

This planning statement aims to provide background information and rationale regarding an application for the variation of Condition 3 of Planning Application 15/00048/CCDFUL for a wing of the Mackintosh Centre at Brixworth Country Park known as the Lapwing Rooms. The application is to change these rooms from their current use as defined in the Planning Permission (Under Condition 3) which is currently *'Use Classes A1 Retail, A2 (a) and (b) financial and professional services, B1 (a) business offices or D1 (a) non-residential institutions of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purposes'* to allow for an Open D1 consent (rather than restricted to D1(a))

At part of the original application by Northamptonshire County Council an open D1 consent was proposed (see particulars and location of development within the Planning Permission) provided that the activities of the prospective tenant are subsequently deemed to be appropriate to the Country Park location i.e that they do not have a negative effect on the amenity of the Country Park and should ultimately enhance it. At the time of the application NCC had received interest from a Clinic and while the desired output was to ensure that this use was clearly permissible on site, the resultant output was that the use was restricted to this use only and we are seeking rectification of this as part of the current application to vary the Condition.

By varying Condition 3 it would afford NCC the opportunity to allow occupiers such as Day Nurseries, Forest Schools and other uses within Class D1 of the Use Classes Order which would contribute to enhancing the outdoor leisure, education and retail offer of the park in accordance with furthering the councils wider objectives to improve the health and wellbeing of Northamptonshire