Planning Application for  
JACKS GREEN at  
ROCKINGHAM FOREST PARK

November 2014

Kings Cliffe
This Planning Statement is submitted to East Northamptonshire District Council on behalf of Rockingham Forest Park Ltd (the Applicant) alongside a planning application for a Forest Holiday Development at Jacks Green within the Rockingham Forest Park near Kings Cliffe, Northamptonshire.

Rockingham Forest Park is an area of over 250 hectares of woodland, grassland and agricultural land, situated south of the local road between the settlements of Kings Cliffe and Wansford in East Northamptonshire. The location of Rockingham Forest Park is shown on Figure 1 Site Location Plan.

The planning application includes the following documents and drawings:

- Planning Application Form
- Planning Statement (and Design and Access Statement)
- Ecological Appraisal
- Sustainability Appraisal
- Flood Risk Assessment
- Site Location Plan Ref No. GPP/RFP/JG/14/01
- Site Plan Ref No. GPP/RFP/JG/14/02
- Existing Site Plan Ref No. GPP/RFP/JG/14/04
- Site Context Plan GPP/RFP/05
- Site Location Plan Ref No. 502/01
- Site Layout Plan Ref No. 502/02
- Elevations Plan Ref No. 502/03
- Landscape Strategy Plan 3297/D03/D13-3234

The planning application provides the relevant information to meet the validation requirements of the local planning authority, and responds to pre-application advice provided by East Northamptonshire District Council during 2014.

The planning application seeks planning permission to change the current agricultural use of the land to the use for mobile caravan and tent pitches.
Rockingham Forest Park and its Setting
The predominant feature of the Rockingham Forest Park is the presence of a variety of woodland blocks, of different ages and composition, enclosing and adjoining large open areas of grassland. Large compartments of woodland are classified as ancient woodland particularly along the western and southern boundaries of the Park. These semi-natural woodlands have been under managed for some time and it is likely that the last management intervention in the ancient woodlands coincided with the Second World War with felling to provide timber for the war effort. Outside of the areas of ancient woodland there are a number of woodland plantations dating from 1970s and 1980s, dominated by poor quality Conifer. There are areas of scrub woodland which have developed dominated by Ash, Willow and Sycamore.

The landform and site geology of the Park has been influenced by extensive ironstone mineral workings and clay extraction. Whilst the landform across the Park is mainly undulating it also contains some steep gullies and gorges, a relic of former quarrying activity, some of which are water-filled. A disused railway, used during the extraction of ironstone, runs through the south of the Park, originally connecting Corby to Peterborough.

There is one Public Right of Way (NM20) which runs through the Park from east to west and two Bridleways (NM30 & NM31) which run through the Park north to south and east to west.

Bedford Purlieus National Nature Reserve and Site of Special Scientific Interest (SSSI) are located north of the Roman Road, and Old Sulehay Forest SSSIs, Wildlife Trust Reserve and Local Wildlife Site are located to the north east.

The villages of Wansford, Yarwell, Nassington, Apethorp and Kings Cliffe lie to the east, south and west of the Park and contain a number of Listed Buildings. There is a cross in St Leonards Church Yard which is a Scheduled Ancient Monument.

In the mid-90s, planning permission was obtained at the Park for a ‘Holiday Resort and International Golfing Centre including vehicular access’ which had been submitted by PGA European Tour Properties Ltd. This included provision for two 18 hole golf courses and one 9 hole golf course, including leisure facilities, hotel and holiday cottages, technical centre, nature centre and ancillary facilities. The planning permission was subsequently varied to allow an extended period for the submission of the details of the scheme, but the permission has since lapsed.

King’s Cliffe Industrial Estate
Neighbouring the Park, and under the same ownership, is the King’s Cliffe Industrial Estate. This was originally the site of an industrial foundry works operated by King’s Cliffe Super Refractories (KSR). KSR sold the premises to Vesuvius UK during the 1980’s. The industrial estate was later acquired by the Applicant. The industrial estate is now home to a range of office, commercial and industrial development, including a small recycling operation.

Jacks Green
Jacks Green covers an area of open grassland surrounded by large blocks of semi-natural ancient woodland to the north, south and east (known as Great Byards Sale, Great Morton Sale and Fair Oak Sale) within the Park. Within Jacks Green is the Great Norton Sale Grassland Local Wildlife Site, together with an overgrown area of track and hardstanding supporting sparse grassland.

In World War 2, Jacks Green was used as an extension to the US Air Force Station. Here Major Glenn Miller conducted his orchestra in his last airfield hanger concert in October 1944, which is denoted by a modest memorial located in the south of Jacks Green.

