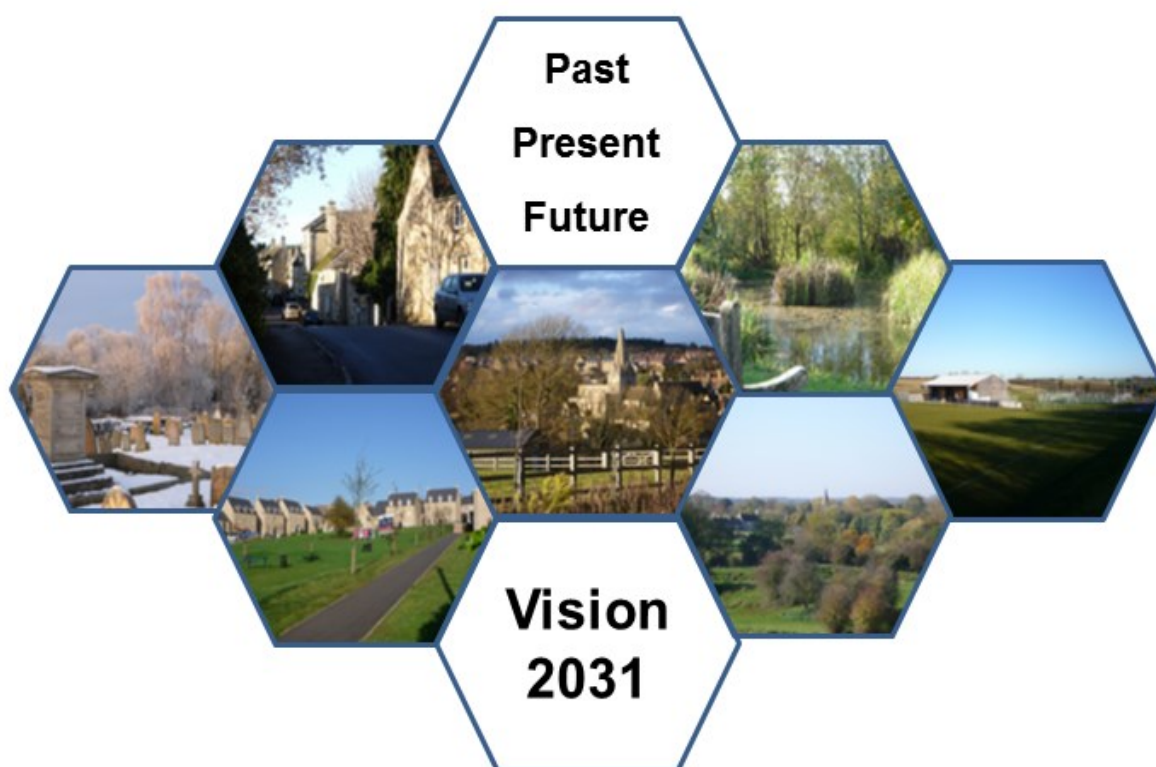


# KING'S CLIFFE



## NEIGHBOURHOOD DEVELOPMENT PLAN

**2017 - 2031**

**Consultation Draft**

(Regulation 14)

# King's Cliffe Neighbourhood Development Plan

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# King's Cliffe Neighbourhood Development Plan

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## What is this?

This is your copy of the Consultation Draft (Regulation 14) of the King's Cliffe Neighbourhood Plan.

The intention of a Neighbourhood Plan is that it should promote sustainable development while reflecting the wishes of those who live in the neighbourhood. In drawing up the Policies in this Plan we have taken into account your views as expressed in all the consultation exercises involved in the production of the 2014 King's Cliffe Village Plan, as well as responses from you at the Neighbourhood Plan Launch Event, the Village Survey, and all the comments received through the Neighbourhood Plan website, and at associated events.

So have we got it right?

Before the final Plan can be submitted to the District Council for its independent examination there will be a period of 6 weeks in which you can examine this draft and comment on any aspect of it. At the end of this booklet is a sheet where you can make your comments. All your responses will be considered by the Steering Group before submission.

All comments must be received by the end of Friday 15<sup>th</sup> September 2017.

In case you would like to speak to members of the Steering Group and Parish Council face to face, **there will be an open meeting at King's Cliffe Active on Thursday 10<sup>th</sup> August at 7.30pm.** This is in place of the scheduled Parish Council meeting. If you cannot make this meeting, and you have questions to ask, please email us through the website and we will get back to you.

The Plan is divided into 2 parts:

- Section A: Background information about the Parish
- Section B: The proposed Planning Policies

The Policies are in the blue boxes, and they are ones that the decision makers will have to consider when deciding on planning applications. As well as these we have some Projects which we will be following through to hopefully make the village a better place. The other text in section B is explanation of why the Policies have been chosen.

This Plan is your best chance of ensuring that over the next 15 years your village develops in the way that you want.

Please take time to read it.

