

<u>Application Number</u>	WND/2021/0746
Location Description	LAND NORTH OF CRICKET GROUND, NORTHAMPTON ROAD, BRIXWORTH, NORTHAMPTONSHIRE, NN6 9DQ
Site Details	OUTLINE APPLICATION FOR MIXED USE DEVELOPMENT COMPRISING COMMERCIAL, BUSINESS AND SERVICE USES WITHIN CLASS E; MIXED USE RESTAURANT AND TAKEAWAY USE (SUI GENERIS); PUB/DRINKING ESTABLISHMENT (SUI GENERIS); HOT FOOD TAKEAWAY (SUI GENERIS) (REVISED SCHEME).
Applicant	DR D BURSTON
Agent	MR A THOMPSON
Case Officer	MRS K DANIELS
Ward	BRIXWORTH WARD
Reason for Referral	MAJOR APPLICATION
Committee Date	11 MAY 2022

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSE PERMISSION

Proposal

The proposal is for a mixed use development comprising of commercial, business and service uses within Class E, mixed use restaurant and takeaway use (Sui-Generis), Pub/Drinking establishment (Sui-Generis), Hot Food Takeaway (Sui-Generis) on land north of the cricket ground in Brixworth. The application is in outline form with access details being sought at this stage.

Consultations

The following consultees have raised objections to the application:

- Highways, Parish Council, archaeology, planning policy, ecology

The following consultees have raised no objections to the application:

- Environmental Health

The following consultees are in support of the application:

- N/A

15 letters of objection have been received and 0 letters of support have been received.

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development/impact on the character of the locality
- Highway Safety
- Archaeology

The report looks into the key planning issues in detail, and Officers conclude that the proposal is unacceptable for the following reasons, principle of development, archaeology.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

APPLICATION SITE AND LOCALITY

The site is located on the edge of the village of Brixworth, off the Northampton Road. The Cricket Club for Brixworth is located to the south. The new residential development is located to the east of the site, on the opposite side of Northampton Road. Merry Tom Lane forms the boundary to the north, with rolling countryside to the other side. The site is screened along Northampton Road and Merry Tom Lane by mature vegetation (hedgerows and trees).

CONSTRAINTS

The application site is within the open countryside.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for outline planning permission for the construction of a mixed use development comprising commercial, business and service uses within Class E; mixed use restaurant and takeaway use (sui generis); pub/drinking

establishment (sui generis); hot food takeaway (sui generis). The only matter for agreement is the access for the proposed development, which is proposed off the existing access towards Victors Barns (to the west) and the Cricket Field (to the south).

RELEVANT PLANNING HISTORY

The following planning history is considered relevant to the current proposal:

Application Ref.	Proposal	Decision
DA/2017/0892	Outline application for residential development comprising 28 two-bedroom bungalows for older people (Class C2)	Refused
DA/2020/0747	Outline application for mixed use development comprising of business and service uses within Class E; Mixed use restaurant and takeaway use, pub/drinking establishment and hot food takeaway.	Refused

The 2020 application was refused for the following reasons:

1. **The site is located on the periphery of Brixworth, outside the established confines and in a landscape area of High Sensitivity, and will not result in a sustainable form of development due to the impact on locality, as well as the distance from the majority of the village. The development will have a negative urbanisation impact upon the character and appearance of the locality, due to its prominent and peripheral location away from the main centre. As a result of its location, it will rely heavily on the motor-vehicle to which no justification has been submitted to demonstrate the need for this development in the proposed location. The proposal is considered to be contrary to WNJCS Policies SA, S1, S10, BN5, Settlements and Countryside Local Plan Policies RA1, RA6, SP1, ST1, ENV1 and ENV10, Brixworth's Neighbourhood Plan Policies 2, 3, 5, 7 and 11 and having regard to Chapters 6, 8, 15 and 16 of the Framework.**
2. **Insufficient information has been submitted to demonstrate the impact on highway safety and the road network, as a result the proposal could have a significant impact on the road network. The proposal is considered to be contrary to paragraph 111 of the Framework.**
3. **Insufficient information has been received to demonstrate the impact of the development on undesignated heritage assets through the submission of a pre-determinative archaeological**

field survey due to the sites close proximity to an iron age settlement, as well as Roman sites therefore the proposal is contrary to WNJCS Policy BN5, Part 2 Countryside and Settlement and Local Plan Policy ENV7, Brixworth Neighbourhood Plan Policy 2, and having regard to paragraphs 189 and 190 of the Framework.

RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted February 2020 Local Plan (Part 2) and Brixworth adopted Neighbourhood Plan (2016). The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

The relevant policies of the LPP1 are:

- SA – Presumption in favour of sustainable development
- S1 – The Distribution of Development
- S2 – Hierarchy of Centres
- S7 – Provision of Jobs
- S8 – Distribution of Jobs
- S10 – Sustainable Development Principles
- RC2 – Community Needs
- E2 – New Office Floor Space
- E6 – Education, Skills and Training
- BN2 – Biodiversity
- BN5 – The Historic Environment and Landscape
- R1 – Spatial strategy for the rural area
- R2 – Rural Economy
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Settlement and Countryside Local Plan (Part 2) (LPP2)

The relevant policies of the LPP2 are:

- SP1 – Spatial Strategy
- RA1 – Primary Service Village
- RA6 – Open Countryside

- EC1 – Vibrant Town Centre
- ENV1 – Landscape
- ENV5 – Biodiversity
- ENV7 – Historic Environment
- ENV10 - Design
- ENV11 – Local Flood Risk Management
- ST1 – Sustainable Transport Infrastructure

Brixworth Neighbourhood Plan (NHP)

The relevant policies of the (NHP) are:

- Policy 2 – Development in the Open Countryside
- Policy 3 – Important Views and Vistas
- Policy 4 – Trees and Hedges
- Policy 5 – Local Green Spaces
- Policy 7 – Brixworth Village Centre
- Policy 11 – The Rural Economy

Material Considerations

Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report.

Consultee Name	Position	Comment
Highway	Objection	Revised comments: Whilst the applicant has addressed a number of matters identified prior to receipt of the Transport Statement, there remains a number of important issues that have not been addressed, as such the LHA remains in a position of objection to this development proposal.
Ecology	Objection	I'm writing in response to your consultation on the above application for a mixed use development at Northampton Road Brixworth. The DAS refers to an 'ecology statement', which does not appear to have been submitted with the application documents. Until the ecological information has been received I believe the council currently does not have sufficient information to determine this application.

Archaeology	Objection	The evaluation set out in the WSI needs to be carried out and the results made available. I can't comment further on the application without the trenching results.
Environmental Health	Comments	Conditions to be imposed relating to noise, kitchen extraction units, construction phase, air quality, land quality
Crime Prevention Design Advisor	Holding Objection	This version of the application is as bad as the previous version – in fact from a crime prevention perspective nothing has changed. I refer you to my previous comments in respect of DA/2020/0747 and replicate them below as my response to this application. If this is granted permission it has all of the attributes to provide an anti social behaviour hotspot outside of normal working hours. Please require the applicant to address the lack of any crime prevention provision and provide a detailed site management plan to address the identified shortcomings.
Brixworth Parish Council	Objection	<p>Brixworth Parish Council resolved to again object to this planning application (WND/2021/0746 Land North Of Cricket Ground, Northampton Road, Brixworth, Northamptonshire, NN6 9DQ) and provide the following reasons:</p> <p>This application is on land outside of the village confines, on land denoted as highly sensitive to change and in land in a local green space. If approved, this application would create an unacceptable hard edge to the rural setting and alter the setting of the village of Brixworth. It would create a new 'out of town' feel to that part of Brixworth that is counter to the policy of promoting the Village Centre within Brixworth. Elements within the applicants Design and Access Statement were noted as being in-accurate.</p> <p>The Parish Council is of this view that this application, similar in detail to that of DA/2020/0747 contravenes established planning policies, but not limited to;</p> <ul style="list-style-type: none"> • Planning Policy RA1(g)

