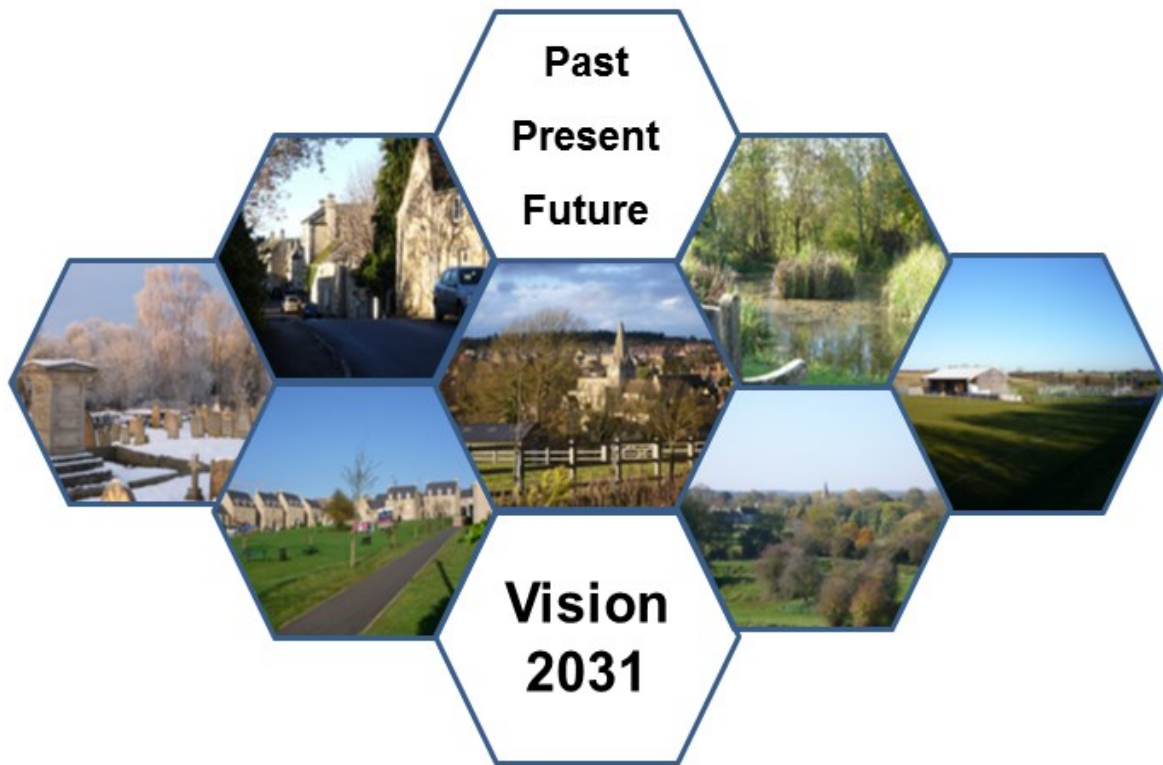


# KING'S CLIFFE



## NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2031

**‘Made’ by resolution of East  
Northamptonshire Council on 14th October  
2019**

# King's Cliffe Neighbourhood Development Plan

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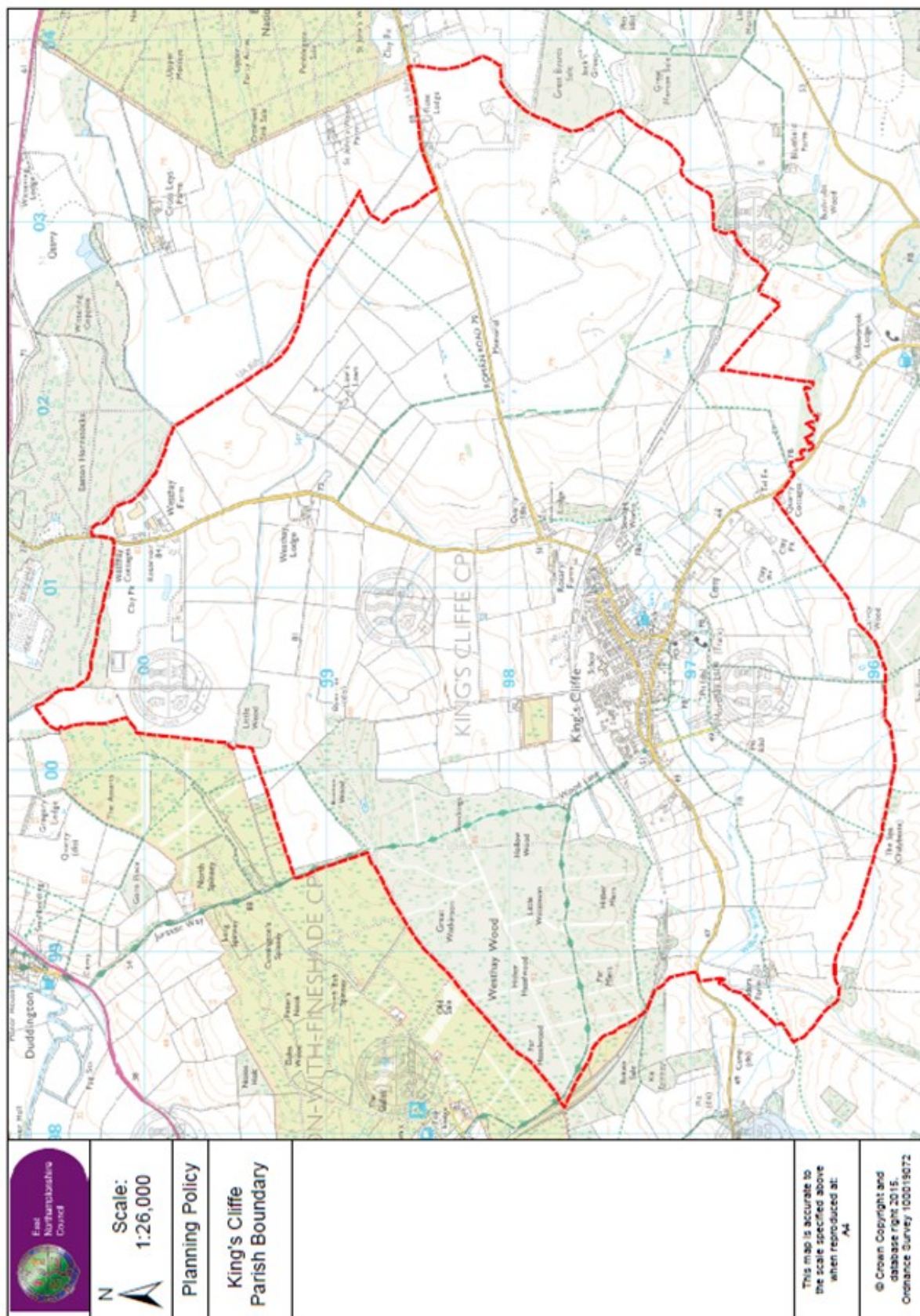
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# King's Cliffe Neighbourhood Development Plan

## The Neighbourhood Plan Area (designated 19 June 2015)





# King's Cliffe Neighbourhood Development Plan

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## 1. Foreword

1.1. This Neighbourhood Plan is a community-led framework for guiding the future development of King's Cliffe. It contains a vision, objectives, planning policies, proposals for improving the area and providing new facilities, and allocation of key sites for specific kinds of development.

1.2. The Neighbourhood Plan deals with the use and development of land and associated social, economic and environmental issues. It has brought together residents, businesses, local groups and landowners to share ideas and build a consensus about what King's Cliffe needs.

1.3. The Plan has been produced by a Neighbourhood Planning Steering Group, a sub-committee of the Parish Council, including Parish Council members and community volunteers, with the help of East Northamptonshire Council.

1.4. The Neighbourhood Plan is now subject to a referendum and, if approved, will then form part of the statutory Development Plan for the Parish of King's Cliffe. Once 'made' (adopted) as part of the development plan for East Northamptonshire Council, the Plan will be given full weight in the determination of planning applications affecting King's Cliffe Parish area.

1.5 It is hoped that the Neighbourhood Plan will help to fulfil the vision of maintaining King's Cliffe as a beautiful, rural village, while allowing for proportionate and appropriate growth to enable its residents, if they so wish, to remain part of its unique community from cradle to grave.



# King's Cliffe Neighbourhood Development Plan

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## 2. Background to the Plan

2.1. The decision to embark on a Neighbourhood Plan for King's Cliffe has not been a sudden one. Over the last 10 years significant planning decisions have revealed the vulnerability of the village to outside pressures and galvanised residents into trying to protect their community and its unique environment.

2.2. The proposal, in 2011, to create one of the country's largest repositories of low-level nuclear waste within the parish boundary, in ground which already contained one of the largest sites for the landfill of the most hazardous wastes, was regarded by many as a step too far. Villagers mounted a campaign to prevent this and gained the support of both the District and County Councils. In a referendum of 12 neighbouring villages, 98% of voters opposed the application, but to no avail. A decision by the Secretary of State ruled in favour of the application.



2.3 The village had already been identified as a centre for growth, and the construction of 145 houses on a new estate on the outskirts of the village caused alarm among some residents over the sudden expansion of the village population by a quarter.



2.4. Both these decisions woke residents to the fact that they could not just sit back and rely on those who were not so aware of local needs to make decisions for them. So in 2012, a group of villagers, with the backing of the Parish Council, began the process of drawing up a Village Plan. Questionnaires were sent out eliciting opinions on a wide range of topics, and responses enabled a Plan to be published. Although this carried no legal weight, it has been used in various planning consultations, and has helped bring super-fast broadband to the village, and other facilities. It has also provided much of the evidence base for drawing up this Neighbourhood Plan, and revealed the issues that most concerned villagers and which form the basis of the objectives and policies within.



2.5. One of the results of the consultation was that it became obvious that villagers did not just want to be reactive, and protect the village from development; they had positive ideas of how to move the village forward and get the type of development they wanted. One issue that came out clearly was that there was insufficient opportunity for both old and young people to remain in the village due to the high cost of market property and paucity of social housing. A Neighbourhood Plan was therefore seen as a means of providing for targeted growth in a way that would strengthen the community while maintaining the village character.

2.6. In 2015 the Parish Council agreed to start the formal process of Neighbourhood Planning, with the support of East Northamptonshire Council, and in June 2015, after a period of consultation, the village was given the green light to start the Plan.

# King's Cliffe Neighbourhood Development Plan

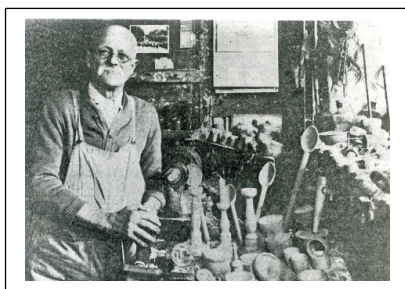
## 3. History of the Parish

### A Forest Village

3.1. King's Cliffe was in the Domesday Book of 1086 as 'Clive', Old English for 'a slope', referring to its position in the valley of the Willowbrook. 'Clive' became a royal manor under King William and was known as 'Clive Regis' or King's Cliffe. It was the principal village in Cliffe Bailiwick, an administrative area of the Royal Forest of Rockingham. The King had exclusive rights to all hunting.

3.2. Medieval kings visited King's Cliffe to hunt in Cliffe Park. Their hunting lodge, known as 'the King's House', probably stood south of the church at the centre of the village. To provide fish for these royal visits, fish-pools were created by diverting and retaining water from the Willowbrook to the west of the present-day Hills and Holes. The retaining dam at its eastern end was the high earthen bank still visible from Church Walk.

3.3. In 1249 Henry III granted King's Cliffe a three-day fair in late October, and a weekly market. A market cross stood at the crossroads in the centre of the village, an area still known as "The Cross". With its fair and market, the 'town' of King's Cliffe prospered until the 15th century. Its fortunes declined as royal hunting visits dwindled. In 1462 a disastrous fire destroyed 100 houses, the 'King's House' among them. The annual fair and market were suspended and not reinstated until 1604.



### 'The Wooden Spoon Village'

3.4. Records in 1600 show that many Cliffe men earned their living from woodturning in small workshops. They made a wide range of domestic wood-ware known as 'treen'—spoons, bowls, beakers, pots and containers, clothes pegs, egg-cups, etc. Itinerant hawkers came to Cliffe to buy up the treen to sell at fairs and markets around the country. In 1851 there were 37 wood-turners in King's Cliffe but,

by 1900, trade was on the decline: aluminium and plastic killed the market for treen, and by the 1930s only two wood-turners remained.

3.5. Building stone was another 'export' from Cliffe. Limestone was quarried from several sites around the village from around 1550 until the quarries were exhausted.

### The Railway

3.6. The London and North Western Railway line was opened in 1879 to goods traffic and then to passenger trains. It connected the Northampton and Peterborough line at Yarwell Junction with the Rugby to Stamford line at Seaton in Rutland. King's Cliffe station closed in June 1966 and the line in 1968.

### World Wars

3.7. Thirty-five men from the village lost their lives in the war, whose names are commemorated in the church. One was Captain Townsend Powell, of Manor House in West Street. As a memorial to him and all the King's Cliffe men lost in the war, his brother gave a former maltings building in Eagle Lane to be used as a village hall, hence its official name is 'King's Cliffe Memorial Hall'.

3.8. Eight King's Cliffe men lost their lives during the 1939 – 1945 war. A wartime airfield was created beside the road between King's Cliffe and Wansford. Initially a grass-surfaced overspill to Wittering airfield, it was improved in 1943 with tarmac runways, concrete dispersal bays and gun pillboxes, a few of which can still be seen. The memorial on the edge of the airfield, beside the Wansford road, was dedicated on 25 August 1983.



3.9. On 3rd October 1944, at King's Cliffe Airfield, Glenn Miller and his famous 40-piece American band gave what was to be their last hangar concert before Miller was lost on a flight to Paris in December 1944. A memorial stands on the spot where Glenn Miller conducted that final concert.

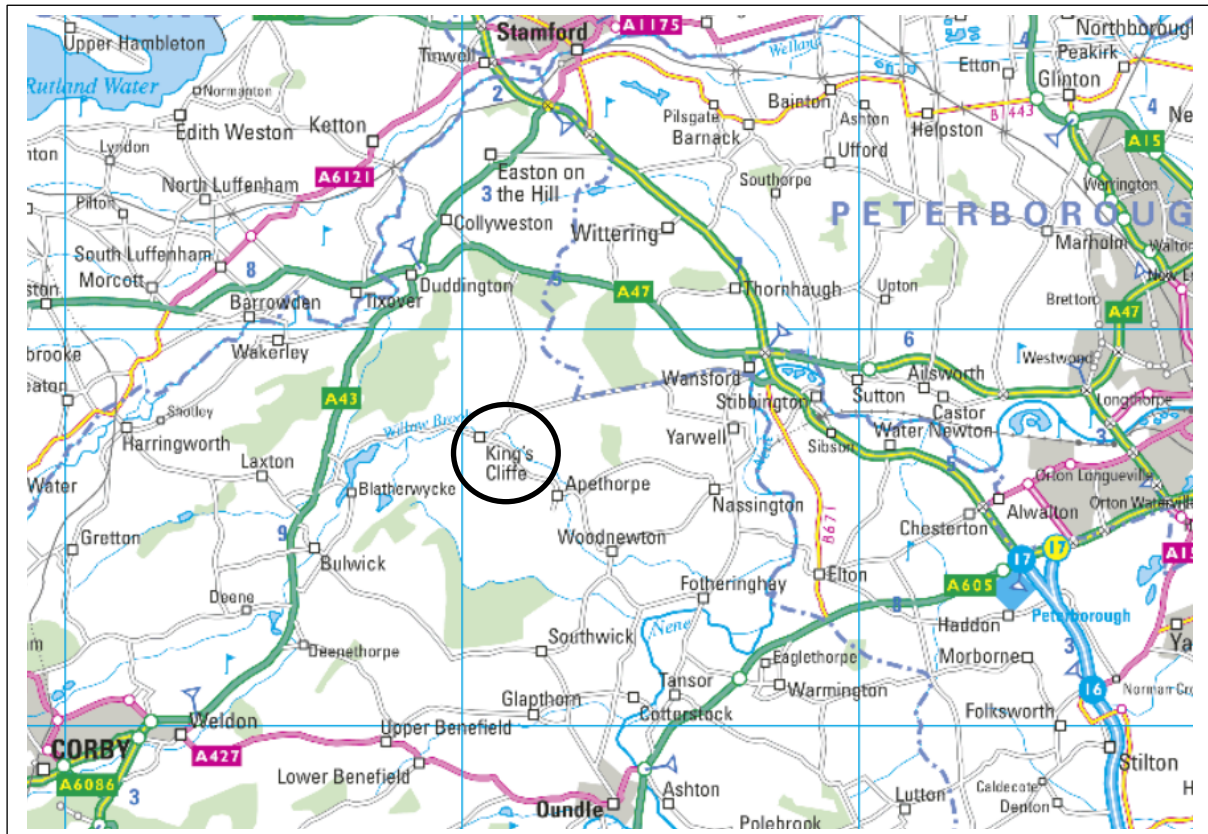


# King's Cliffe Neighbourhood Development Plan

## 4. King's Cliffe Today – a profile

### Location

4.1 King's Cliffe is a village of some 1200 people (2011 Census) situated in a rural part of East Northamptonshire District in the county of Northamptonshire. It lies roughly equidistant from the city of Peterborough, and towns of Stamford, Corby and Oundle.