Public Right of Way NM20 and Bridleway NM30 run through Jacks Green.

On the northern edge of Jacks Green is Jacks Green cottage, a small residential property.
FIGURE 2 JACKS GREEN AND THE PARK

Jacks Green and Jacks Green Cottage

Existing Access off Kings Cliffe Road

Jacks Green Memorial Deer at Jacks Green

Existing Access Track through the Park towards Jacks Green

Jacks Green

Memorial

Deer at Jacks Green

Woodland Ride
Eco-tourism at the Park

Jacks Green at Rockingham Forest Park will be a holiday destination for the whole family. It will have a strong environmental focus that responds to its surroundings, reflecting its natural setting and taking inspiration from the unique landscape and features and history within the Rockingham Forest Park. It will provide an opportunity for visitors to enjoy a genuine eco-tourism offer in Britain.

Jacks Green at Rockingham Forest Park is about the environment, ecology, activity, enjoyment, rural, adventure, family, teambuilding, learning, imagination, peaceful, scenic, and quality.

There has been a shift in the UK tourism market in recent years with key trends being:
- A considerable growth in people taking short breaks
- People taking multiple breaks throughout the year
- An increase in domestic tourism and the ‘staycation’
- People taking breaks closer to home

Within the Park there will be opportunities for visitors to Jacks Green to enjoy a range of outdoor informal recreational activities, which will provide a connection to the surrounding landscape. These could include:
- Network of Public Rights of Way, bridleways and permissive footpaths
- Waymarked nature trails with interpretation
- Orienteering course
- Cycle tracks
- Picnic areas
- Informal seating areas
- Woodland play trails
- Adventure play areas with timber play equipment or the use of natural resources within the Park to create spaces for adventure play
- Barefoot walk

Other guided activities at Rockingham Forest Park may include:
- Outdoor cookery
- Camp and den building
- Woodland crafts
- Guided wildlife and nature watching, for deer, birds, bugs etc.
- Practical conservation skills workshops
- Treasure hunts
- Woodland survival courses

The Park will be able to provide resources for visitors to Jacks Green including:
- Wood fuel for log burners
- Charcoal for bbqs, outdoor cookery and fuel
- Timber for the construction of play equipment etc.
- Local stone for waymarking, aggregates and surfacing of footpaths etc.
THE PROPOSED DEVELOPMENT

Jacks Green at Rockingham Forest Park will provide for a range of tourist accommodation, with supporting access infrastructure and visitor facilities. The proposed development at Jacks Green will consist of the following:

• Change of use of Jacks Green
• 56 hard standing bases for 55 accommodation pitches and a site office and information point
• 9 camping pitches
• Change of use of internal primary spine road and provision of hard surfaced passing bays
• Surfaced secondary access tracks within Jacks Green
• Installation of underground drainage and services infrastructure
• Installation of lighting along the internal primary spine road and within Jacks Green
• Landscape planting along the internal primary spine road and throughout Jacks Green

Within Jacks Green 55 sensitively designed caravan lodges (lodges) and one unit with site office and information point will be sited. These will be temporary mobile structures which will arrive via HGV. Once sited, all lodges will be connected to the on-site services and drainage infrastructure. There will be a mix of 2, 3 & 4 bedroom lodges which will vary in size from 40ft x 16ft for 2 bedroom lodges to 45ft x 20ft for 4 bedroom lodges. All lodges have been designed to ensure compliance with the guidance set out in the ‘Model Standards 2008 for Caravan Sites in England – Caravan Sites and Control of Development Act 1960 – Section 5’.

To the south of Jacks Green there will be provision for 9 camping pitches, for tepees, yurts and Cimarron tents. This area will be serviced with hardstanding car parking spaces and visitor facilities in the form of ‘off-grid’ toilets and showers.

The siting of pitches within Jacks Green allows for an attractive and functional layout which retains and enhances important ecological and woodland features.

Layout and Access
The layout of accommodation pitches at Jacks Green has been informed by a detailed understanding of the place, the surrounding landscape and the ecology. There are 5 clusters of accommodation pitches and the camping area. Within each cluster of pitches there is provision for car parking and footpaths to each lodge. The orientation of the pitches for the lodges has been designed to provide south, south west and south east facing living space wherever possible and to maximise views through Jacks Green to the wider landscape beyond. The layout of the accommodation pitches will provide space and privacy for each lodge. The layout of pitches within the camping area will be more informal in nature.