		<ul style="list-style-type: none"> • Planning Policy R2. R2(f) allows small scale developments to suite local needs, no evidence thus far has been provided, therefore the Parish believes this to be a speculative application. • Planning Policy R3 • Planning Policy SP1f • Planning Policy RA1c(6) • Planning Policy RA2c • Planning Policy RA6 – the development is in the open countryside and does not accord to the West Northants Joint Core Strategy (WNJCS) • Planning Policy SP1, ST1, ENV1 and ENV10 (WNJCS) • Brixworth’s Neighbourhood Plan Policies 2, 3, 5 and 6.
Sport England	No Objections	
Development Management	Comments	Condition to be imposed regarding a fire hydrant to serve the proposed development
Planning Policy	Objections	Policy comments on the previous application concluded that there was a high degree of conflict with the development plan: the West Northants JCS, SCLP and the Brixworth neighbourhood plan. The main concerns were the creation of a new local service centre on a greenfield site outside the village and the strategic employment area, thereby potentially harming the local economy in the form of the existing local centre and strategic employment area. On that issue, the application wasn't supported by evidence of a need for additional employment development. Due to its location, there were concerns that it was likely to be primarily accessed by car. There were also concerns that it involved development of part of a Local Green Space and on land that forms part of a locally designated high sensitivity landscape. This put the proposal in conflict with

	<p>the development plan's spatial strategy and rural area, employment and landscape policies.</p> <p>Due to the substantial policy conflicts with the previous application, it is necessary to see if the current application has addressed them. The revised scheme shows some subtle changes. These include loss of one retail unit to create a larger gymnasium/dance studio, the drive through coffee/hub/meeting room has become a community hub/meeting rooms and there are 22 additional electric vehicle charging points. It is notable that only a DAS and landscape and visual appraisal have been submitted, I could not see a planning statement amongst the submitted documents. The submission appears to concentrate on the design and does not address in any detail the policy concerns previously expressed.</p> <p>The greenfield location outside the village requires a convincing justification in terms of a need for additional employment, retail, community building and the gymnasium/dance studio, and it is not considered that this has been provided. The DAS refers to the gym/dance studio as being a facility that is not already provided at Brixworth and therefore it will not harm an existing business, however, it does not provide evidence of a need. The statement that the proposal would provide facilities for people living in the south of Brixworth and unable to walk to existing facilities does not really address the need for new retail/employment or the community hub which is required to justify the proposal against RA1 part b iv. The provision of additional vehicle charging points does not really address the concern that it will be largely accessed by cars, in fact, it may attract more cars (electric) by offering so many points.</p> <p>In terms of impact on the landscape, although the LVA refers to the WNJCS and SCLP and landscape character assessment evidence produced to support the SCLP, it does not refer to the local high sensitivity landscape that was designated through the Brixworth NDP, which</p>
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		<p>was justified by specific evidence. Policy ENV1 F) states that local landscape designations identified in neighbourhood plans will be supported. The LVA states that it has been undertaken using nationally recognised guidance (para 1.2.2) and presents an assessment of the site's landscape value in table 1 (page 10). This concludes that the site is of medium/low sensitivity. Advice from the Council's Landscape Officer should be sought on whether he agrees with the conclusions and whether the existing trees, design and single storey nature of the proposal would be sufficient to mitigate against its visual impact. It is still considered that the proposal would introduce an urban type of development into a rural setting.</p> <p>The application is on part of a designated Local Green Space and in line with the protection offered to LGS, there is a need to demonstrate very special circumstances to develop it. Even if as stated in the LVA, it is not publicly accessible, it is still a designated LGS in the neighbourhood plan.</p>
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RESPONSE TO PUBLICITY

Below is a summary of the third party and neighbour responses received at the time of writing this report.

There have 15 number of objections/letters of support raising the following comments:

- Principle of development
- Highway Safety
- No requirement
- Impact on character of the locality

APPRAISAL

Principle of Development

WNJCS Policy S1 of the WNJCS sets out how development will be distributed. It focuses on a sustainable pattern of development concentrated in and adjoining the main urban areas of Northampton and Daventry. Part D contains

4 criteria for development in rural areas to consider; firstly, enhancing and maintaining the distinctive character and vitality of rural communities; secondly, shortening journeys and facilitating access to jobs and services; thirdly, strengthening rural enterprise and linkages between settlements and their hinterlands; and finally respecting the quality of tranquillity.

WNJCS Policy S10 sets out a number of sustainable development principles. Criterion e) states that development will be located where services and facilities can be accessed by walking, cycling and public transport.