4.2. A significant aspect of King's Cliffe's location is that it does not sit on, or especially near to, any main road. It lies some 2 miles from the A43 and A47, and about 4 miles from the A1, and requires journeys along minor roads to reach it. This means that it can have a 'cut-off' feel about it. This is evidently appreciated by those who have made it their long-term home, but can be unsettling for those not used to, or prepared for, rural life. This became clear after the building of the Oak Lane development in 2014. Anecdotal evidence, and social media comments from some residents, showed that some had bought properties not because of where they were, but simply because there was a house available. Living in the country is an acquired taste, and simply building houses and expecting all comers to be able to adapt to the location has been shown to be unrealistic. The recent North Northamptonshire JCS has understood this well, and has determined that most major residential developments should now be close to towns, and not in villages.

4.3. Possibly due to its location away from a main road King's Cliffe no longer has a scheduled bus service, instead relying on the Call Connect service, and this has resulted in a heavy dependence on cars. This has had implications not just for transport to and from the village, but also in congestion and parking issues within the village. Location is, therefore, a significant factor in the content of the Neighbourhood Plan, and has been taken into account in the Policies.

# King's Cliffe Neighbourhood Development Plan

## The People

4.4. Much of this information is based on the 2011 census, since when there has been a significant influx of residents – perhaps some 300 persons – due to the building of the Oak Lane development. This has changed the demographic of the village. The census information is included, but the overall picture may now be different. We have made only brief comments on the following statistics: they are included for the benefit of planners and villagers to use as they wish.

**Table A: Population by Age - 2011**

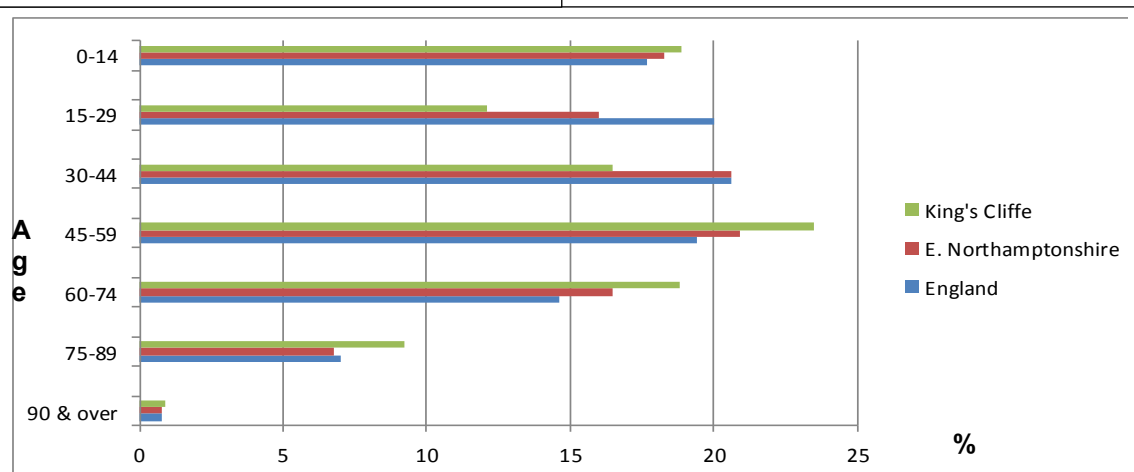


Table A indicates that although King's Cliffe does broadly follow the usual pattern for the district and the country, it does so in a more extreme way. Of particular interest is the figure for 15-44 year-olds. Evidently, many of this age are leaving the village at this time of their lives. Possibly this is down to employment opportunities elsewhere, but it may also be due to the lack of suitably sized and priced accommodation. This is an issue the Plan seeks to remedy.

**Table B: Household Composition by Type - 2011**

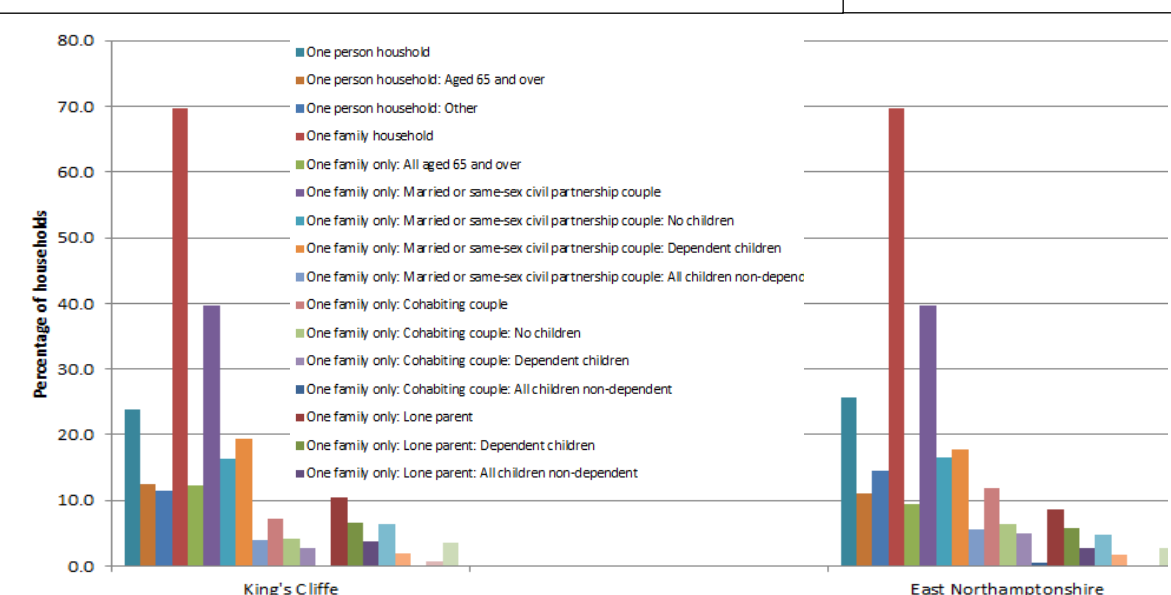


Table B shows parallels between King's Cliffe and the district as a whole, although it does identify a higher proportion of older households – those who may wish to downsize in the future.



# King's Cliffe Neighbourhood Development Plan

## Housing

**Table C: Housing Tenure – 2011**

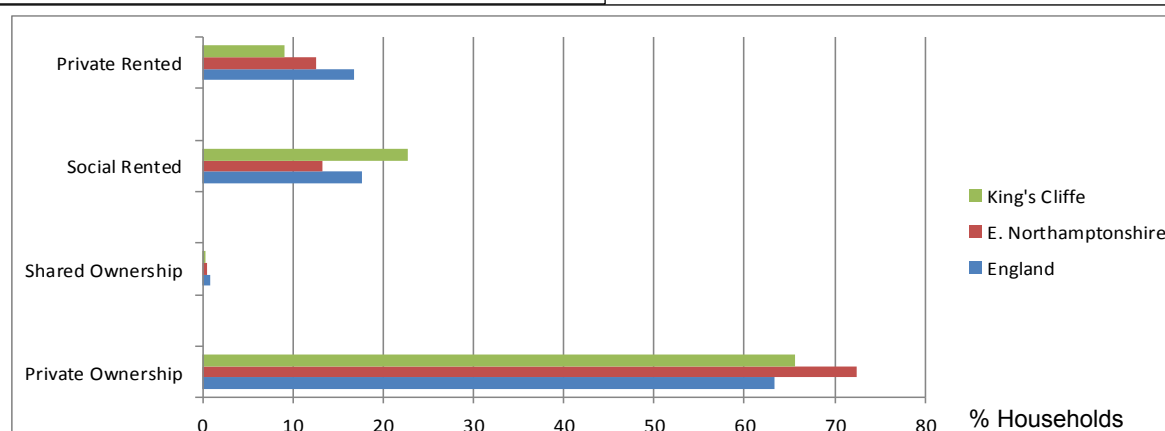


Table C shows that the proportion of social housing in the village is unusually high. Not only is it (22.7%) above the district (13.3%) and national (17.7%) averages, but is also higher than other nearby villages of roughly similar size (Brigstock: 16.6%; Easton on the Hill: 17.6%). Demand for social housing in the village outstrips supply (5 available in 2015 and 19 bids). This seems to show that King's Cliffe needs more housing of this type.

Average house prices in the village (£267k) in 2016 were higher than the county average (£221k), but lower than those in Brigstock (£321k), Easton on the Hill (£412k) and the national average (£272k). The district council calculates that almost 4 times the average household income is needed to buy the cheapest 3 bedroom house in the ward, and this would seem to tie in with the dip in population at ages 15 to 44 shown in Table A.

**Table D: Dwelling Stock by Council Tax Band – 2001-11**

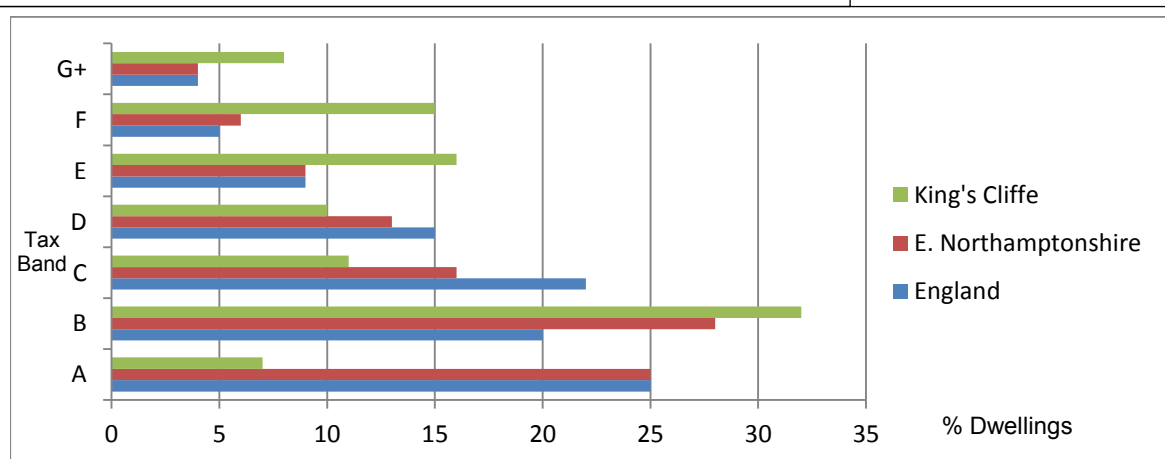


Table D reveals that there is a significant shortage of properties in Tax Band A - 7% (c.f. Brigstock – 20%), thus ensuring that many, possibly younger, villagers are unable to remain in the village.

# King's Cliffe Neighbourhood Development Plan

## 5. Consultation

5.1. In June 2015, following statutory consultation by East Northamptonshire Council, King's Cliffe was designated a Neighbourhood Plan area. Throughout the summer, there was publicity and community engagement to raise awareness of what the Plan was about, and to encourage participation in a Steering Group. This was carried out by information notices in the monthly Parish Gazette and Parish Council minutes, and by information displays, and personal attendance by certain parish councillors at the weekly Village Teas. There were also two preliminary meetings for those interested in forming a Steering Group in July and August. The Steering Group had its first formal meeting in September 2015 at which it elected officers and decided on its Terms of Reference and broad strategy.

### Consultation and Evidence Gathering

5.2. The Village Plan, which involved a detailed questionnaire, public meetings, and other information and consultation events throughout 2013, was an integral part of the process which has led to this Neighbourhood Plan. On the basis of this knowledge, the Steering Group was able to propose some broad themes that might form the basis of policies in the Neighbourhood Plan. These were put to villagers at a special Launch Event on Sunday 13th December 2015, where information about the Plan process was displayed, and visitors were asked to write comments on each of the proposed areas, as well as having the opportunity to suggest other areas of focus for the Plan.



Villagers at the Launch Event

5.3. To raise interest a 'Spot the Roofline' competition was organised which took people around the village and encouraged them to 'look up'. The event was well attended, and many ideas came up which were then considered by the Steering Group.

5.4. More evidence for local needs came from East Northamptonshire Council's data gathered as part of the Local Plan consultation, and using 2011 census information on household composition, as well as material gathered by the Peterborough Diocese. The current Local Plan was also consulted.

5.5. Villagers were kept informed of the progress of the Steering Group through monthly bulletins in the Parish Gazette, Parish Council minutes, a dedicated website which contained detailed minutes of Steering Group meetings and other relevant information, and a dedicated Facebook page.



The Neighbourhood Plan Website

5.6. By April 2016 the Steering Group had put together a Village Survey which was delivered to every household in the parish, and was available on the website.

5.7. Through the Village Survey, a vision and objectives were proposed, together with precise proposals for policies which villagers were encouraged to give opinions on via a response sheet and comments box (results are given below in each Objective section). Roughly a third of households responded and their opinions enabled the Steering Group to draw up a Consultation Draft which was put before villagers in the summer of 2016.

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# King's Cliffe Neighbourhood Development Plan

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## 6. Structure of the Plan

### 6.1. *The Neighbourhood Plan sets out:*

- The Vision and Objectives for the future of King's Cliffe
- The Neighbourhood Plan Policies – providing a local policy framework for managing new development in line with the Local Plan for the District.

### 6.2. **The Vision for King's Cliffe**

*"King's Cliffe in 2031 will retain its distinctive character as a beautiful, rural, tranquil village. Any changes will have been designed to enhance this character and add to the quality of life of its inhabitants. It will have gone some way towards becoming more self-sustaining in energy and services, and will be in a position to enable its residents to remain in the village for the whole of their lives."*

6.3. This will be achieved by the decision makers and the community through the following six **Objectives**:

1. *Providing homes to meet the needs of local people*
2. *Providing sustainable housing*
3. *Protecting the built environment*
4. *Improving traffic and parking*
5. *Encouraging and protecting business, retail and services*
6. *Protecting the rural character*

6.4. **Sustainable development** is about positive growth – making economic, environmental and social progress for this and future generations.

- **Economic** – contributing to building a strong, responsive and competitive local economy
- **Social** – supporting strong, vibrant and healthy communities
- **Environmental** – contributing to protecting and enhancing our natural, built and historic environment, and tackling the causes of climate change at a local level.

6.5. This is the approach adopted in the Plan and on the basis of this the Parish will look to engage positively with the statutory planning process to guide future development.

6.6. The community understands the need to accommodate housing growth, but there is great concern that too much new development in King's Cliffe could erode the very qualities

that make the village special if it is not carefully managed in terms of its scale and design.

Any future developments must be of a quality which contributes to the character of the village and which provides local benefit. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless 'suburban' estates on the rural fringes of the village.

6.7. The objective, therefore, is to enable the provision of new homes that meet the needs of all sections of the community, especially the young and the old, in a manner which respects the character of the village and wider Parish, and which enables those residents who have grown up in the village to have the opportunity to remain here for as long as they wish.

6.8. Sustainability is also seen as contributing to meeting global aims of tackling climate change, and avoiding environmental damage. The Plan supports new development that respects this aim in terms of the materials and methods used for construction, its location, and its ease of access to services.

### **Strategy**

6.9. The following suite of policies has been developed to manage the future development of King's Cliffe in order to achieve the vision, objectives and strategy of the Neighbourhood Plan. Decision makers and applicants should consider the policies of the Local Plan, Neighbourhood Plan and national policy as a whole when judging if a proposal would be acceptable.

6.10. To aid interpretation, each policy is accompanied by supporting text setting out the context for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the National Planning Policy Framework and the Local Plan.