An existing internal primary spine road through the Park will connect Jacks Green with the Wansford to King’s Cliffe Road from an existing access, where visitors will report to a reception point located within an existing commercial office unit. This existing primary spine road is already surfaced and of sufficient width to accommodate two passing vehicles in places. To accommodate vehicles moving in both directions, several passing bays along the length of the existing track will be created. The primary spine road will continue through Jacks Green alongside the route of the existing Public Footpath (NM20) in a south west to north east direction. Secondary access tracks will serve each of the separate lodge clusters.

A pedestrian route along a new avenue will be created north to south from Jacks Green Cottage. Jacks Green Cottage will provide accommodation for an on site warden or site manager. Public Right of Way NM20 and Bridleway NM30 within Jacks Green will be retained and protected as part of the proposed development. Appropriate signage will be provided to guide users of the footpath.

The site office and information point and communal facilities (including bin store and gas tank store) will be located adjacent to the primary spine road at the entrance to Jacks Green, to provide ease of access for visitors and service vehicles.
**Scale**
The scale of the proposed development is considered to be in keeping with the surrounding landscape and appropriate to the scale of Jacks Green within the Rockingham Forest Park.

The accommodation pitches are appropriate in size to allow the installation of single storey lodges of varying sizes.
- Type A: 45ft x 20 ft for 4 bedrooms, 9 lodges
- Type B: 40ft x 20 ft for 3 bedrooms, 30 lodges
- Type C: 40ft x 16ft for 2 bedrooms, 16 lodges

Each pitch will be have a hardstanding base of a size appropriate to the site of the lodge.
- Type A: 13.5m x 6m
- Type B: 12m x 6m
- Type C: 12m x 4.8m

The unit for the site office and information point will be a similar size to the 2 bedroom lodge and will sit on a hardstanding base of the same size. The bin store will be 6.5m x 4.5m and the store for gas tanks will be 6m x 10m.

The primary spine road and secondary access roads within Jacks Green will be 4m wide. Car parking spaces will be standard sizes. Footpaths to each lodge will be 1.2m wide.

**Design and Appearance**
The proposed lodge development at Jacks Green will, in general, have a rural appearance in keeping with the surrounding landscape.

Each lodge will be clad in a natural timber or timber based material under a tiled pitched roof and will be chosen from within a natural colour palette appropriate to the surroundings. The material, colour and finish will be agreed with the Local
Planning Statement 8

clusters throughout Jacks Green and the planting of signature trees to form bat roosts or create attractive features.

To the south of Jacks Green, around the proposed camping pitches, there will be selective removal or replacement of existing scrub with native species, a new native hedgerow and additional tree planting with broadleaved trees such as oak and lime.

There will be new hedgerows planted around the southern, western and eastern boundaries of the development, providing green corridors for bats, mammals and dormouse, and providing opportunities for tree nesting birds and overwintering amphibians and reptiles. These hedgerows will vary in height and width, and in some places will be laid to maintain views across Jacks Green and provide structural diversity.

The landscape within and around Jacks Green will be multifunctional, in line with green infrastructure principles. It will:

• Enhance habitats and provide biodiversity benefits
• Create a landscape structure within which different uses can be located
• Provide security and privacy for visitors where appropriate
• Enhance the existing Public Right of Way

Lighting

Low key, low level lighting bollards will be installed within Jacks Green as appropriate. Lighting will be kept to a minimum to reduce any potential biodiversity impacts and will be designed following current guidance published by the Lighting Institute and Bat Conservation Trust. Lighting will be in accordance with the following:

• Minimum light needed for safety will be provided, with lighting restricted to high risk areas.
• Lighting restricted to around lodges and associated access infrastructure.
Site Security
Site security will be kept to a minimum to maintain the rural appearance and character of the area. Landscape planting will be used to provide boundary security where necessary. Informal surveillance will be undertaken by a site manager or warden living at Jacks Green Cottage. Furthermore, discreet CCTV cameras will be placed throughout on lodges and at the entrance to Jacks Green.

Site Preparations and Construction
The site preparation and construction phase of the proposed development will take approximately 3 months in total. This will consist of the following processes:

- Ground preparation and engineering works (trenching, foundation works etc.)
- Services installation
- Delivery and siting of lodges
- Landscape planting

No site preparation and construction works will take place outside of the following hours:

- 07.00 – 18.00 Monday to Saturday;
- No works will be undertaken on Sundays, Bank Holidays or Public Holidays.

Drainage and Utilities
A drainage strategy will be employed to deal with foul water discharge from each of the proposed lodges and site office and for surface water.

The proposed drainage system will collect water from the roofs of the lodges where it will then be allowed to fall towards the east of Jacks Green into an existing pond. Details will be formally agreed with the Environment Agency prior to the commencement of development.