WNJCS Policy R2 sets out the approach to the rural economy. It states that proposals that sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land. It sets out 7 types of development that are considered to be acceptable. Of these only f) small scale employment development to meet local needs, would potentially be relevant to this application.

Policy SP1 of the LPP2 sets out the spatial strategy for the District, seeking to ensure a sustainable pattern of development via a series of spatial principles. Criterion C is relevant which promotes a vibrant economy through encouraging the regeneration of Daventry Town Centre and protecting and enhancing a network of identified employment areas at the town and across the rural area, of which the Brixworth Strategic Employment Area (SEA) is one.

Within LPP2, Brixworth is classified as a Primary Service Village (PSV) and policy RA1 is relevant. The supporting text to RA1 (para 5.2.17) recognises that PSVs have an important role providing a range of services and facilities to meet the day to day needs of their own residents and those from surrounding smaller settlements. Policy RA1 applies to all forms of development, directing it firstly to being located within the village confines (part A). Development is only acceptable outside the confines in certain prescribed circumstances set out in part B, of which iv is potentially relevant to this application. This supports economic development that will enhance or maintain the vitality or sustainability of the PSV or would contribute towards and improve the local economy.

The site is located in open countryside, where policy RA6 applies. This has the aim of protecting the intrinsic character, beauty and quality of the open countryside and sets out prescribed forms of acceptable development; ix and xi would be relevant. ix requires economic development to accord with EC4 or policy R2 of the WNJCS; xi requires development to accord with the settlement hierarchy policies RA1-RA3.

Policy ST1 of the LPP2 will need to be considered. Part A supports measures to promote walking and cycling. The proposal, as a local services centre should aim to be primarily accessed by sustainable transport modes.

Policy 2 of NDP contains criteria related to development in the open countryside, of which criterion 1 supports development that contributes to the local economy. It also requires an assessment of the proposed impact and for development not to result in unacceptable demonstrable harm to a number of matters. Matters 7 and 8 are considered to be particularly relevant. 7 relates to the tranquillity, character and beauty of the countryside and 8 relates to landscape quality, including areas of high sensitivity as defined in the Landscape Character Assessment.

Within the NDP the site forms part of a Local Green Space (LGS4) designated under policy 5. According to the NPPF LGS designation should be done when a plan is being prepared and notably, the designations should be capable of enduring beyond the end of the plan period. Para 100 of the NPPF sets out the criteria for designation which has been used in Appendix 2 of the Brixworth Neighbourhood Plan to justify the sites selected for designation. Policy 5 states that development will not be permitted except in very special circumstances such as improvements to recreational facilities.

NDP Policy 7 supports development that would strengthen the Brixworth village centre as a focal point for local services and community facilities.

The site is located outside the village of Brixworth, although closely related to the village, the main hub of the village is located to the north of the site. The site is also designated as an open space within the Neighbourhood Plan. The proposal seeks to provide additional services for the village, given that the existing local shop is not of an appropriate size for the village of Brixworth. Brixworth has two shopping areas, the parade on the Spratton Road, which consists of a Co-op, iron mongers, fish and chip takeaway, pharmacy, post office and green grocers. The other shopping area is along the Northampton Road, and the facilities along this area comprises of an estate agents, butchers, restaurant, bakery, hairdressers and pub. There is a former public house which has had planning permission for its demolition and redeveloped for the purposes of a new co-op. This development is currently being developed. These are all within the central area of Brixworth, and is accessible to all occupants of Brixworth, and surrounding village.

The proposal will create an additional area which is situated away from the centre of the village, and limited supporting information has been submitted to demonstrate the need for additional services for the village. The applicants have provided information that there is a need for a new gym within the village. However this is still located outside the confines of the village and not within accessible distance for the majority of the village. The reliance would be on the motorcar, especially as the site provides 100 plus car parking spaces. In addition there are other buildings closer to the main village centre that could be used for the purposes of a gym. This is just one element of the overall development.

