A453 Sutton Road, at Mile Oak;
- the A5 northbound from its roundabout junction with the A38 and M6 Toll slip roads, at Weeford (Weeford Interchange), to its roundabout junction with the A449 and Watling Street, at Gailey (Gailey Island);
- the circulatory carriageway of Weeford Interchange;
- the circulatory carriageway of Gailey Island;
- the A5 southbound from Gailey Island, to Weeford Interchange;
- the A5 southbound from its junction with the entry slip road leading from the roundabout junction with the A453 Bonehill Road and Plantation Lane, at Mile Oak (Mile Oak Roundabout), to Old Stratford Roundabout;
- the A5 westbound from its roundabout junction with the A428 and the M1 Junction 18 slip roads, at Crick (Crick Interchange), to its roundabout junction with Danes Way near Crick (Danes Way Roundabout);
- the A5 eastbound from Danes Way Roundabout to Crick Interchange;
- any slip road, link road or dedicated lane leading to or from the lengths of carriageway described in (1), (2), (3), (4), (5), (6), (7) and (8) above;
- any lay-by, service road or bus stop area adjacent to the lengths of carriageway described in (1), (2), (3), (4), (5), (6), (7) and (8) above.

During any road closures traffic will be diverted via alternative junctions of the A5 Trunk Road and local roads. These diversions will be clearly indicated by traffic signs throughout the area.

To obtain a copy of the A5 Programme of Works please contact the National Highways Customer Contact Centre on 0300 123 5000 or [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk).

The duration of each prohibition will vary depending upon the nature of the work being undertaken on each occasion.

The prohibitions will not apply to emergency services, works, or winter maintenance vehicles. The prohibitions will only apply during such times and to such extent as shall be indicated by traffic signs.

The Order comes into force on 27 December 2023 and will expire on 23 December 2024.

**Karen Eustace**, an official of National Highways Limited, The Cube, 199 Wharfedale Street, Birmingham, B1 1RN.  
National Highways Limited, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ.  
Registered in England & Wales number 09346363.

## TRUSTEES NOTICES

**Gordon Patrick Salt (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 3 Church Close West Haddon Northampton, NN6 7DY, who died on 15/11/2020, are required to send written particulars thereof to the undersigned on or before 31/01/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**Brethertons LLP,** Montague House 2 Clifton Road Rugby Warwickshire CV21 3PX

**Betty Pratt (Deceased)**

Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the above named, late of 6 Holyoake Terrace, Long Buckley, NN6 7RH, who died on 20/10/2023, are required to send written particulars thereof to the undersigned on or before 31/01/2024, after which date the Estate will be distributed having regard only to the claims and interests of which they have had notice.

**WOODCOCK & THOMPSON SOLICITORS,**  
Foundry House,  
53a High Street, Daventry, GB, NN11 4BQ

## TRAFFIC NOTICES

**national highways**

**ROAD TRAFFIC REGULATION ACT 1984 - SECTIONS 4(1), 14(1)(a) AND (c), (4) AND (7)  
THE A43 TRUNK ROAD AND CONNECTING ROADS (ARDLEY TO ROTHERSTHORPE) (TEMPORARY PROHIBITION OF TRAFFIC) ORDER 2023**

**NOTICE IS HEREBY GIVEN** that National Highways Limited (Company No. 09346363) intends to make an Order on the A43 Trunk Road, in the Counties of West Northampton and Oxfordshire, to enable maintenance and improvement works, to be carried out in safety.

The works are expected to take place overnight between 19:00 and 06:00 (07:00 on Saturday and Sunday mornings) during a period starting on Tuesday 2 January 2024 and ending on Monday 23 December 2024.

The effect of the Order will be to impose prohibitions on the following lengths of carriageway:

- the A43 northbound from its roundabout junction with the B430 and the M40 Junction 10 slip roads (Ardley Roundabout) at Ardley, to its roundabout junction with the A5123 at Rothersthorpe (Rothersthorpe North roundabout);
- the westbound and eastbound carriageways of the A43 between the junction with Rothersthorpe North Roundabout, and the roundabout junction with Swan Valley Way and the M1 southbound junction 15a slip roads (Swan Valley Way Roundabout), at Rothersthorpe;
- the A43 southbound from its junction with Rothersthorpe North Roundabout, to its junction with Ardley Roundabout;
- the westbound carriageway of the A43 from the southern roundabout of the A43 at M1 Junction 15a, to its junction with the M1 northbound entry slip road at Junction 15a;
- any slip road, link road or dedicated lane leading to or from the lengths of carriageway described in (1) and (3) above;
- any lay-by, service road or bus stop area adjacent to the lengths of carriageway described in (1) and (3) above.

During any road closures traffic will be diverted via alternative junctions of the A43 Trunk Road and local roads. These diversions will be clearly indicated by traffic signs throughout the area.