6.11. Whilst the Neighbourhood Plan is first and foremost a land-use document a number of issues falling outside of the planning system's remit were identified by the local community during consultation events. Alongside its core policies the Plan therefore includes a number of aspirations or projects to encourage interventions by wider stakeholders. These are included within each topic where relevant.



# King's Cliffe Neighbourhood Development Plan

## The Neighbourhood Plan Policies

### Objective 1: Providing homes to meet the needs of local people

7.1. There are currently about 659 dwellings in the parish of King's Cliffe. All but 12 are located within the existing settlement boundary. The Plan recommends an extension to this settlement boundary to include the area around Oak Lane already built upon.

7.2. The settlement boundary is seen as a means of defining the extent and shape of the village, and providing for logical 'gateways' at the entrances along the main roads. Villagers wish to keep this boundary as a 'firm edge' to avoid sprawl into the surrounding countryside.

7.3 This Plan intends, with its settlement boundary and allocation of sites for recognised local needs (H1-2) to encourage measured growth of an appropriate nature.

7.4. In King's Cliffe there is a particular need for 1 or 2-bedroom homes for the young and the elderly, to prevent them having to move away. This has been identified in the 2016 King's Forest Ward Housing Needs Assessment<sup>1</sup> and the Midlands Rural Housing Housing Needs Survey of August 2018. The loss of this demographic has an effect on the cohesiveness of village society. There is no shortage of market housing in the higher price bracket to attract those who wish to move into the village, especially with the recent Oak Lane development, so the priority now must be to cater for those families who represent the continuity of village life. It should be noted that the building of smaller houses is likely to lead to some villagers downsizing, and thus freeing up larger properties for market housing.

7.5. This indicates that a large proportion of these new homes should be affordable. The Housing Needs Survey indicates that nine affordable homes are needed within the next five years by local people alone. While the Local Plan (JCS Policy 30) targets 40% of housing in any new development to be affordable, the King's Cliffe Plan emphasises

the strong aspiration, and need, of the community to meet this target.

7.6. Social Housing has also been identified in the JCS (p.140, para 9.32) as a particular need, and the Plan recommends that this will be offered to those in housing need with a local connection.

7.7. The Parish has also indicated a need for more accommodation purpose-built for the elderly. The Housing Needs Survey showed that 83% of respondents supported the idea, and 41% felt that they had a need within the next five years. The allocated site SA1 is intended to satisfy this need.

7.8. While it is not in the remit of the Neighbourhood Plan to set housing numbers for the parish, the views of villagers were canvassed, and their responses are included to inform decision makers as to how Local Plan housing policies (JCS Policy 30) may be applied in the case of King's Cliffe.

7.9. Results from the Village Survey on the following key issues in relation to this topic have helped formulate the policies:

1. Sheltered accommodation and/or dwellings purpose-built for the elderly will be encouraged  
81% agreed
2. 1 or 2-bedroom dwellings, either affordable or rented, will be encouraged  
65% agreed
3. A "target" of 40% affordable housing in any new development should be required  
54% agreed
4. Numbers and type of housing and the rate of construction should enable proportionate growth, and not undermine the character of the village  
93% agreed.
5. The number of new houses within the time frame of the Neighbourhood Plan should be:  
0-25 – 21% agreed  
25-50 – 46% agreed  
50-100 – 26% agreed  
100+ - 7% agreed

<sup>1</sup> [https://www.east-northamptonshire.gov.uk/downloads/file/7389/parish\\_level\\_housing\\_mix\\_assessment\\_kings\\_forest\\_2\\_ext](https://www.east-northamptonshire.gov.uk/downloads/file/7389/parish_level_housing_mix_assessment_kings_forest_2_ext)

# King's Cliffe Neighbourhood Development Plan

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## Conclusions

7.10. There was strong endorsement of the proposals during consultation, together with supporting evidence from established plans and research (see below, and Basic Conditions Statement). The Policies have been framed to reflect these.

### The following plans, documents and strategies support the Policies:

- National Planning Policy Framework (Delivering a wide choice of high quality homes)
- North Northamptonshire Joint Core Strategy (Policies 11, 30)
- North Northamptonshire JPU, Strategic Housing Market Assessment
- Rural North, Oundle and Thrapston [Local] Plan
- Kings Forest Ward Housing Needs and Mix Requirements Assessment (updated March 2016)
- King's Cliffe Village Plan
- Midlands Rural Housing, Housing Needs Survey

## Policy

### H1: Development within the Settlement Boundary

The settlement boundary will be as shown in the Policies Map - Settlement Boundary and Site Allocations. New small-scale infill housing proposals will be supported within this settlement boundary where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services.

Housing development will not be supported outside or adjacent to the defined settlement boundary unless it is:

- a rural exception scheme, as set out in Policy 13 of the Joint Core Strategy.
- or there are special circumstances for an isolated new home such as:
  - where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
  - the design of the dwelling is of exceptional quality or innovative nature; or
  - where it is essential for a worker to live near his/her place of work.
- a development site allocated in this Neighbourhood Plan
- where the development would involve the subdivision of an existing dwelling, where the development would represent the optimal viable use of a heritage asset or an appropriate enabling development to secure the future of a heritage asset

### H1 Policy Explanation and Justification

1. JCS p.76, Para 5.18, allows for Neighbourhood Plans to define settlement boundaries

2. The settlement boundary set out in the Neighbourhood Plan is a review of the 2011 RNOT Plan. The criteria reflect that of **RNOT para.4.8** inasmuch as they concur with the JCS:

- a. existing employment uses, caravan sites or leisure uses on the edge of villages which are obviously detached from, or peripheral to, the main built up area are excluded;
- b. free standing, individual or groups of less than 10 dwellings, nearby farm buildings or other structures which are obviously detached from, or peripheral to, the main built up area are excluded;
- c. public open spaces and undeveloped areas of land on the edge of villages are excluded;
- d. the curtilages of dwellings are included unless the land has the capacity to extend the built form of the village;
- e. areas of land currently with planning permission at 1 June 2017 adjoining the built up area are included;
- f. proposed allocations are included where they do not conflict with 'a'.

# King's Cliffe Neighbourhood Development Plan

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## H2: Housing Need

If demonstrable need arises, applications for housing that fulfil one or more of the following criteria will be supported:

- a) 1-2 bedroom dwellings
- b) Affordable housing (as defined in NPPF (2019), Glossary)

Affordable housing should be delivered in accordance with the targets set out in the Local Plan

## H2. Policy Explanation and Justification

**1. JCS Policy 30 (a)** supports: *i. The need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms; (f) ...sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation.*

**2. Kings Forest Ward Housing Needs and Mix Requirements Assessment (updated March 2016)** states: *Table 8 – Kings Forest Ward Market Housing For Sale – Rightmove (11/3/16)] shows that there were no 1 or 2 bedroom properties available for sale in Kings Forest Ward and very few 3 bedrooms. This supports the information contained within the tables in step 1 – i.e. a requirement for smaller properties, and an oversupply of larger properties.*

### **3. Community aspiration: priorities for allocating social housing**

The process of preparing the Neighbourhood Plan has revealed a strong desire to ensure that housing within King's Cliffe remains affordable for local people both to rent and to purchase. This is highlighted in the 1<sup>st</sup> Plan objective; i.e. providing homes to meet the needs of local people.

**4. East Northamptonshire Council Housing Allocation Policy Para 2.7, p.11 (adopted February 2017)** explains that certain developments are specifically for applicants with a local connection. In the case of King's Cliffe this applies to the Sovereign Grange development which prioritises people with a local connection. All other rented properties are recognised as being part of the District's supply of affordable stock and as such all eligible applicants can apply, under the relevant provisions of the Housing Allocation Policy.

**5. Midlands Rural Housing, Housing Needs Survey, p.4,** states: *there is an identified need for 3 open market homes and 9 affordable homes in Kings Cliffe for those with a local connection*

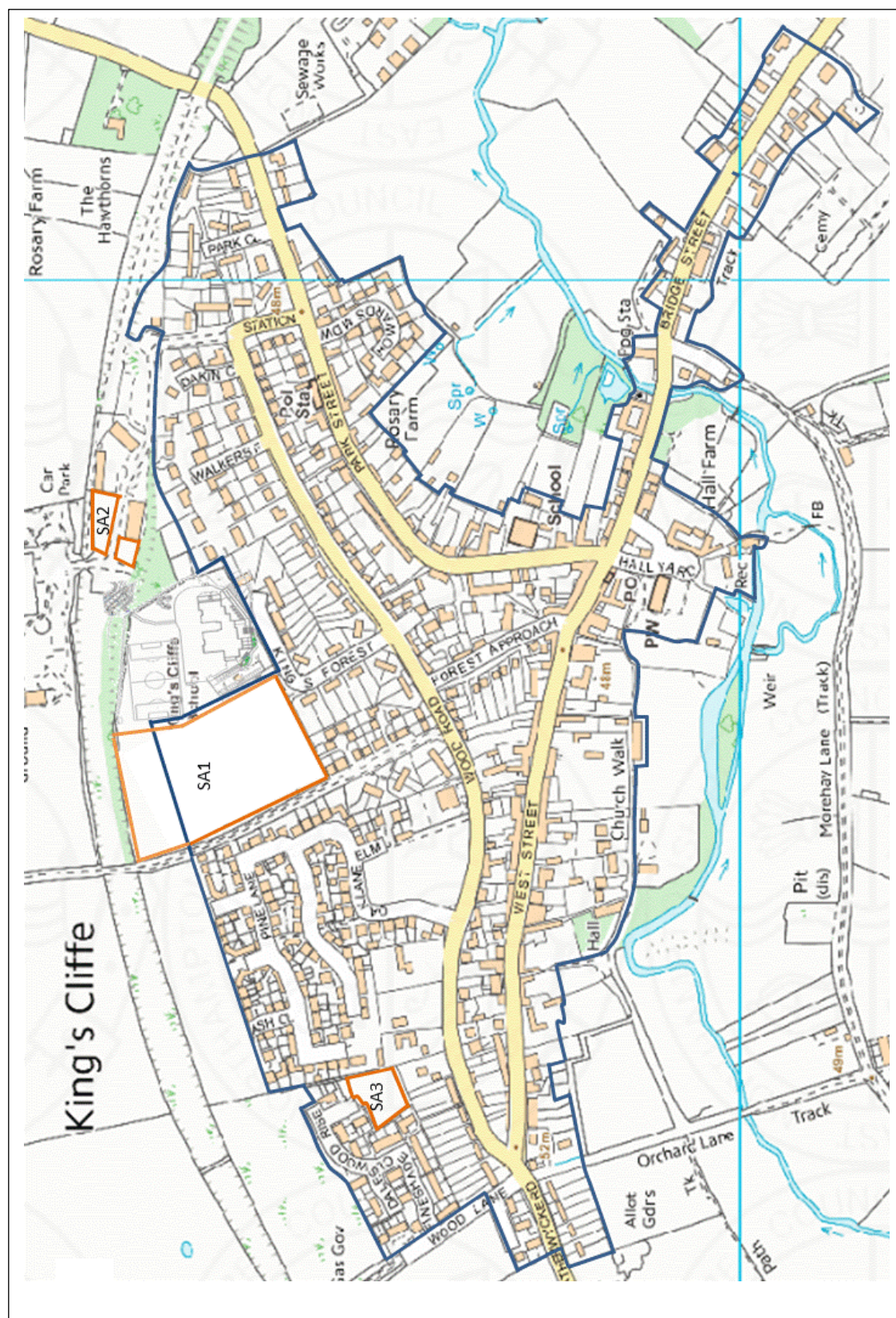
Throughout the Plan preparation process, community engagement emphasised a desire to prioritise the allocation of social and affordable housing for local people; i.e. people with a King's Cliffe connection. Fulfilling this aspiration is considered to be an important way of maintaining community cohesion but it also recognised that, as with the open market, a genuinely sustainable community needs to be a balance of new and existing residents.



# King's Cliffe Neighbourhood Development Plan

## Policies Map - Settlement Boundary and Site Allocations

(Site allocations in brown – see pp.30-38 for further details)



# King's Cliffe Neighbourhood Development Plan

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## Objective 2: Providing Sustainable Housing

8.1. The need to reduce carbon dependency is an issue of national and international concern, with laws and treaties defining targets for limiting emissions.

8.2. King's Cliffe, particularly through its Transition Group, has long realised that it is the responsibility not just of governments, but also communities and individuals, to play their part in this process.

8.3. The Neighbourhood Plan gives an opportunity for King's Cliffe to request improvements in construction which will enable developers to consider how to help the village become a beacon for sustainable living.

8.4. It is recognised that there is a balance between cost and benefit, and so the proposals entail very limited cost to the developers, while still ensuring a move in the right direction. Policy SH1, for example, leaves decisions in the hands of developers while still demanding that progress be made in some area(s) towards this goal.

8.5. Flooding has been a major problem for the village, and some recent developments have contributed to this. Flooding has been a problem in Wood Road and under the railway bridge on Park Street. Further development on the old Middle School site could aggravate this problem if measures are not taken to ensure that water run-off is resolved on-site. Policy SH1 attempts to deal with this.

8.6. It is also recognised that energy efficiency is a crucial part of carbon reduction. Developers are encouraged to take this into account, and solar panels and/or other applicable technology to encourage renewable energy consumption in new buildings, and conversion of old buildings, will be supported.

8.7. Developers are encouraged to go beyond these basic standards wherever possible.

8.8. Results from the Village Survey on the following key issues in relation to this topic have helped formulate the policies:

1. Developers should show in their plans how they are *exceeding* the minimum legal energy standards and reducing carbon dependency  
84% agreed

2. Individual and multi-unit developments should incorporate schemes for rainwater harvesting and grey water collection  
81% agreed

3. Driveways, and pathways within the curtilage, of new developments should be permeable to avoid water run-off  
89% agreed

4. New developments must show how water run-off will not exceed the amount existing beforehand  
86% agreed

5. Every housing unit should incorporate a bike shed with sufficient space for one bike per occupant  
37% agreed

6. Every multi-unit housing or business development should incorporate one electric car charge point, plus an extra one for every 10 units  
42% agreed



# King's Cliffe Neighbourhood Development Plan

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## Conclusions

8.9. Results from the survey indicate significant support for the first 4 Proposals. There was less enthusiasm for Proposals 5 and 6, though little evidence of opposition. It was considered that this could be explained by the fact that many of the respondents did not see themselves affected by these Proposals. The decision was taken to include them as they fitted in with the Objective, and they were supported indirectly by transport policies in existing plans. It was considered that electric cars were not yet 'mainstream' but it was likely they would become so within the life of the Plan. There was further supporting evidence from established plans and research (see below, and Basic Conditions Statement). The Policies have been framed to reflect these. Subsequently, it has been decided to move Proposals 5 and 6 into Objective 4 (Transport Policy TP4).

## The following plans, documents and strategies support the Policies:

- National Planning Policy Framework (Promoting Sustainable Transport)
- North Northamptonshire Joint Core Strategy (Policies 5, 9, 10)
- Northamptonshire County Council, Surface Water Drainage Guidance for Developers
- Rural North, Oundle and Thrapston [Local] Plan
- East Northamptonshire Council, Level 1 Strategic Flood Risk Assessment Review
- King's Cliffe Village Plan

## Policy

### SH1: Standards Reflecting Challenges of Climate Change

Development proposals will need to address the challenges of climate change. In the context of King's Cliffe, development should, as a minimum:

- Be encouraged to incorporate schemes for rainwater and storm water harvesting on residential development;
- Within the curtilage, incorporate sustainable drainage systems (SuDS) capable of delivering a net reduction to surface water runoff. This will include, but not be limited to, driveways and pathways and other potentially impermeable surfaces;
- Wherever possible, contain surface water runoff within the curtilage of the development;
- Use appropriate measures to prevent or reduce impact of groundwater flooding;
- Avoid close proximity to watercourses, especially the Willow Brook;

### SH1. Policy Explanation and Justification

**1. JCS, p.66, para 4.19** states: *Developers are encouraged to exceed the minimum standards set out in this Plan and Building Regulations.*

**2. East Northamptonshire Council, Level 1 Strategic Flood Risk Assessment Review**

**Final August 2011, p.36, para 5** states: *Developments should look to incorporate water re-use and minimisation technology for example green roofs and rainwater harvesting.*

**3. JCS. p.65, para. 4.15.** North Northamptonshire is classified as an area of 'serious' water stress.

**4. JCS, Policy 5** states: *Development should contribute towards reducing the risk of flooding...*

*c) Development should be designed from the outset to incorporate Sustainable Drainage Systems wherever practicable, to reduce flood risk...*

**5. Northamptonshire County Council, Surface Water Drainage Guidance for Developers, p.2**

states: *Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SuDS). SuDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements*

**6.** Flooding due to surface water run-off has been a particular issue in the village in recent years. Houses in Wood Road have been flooded due to run-off from Oak Lane, and the road under the



## King's Cliffe Neighbourhood Development Plan

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railway bridge – an important entrance and exit to the village – has been closed twice due to run-off. On-site disposal is needed.