Foul drainage from the proposed lodges will fall to the east of Jacks Green via pipework where it will be treated within a Package Treatment Plant before being pumped into an adjacent water course. Details will be formally agreed with the Environment Agency prior to the commencement of development.

The proposed development will have a very limited extent of impermeable ground cover. The areas around the proposed lodges will remain as grassland and therefore the post development site infiltration will not change. It is anticipated that rainwater will drain freely into the ground below. Similarly, it can be assumed that any rainwater falling onto the permeable access tracks will soak into the ground beneath or adjacent to the tracks at the same rate that it presently does.

The proposed development will be served by gas, electricity and water. The gas will be delivered to the site and stored in gas tanks, with an underground electricity connection to a nearby supply to the north west of Jacks Green. Potable water will be supplied from an existing gas main immediately east of Jacks Green which currently serves Jacks Green Cottage.
### Lodges

<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
<th>Beds</th>
<th>Caravan No's</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>45' x 20'</td>
<td>4</td>
<td>2,6,12,15,21,47,49,51</td>
<td>9 units</td>
</tr>
<tr>
<td>B</td>
<td>40' x 20'</td>
<td>3</td>
<td>1,2,3,5,11,14,20,23,34,45</td>
<td>30 units</td>
</tr>
<tr>
<td>C</td>
<td>40' x 16'</td>
<td>2</td>
<td>4,5,10,19,36,38,42,46,50,52</td>
<td>16 units</td>
</tr>
</tbody>
</table>

### Other Features
- **Position of new lodge style caravans and decking**
- **Surfaced car parking space generally 1 space per 2 & 3 bed lodges and 2 spaces per 4 bed lodge plus additional spaces for extra cars**
- **Existing footpath route to remain**
- **Existing bridleway to remain**

![Figure 5: Site Layout](image-url)
PLANNING POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that determination of a planning application must be made in accordance with the Development Plan unless material planning considerations indicate otherwise. It is necessary to have regard to all other material planning considerations, which include all relevant policy considerations contained within the emerging Development Plan as well as National Planning Policy Guidance.

The Development Plan

North Northamptonshire Core Spatial Strategy (NNCSS)

The Development Plan consists of the adopted North Northamptonshire Core Spatial Strategy (NNCSS). The key considerations from the Core Spatial Strategy are:

• Objective One - Green Living
  Ensure that development in North Northamptonshire becomes a benchmark for ‘green living’ and makes it easy for people to live in an environmentally friendly way through using the highest standards of design.

• Objective Two - Environment
  To bring about a step change in biodiversity management and a net gain in Green Infrastructure; retaining and enhancing landscape ... character and distinctiveness, through the opportunities afforded by development and investment.

• Objective Seven - Economy
  Build a more diverse, dynamic and self-reliant economy, which is not overly dependent on in or out commuting to make it reach its potential.

• Policy 5 - Green Infrastructure
  A net gain in green infrastructure will be sought through the protection and enhancement of assets and the creation of new multi-functional areas of green space that promote recreation and tourism, public access, green education, biodiversity, water management, the protection and enhancement of the local landscape and historic assets and mitigation of climate change, along with green economic uses and sustainable land management.

• Policy 9 – Distribution & Location of Development
  New building development in the open countryside...will be strictly controlled.

• Policy 11 - Distribution of Jobs
  G) within the rural areas, new employment development will be directed to the rural and local service centres. The conversion of existing buildings and infrastructure for employment and tourism related development will be encouraged in locations within and adjoining settlements.

Leisure, cultural and heritage provision in North Northamptonshire will encompass a wide range of activities and facilities in order for people to participate in sport, recreation, arts and cultural and heritage activity. Their inclusion in future planning for the area is crucial in making the three Growth towns and their surrounding catchment a vibrant, exciting and exceptional place to live and work.

• Policy 13 - General Sustainable Development Principles
  Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to.

Rural North, Oundle and Thrapston Plan (RNOPT) (2011)

The key considerations from the Plan are:

• Vision and Outcomes
  The Rural North, Oundle and Thrapston area will be distinctive and successful, with local businesses supported and the local economy diversified and strengthened. There will be a strong focus on tourism, leisure and green infrastructure, alongside the protection and enhancement of the area’s landscape character and its valuable built and natural environment.
Objective 3
A net gain in green infrastructure through the creation of a network of new walking and cycling routes, linking biodiversity, leisure and tourism assets.

Objective 4
Enhanced biodiversity management... This means...working in partnership with environmental groups to ensure the future management of sites of biodiversity importance.