To obtain a copy of the A43 Programme of Works please contact the National Highways Customer Contact Centre on 0300 123 5000 or [info@nationalhighways.co.uk](mailto:info@nationalhighways.co.uk).

The duration of each prohibition will vary depending upon the nature of the work being undertaken on each occasion.

The prohibitions will not apply to emergency services, works, or winter maintenance vehicles. The prohibitions will only apply during such times and to such extent as shall be indicated by traffic signs.

The Order comes into force on 27 December 2023 and will expire on 23 December 2024.

**Karen Eustace**, an official of National Highways Limited, The Cube, 199 Wharfedale Street, Birmingham, B1 1RN.  
National Highways Limited, Bridge House, 1 Walnut Tree Close, Guildford, GU1 4LZ.  
Registered in England & Wales number 09346363.

## TRUSTEES NOTICES

**DAVID TURNEY (Deceased)**

Pursuant to the Trustee Act 1925 anyone having a claim against or an interest in the Estate of the above named, late of 2 Forest Glade, Hartwell, Northampton, NN7 2ET, who died on 24/10/2023, must send written particulars to the address below by 01/02/2024, after which date the Estate will be distributed having regard only to claims and interests notified.

**Daniel Rich**  
c/o TLT LLP,  
1 Redcliff Street, Bristol, BS1 6PT.  
Ref: DR39/102088/182

FOR ALL YOUR LATEST INFORMATION ON PLANNING PROPOSALS, TRAFFIC NOTICES, GOODS VEHICLE OPERATOR LICENCES, LICENCES TO SELL ALCOHOL AND PROBABE NOTICES, SEE OUR PUBLIC NOTICES SECTION

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

*mitchell.barnes@framptons-planning.com*

30<sup>th</sup> November 2023  
(Delivered by email)

Dear Councillor Jonathan Nunn

**TOWN AND COUNTRY PLANNING ACT 1990  
LOCAL SERVICES CENTRE, BRIXWORTH**

A planning application is being prepared by Frampton Town Planning Limited, on behalf of Dr Dallas Burston, for the proposed development of:

**Mixed use development comprising commercial, business, service uses within Class E; mixed use restaurant and take away use; the provision of Spa and Wellbeing Centre; and, provision of 28 Affordable Houses**

I attach a plan that identifies the site.

A local public exhibition has been arranged and you are cordially invited to view the proposals on:

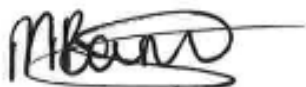
**TUESDAY 12<sup>TH</sup> DECEMBER 2023 BETWEEN 3.30PM AND 7.30PM**

**AT  
BRIXWORTH VILLAGE HALL  
HOLCOT ROAD  
BRIXWORTH  
NORTHAMPTON  
NN6 9BS**

I am writing to you as Leader of West Northamptonshire Council to invite you to view the project proposals.

Members of the planning team will be able to answer your questions at the exhibition. A comment form will be available for you to submit your views on the proposals. The comment form will also be available online at <https://framptons-planning.com/projectsandconsultations> (the Brixworth exhibition material will be listed at the top).

Yours sincerely



Mitchell Barnes

**Enc: Site Location Plan**

[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)  
[www.framptons-planning.com](http://www.framptons-planning.com)

Oriel House, 42 North Bar, Banbury,  
Oxfordshire, OX16 0TH  
T: 01295 672310 F: 01295 275606

Aylesford House, 72 Clarendon Street,  
Leamington Spa, Warwickshire, CV32 4PE  
T: 01926 831144

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.

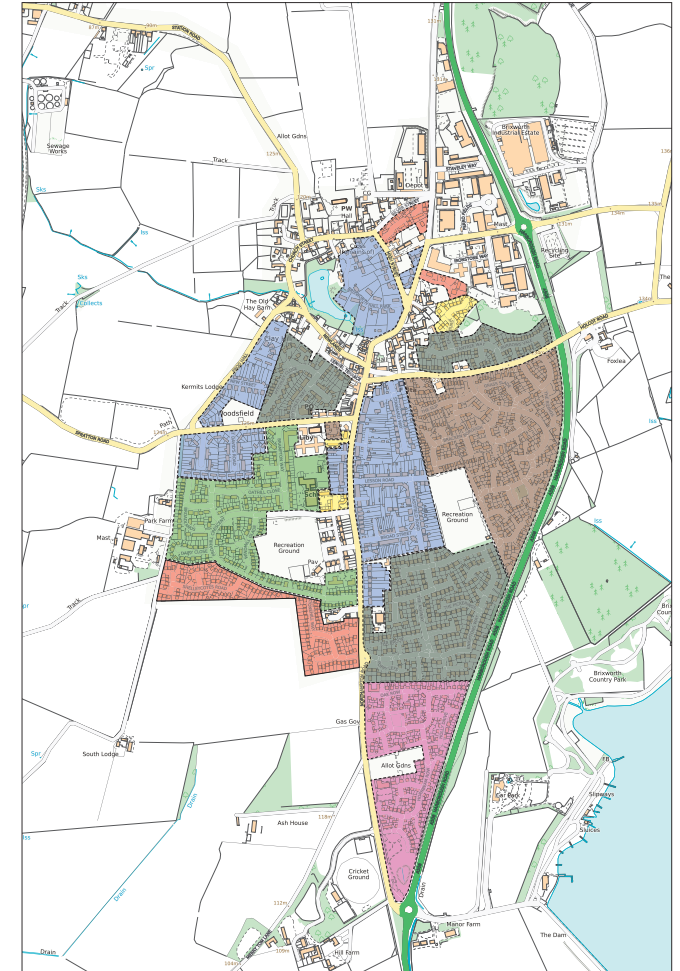
Inadequate parking has caused issues on the corner of Harborough Road and Northampton Road since the relocation.