*The Steering Group, King's Cliffe Parish Council*  
[www.kingscliffeplan.org.uk](http://www.kingscliffeplan.org.uk)

## The Steering Group

Jeanne Atkinson (Chair), Mark Ayres (Webmaster), Jenny Dixon, David Graham, Clive Ibotson, Roy James, Chris Leuchars (Secretary), Robert Meadows (Treasurer), George Smid, Felicity Thistlethwaite, Charles Tomalin, Katy Weeks

The Steering Group is a sub-group of the Parish Council and is made up of councillors and villagers. Based on evidence provided by the community it has made recommendations for the Consultation Draft, which have then been discussed and amended by the Parish Council. Final decisions on the location of sites for development for this Draft were made by the Parish Council. It is now up to you to give your opinions on the results. The Plan will be further considered in the light of your comments before being submitted to the District Council for further consultation and examination. You will then be invited to approve the final Plan in a Referendum.

# King's Cliffe Neighbourhood Development Plan

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## Table of Contents

### Section A: Background

Neighbourhood Plan Area Map	5
Foreword	6
Background to the Plan	7
History of the Parish	8
King's Cliffe Today – village profile	9
Consultation	12
Structure of the Plan	13

### Section B: The Neighbourhood Plan Policies

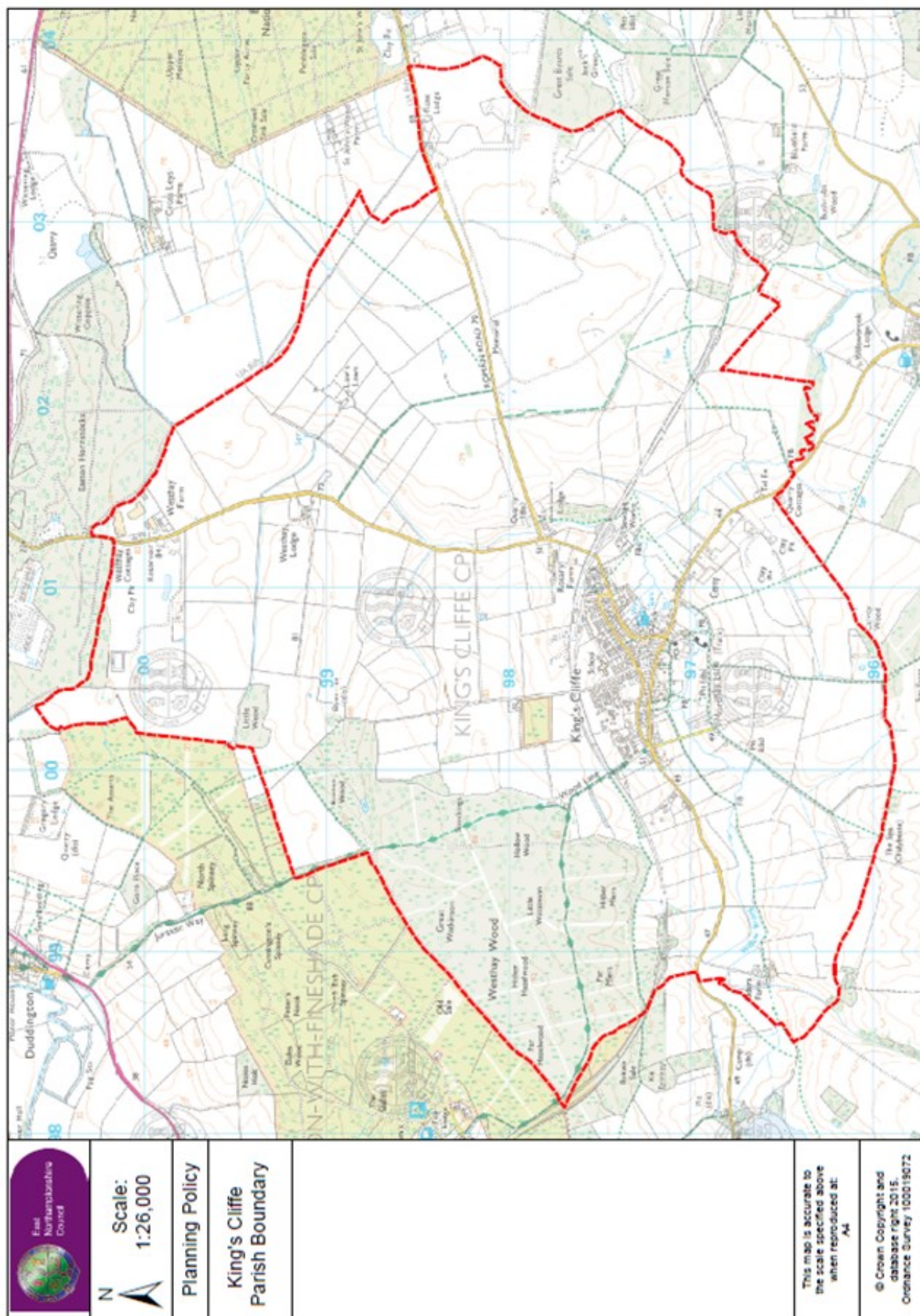
Objective 1: Providing Homes	14
Objective 2: Providing Sustainable Housing	18
Objective 3: Protecting the Built Environment	21
Objective 4: Improving Traffic and Parking	23
Objective 5: Encouraging Business, Retail and Services	25
Objective 6: Protecting the Rural Character	28
Site Allocations	31

### Section C: Appendices

Appendix A: Local Green Spaces	39
Appendix B: Favourite Views	44
Appendix C: Projects	47
Comments sheet	51

# 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 including Parish Council members and community volunteers, with the help of East Northamptonshire Council.