Objective 8
A diverse range of jobs and business opportunities throughout the Rural North, Oundle and Thrapston. This means safeguarding employment sites and identifying new locations for small and medium sized businesses...and positively planning for 'green' tourism and leisure developments.

Policy 1 – Settlement Roles
In the Open Countryside, housing development will not normally be permitted and the re-use of buildings will be judged against policies 23, 24 and 25.

Policy 25 – Farm Diversification
Where buildings are located in the open countryside away from built up areas, conversion for general residential uses will not be permitted.

National Planning Policy
National Planning Policy Framework
The National Planning Policy Framework (NPPF) was introduced into the Planning System in March 2012. It sets out the Government's planning policies for England and how these are expected to be applied. The NPPF sets out economic, environmental and social policies. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.

Paragraph 7 of the NPPF outlines that there are three dimensions to sustainable development: economic, social and environmental and that these dimensions give rise to the need for the planning system to perform a number of roles: an economical role, a social role and an environmental role.

At the heart of the NPPF is a presumption in favour of sustainable development and Paragraph 14 states that for decision-taking this means: Approving development proposals that accord with the development plan without delay. Paragraphs 18 and 19 build on this by stating: The Government is committed to ensuring economic growth in order to create jobs and prosperity and The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth...significant weight should be placed on the need to support economic growth through the planning system.

Paragraph 28 of the NPPF supports a prosperous rural economy and states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

• Promote the development and diversification of agricultural and other land-based rural businesses
• Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

Other Material Considerations
East Northamptonshire Council Tourism Strategy (2013-2016)
Tourism is an important part of the sub-regional economy of East Northamptonshire. The Strategy states: Tourism makes a major contribution towards the economic well-being and quality of life of the communities and businesses in the rural areas. East Northamptonshire offers an eclectic mix of beautiful unspoilt countryside, historic market towns and attractive villages...These have historically formed the basis for tourist activity in
lost. The area surrounding Jacks Green is an area which has been developed upon previously when it was in use as an RAF Airfield.

The proposed development at Jacks Green is an excellent example of a rural tourism and leisure development which has great potential in delivering economic prosperity to the areas surrounding it.

Economically, the proposed development will deliver a number of direct employment opportunities through site management and maintenance whilst there is also the potential for indirect contributions through the provision of various services such as laundry, landscaping, entertainment and construction. It is also considered that local businesses such as shops, pubs and restaurants will benefit directly from the increased visitor numbers into the area.

Significant contributions towards improving the Green Infrastructure and biodiversity offer available in the area surrounding Jacks Green demonstrate compliance with the objectives of the NNCSS and RNOTP. Existing woodlands surrounding Jacks Green will be positively managed, permissive footpaths and cycle paths will be created and informal play opportunities throughout the Park delivered. The protection and enhancement of protected species and habitats within and adjoining Jacks Green will be secured through appropriate signage and pathway creation for visitors, sensitive development design, the provision of wildlife box installations and positive habitat management.

The economic and environmental benefits which the proposed development can deliver provide suitable justification that Jacks Green is a suitable location for the proposed development.

Conclusions
It is evident from the related planning documents discussed above, that there is national and local support for sustainable rural tourism and leisure related development.

Both the NNCSS and the RNOTP make it clear that residential development in the open countryside is generally precluded however the proposed development is considered to be more akin to a rural economic/tourism use rather than a fixed residential use therefore the housing policies are not strictly applicable in this case. The RNOTP places considerable emphasis on the promotion of tourism, leisure and green infrastructure within East Northamptonshire whilst the NPPF also seeks to support sustainable rural tourism and leisure developments that benefit businesses in rural areas.

Whilst the proposed development would involve the siting of mobile structures within the open countryside, Jacks Green is an area enclosed within established woodland which will ensure that the openness of the open countryside is not
ENVIRONMENTAL CONSIDERATIONS

The following environmental topics are considered:
• Biodiversity & Woodland
• Landscape and Visual Amenity
• Heritage
• Transport & Highways
• Flood Risk and Drainage
• Noise

Biodiversity and Woodland
The National Planning Policy Framework at Paragraph 109 and 118 encourages development through the planning system to contribute to and enhance the natural and local environment; and identify opportunities to incorporate biodiversity in and around developments.