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

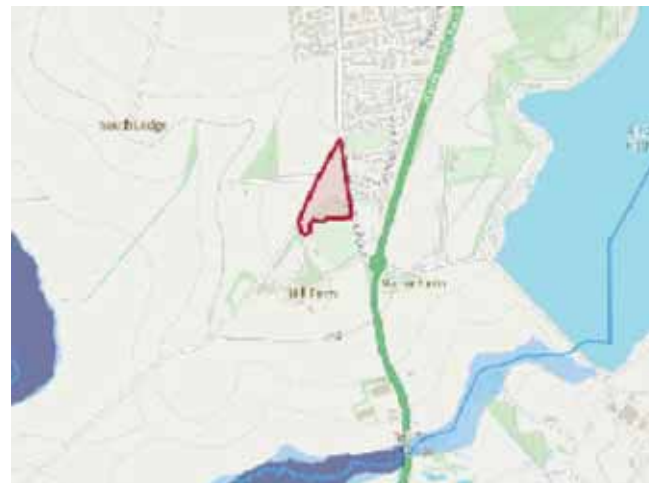
The application site is located wholly within Flood Zone 1 as defined by the Environment Agency Flood Map for Planning.

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
- E Barn Conversion to 5 dwellings. Details submitted to WNC in November 2023
- F 25 Extra Care Cottages – details submitted to WNC in November 2023
- G 14 houses and Manor House
- H 60 Bed Care Home – details submitted to WNC in July 2023.
- I Existing Cricket and Tennis Club
- J Proposed Planning Application
- K Extra Care bungalows. Details submitted to WNC in November 2023.
- L 7 Care Cottages
- M

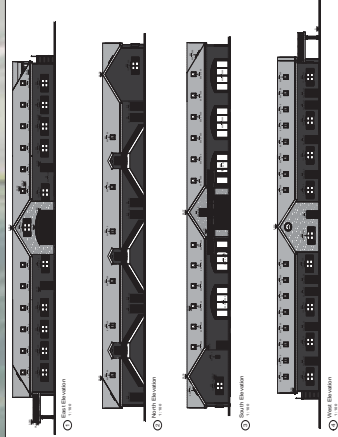


**Viticulture Academy**

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.



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## 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:

[enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)

01295 672310



# Comment Form



Thank you for attending this exhibition to view proposals for a **Local Service Centre and Affordable Housing in Brixworth**

We welcome your feedback

**Do you support our proposals for a new Local Service Centre and Affordable Housing in Brixworth?**

Yes     No     Not Sure

**Do you have any general comments about the proposals?**

*Please continue overleaf...*

You can either fill out this form and leave it in the box provided, visit our website to leave comments at [www.framptons-planning.com/projectsandconsultations](http://www.framptons-planning.com/projectsandconsultations) or post it to:

***'Brixworth' Exhibition , C/o Frampton Town Planning Ltd , Oriel House,  
42 North Bar, OX16 0TH***

**Name:** .....

**Address:** .....

**Telephone:** .....

**Email:** .....

**We may wish to contact you to discuss your comments further.  
If you wish to be contacted please tick the box.**

The information you provide will be used for the purpose of this consultation exercise. The Data will be held securely in accordance with the General Data Protection Regulations (GDPR) from 25th May 2018.

You are able to review our Privacy Policy at [www.framptons-planning.com](http://www.framptons-planning.com)

By ticking the above box, you consent to your details being added into the documentation, which will be made public when submitting to the Local Planning Authority and may include your name and address.

If you choose not to consent we will not add your personal details but will add the comments into the documentation.

If you would like to withdraw consent at any time, you have the right to opt out by e-mailing [enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com).