# King's Cliffe Neighbourhood Development Plan

## Objective 3: Protecting the Built Environment

9.1. King's Cliffe is a notably beautiful, historic village. At its heart is the conservation area, and many of its buildings are listed. Local Northamptonshire stone is the dominant material. Villagers take great pride and satisfaction from living in such an uplifting place. The Plan seeks to protect this environment.

9.2. On the northern side of the village are newer houses reflecting late 20th and early 21st Century tastes in structure, materials and design. From many of these are views over the historic part of the village and over open countryside, and residents can enjoy the conveniences of modern living with proximity to village life and the feeling of being part of a village community within a rural setting.

9.3. A significant part of the historic character of the village is to be found in its stone walls and hedgerows, many centuries old. Destruction of these removes a part of that character and an important link with the past. These features may be considered as 'non-designated heritage assets'.

9.4. Villagers believe that it is important that any new development, in whatever part of the village, maintains and enhances the character and quality of the built environment, and that it improves the quality of life of all current and future residents.

9.5. It is generally accepted that some new development is desirable, but that this should be limited in scale and appropriate to the needs of local residents. Above all, it should enhance the character of King's Cliffe as an historic village.

9.6. One of the challenges facing planners is understanding how a new development fits into the existing environment. An artist's impression, or photomontage, greatly helps this understanding and obliges developers to pay serious consideration to the visual effects of their developments. While photomontages are only required by the Local Plan for large developments, we would encourage all developers to make use of this facility for showing off their project to its best advantage.

9.7. The proposals are designed to ensure that new development respects the existing form and function of the buildings and layout of the village.

9.8 Results from the Village Survey on the following key issues in relation to this topic have helped formulate the policies:

1. New development should not be prominent in scale, visually overbearing, or significantly change the character of the village.

94% agreed

2. New development should seek to match the materials, density, structure and position of existing buildings.

86% agreed

3. New development should be of a height, massing and appearance that does not adversely affect key distinctive views into, out of, and within the Parish. Particular attention should be given to views to and from listed buildings, open space within the village, the conservation area, and key landscape features.

90% agreed

4. Stone walls within the village should be preserved, or replaced, and trees should not be felled without adequate justification.

92% agreed

5. Any application for development should provide an artist's impression, or photomontage, showing the development in the context of its proposed location.

86% agreed

## Conclusions

9.9. There was strong endorsement of the proposals during consultation, together with supporting evidence from established plans and research (see below, and Basic Conditions Statement). The Policies have been framed to reflect these.

# King's Cliffe Neighbourhood Development Plan

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## The following plans, documents and strategies support the Policies:

- National Planning Policy Framework (Requiring Good Design)
- North Northamptonshire Joint Core Strategy (Policies 2,8)
- King's Cliffe Village Plan

## Policy

### BE1: Sympathetic Design

New development should, where appropriate, respect local character, streetscape and vernacular, through:

- Not being overly prominent in scale;
- Not giving rise to visual overbearing of neighbouring properties;
- Enhancing the character of the street scene or adjoining public realm;
- Having regard to the density, structure and position of neighbouring buildings;
- Securing the long term maintenance of structural landscaping.

### BE1. Policy Explanation and Justification

**1. NPPF, Para 58** states: *[developments should] respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging, appropriate innovation;*

**2. JCS, p.41, Policy 2(b)** states: *Proposals should complement their surrounding historic environment through the form, scale, design and materials*

**3.** The 2014 Village Plan found that over 50% of villagers were concerned about the historic environment of the village. This policy does not just refer to the Conservation Area but to the whole village, each area of which has its own character.

**4. NPPF, para.118** states: *opportunities to incorporate biodiversity in and around developments should be encouraged;*

### BE2: Enhancing the Built Environment

New development proposals will be supported where these:

- Are of a height, density and appearance that does not have a significant adverse impact upon key views, vistas, and heritage assets throughout the Parish as shown in Appendix C;
- Are in harmony with existing rooflines; and
- Wherever possible secure the retention of historic boundary walls and hedges.

### BE2. Policy Explanation and Justification

**1. JCS, Policy 3** states: *[Development should] c) safeguard and, where possible, enhance important views and vistas including sky lines within the development layout;*

**2.** The stone walls of the village are seen as an heritage asset, which add significantly to the character of the village, as shown by the high approval rating for Proposal 4.

**3.** It is seen as particularly important that plans for development show the proposed development in the context of surrounding buildings, and particularly the rooflines.



# King's Cliffe Neighbourhood Development Plan

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## Objective 4: Improving Traffic and Parking

10.1. In the surveys conducted for the Village Plan and the Launch Event, it emerged that the major issues concerning residents are parking, speeding, and congestion.

10.2. It is recognised that the latter two are largely outside the remit of the Neighbourhood Plan, but such is the inconvenience caused by these that it seems worth making proposals for improvement to take to the relevant authorities. These issues are identified within the Projects/Aspirations section, and will be the responsibility of the Parish Council and Village Plan Action Group to take forward.

10.3. Particular problem areas are outside the village shop and the surgery on West Street.

10.4. The siting of recent developments has led to increased car journeys within the village because there are no short cuts to shops. One way of avoiding this in future would be to enable easy foot and cycle access to facilities by considering more carefully the location of new development.

10.5. Parking is another issue, with very limited space in certain areas. West Street and Willow Lane are especially difficult. According to the 2011 census over 50% of households in the village owned 2 or more vehicles. Given this, the Neighbourhood Plan is looking for an increase in off-road parking in future developments.

10.6. Also at issue is the loss of a scheduled bus service. If the Neighbourhood Plan is successful in providing more homes for the young and elderly then the demand for a bus service can be expected to increase, and this will also help reduce the need for car journeys. Although the reinstatement of a scheduled service has not been formally identified as an aspiration, the situation will be monitored throughout the lifespan of this Plan.

10.7. The Policies also focus on access and encouragement for cyclists and pedestrians within the village. If we are to be serious about playing our part in reducing global warming and carbon dependency then we have to enable this to happen. Simple measures such as adequate storage facilities within new-build

properties for bicycles, and bike racks outside service points such as the shop and surgery, will help. Obviously, the rural location of King's Cliffe means that cars are essential for most people for access to and from the village, but *within* the village there are opportunities to reduce car use. Respecting the proposed settlement boundary is one way that the Plan can ensure that new-build properties are within easy access of village services.

10.8. Policy TP3 is aimed at reducing the amount of fuel-driven vehicle movements within the village. Although the use of electric cars is in its infancy, it is widely expected to grow within the lifetime of the Plan.

10.9. Results from the Village Survey on the following key issues in relation to this topic have helped formulate the policies:

1. Applications for new development should identify and demonstrate the additional level of traffic they are likely to generate. They should assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion, and include measures to minimise this.

95% agreed

2. Applications for new housing should provide space for off-road parking for a minimum of 2 cars per household, plus one extra car per bedroom for 4 -bedroom houses and above.

93% agreed

3. Developers must show how their development would permit easy access for cyclists and pedestrians to village services.

78% agreed

4. Engage with relevant authorities to consider traffic calming within the village, improving traffic flow along West Street, and preventing congestion during school arrivals and departures.

85% agreed

5. Secure bicycle parking should be a part of any new business development, and should be an aspiration at all service points in the village.

67% agreed

# King's Cliffe Neighbourhood Development Plan

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## Conclusions

10.10 There was strong endorsement of the proposals during consultation, together with supporting evidence from established plans and research (see below, and Basic Conditions Statement). The Policies have been framed to reflect these.

### The following plans, documents and strategies support the Policies:

- National Planning Policy Framework (Promoting sustainable transport)
- North Northamptonshire Joint Core Strategy (Policies 8, 13)
- Northamptonshire County Council Highways Transportation Plan
- Rural North, Oundle and Thrapston [Local] Plan
- King's Cliffe Village Plan

## Policy

### TP1: Development Contributing to Road Safety

Developments should deliver overall accessibility, connectivity and road safety enhancements for pedestrians and cyclists where it is required as a result of the development. Development will need to comprehensively address the significant impacts of additional traffic, parking and congestion throughout the village.

### TP1. Policy Explanation and Justification

**1. JCS, p.60, Policy 8** states: *Development should: b) Make safe and pleasant streets and spaces by:*

*i. Prioritising the needs of pedestrians, cyclists and public transport users and resisting developments that would prejudice highway safety*

**2.** As can be seen from the high approval rating for Proposal 1, this is an issue of great importance to villagers and needs to be re-stated. West Street is a particular 'hotspot' due to poor visibility owing to parked cars and vans.

### TP2: Access to Services

Subject to other relevant policies within this Plan, development will be supported where this delivers improved connectivity for cyclists and pedestrians. The priority for new cycle and pedestrian links will be to provide access to key village services such as the shop, surgery and school.

### TP2. Policy Explanation and Justification

**1. NPPF, para 35** states: *developments should be located and designed where practical to... give priority to pedestrian and cycle movements*

**2. JCS, Policy 13** states: *c) Development should enable access to local services and facilities by foot, cycle or public transport;*

**3.** The above are particular areas of congestion. Any new development is likely to add to this unless its location encourages journeys by bicycle or on foot.

# King's Cliffe Neighbourhood Development Plan

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## **TP3: Promoting Sustainable Transport through Design**

New development should take every opportunity to enable King's Cliffe to fulfil its aim of reducing carbon emissions. The following measures, at least, will be encouraged:

1. New residential units to incorporate a storage facility with sufficient space for one bicycle per bedroom.
2. Multi-unit business developments to include secure bicycle parking.
3. Every new development of 5 houses or business units, or more, to incorporate at least one electric car charge point.

## **TP3. Policy Explanation and Justification**

**1. JCS, Policy 10** states: *b) Development should seek to minimise increases in the demand for infrastructure and services including through measures to encourage a reduction in car use*

**2. NPPF, para.35** states: *Therefore, developments should be located and designed where practical to ...incorporate facilities for charging plug-in and other ultra-low emission vehicles;*

**3.** This is of particular importance for King's Cliffe which has an over-heavy dependence on cars due to its rural isolation. This policy wishes to encourage the use of bicycles in a practical way.



# King's Cliffe Neighbourhood Development Plan

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## Objective 5: Encouraging and Protecting Business, Retail and Services

11.1. King's Cliffe has a small but thriving retail environment supporting a bakery, general stores and greengrocers, with a visiting butcher.

11.2. There are two main business areas – Kingsmead Industrial Estate and Elliot's Yard. These provide over 20 business units ranging from a brewery to a bespoke joinery service. In addition there are a significant number of self-employed people working from home.

11.3. A pub, social club, takeaway and mobile fish & chip van provide a diverse range of food and drink.

11.4. Amenities include a significant outdoor sports area, two children's play areas, a skate park, allotments, surgery and Post Office.

11.5. Of particular importance is an identified need for a day care centre/assisted living units/surgery complex, which would enable elderly or disabled villagers to remain in the village. A potential location has been identified on the old Middle School site and the Plan has allocated this area for such a development. At present, Northamptonshire County Council, the landowner, has drawn up plans for this complex, which are under discussion.

11.6. The recent provision of high-speed broadband to the village has significantly enhanced the ability of residents to work from home, and also to set up their own small businesses within the village. However, the developer of the Oak Lane estate forbade the installation of fibre optic cabling to its properties; this should not be allowed to happen in the future. Policies RBS1 and RBS2 take account of this and encourage the provision of small office units to facilitate such enterprises. Land has been allocated for this purpose next to the industrial site at Kingsmead (SA2).

11.7. The maintenance of a Surgery and Post Office within the village is seen as of such high importance that their retention is a policy, not just an aspiration. The temporary closure of the latter was a serious concern, and naturally

led to increased car journeys. Such an outcome runs counter to other elements of the Plan which seeks to reduce dependence on cars.

11.8. Other services which are of great benefit to the community, and which we wish to see retained, include the Village Hall, the Cross Keys Public House, the Ex-servicemen's Club, and the Heritage Centre. Development, or change of use, which negatively affected any of these would not be supported.

11.9. The proposals identified are aimed at retaining and expanding the retail and business services in line with the growth and changing requirements of the village.

11.10. Results from the Village Survey on the following key issues in relation to this topic have helped formulate the policies:

1. Initiatives to ensure that essential services such as the Surgery and Post Office remain in the village will be supported.  
99% agreed

2. Applications for small businesses that enhance the character of the village, and the well-being of its residents, will be supported.  
96% agreed

3. Initiatives to enable people to work from home and from "tele offices" will be supported.  
80% agreed

4. Applications for new developments must provide access to high-speed broadband.  
86% agreed

5. Developments on amenities for young people such as playgrounds and recreational areas will not be allowed.  
89% agreed

# King's Cliffe Neighbourhood Development Plan

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## Conclusions

11.11. There was strong endorsement of the proposals during consultation, together with supporting evidence from established plans and research (see below, and Basic Conditions Statement). The Policies have been framed to reflect these.

### The following plans, documents and strategies support the Policies:

- National Planning Policy Framework (Supporting a prosperous rural economy, Supporting high quality communications infrastructure, Promoting healthy communities)
- North Northamptonshire Joint Core Strategy (Policies 7, 10, 30)
- Rural North, Oundle and Thrapston [Local] Plan
- King's Cliffe Village Plan

## Policy

### **RBS1: Encouraging Small Business and Local Employment**

Development of small business units to provide local employment and services, especially those beneficial to the community, including office units and workshops, will be supported. Land at Kingsmead (SA2) has been allocated for this purpose. A change of use for the former Endowed School building in Park Street would also be supported for this purpose.

#### **RBS1. Policy Explanation and Justification**

**1. NPPF, para 28** states: *To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*

**2. JCS, p. 112, para 8.1** states that: *The Plan aims to make North Northamptonshire more self-reliant by... b. Providing for additional sites in sustainable locations, particularly to meet the needs of small and medium sized businesses*

### **RBS2: Access to High Speed Broadband**

All new housing and business developments must include access to high-speed broadband.

#### **RBS2. Policy Explanation and Justification**

**1. NPPF, para. 42,** states: *Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.*

**2. JCS, Policy 10** states: *e) Next Generation Access broadband should be provided to serve all areas by partnering with a telecommunications provider or providing on-site infrastructure to enable the premises to be directly served*

**3.** The village has recently been equipped with high-speed broadband; this facility should be extended to all new-build properties. Developers must, at the very least, permit the installation of appropriate cabling.

# King's Cliffe Neighbourhood Development Plan

## RBS3: Retention of Amenities and Community Facilities

Existing community services and facilities (specified amenities, playground, recreational areas and other facilities) should be safeguarded, unless it can be demonstrated that they are no longer viable, needed by the community that they serve, or development would deliver an alternative provision of equal or better quality and accessibility.

**Amenities:** The 'LAP & LEAP'\* at Oak Lane, the new Endowed School playing fields, the Village Field, the Allotments, and Maltings Green (as shown on maps A & B in Appendix B).

**Community facilities:** Surgery, Post Office, King's Cliffe Active, Village Hall, Cross Keys Public House, Parish Church, Ex-servicemen's Club, and the Heritage Centre (as shown on the Community Facilities map).