The Ecological Appraisal identifies a range of habitat and species at Jacks Green and in the surrounding area, including:
• Semi-improved neutral grassland
• Scrub
• Ancient, semi-natural woodland within the Park
• Areas of species rich grassland within the Park
• Bird species associated with both woodland and open ground
• Badger foraging activity
• Bat foraging activity
• Medium population of Great Crested Newts within the Park

Measures to safeguard species and habitats and to limit the ecological impact of visitors include:
• Installation of physical barriers
• Habitat manipulation
• Appointment of an Ecological Clerk of Works
• Signage and pathway creation to guide visitors away from ecologically sensitive areas

• Sensitive lighting scheme
• Extensive areas of landscape planting
• Wildlife box installation
• Positive habitat management

Landscape and Visual Amenity
Landscape Character
The Application Site is within the National Character Area 92: Rockingham Forest. Key characteristics of this area include:
• Broad undulating plateaus;
• Large conifer and broadleaved plantations and ancient semi-natural woodlands;
• Ancient woodlands of national importance for nature conservation;
• A patchwork of large to medium sized fields, of mixed arable and some pastoral land use;
• Prominent disused ironstone quarries (gullets) and abandoned Second World War airfields;
• Fields are commonly bounded by well-managed hedgerows with characteristic mature trees or drystone walls.

The Application Site is situated on the boundary of the Limestone Plateau Character Area and Wooded Limestone Hills and Valley Character Area. The Limestone Plateau Character Area has the following characteristics:
• Gently undulating and elevated open plateau;
• Expansive long distance views and wide panoramas across the open plateau;
• Sparsely settled beyond isolated farmsteads and a small number of villages;
• Fields generally enclosed by hedgerows with mature hedgerow trees.

The Wooded Limestone Hills and Valley Character Area has the following characteristics:
The Application Site is not within an Area of Outstanding Natural Beauty (AONB), a National Park, Green Belt, or subject to other statutory landscape designations.

The proposed development has been sensitively designed as so to minimise any significant adverse impacts in respect of the landscape character of the area and the landscape strategy will serve to enhance the landscape character and contribute positively to local level green infrastructure.

Visual Amenity

Jacks Green is relatively flat area surrounded by mature woodland blocks to the north, south and east, which provide substantial visual screening to Jacks Green. There are very few visual receptors within the surrounding area, and there are unlikely to be views of the proposed development from the surrounding villages of Kings Cliffe and Apethorpe.

The residents of The Framples may experience a small change in views from the upper storeys of the southern part of the property as a result of vehicle movements along the internal spine road, although in the main these will be screened by garden boundary vegetation and proposed landscape planting.

The users of the PROW network through Jacks Green will experience changes to their views as a result of the proposed development. However, this is a development which is rural in character and appearance and has been designed to fit with the surrounding landscape. Therefore, there is unlikely to be a significant negative change in these views. Public access to the memorial will be maintained and users of the public right of way network through Jacks Green will have access to it. The memorial will be signposted from the Public Rights of Way.

The proposed development has been sensitively designed as so to minimise any significant adverse impacts in respect of the visual amenity of the area.

Heritage

The Rockingham Forest Park area has a complex heritage.

There is known Roman activity in this part of East Northamptonshire and the modern Wansford to Kings Cliffe Road has a Roman antecedent. To the north of this road Roman activity has been uncovered in Bedford Purlieus. The ancient woodlands of Great Bayards Sale, Fair Oak Sale, Great Morton Sale and Little Morton Sale comprise an arc of surviving medieval forest, and were previously part of the wider Rockingham Forest, a former royal hunting forest.

The Park has seen considerable development activity during the 20th Century in the form of mineral extraction and therefore, in large areas across the Park there is no potential for archaeological survival. There was extraction for iron ore to serve the steel industry and stone for construction and the war effort. The area was previously served by railways to transport materials.

In 1942 the Ministry of Defence constructed RAF Kings Cliffe airfield on land adjacent to and including Jacks Green. Initially grass, it had hard surfaced runways and a perimeter road by 1943. Occupied by a succession of RAF and USAF Squadrons it remained in service until the end of the war. The area of Jacks Green was occupied during World War II by the large Callender Hamilton type hanger (now demolished) surrounding which was a large area of storage and other sheds. In addition, much of the aeroplane and vehicle maintenance would have been done outside, and there would have been a density of activity at Jacks
After the war the airfield was used to store ammunition before it was returned to agriculture in 1959. The technical sites and hangars have been razed, though the derelict control tower remains together with various smaller installations and the perimeter road. The runways are still visible though the majority of the hard surfaces have been removed for hardcore.

The airfield is famous for its association with Glenn Miller who played his last hanger concert here on 3rd October 1944, the 70th anniversary of the concert will be on 3rd October 2014. A memorial to Glenn Miller was erected on the site of the former T2 (Callender Hamilton Hanger) within Jacks Green; though it was destroyed in 1999, it has been re-built.