The site is located outside the village confines of a primary service village, which has a large number of facilities. The site is also located within a high landscape sensitivity, as well as a designated open space. The proposal seeks to provide an additional facility, which will compete with the existing facilities which are within the village, as well as the existing employment areas. The site is not a brownfield site, and the development will result in the loss of an important open space. In addition the development will have a detrimental impact on the character and appearance of the locality (See paragraphs below). Overall it is considered that the principle of development should not be supported in this specific case. The proposal would be contrary to WNJCS Policies SA, S1, S10, BN5, Settlement and Countryside Local Plan (part 2) Policies RA1, SP1, ST1 and Policies 2, 5, 7 and 11 of the Brixworth Neighbourhood Plan.

The impact on the character and appearance of the locality

WNJCS Policy BN5 relates to the historic environment and landscape. Developments should seek to sustain and enhance the heritage and landscape features, which contribute to the character of the area (1); and be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place (3).

LPP2 Policy ENV1 supports proposals that maintain the distinctive character and quality of the District's landscape. Criterion Bii requires it to respect existing patterns of development and Bvi to incorporate mitigation measures to integrate it into its surroundings and enhance the local landscape. Part F supports the identification of local landscape designations in neighbourhood plans that are appropriately evidenced and as explained under RA1 above, the Brixworth Neighbourhood Plan has identified the site as part of a wider area of high sensitivity landscape.

LPP2 ENV10 relates to design. Development that is of a high quality and, in particular, proposals of an exemplary and innovative design that reflect and integrate with the surrounding area and create a strong sense of place, will be supported (A). This includes development responding to the wider landscape context (vii). Development of poor design that does not add to the character and quality of an area and the way it functions will not be supported (B).

LPP2 Policy PA1 protects areas designated as Local Green Space on the Policies Maps from development that would harm their function, openness and permanence unless in very special circumstances. The application site is part of a Local Green Space designated through the NDP.

NDP Policy 3 states that development will be supported providing it avoids prominent sites on the edge of the village and minimises harm to 12 designated important views. Designated view 7 which looks from Merry Tom Lane towards Brixworth appears to incorporate the application site.

The site is well screened from the road, and is located on a higher ground level than the immediate surroundings. There is currently a gap between the village and the application site, which falls away towards the valley between the villages of Brixworth and Spratton. The development will result in a new built form which is likely to be visible from public vantage points. It is noted that the buildings will only be 1 story in height, however given the prominent position, the development is likely to have an impact upon wider distanced views.

The development will be seen separate from the main village, resulting in the built form expanding into an area which is high sensitivity in landscape terms. The Landscape Officer is not able to make an assessment due to the information submitted with the application. However it is likely that the vegetation would be removed opening the site up.

In addition the impact of the development cannot be fully considered as it is in outline form only. It is acknowledged that there are details of what the buildings could look like however this is not guaranteed.

Overall the proposal will result in a development which will have a harmful impact to the character and appearance of the locality, contrary to WNJCS Policy BN5, Settlements and Countryside Local Plan Part 2 Policies RA1, ENV1, and ENV10 and Brixworth Neighbourhood Local Plan Policy 3 and 5, and having regard to Chapter 15 of the Framework.

Impact on the Historic Environment

WNJCS Policy BN5 Developments should seek to sustain and enhance the heritage and landscape features which contribute to the character of the area (1). This includes undesignated heritage assets.

LPP2 Policy ENV7 relates to the Historic Environment. The Council will seek to sustain and enhance the historic environment of the District by supporting: Proposals that are sympathetic to non-designated heritage assets (identified through a conservation area appraisal or other method) and their setting including their retention and re-use. In doing so, the impact of the scale of any harm or loss on the significance of the assets will be taken into consideration.

The application site is not located within a conservation area, nor is it close to a Scheduled Ancient Monument, or a Listed Building. However there is a potential that the proposal could have a negative impact on an undesignated heritage asset. It has been recommended that a pre-determinative survey is undertaken by the county archaeologist due to a potential Iron Age settlement.

The applicants have carried out a Written Scheme of Investigation (WSI), which has been agreed with the ecologist. However the work agreed within the WSI have not been undertaken. Therefore without the information about

the potential impact to the undesignated heritage, the limited benefits do not outweigh the potential harm caused as a result of the proposed development, therefore the proposal is considered to be contrary to WNJCS Policy BN5 and ENV7 of the Settlement and Countryside Local Plan Part 2, and paragraph 189 and 190 of the Framework.

Overall the application has not overcome the reason for refusal on archaeological grounds.