1.4. The Neighbourhood Plan will be subject to independent examination and referendum and, if approved, will then form part of the statutory Development Plan for the Parish of King's Cliffe. This legal status will give the Neighbourhood Plan significant weight in planning decisions over the period up to 2031.

1.5 It is hoped that the Neighbourhood Plan will 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

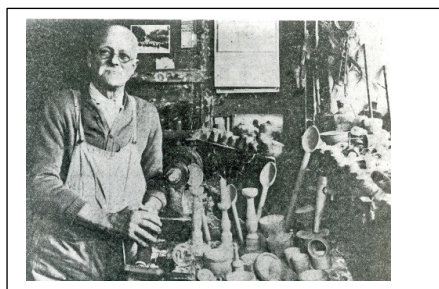
## 3. History of the Parish

### 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.

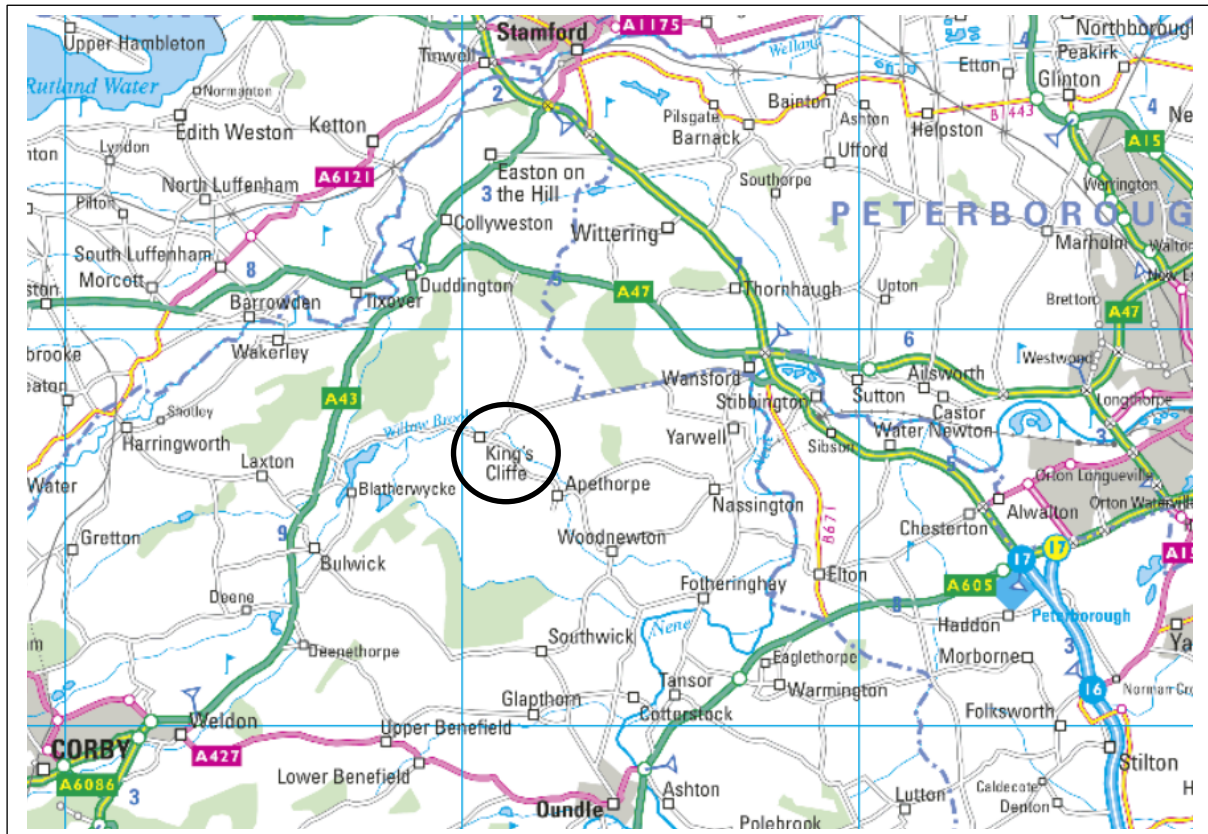


# King's Cliffe Neighbourhood Development Plan

## 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**

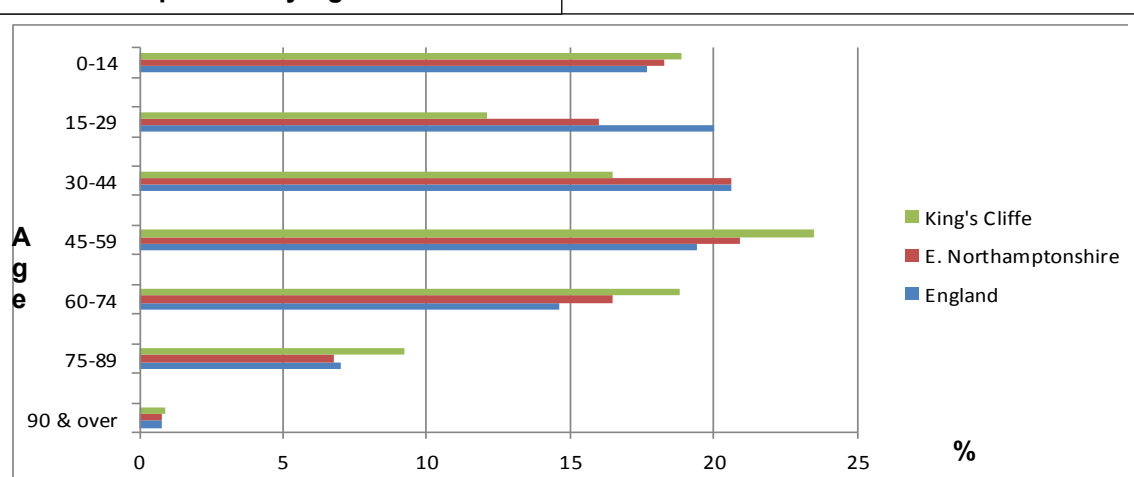