\* Local Area for Play & Local Equipped Area for Play

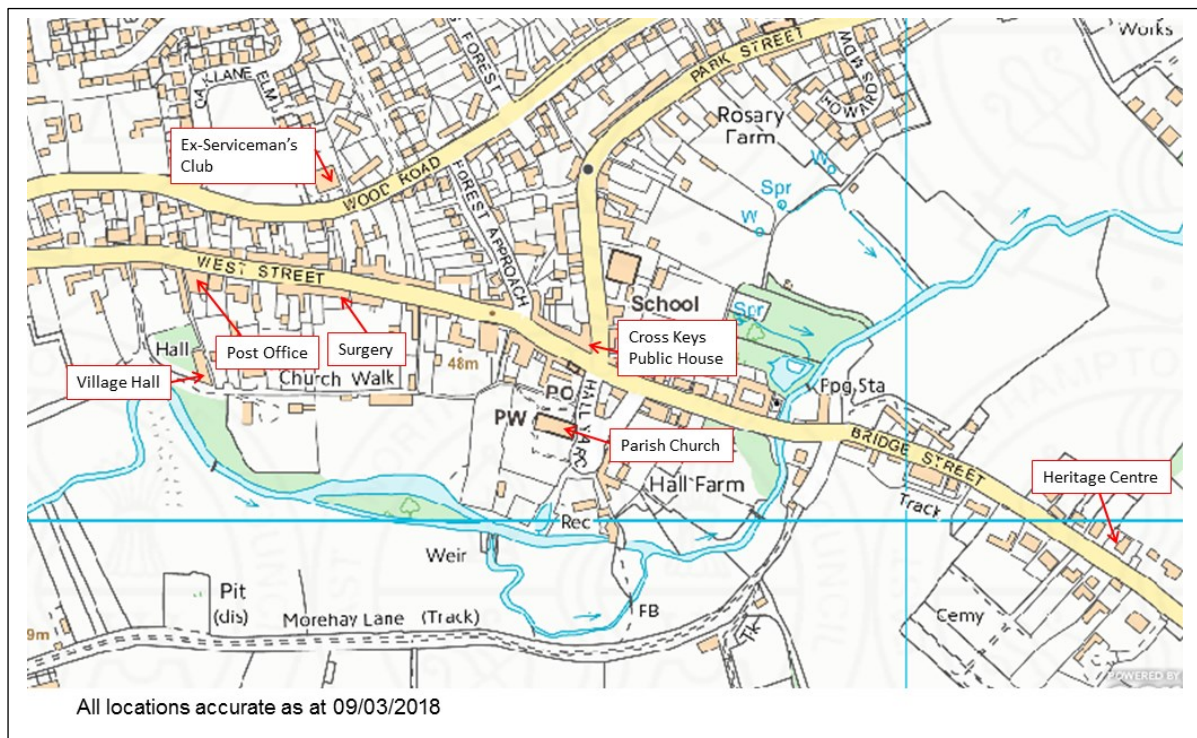
## RBS3. Policy Explanation and Justification

**1. NPPF, para 28 states:** *To promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*

**2. NPPF, para 74,** states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on except in certain circumstances.

**3.** Rural isolation means that young people, especially, depend on village amenities. Such facilities are vital for health and the prevention of anti-social behaviour. In the Village Plan 2014, 259 out of 264 respondents said they would like to see a surgery remain in the village. 185 said they used the village shops 2-3 times a week or more.

## Community Facilities Map





# King's Cliffe Neighbourhood Development Plan

## Objective 6: Protecting the Rural Character of King's Cliffe

12.1. The Parish of Kings Cliffe enjoys an attractive rural location and contains a large number of green spaces and natural areas of high value to wildlife or high amenity value, or both.

12.2. Some of these sites carry recognised designations such as Site of Special Scientific Interest (SSSI), Local Wildlife Site (LWS) or Local Geological Site (LGeoS). In addition, the Parish lies within the Kings Cliffe Hills and Valleys Landscape Character Area and also the Rockingham Forest Natural area. Much of the Parish is also within the Nene Valley Nature Improvement Area.

12.3. This natural environment is extremely important to the character of the Parish. As well as providing huge benefits for health, education and community as a local amenity, it forms an essential framework for the local wildlife diversity, which includes many notable species.

12.4. The sites listed in Appendix A as Local Green Spaces (LGS), within the meaning of the National Planning Proposal Framework (paras 76-8), are therefore protected against new structural development. Any activity which would negatively impact their value for wildlife, public amenity or their accessibility to visitors cannot be supported.

12.5. There is also a significant network of footpaths and bridleways linking LGS's and other areas of the Parish, as well as outwards to Fineshade Woods and nearby villages. These Rights of Way are widely used by the community, and there is opportunity to extend this network. However, the Permissive Pathways have recently been discontinued and, although local farmers have by and large been relaxed about their continuing use, villagers have clearly voted in favour of improved access to the countryside which accounts for the aspiration for more formal arrangements over such footpaths.

12.6. The village has been fortunate in the last few years to see the emergence of an energetic and pro-active group of residents – Wildplaces – who have taken it upon themselves to clear pathways, negotiate with

landowners and organisations such as the Wildlife Trust and District and County Councils about the establishment of footpaths, plant trees and wildflowers, and generally raise awareness – particularly with younger residents – of the environment and the need to protect it.

12.7. The Local Green Spaces are therefore not merely passive areas of beautiful countryside, but active sites inhabited by important wildlife and managed and enjoyed by both local people and visitors.

12.8. It is easy to see from the survey responses how seriously King's Cliffe residents take the natural environment, which is a continuing source of delight to us all.

12.9. These proposals are aimed at maintaining and developing the environmental aspect of village life, and protecting against any negative impact from future developments.

12.10. Results from the Village Survey on the following key issues in relation to this topic have helped formulate the policies:

1. Protect and develop green spaces and wildlife sites, pursuing recognised designations where possible (Local Nature Reserve, SSSI, etc). Consult with local councils, Wildlife Trust and other agencies to support this activity, and produce management plans.

93% agreed

2. Identify and develop additional access to green spaces and wildlife sites, e.g. establishing a circular village path and opening up the disused railway line.

90% agreed

3. Developments which have negative impact on wildlife sites, other green spaces, biodiversity or access to our natural environment should not be allowed.

91% agreed

4. All applications for development on sites or land in the rural area of the parish should demonstrate within their Design & Access Statements how views will be protected.

91% agreed

# King's Cliffe Neighbourhood Development Plan

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## Conclusions

12.11. There was strong endorsement of the proposals during consultation, together with supporting evidence from established plans and research (see below, and Basic Conditions Statement). The Policies have been framed to reflect these.

### The following plans, documents and strategies support the Policies:

- National Planning Policy Framework (Promoting healthy communities, Conserving and enhancing the natural environment)
- North Northamptonshire Joint Core Strategy (Policies 3, 4, 7)
- Rural North, Oundle and Thrapston [Local] Plan
- Biodiversity Supplementary Planning Document (Northants)
- ROWIP - NCC Rights of Way Improvement Plan
- King's Cliffe Village Plan

## Policy

### RC1: Local Green Space

The following areas are designated 'Local Green Spaces', and are therefore protected from any new development other than in exceptional circumstances, such as provision of appropriate facilities and/or infrastructure to service a current use or function: the Millennium Wood, the disused railway line, King's Cliffe Meadow, the Horsewater, the Pytchell, Hills and Holes Pit.

#### RC1. Policy Explanation and Justification

**1. NPPF, para 76** states: *Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.*

**2. Appendix A** gives reasons for choice of these spaces.

### RC2: Biodiversity Protection and Gain

Development proposals should deliver a net gain in biodiversity where possible, and must specifically address any threat to the ecological significance of any of the Local Green Spaces, natural watercourses, or access to our natural environment. Developments which would lead to a significant negative impact on any of these considerations will not be supported.

#### RC2. Policy Explanation and Justification

**1. NPPF, para 109** states that the planning system should contribute to and enhance the natural and local environment.

**2. JCS, Policy 4** states how a net gain in biodiversity will be sought and features of geological interest will be protected and enhanced

**3.** The rural area of the parish is particularly rich in biodiversity, and there is an active village group working to protect it, and to educate the younger members of the community in its value.

**4.** It is hoped that new developments will provide an environment to support local wildlife, as recommended by Natural England. This could include measures such as:

- new buildings to incorporate suitable nest boxes for swifts, house martins or bats
- property boundaries to include access for hedgehogs to move freely.

# King's Cliffe Neighbourhood Development Plan

## RC3: Rights of Way

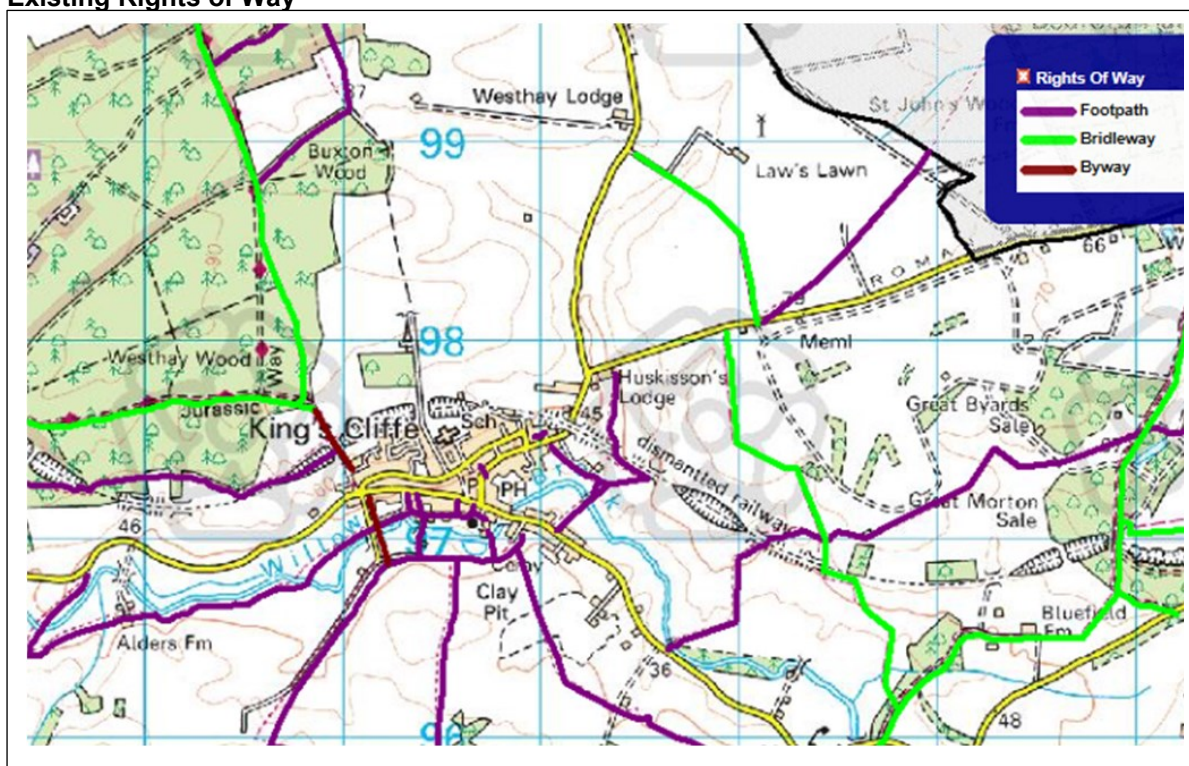
Where appropriate, development proposals should deliver overall quality and accessibility enhancements to the Public Rights of Way network

### RC3. Policy Explanation and Justification

1. Northamptonshire Rights of way Improvement Plan, p.11, states that Rights of Way have a key role to play in encouraging people to take up healthier travel choices such as walking and cycling.

2. In King's Cliffe several Permissive Pathways have recently closed, causing some concern to walkers. The questionnaire results showed the importance villagers put on continued and improved access to the countryside.

### Existing Rights of Way





# King's Cliffe Neighbourhood Development Plan

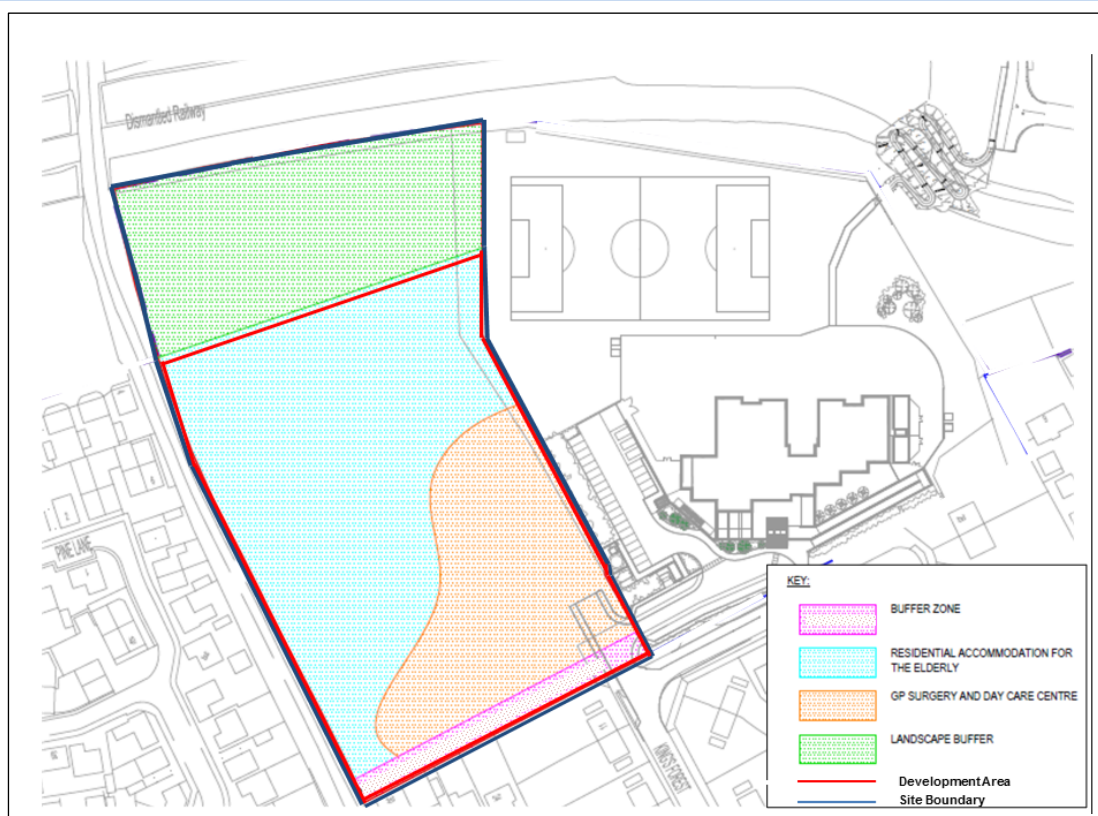
## Site Allocations (See also pp. 34-38 for details of site selections)

These sites have been chosen as allocations from those put forward during the Call for Sites process, those on the SHLAA register, and those proposed in the Local Plan.

### **SA1: Old Middle School Site** (site area = c.2ha; development area = c.1.6ha)

Land has been allocated for development of a day care centre/assisted living units/surgery complex on the western part of the old Middle School site. Development will be supported where this includes:

- Premises for doctors, dentists and/or other medical practitioners
- Mixed tenure housing for older people and others with disabilities (40% target affordable), including assisted living units comprising apartments and bungalows, etc.  
(where building height should be in harmony with the current height of the Primary School)
- Adequate car parking to at least NCC standards, and adequate to allow for residents who have their own transport, including disabled parking facilities, and parking for visitors.
- A footpath linking the south-west corner of the landscape buffer on Willow Lane to the school entrance



### **SA1. Policy Explanation and Justification**

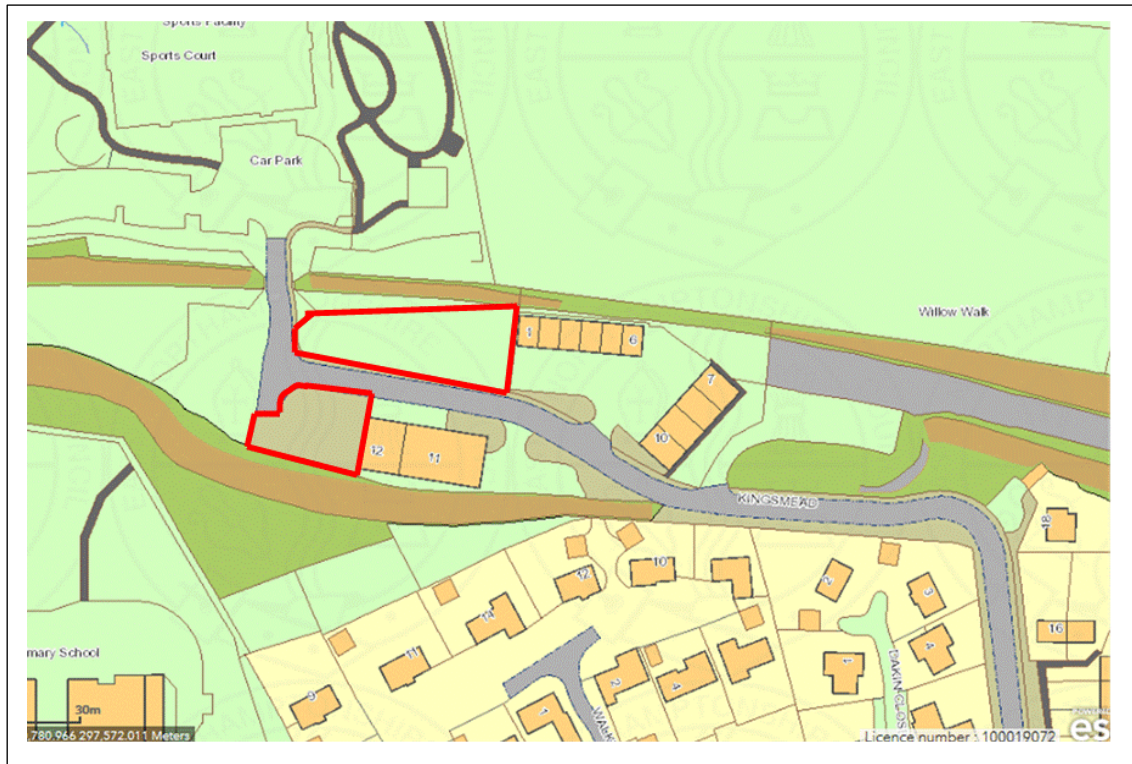
**1. JCS, Policy 30, states:** *f) Proposals will be encouraged for market and affordable housing provision to meet the specialised housing requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation.*

**2.** Northamptonshire County Council has drawn up plans for this complex which are currently under formal discussion. Although it did not appear in the Village Survey, there has been support for this idea from the Parish Council, Kings Heart (a broad-based community organisation), and those villagers who voiced an opinion at the Launch Event. The 2018 Housing Needs Survey also showed an 83% support for retirement housing in the Parish.