Impact on Highway Safety

The proposal will create a development which will bring additional vehicular movements to the site, therefore there is a potential that the development will have a negative impact to the highway network. As a result the Local Highway Authority have been consulted.

The application was refused previously due to the impact upon the highway safety, as there was insufficient evidence to demonstrate the development would have a severe impact upon highway safety. The applicants have submitted additional information to overcome the concerns of the LHA. The LHA and the applicant's consultants have been in discussions regarding the proposal to overcome the reasons for refusal on highway grounds.

The LHA have advised that a stage 1 road safety audit is carried out. The applicants are going to carry out this work. At the time of writing the report, it is not known if the applicants have overcome the concerns the LHA in terms of highway safety.

However these concerns could be addressed at a later stage. At present the proposal is likely to have a harmful impact to highway safety.

Flooding

The applicants have provided a FRA as part of the development, and the Lead Local Flood Authority has been consulted as part of the application. However no consultation reply has been received, therefore on the lack of response, it is deemed that the application is unlikely to result in a detrimental impact on flooding.

This was not used as part of the reason for refusal previously.

Crime Prevention Measures

It is noted that the CPDA officer has raised concerns about the lack of information about the security of the site, however if planning permission was forthcoming then it is likely that these could be controlled by way of a planning condition or at the reserved matters stage.

FINANCIAL CONSIDERATIONS

In determining the application, consideration has to be had to the financial implications of the proposed development. It is noted that the proposal will bring in benefits to the local economy as a result of employment and CIL, however the proposal also has the potential to have a negative impact on the existing employment within Brixworth and the surrounding area. Therefore the financial benefits are reduced and the harmful impact upon the intrinsic nature of the countryside, which is located within an area of high sensitivity is not outweighed by this benefit.

PLANNING BALANCE AND CONCLUSION

The proposal will bring in benefits by improving the local economy, by providing different types of retail, office, leisure uses, however the site is currently defined a local green space within the NDP as well as an area of high landscape sensitivity, as well as being outside the established confines of the village.

The site is not considered to be in a sustainable location, away from the main core of the village centre. There will be a heavy reliance on the motor-vehicle without other sustainable modes of transport. The development would result in an unsustainable development, outside the established confines of Brixworth.

The proposal will have a negative impact upon the character and appearance of the locality, as it will result in the loss of a local green space, within an area of high landscape sensitivity. Overall the benefits of the scheme do not outweigh the harm to the character and appearance of the locality, its location, disconnected with the main village centre.

RECOMMENDATION

The application is therefore recommended for **REFUSAL** based on the following reasons:

REASONS

- 1. The site is located on the periphery of Brixworth, outside the established confines and in a landscape area of High Sensitivity, and will not result in a sustainable form of development due to the impact on locality, as well as the distance from the majority of the village. The development will have a negative urbanisation impact upon the character and appearance of the locality, due to its prominent and peripheral location away from the main centre. As a result of its location, it will rely heavily on the motor-vehicle to which no justification has been submitted to demonstrate the need for this development in the proposed location. The proposal is considered to be contrary to WNJCS Policies SA, S1, S10, BN5, Settlements and Countryside Local Plan Policies RA1, RA6,**

SP1, ST1, ENV1 and ENV10, Brixworth's Neighbourhood Plan Policies 2, 3, 5, 7 and 11 and having regard to Chapters 6, 8, 15 and 16 of the Framework.

- 2. Insufficient information has been submitted to demonstrate the impact on highway safety and the road network, as a result the proposal could have a significant impact on the road network. The proposal is considered to be contrary to paragraph 109 of the Framework.**
- 3. Insufficient information has been received to demonstrate the impact of the development on undesignated heritage assets through the submission of a pre-determinative archaeological field survey due to the sites close proximity to an iron age settlement, as well as Roman sites therefore the proposal is contrary to WNJCS Policy BN5, Part 2 Countryside and Settlement and Local Plan Policy ENV7, Brixworth Neighbourhood Plan Policy 2, and having regard to paragraphs 189 and 190 of the Framework.**

NOTES

- 1. As required by Article 35 of the Town and Country (Development Management Procedure) (England) Order 2015 (as Amended) the following statement applies:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner with a view to seeking solutions to problems arising in relation to the consideration of this planning application.