Table A indicates that although King's Cliffe does broadly follow the usual pattern for the district and the country, it does so in a more extreme way. Of particular interest is the figure for 15-44 year-olds. Evidently, many of this age are leaving the village at this time of their lives. Possibly this 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**

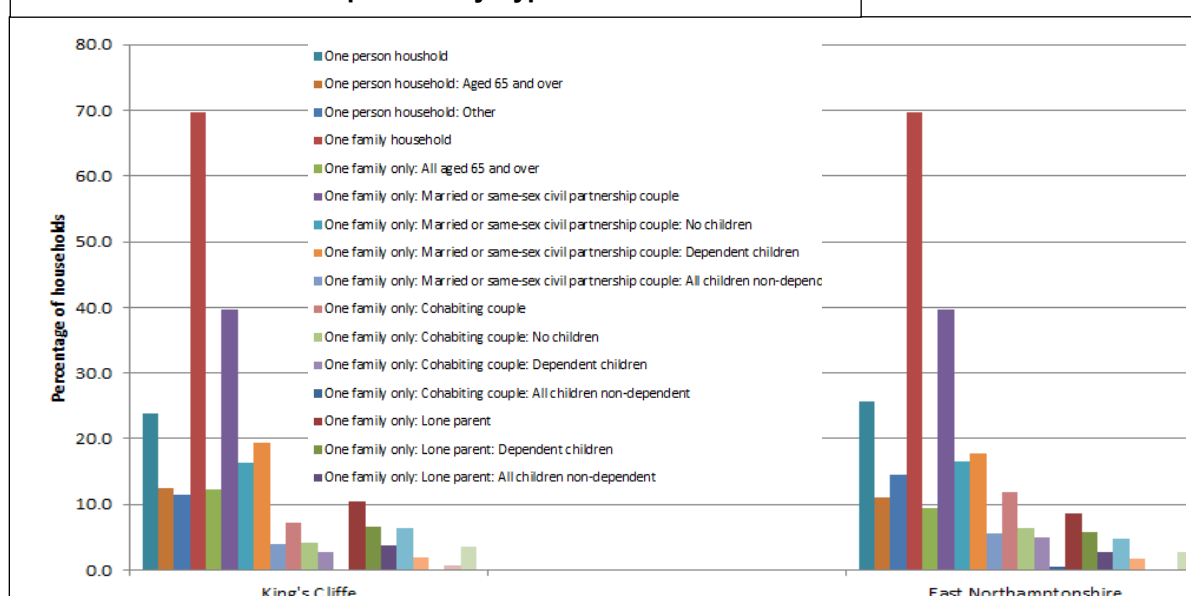


Table B shows parallels between King's Cliffe and the district as a whole, although it does identify a higher proportion of older households – those who may wish to downsize in the future.