As a result, Jacks Green is not thought to have any significant archaeological potential.

**Transport and Highways**

Policy 13 of the Core Spatial Strategy states that development should:

- **D)** Have a satisfactory means of access and provide for parking
- **N)** Not have an adverse impact on the highway network and will not prejudice highway safety.

Access to the Application Site will be from the existing entry point along Kings Cliffe Road which also serves as access to several commercial offices which are under the ownership of the Applicant. The Kings Cliffe Road connects with the village of Kings Cliffe approximately 2 miles to the west and with the A1 & A47 approximately 2.2 miles to the east.

Whilst at Jacks Green, visitors will be encouraged to limit the use of their cars and explore the Park and surrounding countryside by foot or bicycle.
Traffic Generation from Site Preparation and Construction Works
It is assumed that
• the site preparation and construction works will take 3 months to complete which will include the construction of hardstanding bases, delivery of caravan lodges, site engineering works (drainage & utilities) and landscape works. Vehicle movements will be spread across this construction period.
• the majority of the hardcore for the construction of the concrete bases will be sourced from within the wider Rockingham Forest Park area (for which planning permission already exists) and therefore there will be no highway traffic movements associated with this.
• site engineering works and landscape works (for example, electricians, plumbers etc) will result in 4 two-way vehicle movements per hardstanding base. Therefore, this will generate a total of 228 two-way vehicle movements.
• all caravan lodges will arrive at Jacks Green on HGVs, with the largest unit size coming in two parts on 2 HGVs. This will generate a total of 128 two way vehicle movements.

Traffic Generation from Accommodation
It is assumed that
• all visitors to Jacks Green will arrive via car. It should be noted however, that the site benefits from good strategic road access therefore minimising the impact on minor local roads. The majority of visitors journeys will take place on A-roads and motorways.
• accommodation guests are likely to arrive and depart outside of the main peak travel hours which will therefore minimise disruption on the local road network.
• rented caravan lodge units will be available all year and will be filled mainly with short break visitors apart from during the main Summer Holidays, Christmas, Easter and Half term weeks, where week long breaks will be the norm. With short breaks there are two changeover days per week, normally Fridays and Mondays. When holidays are for week long breaks there are less changeover days, it is likely that the changeover day is Friday. On changeover days visitors will arrive and leave between 7am and 7pm and there will be the same number of arrival and departures on peak changeover days.
• for camping accommodation the changeover days are likely to be Friday and Sunday, with 50% of arrivals outside of these times. The camping accommodation will only be occupied during the summer season.

Vehicle movements generated from visitors to the caravan lodge accommodation and visitors departing on a peak changeover day are estimated as follows:
• 55 caravan lodges at 80% occupancy (peak weeks)
• 9 are 4 bed, 30 are 3 bed and 16 are 2 bed
• Average of 3 people per unit
• 1.25 cars per unit booking
55 x 80% x 1.25 x 2 = 110 vehicle movements per changeover day

Vehicle movements generated from visitors to the camping accommodation and visitors departing on a peak changeover day are estimated as follows:
• 9 camping units at 90% occupancy
• 1.25 cars per unit booking
9 x 90% x 1.25 x 2 = 20 vehicle movements per changeover day

Traffic Generation from Staff and Other Maintenance Services
It is assumed that
• there will only be 1 person employed to manage and maintain Jacks Green @ Rockingham Forest Park. They will reside in Jacks Green Cottage and therefore, will not generate any vehicle movements on the public highway in travelling to and from work.
• services such as laundry and waste collection will be serviced by external contractors. It is anticipated that waste and laundry collections will take place weekly which will generate 4 two-way vehicle movements.

Total vehicle movements from staff and other maintenance services = 4 per week
Traffic Generation from Off-site Visits by Accommodation Visitors

Whilst traffic movements for off-site visitors will be limited on changeover days, daily movements of visitors whilst on holiday on non-changeover days needs to be considered. For short breaks on average 50% of visitors will go off-site 2 times per break, 30% once and 20% not at all. During a week-long holiday the number of guests who take off-site trips is likely to increase. On peak changeover days new arrivals are unlikely to leave the site, although during their stay they will visit local restaurants, visitor attractions, shops and other places of interest.

Despite the additional vehicle movements associated with the proposed development, it is not expected that these will give rise to any significant effects in respect of vehicle movements on the existing highway network. It is regarded that the surrounding highway network has sufficient capacity to support the anticipated volume of vehicle movements as a result of the proposed development, particularly because of the proximity of the Application Site to the nearby strategic road network.