# King's Cliffe Neighbourhood Development Plan

## **SA2: Kingsmead** (site area = c.0.2ha)

Land at Kingsmead has been allocated for the development of small business units to provide local employment and services, especially those beneficial to the community, including office units and workshops.



## **SA2. Policy Explanation and Justification**

**1. NPPF, para 28** states: *To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*

**2. JCS, p. 112, para 8.1** states that: *The Plan aims to make North Northamptonshire more self-reliant by... b. Providing for additional sites in sustainable locations, particularly to meet the needs of small and medium sized businesses*

# King's Cliffe Neighbourhood Development Plan

## **SA3: Land off Daleswood Rise (site area = c.0.22ha)**

Land off Daleswood Rise has been allocated for residential development. This should deliver a mix and tenure consisting of predominantly:

a) 1-2 bedroom dwellings

b) affordable housing in accordance with Policy 30 of the North Northamptonshire Joint Core Strategy to include ideally a mix of affordable housing for rent, starter homes and 4 x 1 bed discounted market sale housing (not bungalows) or other tenure types, as set out in the Glossary to the NPPF.

Residential development should include a footpath linking Millwood Way with Oak Lane.



## **SA3. Policy Explanation and Justification**

**1. JCS Policy 30 (a)** states: *The mix of house types within a development should reflect: i. The need to accommodate smaller households with an emphasis on the provision of small and medium sized dwellings (1-3 bedrooms) including, where appropriate, dwellings designed for older people; (f) Proposals will be encouraged for market and affordable housing provision to meet the specialised housing requirements of older households including designated, sheltered and extra care accommodation and other attractive housing options to enable older households to down-size to smaller accommodation.*

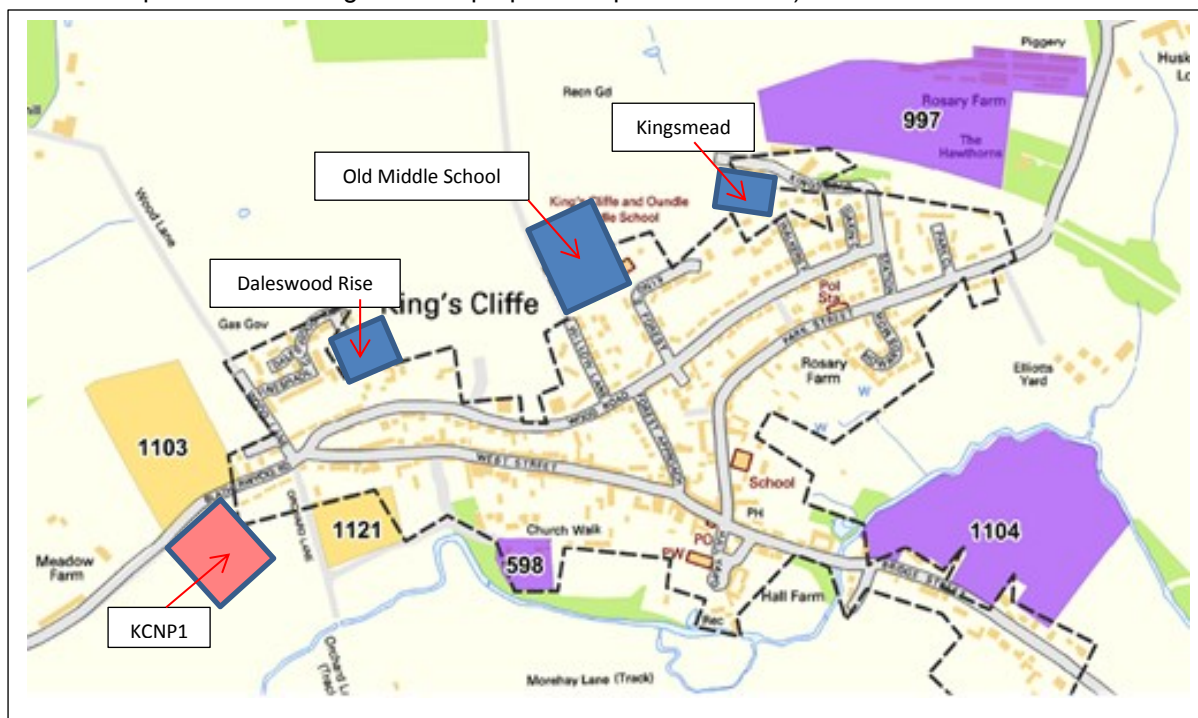
**2. Kings Forest Ward Housing Needs and Mix Requirements Assessment (updated March 2016)** states: *Table 8 – Kings Forest Ward Market Housing For Sale – Rightmove (11/3/16)] shows that there were no one or 2 bedroom properties available for sale in Kings Forest Ward and very few 3 bedrooms. This supports the information contained within the tables in step 1 – i.e. a requirement for smaller properties, and an oversupply of larger properties.*

**3. Midlands Rural Housing, Housing Needs Survey, p.4,** states: *there is an identified need for 3 open market homes and 9 affordable homes in Kings Cliffe for those with a local connection*



# King's Cliffe Neighbourhood Development Plan

**Proposed Site Allocations** (SHLAA sites in purple and beige; call for sites proposal in pink; allocations put forward during the Plan preparation process in blue)



Map base: <http://www.nnjpu.org.uk/docs/Kings%20Cliffe.pdf>

(The dashed line is an approximation of the built-up area of the village at the time the SHLAA map was printed (2013). The proposed Settlement Boundary can be found on page 15 of this Plan, and the current Conservation Area on p.49.)



# King's Cliffe Neighbourhood Development Plan

## Appendix A: Site Selection Criteria

The following sites are those on the ENC SHLAA database, as well as those proposed during the Neighbourhood Plan Call for Sites process. See maps pp.33 and 17. The criteria have been rated by colour: green = positive indication for development; amber = neutral; red = negative.

Factor	Rosary Farm (997)	Land North of Church Walk (1121)
Purpose	Affordable housing	Affordable housing
Distance: Church/Pub	900m	625m
Woodings	750m	775m
Shopper/Post Office	1.275m	250m by Church Walk
Village Hall	1.375m	150m by Church Walk
Club	850m	650m
School	Possible short cut via KCA. 900m by road	750m
Kings Cliffe Active	890m	1,360m
Access	Access to Stamford Road on bend nr. Wansford Rd. No pavement to rlwy Bridge	Orchard Lane/Church Walk. Might affect ethos as 'footpaths'. Sharp bend at corner of OL/CW
Views	Minimal impact	Will impact on view from houses on West St
Proximity to built area	Significantly detached	Slightly detached from existing properties. Can be incorporated into settlement boundary
Neighbouring amenity (effect)	Minimal issue	Will change ethos of Church Walk and introduce more traffic onto 'footpath'
Wildlife concerns	Unknown	Unknown
Landscape concerns	Tym Report* rated 'high' (Enclosures)	Tym Report* rated 'high' (Enclosures)
Heritage concerns	Minimal	Minimal
Drainage effects	In open land, but possible problems under rlwy bridge	Minimal. Run-off can be soaked up by fishponds
Availability	On SHLAA register	Proposed site
Possible no. of properties	81	31
Flood risk	Not in flood zone 3	Southern section at margins of flood zone 3
Present use of site	Brownfield/agricultural	Greenfield. Important Open Land
Other considerations	Tym Report* gave a 'red'	Tym Report* gave a 'red'
SHLAA rating	40 (3a)	46 (2a)
Conclusions	This site was rejected for affordable housing due to its distance from village services, and isolation from the built area of the village. There was concern that the site could allow for more development than the plan required.	This site was rejected for affordable housing due to it being an area of important open land, and the importance of maintaining views from West St. houses. There was concern that the site could allow for more development than the plan required.

\* **Tym Report** (East Northamptonshire Sustainability Assessment 2007) was feasibility study drawn up for 2011 RNOT plan

**Distance colour coding:** <500m = green; 500-1000m = amber; >1000m = red

## King's Cliffe Neighbourhood Development Plan

Factor	Land off Blatherwycke Rd (North) (1103)	Land off Bridge Street (1104)
<b>Purpose</b>	Affordable housing	Affordable housing
<b>Distance:</b>	800m	275m
<b>Church/Pub</b>		
<b>Woodings</b>	950m	425m
<b>Shopper/Post Office</b>	425m	650m
<b>Village Hall</b>	525m	750m
<b>Club</b>	500m	650m
<b>School</b>	600m	650m
<b>Kings Cliffe Active</b>	1,430m	1,150m
<b>Access</b>	Blatherwycke Rd, or off Wood Lane. Some problems for latter in 5-way turning at entry to Wood Rd	By Bridge House. Poor visibility both ways
<b>Views</b>	Impact on Blatherwycke Rd houses, though at present site is partly obscured by hedge	58 villagers (out of 90 who voted) voted this view the best in the village. Impact on houses along upper Bridge Street and Park Street
<b>Proximity to built area</b>	Partly attached to Mazewood Gate houses but outside boundary and will have a feel of 'outside' the village	Would 'join' upper Bridge St houses to rest of village. Outside boundary
<b>Neighbouring amenity (effect)</b>	Some impact on Blatherwycke Rd houses	Impact on Bridge Street houses
<b>Wildlife concerns</b>	Unknown	Unknown
<b>Landscape concerns</b>	Tym Report* rated adjoining field to east 'high' (Enclosures)	Potential Local Green Space. Public footpath running through
<b>Heritage concerns</b>	Minimal	Impact on Conservation Area
<b>Drainage effects</b>	Run-off could affect Blatherwycke Road, and therefore houses on other side	Run-off to Willowbrook
<b>Availability</b>	On SHLAA register	On SHLAA register
<b>Possible no. of properties</b>	80	30
<b>Flood risk</b>	Not in flood zone 3	Western part in flood zone 3
<b>Present use of site</b>	Greenfield/agricultural	Greenfield/agricultural
<b>Other considerations</b>	Tym Report* gave an 'orange'	
<b>SHLAA rating</b>	48 (2a)	35 (3a)
<b>Conclusions</b>	This site was rejected for affordable housing since it would create a satellite community separate from the main built area of the village. It would also create a sprawl along the Blatherwycke Rd. There was concern that the site could allow for more development than the plan required.	This site was rejected for affordable housing since it would interfere with the favourite view of villagers, and would be on land designated as a Local Green Space. There was concern that the site could allow for more development than the plan required.

\* Tym Report (East Northamptonshire Sustainability Assessment 2007) was feasibility study drawn up for 2011 RNOT plan

## King's Cliffe Neighbourhood Development Plan

Factor	Land adjacent to 15 Blatherwycke Rd (South) (KCNP1)	Old Middle School Site
<b>Purpose</b>	Affordable housing	Surgery, Day care centre, Assisted living units
<b>Distance: Church/Pub</b>	800m	400m
<b>Woodings</b>	950m	300m
<b>Shopper/Post Office</b>	425m	475m
<b>Village Hall</b>	525m	575m
<b>Club</b>	500m	275m
<b>School</b>	600m	50m
<b>King's Cliffe Active</b>	1,043m	832m
<b>Access</b>	Onto Blatherwycke Rd. No real problems	Through King's Forest - problems at school start/finish. Via Willow Lane – no road!
<b>Views</b>	Impact on further Blatherwycke Rd houses. Will affect view of countryside from Blatherwycke Rd	Not as dominating as school – will blend in
<b>Proximity to built area</b>	Partly attached to Blatherwycke Rd houses but outside boundary and will have a feel of 'outside' the village	Bordered by King's Forest and school
<b>Neighbouring amenity (effect)</b>	Some impact on Blatherwycke Rd houses	No specific issues apart from traffic through King's Forest
<b>Wildlife concerns</b>	Unknown	Unknown
<b>Landscape concerns</b>	Unknown	Minimal
<b>Heritage concerns</b>	Minimal	Minimal
<b>Drainage effects</b>	Run-off to Willowbrook	Could be a major issue. Would need on-site methods of disposal/collection/recycling
<b>Availability</b>	Proposed site	NCC preparing application but not confirmed
<b>Possible no. of properties</b>	Unknown, but landowner prepared to offer a third of site for housing	Surgery, Day Care centre, Assisted living units
<b>Flood risk</b>	Southern section in flood zone 3	Not in flood zone 3
<b>Present use of site</b>	Greenfield/agricultural	Brownfield/former school remains
<b>Other considerations</b>	Landowner offered c.45% of site to PC free of charge (since withdrawn)	
<b>SHLAA rating</b>	n/a	n/a
<b>Conclusions</b>	This site was rejected for affordable housing as it would create a satellite community separate from the main built area of the village, and outside the settlement boundary. It would also create a sprawl along the Blatherwycke Rd., and extend the village into open countryside. The site could allow for more development than the plan required.	This site was allocated for this purpose since it was available, and the landowner was ready to put in an application. It was close to village facilities and it fulfilled an accepted need. The only noted constraint was drainage, which the developers should be able to overcome with on-site measures.

\* Tym Report (East Northamptonshire Sustainability Assessment 2007) was feasibility study drawn up for 2011 RNOT plan

## King's Cliffe Neighbourhood Development Plan

Factor	Daleswood Rise	Kingsmead (office/business units)
<b>Purpose</b>	Affordable housing	Office/business units
<b>Distance:</b>	750m	Not residential so unlikely to use village facilities unless by car
<b>Church/Pub</b>	700m	
<b>Woodings</b>		
<b>Shopper/Post Office</b>	375m	
<b>Village Hall</b>	475m	
<b>Club</b>	375m	
<b>School</b>	625m	
<b>King's Cliffe Active</b>	1,590m	100m
<b>Access</b>	From Daleswood Rise, no problem	Via Kingsmead. No problem
<b>Views</b>	Possible impact from existing houses on Daleswood Rise. Over-shadowing of houses on Wood Road & Fineshade Close	Minimal impact
<b>Proximity to built area</b>	Within built area and settlement boundary	Within adjusted boundary and alongside industrial units
<b>Neighbouring amenity (effect)</b>	Complaints from residents in Wood Rd & Fineshade Close to previous application about being overlooked	No impact, except a little extra traffic
<b>Wildlife concerns</b>	Unknown	Wildlife corridor
<b>Landscape concerns</b>	Unknown	Some of site within Willow Walk Pocket Park
<b>Heritage concerns</b>	Minimal	Minimal
<b>Drainage effects</b>	Could be an issue. Needs to be self-contained	Could be an issue. Serious run-off from this area occasionally affects road under railway bridge
<b>Availability</b>	Previous application for this site	Part of KC1 (RNOT)
<b>Possible no. of properties</b>	7-10	3 units
<b>Flood risk</b>	Not in flood zone 3	Not in flood zone 3
<b>Present use of site</b>	Unused waste ground	Unused waste ground
<b>Other considerations</b>	Previous application turned down for parking reasons and overshadowing Wood Rd houses	
<b>SHLAA rating</b>	n/a	n/a
<b>Conclusions</b>	This site was allocated for this purpose as it was available, close to village services, and the developer had made a previous application. The only constraints were possible over-shadowing of existing houses, which the developer will have to address with appropriate design.	This site was allocated for this purpose since it was located in the existing 'industrial' area of the village, and would fit well alongside existing units. It had already been designated in previous Local Plans for this purpose. The only constraint would be drainage which would have to be overcome with on-site measures.