# King's Cliffe Neighbourhood Development Plan

## Housing

**Table C: Housing Tenure – 2011**

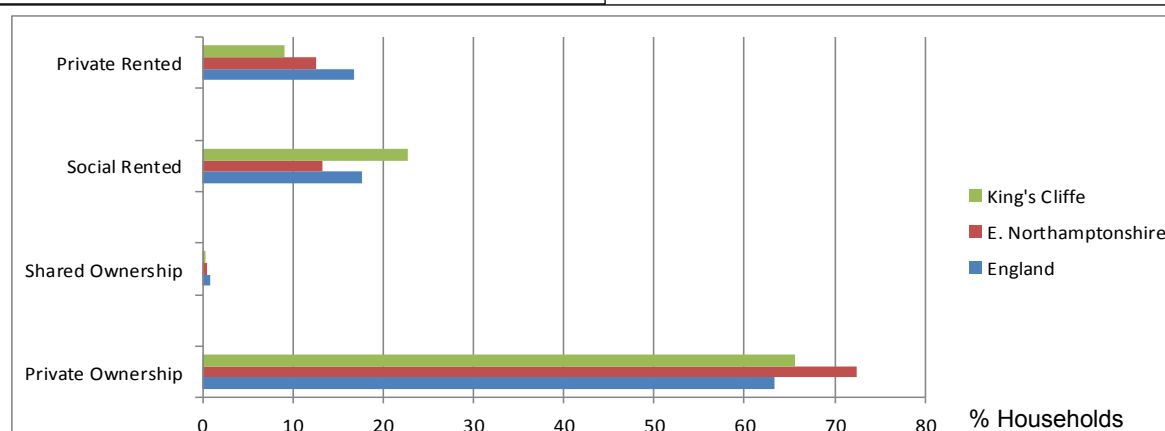


Table C shows that the proportion of social housing in the village is unusually high. Not only is it (22.7%) above the district (13.3%) and national (17.7%) averages, but is also higher than other nearby villages of roughly similar size (Brigstock: 16.6%; Easton on the Hill: 17.6%). Demand for social 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**

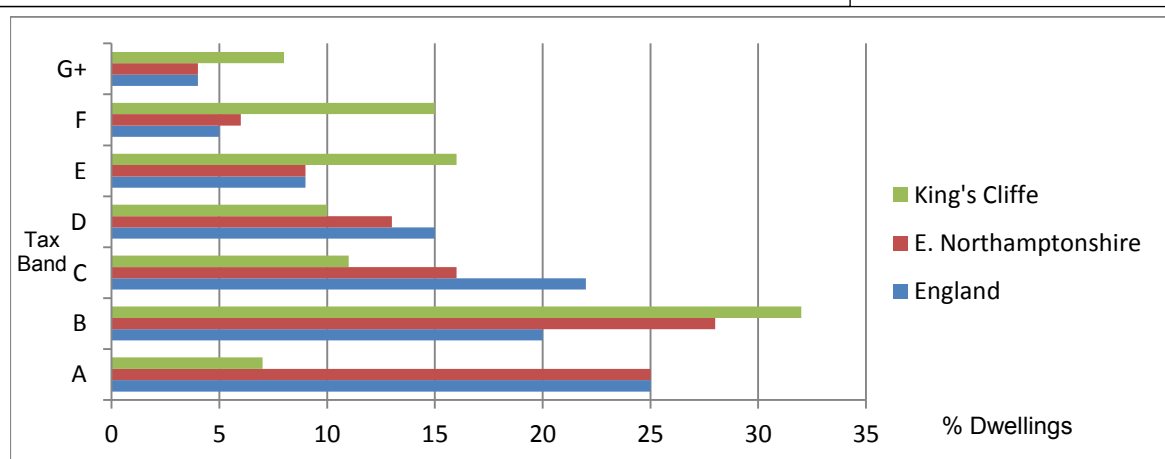


Table D reveals that there is a significant shortage of properties in Tax Band A - 7% (c.f. Brigstock – 20%), thus ensuring that many, possibly younger, villagers are unable to remain in the village.

# 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.



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.



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). Comments could also be made via the website, and a telephone number was provided for those without internet access. This period of consultation lasted 6 weeks.



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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 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

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## The Neighbourhood Plan Policies

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

7.1. There are currently about 630 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. Successful villages and communities develop through incremental growth that harmonises with the existing character of their setting and buildings. This did not happen under the previous Local Plan in which the sudden influx of new housing increased the village size by a quarter within just 2 years, and produced an add-on estate that has increased dependence on car journeys to access village services.

7.4. This Plan seeks to learn lessons from this experience and provide for more appropriate and measured growth, as shown in Policy H4.

7.5. 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 King's Forest Ward Housing Needs Assessment. 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.

7.6. Inevitably, this means that a large proportion of these new homes should be affordable. While the Local Plan allows for up to 40% of housing in any new development to be affordable, the King's Cliffe Plan emphasises the need to meet this top limit, thus reflecting the needs and wishes of the community.

7.7. 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.

7.8. 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

# 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

## Policy

### H1: Development within the Settlement Boundary

The settlement boundary will be as shown in the Policies Map p.17. 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
- 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
- on vacant and under-developed land within the main built up areas of the village on land which is bounded by existing built curtilages on at least two sides, such as the filling in of a small gap in an otherwise substantially built up frontage.

## Policy Explanation and Justification

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

The proposed settlement boundary will broadly follow the outline of that in 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

## H2: Affordable Housing Need

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

- a) 1-2 bedroom dwellings
- b) Social housing
- c) Starter homes

In any development, a figure of 40% affordable housing (subject to viability) will be required.

## Policy Explanation and Justification

**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.*

## 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.*

## H3: Social Housing Suitability Criteria

Social housing introduced under this Plan must be offered to those on the housing list with a strong connection to King's Cliffe first, and each time it becomes available.

Applicants meeting one of the following criteria will be defined as having a local connection to King's Cliffe and will be assessed according to their housing circumstances.