Flood Risk and Drainage

Planning Policy for flood risk is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The NPPF sets out key planning objectives in relation to land usage and flood risk management. The development proposals are designed to be compliant with the requirements of the National Planning Policy Framework (NPPF).

A Flood Risk Assessment has been carried out (because the Application Site is greater than 1ha) to assess the effects of flooding on the development and how the development might affect flood risk elsewhere.

The Application Site is not shown to be within an area at risk of flooding on the Environment Agency online mapping system, it shows the site falls within Flood Zone 1, which is described as having a ‘low’ probability of flooding. Using the Sequential Test set out in the NPPG, all uses of land are permitted in Flood Zone
The National Planning Policy Framework at Paragraph 187 states: 
*Local Planning Authorities should look for solutions rather than problems, and decision makers at every level should seek to approve applications for sustainable development where possible. Local Planning Authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.*

North Northamptonshire Joint Planning Unit Sustainable Design Supplementary Planning Document (2009) encourages developments to employ the most appropriate sustainable design solutions and that these are selected to maximise sustainable development. The area aims to become a beacon of best practice and a benchmark for green living and safe, healthy communities through using the highest standards of design, sustainable construction methods and green technology. Jacks Green contributes to this aim and employs the most appropriate sustainable design solutions.

**SUSTAINABILITY**

1 and the use of the land for leisure purposes is described as ‘Less Vulnerable’ and ‘Less Vulnerable’ uses are suitable in Flood Zone 1.

There are no other identified risks of flooding from:
- Fluvial flooding from watercourses
- Groundwater
- Surface water run-off from the development
- Surface water run-off from areas adjacent to the Site
- Flooding from reservoirs and canals.

**Noise**

Policy 13 of the Core Spatial Strategy states that new development should not result in an unacceptable noise impact on the amenities of neighbouring properties or the wider area. The proposed development does not include any activities that by nature will generate unacceptable noise impacts. The greatest source of noise from the proposed development will be from vehicles entering and exiting Jacks Green along the primary spine road.

The nearest noise sensitive receptor, The Framples, is approximately 80m from the primary spine road. A small landscaped bund will be created alongside the nearest section of the primary spine road to reduce the potential for noise generated by vehicles to have an impact on the residential amenity of this property.

Vehicles travelling along the primary spine road to and from Jacks Green will be restricted by a speed limit of 15mph for health and safety reasons but this will also help to keep vehicle noise to a minimum. This will be controlled through appropriate signage.
Statutory Consultation
On 25th February 2014 a pre-application advice enquiry was made to East Northamptonshire District Council and a response was received on 30th April 2014.

A formal Environmental Impact Assessment (EIA) Screening Opinion was requested from East Northamptonshire District Council on 2nd June 2014 to establish whether the proposal was EIA development or not. A formal Screening Opinion was received from East Northamptonshire District Council on 24th June 2014. It concluded that an EIA would not be necessary to accompany the planning application.

There has been ongoing pre-application liaison and dialogue with key environmental stakeholders. A meeting was held on 21st May 2014 with representatives from the Wildlife Trust and Nene Valley Nature Improvement Area. Correspondence was exchanged with representatives of River Nene Regional Park, Rockingham Forest Trust, Natural England and Forestry Commission.

Community Consultation
During the summer months of 2014, representatives of Rockingham Forest Park Ltd met with representatives of the following Parish Council’s to discuss the proposed development:
• Kings Cliffe Parish Council (10th July 2014)
• Yarwell Parish Council (15th July 2014)
• Nassington Parish Council (24th July 2014)
• Apethorpe Parish Council (21st August 2014)

Plans of the design and layout along with background information on the proposed development were presented to each Parish Council prior to the submission of the planning application.

In summary, this Planning Statement is submitted to East Northamptonshire District Council on behalf of Rockingham Forest Park Ltd (the Applicant) alongside a planning application for a Forest Holiday Development at Jacks Green within the Rockingham Forest Park near Kings Cliffe, Northamptonshire. This Planning Statement is supported by a range of documents and drawings, and provides information on the proposed development, relevant planning policy, a range of appropriate environmental considerations, sustainability considerations and pre-application consultation undertaken.

In conclusion, there is national and local level planning policy support for sustainable rural tourism and leisure related development. The proposed development at Jacks Green is considered an excellent example of a rural tourism and leisure development which has great potential in delivering economic prosperity to the areas surrounding it, through direct and indirect employment opportunities and visitor spend. Furthermore, significant contributions will be made towards improving and enhancing the Green Infrastructure and biodiversity in the area surrounding Jacks Green and as a result there will be no detrimental impact on the local environment as a result of the proposed development.
November 2014

Kings Cliffe