\* Tym Report (East Northamptonshire Sustainability Assessment 2007) was feasibility study drawn up for 2011 RNOT plan



## King's Cliffe Neighbourhood Development Plan

<b>Factor</b>	<b>Land South of Church Walk (598)</b>
<b>Purpose</b>	Affordable housing
<b>Distance: Church/Pub</b>	350m
<b>Woodings</b>	500m
<b>Shopper/Post Office</b>	100m
<b>Village Hall</b>	10m
<b>Club</b>	650m
<b>School</b>	700m
<b>King's Cliffe Active</b>	1,650m
<b>Access</b>	Via Church Walk. Extra traffic will impact on this footpath, and possible safety concerns with children at Village Hall. Concerns over upkeep of access with increased traffic
<b>Views</b>	Minimal impact
<b>Proximity to built area</b>	South of built area but near properties on Church Walk
<b>Neighbouring amenity</b>	Extra noise/traffic on houses opposite
<b>Wildlife concerns</b>	Unknown
<b>Landscape concerns</b>	Tym Report* rates 'high'
<b>Heritage concerns</b>	Minimal
<b>Drainage effects</b>	Run-off to Willowbrook
<b>Availability</b>	Proposed site
<b>Possible no. of properties</b>	16
<b>Flood risk</b>	All of the site within flood zone 3
<b>Present use of site</b>	Agricultural storage
<b>Other considerations</b>	Advised against by ENC , which pointed out that it would oppose proposal. Brownfield site status previously rejected. Tym Report* marks 'red'
<b>SHLAA rating</b>	34 (3a)
<b>Conclusion</b>	This site was found to be unsuitable due to its location entirely within Flood Zone 3 and the difficulty of successfully fulfilling the requirements of the Exceptions Test, especially given the proximity of other available sites not within Flood Zone 3. However, should the Flood Zone status change there would be no objection to a small development of affordable homes.

\* Tym Report (East Northamptonshire Sustainability Assessment 2007) was feasibility study drawn up for 2011 RNOT plan

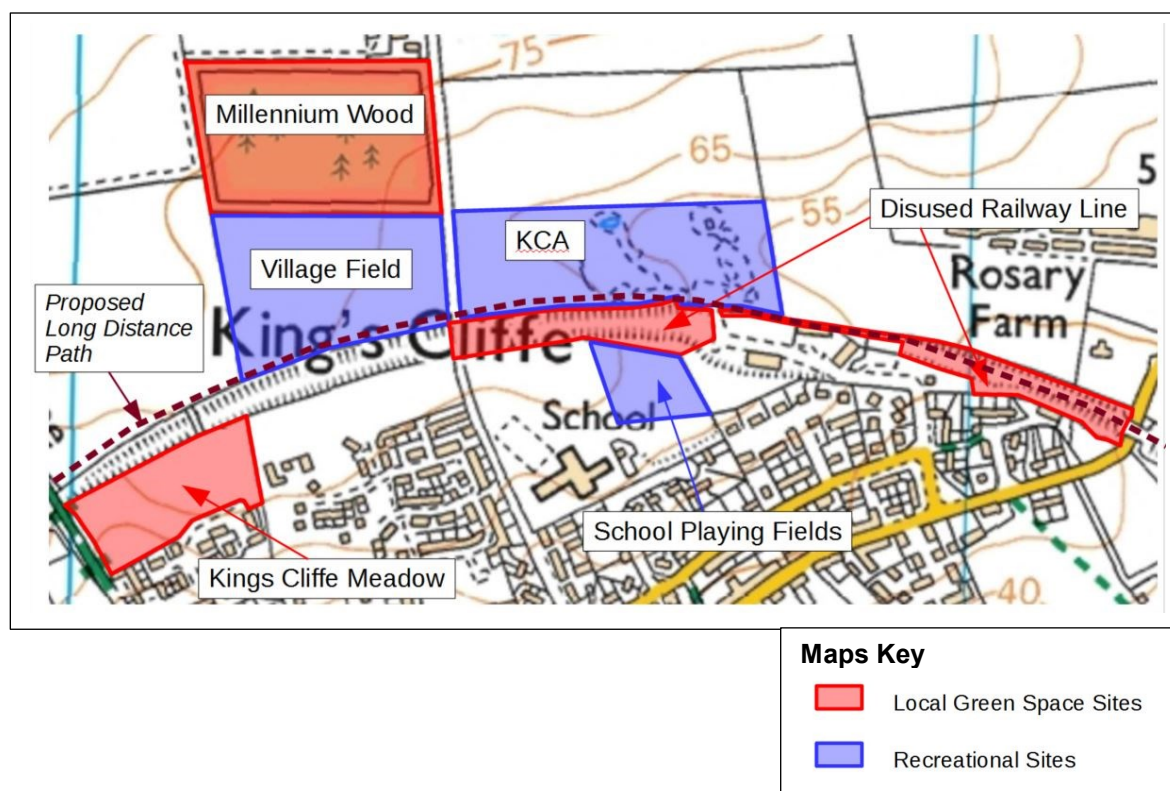
# King's Cliffe Neighbourhood Development Plan

## Appendix B: Local Green Spaces (Policy RC1) and Recreational Areas (RBS3)

These are areas that are proposed for designation as Local Green Spaces:

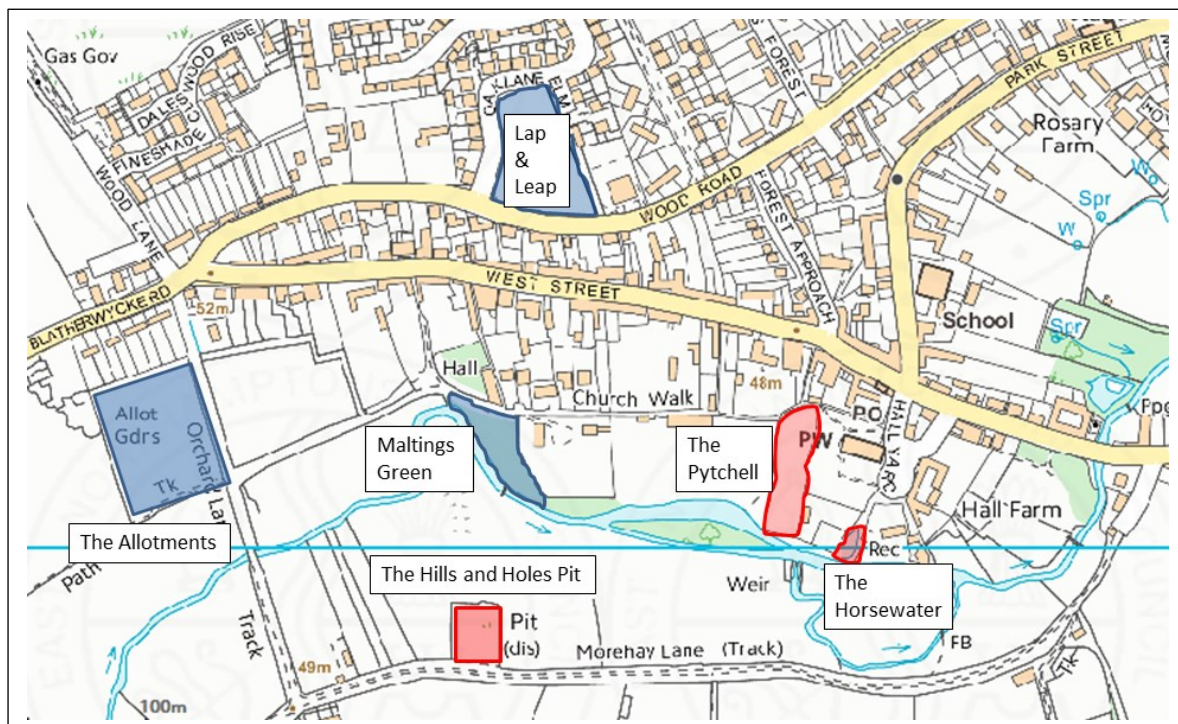
LGS	Site Name	Size (Hectares)	Designation	Ownership	Importance Amenity Cultural Views Wildlife
1	Millennium Wood	4.5		Woodland Trust	ACVW
2	Disused Railway line	1.3	LWS	ENC, leased to Parish Council	ACVW
3	King's Cliffe Meadow	1.7	LWS	ENC	AVW
4	The Horsewater	0.05		Parish Council	ACW
5	The Pytchell	0.4		Parish Council	A
6	Hills and Holes Pit	0.2		Parish Council	ACV

## Map A: Local Green Spaces and Recreational Areas (North)



# King's Cliffe Neighbourhood Development Plan

## Map B: Local Green Spaces and Recreational Areas (Central)



This section describes the areas prescribed as Local Green Spaces at the time of issue of this plan. This includes a number of sites with other recognised designations.

SSSI - Site of Special Scientific Interest  
SPA - Special Protection Area  
NNR - National Nature Reserve  
LNR - Local Nature Reserve  
LWS - Local Wildlife Site  
PWS - Potential Wildlife Site  
PWV - Protected Wildlife Verge  
PP - Pocket Park  
LGeoS - Local Geological Site  
PLGS - Potential Local Geological Site

These designations are as recorded on the database at NBRC - The Northamptonshire Biodiversity Records Centre.

## Local Green Space Descriptions (RC1)

### LGS1 Millennium Wood

This site lies to the north of the village and was planted as a community project with the help of villagers in 2000. It is open to the public and is accessible by one gate on Willow Lane and by another gate from the Village Field. It is owned and managed by The Woodland Trust, with mown rides and tree thinning as required.

It is important both as an amenity, providing a space for dog walkers and contemplation, and as a wildlife site with a wide variety of flora and fauna present on the site. It also forms part of an important view approaching the village from the east.

# King's Cliffe Neighbourhood Development Plan

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## LGS2 Disused Railway Line

From Willow Lane eastwards the railway line runs through a cutting in the Willow Walk pocket park - owned by ENDC but leased to the Parish Council for 30 years (from 2016). This section runs as far as Kingscliffe Business Park, where there is access to KCA, and to the school via the new path. (Sections of the railway line are owned by F&A George, and we are grateful for the access which has been permitted by the estate. However those areas are not referenced directly in the plan and only the sections owned by East Northants Council between Wood Lane and Park Street Bridge are described.)

From KCA eastwards the railway line continues to run through the Willow Walk pocket park (leased to the Parish Council) on an embankment section as far as Park Street Bridge, and is open to the public via a number of access points, which should be retained.

Management of this area is the responsibility of the Parish Council and a great deal of work has been done by Wildplaces and the Wildlife Trust to open this area up, installing footpaths and improving the wildlife value

The whole site is a Local Wildlife Site, with protected species such as adders, slowworms and badgers regularly seen, and increasing numbers of insects as much of the scrub is being removed.

The site is culturally significant with the village's historic connection with the railway and provides both a valuable wildlife corridor, and a well-used public amenity.

## LGS3 King's Cliffe Meadow

The meadow lies in the northwest of the village, and is an area of chalk downland, managed by the Wildlife Trust on behalf of ENDC, with assistance from Wildplaces on access points. As of November 2016, the site is under review as a potential Local Nature Reserve (LNR). Of particular interest are the many anthills, and the spring and summer flora which are present.

Public access is permitted via kissing gates at the southeast and northwest corners. Wildplaces is planning additional access from the railway line during 2017. The area is both an important wildlife site and of high amenity value, with expansive views across the Willowbrook to the south.

## LGS4 The Horsewater

A historic site, originally an inlet to the Willow Brook used as a watering point for farm horses, the Horsewater is found to the east of the church. It provides good views of Hall Yard - the historic centre of the village - the vicarage and the water mill, as well as the church and churchyard. It has been developed into a pond and small wetland zone, fed by a permanent spring at the northern end. This public amenity area is owned by the Parish Council, managed by Wildplaces, and is important for wildlife - particularly dragonflies.

## LGS5 The Pytchell

The Pytchell is a secluded walled site next to St James and All Saints church in the historic centre of the village. It runs from Church Walk to the Willow Brook and provides a public amenity space with a community orchard, picnic area and, after clearance work by Wildplaces, provides an open river bank. Access is via a gate onto Church Walk. In 2016 it was formally opened to the public as an amenity area, and has proved popular with families and young children.

While owned by the Parish Council it is leased to individuals and organisations in the village who are responsible for its management and upkeep.

## LGS9 Hills and Holes Pit

This is currently a neglected area of scrubby land with a footpath that links Morehay Lane with the bridge over the Willow Brook, which is frequently used by walkers. It is owned by the Parish Council and holds heritage interest to the village as a site where a lot of waste was disposed of historically. In summer it is overgrown with nettles, but there are plans to cut these back and provide a bench and viewpoint down towards the river.



# King's Cliffe Neighbourhood Development Plan

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## **Recreational Areas (RBS3)**

### Village Field

This field, immediately south of the Millennium Wood, was given to the Parish Council by Persimmon Homes as part of the arrangements for building the Oak Lane housing development. It is open to the public, and accessible by a gate from Willow Lane, and also by a gate into Millennium Wood.

55m of the western end of the field has been set aside as a woodland area and wildflower meadow, creating a wildlife corridor link between the disused railway cutting and Millennium Wood. The trees were planted and the meadow was seeded by over 100 villagers in 2015 as a community activity, and the area is therefore of considerable significance to them. In addition a narrow strip of margin along the top of the disused railway cutting is allowed to remain wild, to encourage wildlife diversity on the boundary. There are also two ponds on site.

The remainder of the Village Field has been sown with amenity grass for general use by the village as a recreation area and a site for village events. It has already proved a very popular area of open space, especially for residents of the Oak Lane development.

It provides both a valuable amenity for walking and games, and will also develop into a key wildlife link for the Millennium Wood. It also forms part of an important view approaching the village from the east. Management is the responsibility of the Parish Council, with assistance from Wildplaces.

### King's Cliffe Active

King's Cliffe Active (KCA) is a sports organisation providing a variety of activities, with tennis courts, football pitches, netball courts and an all-weather 'MUGA'. The site, which is immediately north of the railway cutting, includes a play park and grassed areas, and is open to the public via a road entrance and a kissing gate onto Willow Lane.

Currently, specific areas of the KCA site have been allowed to remain natural (see map), with a mixture of rough grasses, wildflowers and hedgerows. Two drainage ponds provide additional habitat variety, and will be managed by Wildplaces for biodiversity.

These specified areas are therefore valuable as an amenity, and also as a wildlife area with mixed habitats.

The land is leased from the Parish Council and management is the responsibility of the KCA trustees.

### The Allotments

The allotment area to the west of Church Lane is very popular and well used by the village, and there is currently a waiting list for additional gardeners. This is owned and managed by the Parish Council, and also provides an open outlook towards Blatherwycke. There is also a public footpath (RoW) crossing the site, which provides a route to Blatherwycke.

### Maltings Green

This is the only area of Common Land in the village, and is the responsibility of the Parish Council. It provides a public amenity area between the village hall and the river, and is also managed in part for wildlife by Wildplaces. It contains a spring-fed pond and stream, and wildflower area which completes a useful habitat matrix.

Being adjacent to the village hall the site is used regularly by the Underground youth clubs, Brownies etc, and for village events such as the duck race and Christmas Fair.

As well as open access from Church Walk, a footpath (RoW) leads across the Willow Brook to the Hills and Holes field to the south.

### LAP & LEAP (Local Area for Play & Local Equipped Area for Play - Oak Lane play area)

The green between Oak Lane and Wood Road is currently owned by Persimmon Homes, but is expected to be transferred to the Parish Council when all works have been completed. Management responsibility will also then be transferred.

It includes both LEAP and LAP zones, as well as a large grass area providing a valuable amenity to the village and a playground for children.

Access is open around Oak Lane and via a gate in the wall from Wood Road.

### The new Endowed School Playing Fields

This is the area of playing fields belonging to the new site of the King's Cliffe Endowed Primary School.

# King's Cliffe Neighbourhood Development Plan

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## Appendix C: Favourite Views (see Policy BE2)

These are some of the views, in rank order as voted for by villagers, which the community wishes to keep free from any development that would spoil them.