- Applicants who have lived in King's Cliffe for 12 months out of the last 24 months, or 3 years out of the last 5 years
- Applicants who have immediate family members living in King's Cliffe who have lived here for at least the last five years
- Applicants who have employment in King's Cliffe
- Other special reasons for living in King's Cliffe e.g. the need to be near special medical or support services, which are available only in a particular district. Such cases will be considered by the Medical and Social Needs Panel

## Policy Explanation and Justification

**East Northamptonshire Council Housing Allocation Policy Para 9, p.8** prioritises those with a local connection. This Plan wishes to prioritise those with a King's Cliffe connection, according to the same criteria, in line with the Plan Vision.

## H4: Phasing of Developments

Development shall be *phased* so that applications for developments of up to 5 houses only in any one place at any one time within the settlement boundary will be supported, except where:

- a) All houses in the application meet one of the criteria in Policy H2
- b) Houses are part of an assisted living complex (see Policy SA1)

## Policy Explanation and Justification

**JCS Policy 29** states that Neighbourhood Plans should identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period.

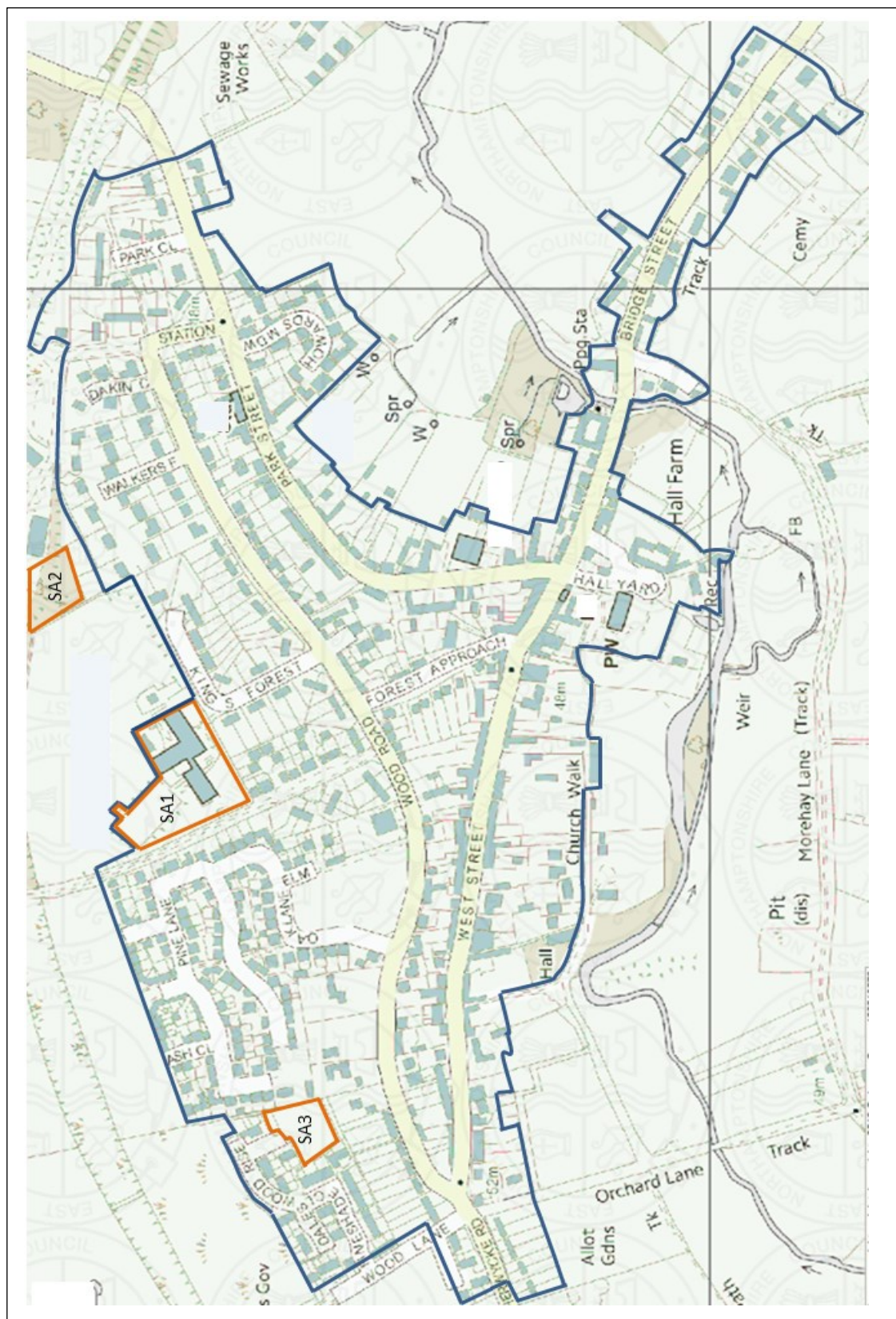
The rapid and large development of Oak Lane (145 houses in one go) provoked unease among some King's Cliffe residents who made it clear in the Village Plan questionnaire that they would prefer gradual and measured growth. However, there is no wish to restrict numbers if the provision of social, affordable and assisted living housing, for which there is an identified need, depends on a greater number of units being built at any one time or place for financial viability.



# King's Cliffe Neighbourhood Development Plan

## Revised Settlement Boundary and Site Allocations

(Site allocations in brown – see pp.31-38 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 recent developments have contributed to this. Both Oak Lane and King's Cliffe Active are situated on high ground and have reduced the amount of natural soakaway, resulting in flooding 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 SH3 attempts to deal with this.

8.6. Policy SH4 is aimed at reducing the amount of fuel-driven vehicle movements within the village, and therefore supports the policies in Objective 4. If developers can provide storage for bicycles in new properties this would encourage the use of bicycles. It should be remembered that due to King's Cliffe's rural isolation, and lack of a scheduled bus service, cycling is the only real sustainable travel option other than walking. Although the

use of electric cars is in its infancy, it is widely expected to grow within the lifetime of the Plan, and thus Policy SH4 includes this provision.

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 Parish Council took the decision 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.

## 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: Carbon Reduction Standards

Development proposals should demonstrate how they are *exceeding* the minimum legal energy standards in Building Regulations and reducing carbon dependency.

## Policy Explanation and Justification

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

This policy is of particular importance to the Transition group who are working to make the village 'greener'. As an isolated community we are heavily dependent on car use, and so would like to balance this out with more carbon efficient homes.

### SH2: Reducing Water Consumption

Proposals for individual and multi-unit developments will be supported where these incorporate schemes for rainwater harvesting. As a minimum requirement a water storage system of at least 200 litres must be installed.

## Policy Explanation and Justification

### 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.*

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

### SH3: Reducing Surface Water Flood Risk

Driveways, and pathways within the curtilage, of new developments should incorporate sustainable drainage systems, to deliver a net reduction to surface water run-off. Proposals for development must demonstrate how such run-off will be contained within the development.

## Policy Explanation and Justification

**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...*

# King's Cliffe Neighbourhood Development Plan

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**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*

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

## **SH4: Promoting Sustainable Transport through Design**

New development must take every opportunity to enable King's Cliffe to fulfil its aim of reducing carbon emissions. The following measures, at least, are required:

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

## **Policy Explanation and Justification**

**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*

**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;*

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

## 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 Building**

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

#### **Policy Explanation and Justification**

**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;*

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

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.

#### **BE2: Sympathetic Landscaping**

New development should be sympathetic and seek to match the density, structure and position of neighbouring buildings. Attention must be paid to landscaping, including the planting of trees and bushes, in developments of 5 or more housing or business units, and a landscaping scheme should be submitted with the application along with plans for future maintenance.

#### **Policy Explanation and Justification**

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

#### **BE3: 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, heritage assets and protected open spaces throughout the Parish as shown in Appendix C;
- Complement existing rooflines; and
- Wherever possible secure the retention of historic boundary walls and hedges.

#### **Policy Explanation and Justification**

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

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.

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 during the Launch Event, it has 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 the new Endowed School may cause problems in King's Forest, unless the school and County Council can come up with imaginative solutions.

10.5. 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.

10.6. 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 maximum amount of parking spaces allowed for new developments under the Local Plan is simply not appropriate for this village, which is why the Neighbourhood Plan is looking for an increase in off-road parking in future developments.

10.7. 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.

10.8. 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.

10.9. 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

Applications for development must identify and demonstrate the additional level of traffic they are likely to generate, if any. They must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion throughout the village, and especially along West Street, Park Street and Wood Road, and include measures to minimise this.

### Policy Explanation and Justification

**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*

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: Enabling Off-road Parking

Development proposals will be supported where these make provision for off-road parking for a minimum of 2 cars per household, plus one extra car per bedroom for 4-bedroom houses and above.

### Policy Explanation and Justification

This policy will replace the non-strategic RNOTP Policy 6 (Residential Parking Standards) upon adoption.

The 2011 census revealed that over 50% of households in King's Cliffe owned 2 or more cars. Car use is essential for villagers due to rural isolation and lack of a scheduled bus service. On-street parking is a major issue within the Conservation Area, and 'hot spots' such as Willow Lane. Existing policy is not appropriate for this village.

### TP3: Access to Services

Subject to other relevant policies within this Plan, development will be supported where this permits easy access for cyclists and pedestrians to village services such as the shop, surgery and school.

### Policy Explanation and Justification

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

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

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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## 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 to the Parish Council 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 (KC1).

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 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 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.

### **Policy Explanation and Justification**

**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;*

**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.

### **Policy Explanation and Justification**

**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.*

**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*

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

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## **RBS3: Retention of Amenities and Community Facilities**

Developments leading to the loss of amenities, playgrounds, recreational areas, and essential community facilities, as listed below, will not be supported unless an alternative provision of equal or better community value and accessibility is provided.

Exceptionally, should an area of open space no longer be needed by the community, or not be viable, alternative development proposals may be considered.

**Amenities:** King's Cliffe Active, the 'LAP & LEAP' at Oak Lane, the new Endowed School playing fields, the Village Field, the Allotments, and Maltings Green (see maps pp.17 & 39-40).