1. From Bridge Street towards Willowbrook



2. From above Morehay Lane towards Church



3. From The Horsewater towards Hall Yard



4. South-west across King's Cliffe Meadow



5. Along Morehay Lane towards the Spa



6. Morehay Lane towards village



## King's Cliffe Neighbourhood Development Plan



7. Willow Lane towards village



8. Park Street Railway Bridge



9. King's Cliffe Banks towards Bridge St/Park St



10. Village Field from Willow Lane



11. Railway embankment towards Kingsmead



12. Orchard Lane looking South-west

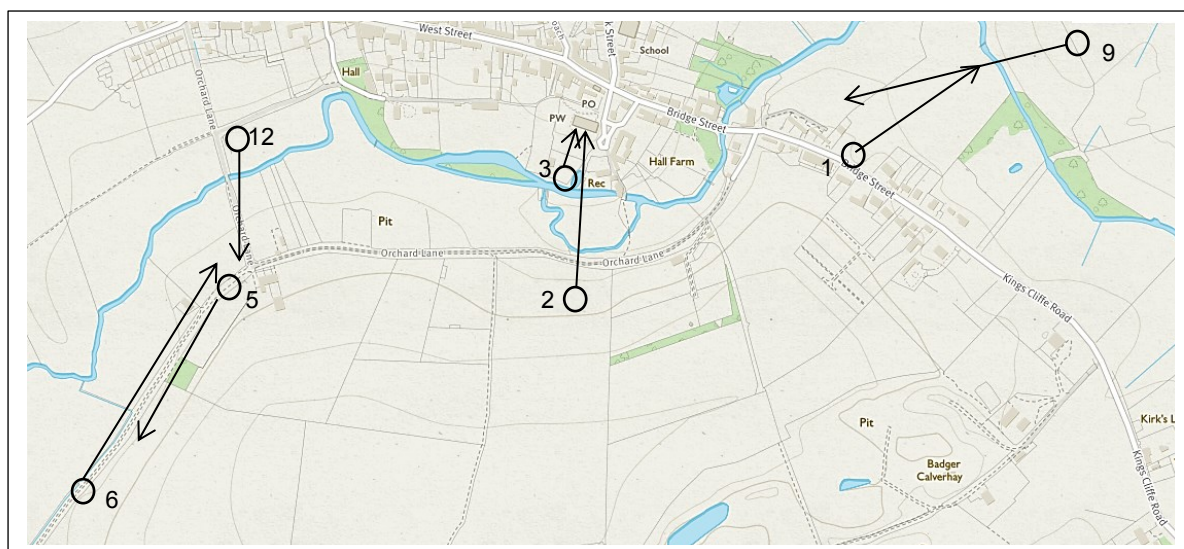
# King's Cliffe Neighbourhood Development Plan

## Favourite Views Map (North)



Key: ○ Spot where photo taken  
→ Direction of photo

## Favourite Views Map (South)





# King's Cliffe Neighbourhood Development Plan

## Appendix D: Projects

There are two main areas of strategic or aspirational projects. Examples of each are given here, but others may be identified during the life of this plan. If development money should become available this may contribute towards the costs of achieving these aims.

### A. Traffic Calming, Cycling and Parking

1. Engage with relevant authorities to consider speed reduction and additional parking areas within the village, improving traffic flow along West Street, and preventing congestion during school arrivals and departures at King's Forest (see Locations Map below).
2. Secure bicycle parking at all service points in the village, especially the Village Hall and Shopper.
3. A footpath/right of way enabling access between Wood Road/Oak Lane and West Street

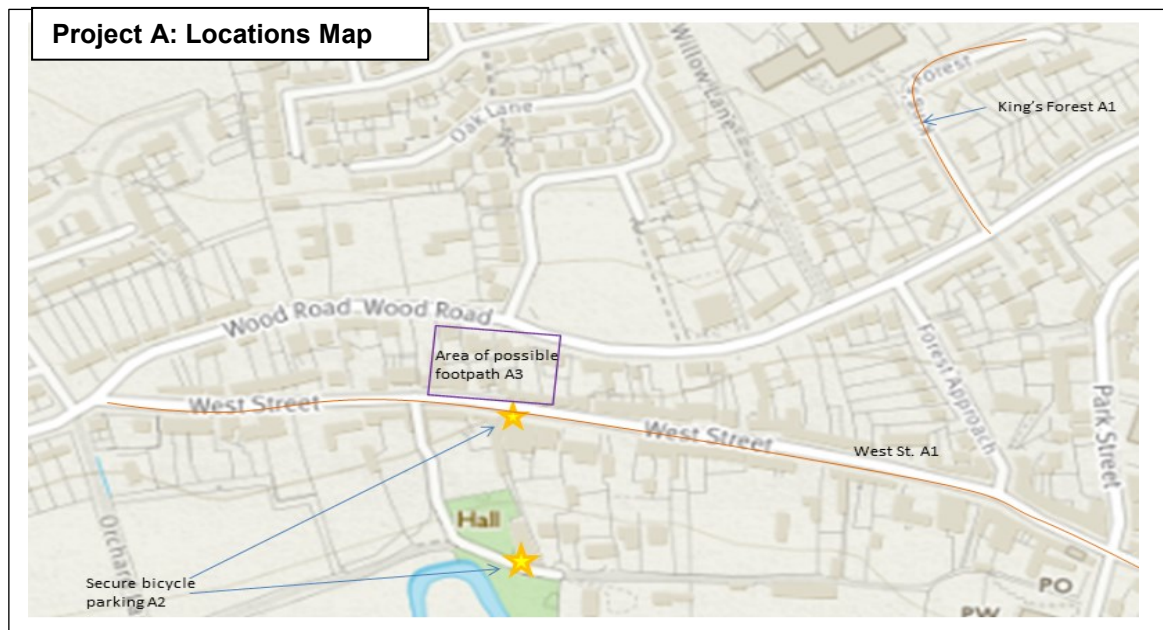
### B. Protection and Access in the Countryside

1. *Identify and develop further green spaces and wildlife sites, pursuing recognised designations.*  
Within the Local Green Spaces (LGS) and Recreational Areas identified in this plan, some of the areas could be managed in ways appropriate for developing into additional Local Wildlife Sites. These include the Millennium Wood and the wildlife corridor on the village field (see Map A, p.39). Some of the sites may be upgraded in time to Local Nature reserves, including much of the railway line. New sites available for appropriate habitat management and opening to the villagers for amenity use may be identified in due course, particularly as additional developments occur in the village. This could include part of the new school site, and also the old school site.

2. *Convert well known/used access routes into public rights of way.*

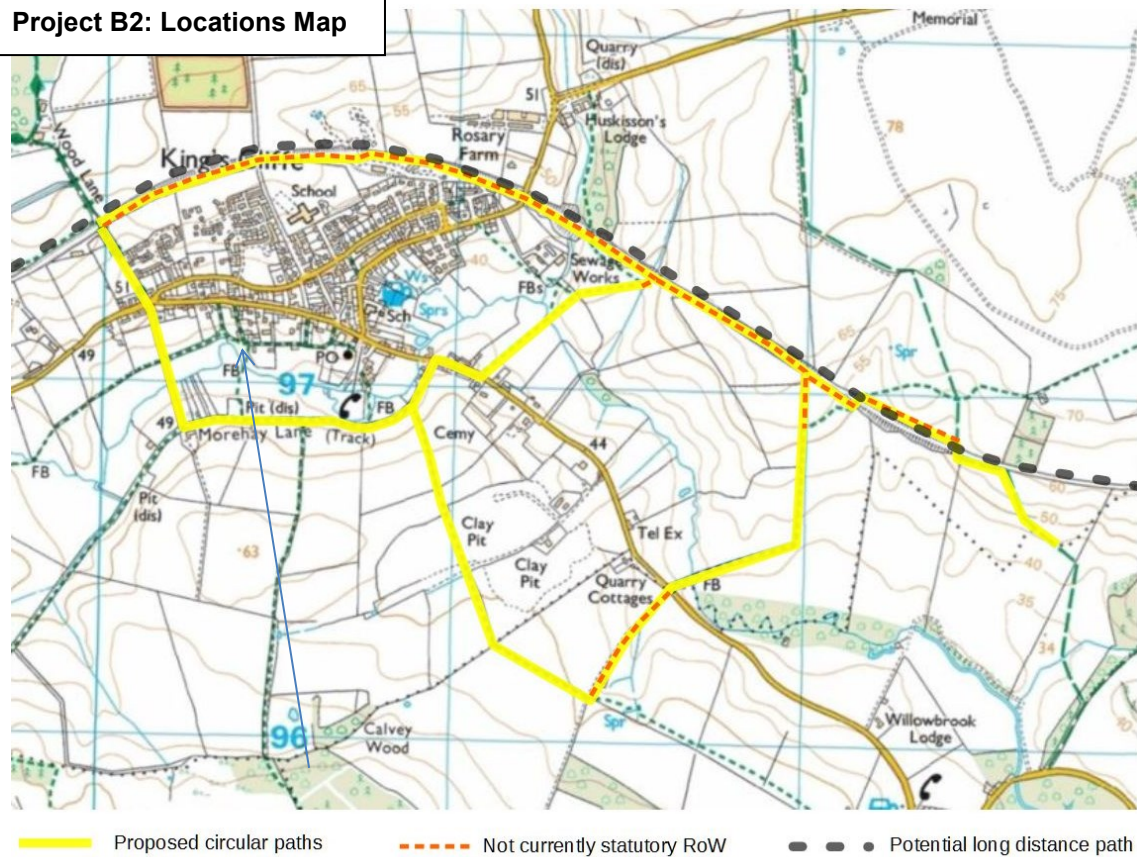
In addition to the extensive network of paths around the village, particularly to the north and west into Fineshade woods, there is real opportunity to create circular routes to the south and east, and within the village itself, for all members of the community. This work will initially focus on opening up the disused railway line, where possible, to connect other footpaths and so increase the accessibility of the countryside towards Apethorpe.

The other significant project will involve making the north bank of the Willowbrook accessible to the village, connecting the Horsewater, Pytchell and Maltings Green (see Locations Map South, p.48).



# King's Cliffe Neighbourhood Development Plan

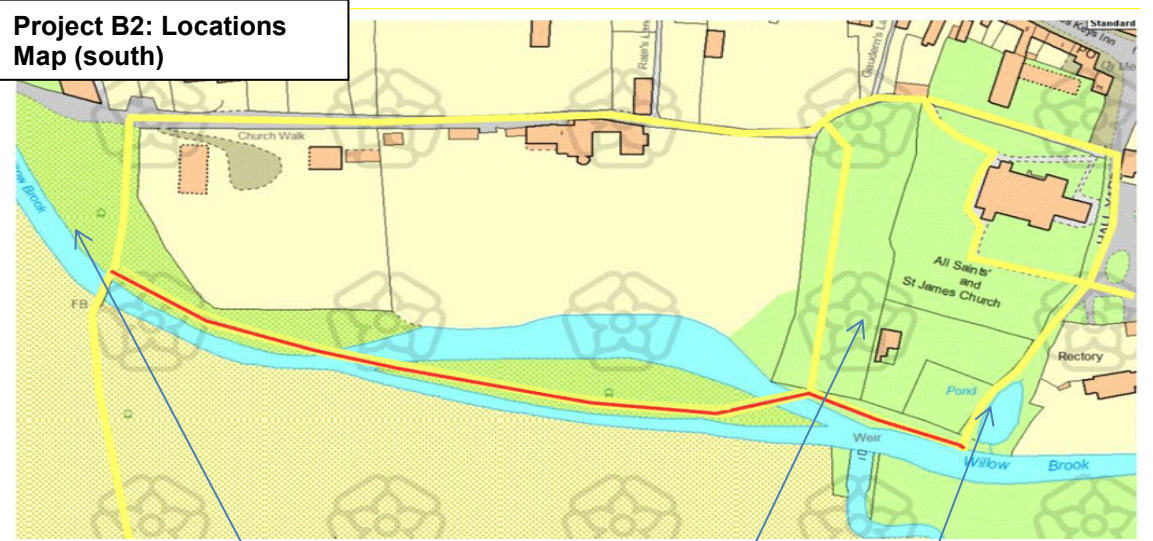
**Project B2: Locations Map**



Route of circular path

Sections not currently Rights of Way

**Project B2: Locations Map (south)**



Maltings Green

Pytchell

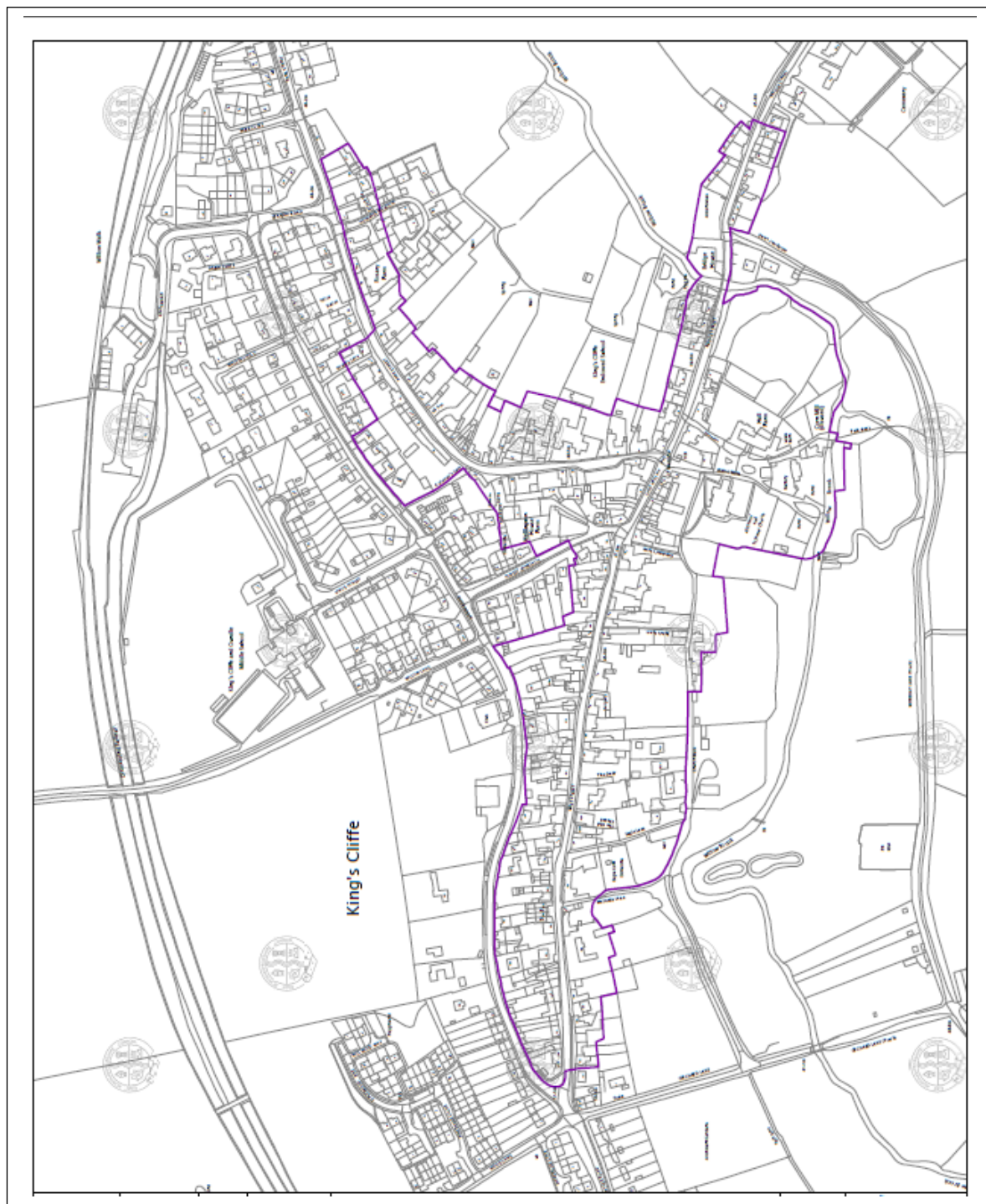
Horsewater



# King's Cliffe Neighbourhood Development Plan

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## Appendix E: The King's Cliffe Conservation Area



### Article 4 Restrictions

King's Cliffe Conservation Area is subject to Article 4 regulations under the Town and Country Planning (General Permitted Development) Order 1995. This means that some development within this area, which is otherwise allowed without a planning application, now requires one. Amendments to this Order happen regularly, so for up-to-date guidance the advice of the Conservation Officer at the Local Planning Authority is recommended.

# King's Cliffe Neighbourhood Development Plan

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Prepared by King's Cliffe Neighbourhood Development Plan Steering Group  
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a Neighbourhood Plan for its Parish

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