**Community facilities:** Surgery, Post Office, Village Hall, Cross Keys Public House, Ex-servicemen's Club, and the Heritage Centre.

## **Policy Explanation and Justification**

**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.*

**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.

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.

# 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 these 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, several of the permissive paths 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 of more formal arrangements over footpaths and rights of way.

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 re-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 very special circumstances': the Millennium Wood, the disused railway line, King's Cliffe Meadow, the Horsewater, the Pytchell. Also listed, are 3 areas of Westhay Wood: Hither Miers, Hollow Wood, and Buxton Wood (see Appendix A).

### Policy Explanation and Justification

**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.*

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

### RC2: Biodiversity Protection and Gain

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

### Policy Explanation and Justification

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

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

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.

### RC3: Rights of Way

The Rights of Way network will be protected, and enhanced where possible, and development proposals will respect this.

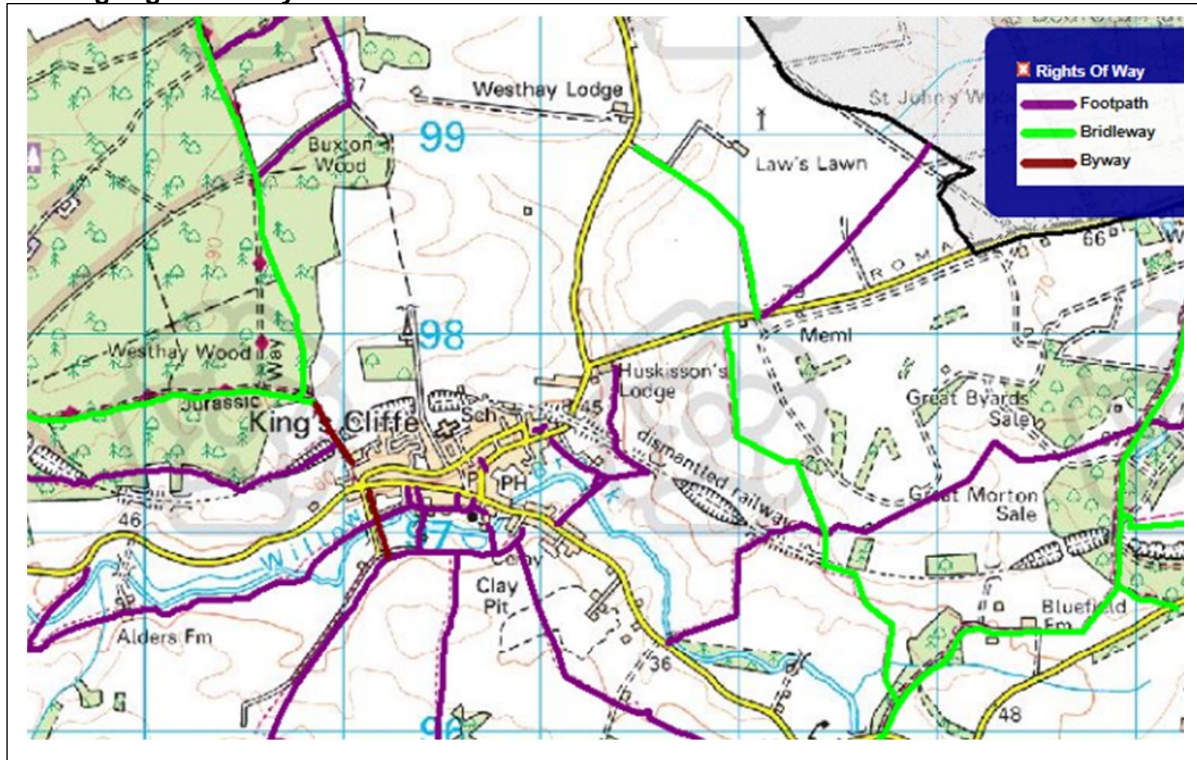
### Policy Explanation and Justification

**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.

# King's Cliffe Neighbourhood Development Plan

In King's Cliffe several permissive rights of way footpaths have recently closed, causing some concern to walkers. It is vital that we protect those remaining and try to replace the ones lost..

## Existing Rights of Way



# King's Cliffe Neighbourhood Development Plan

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## Site Allocations (See also pp. 32-38 for details of site selections)

### SA1: Old Middle School Site

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:

- provides a footpath access to Willow Lane

### Policy Explanation and Justification

**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.*

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.

### SA2: Kingsmead

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

### Policy Explanation and Justification

**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;*

**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*

### SA3: Land off Daleswood Rise

Land off Daleswood Rise has been allocated for the following types of housing:

- a) 1-2 bedroom dwellings
- b) Social housing
- c) Starter homes

### Policy Explanation and Justification

**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.**

### 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.*



# King's Cliffe Neighbourhood Development Plan

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## Proposed Site Allocations (see also map p.17)

These sites have been selected by the Parish Council from those put forward during the Call for Sites process, those on the SHLAA register, and those proposed in the Local Plan.

### 1. Old Middle School site

Policy SA1, for surgery, day care centre, assisted living units



### 2. Kingsmead

Policy SA2, for offices and business units





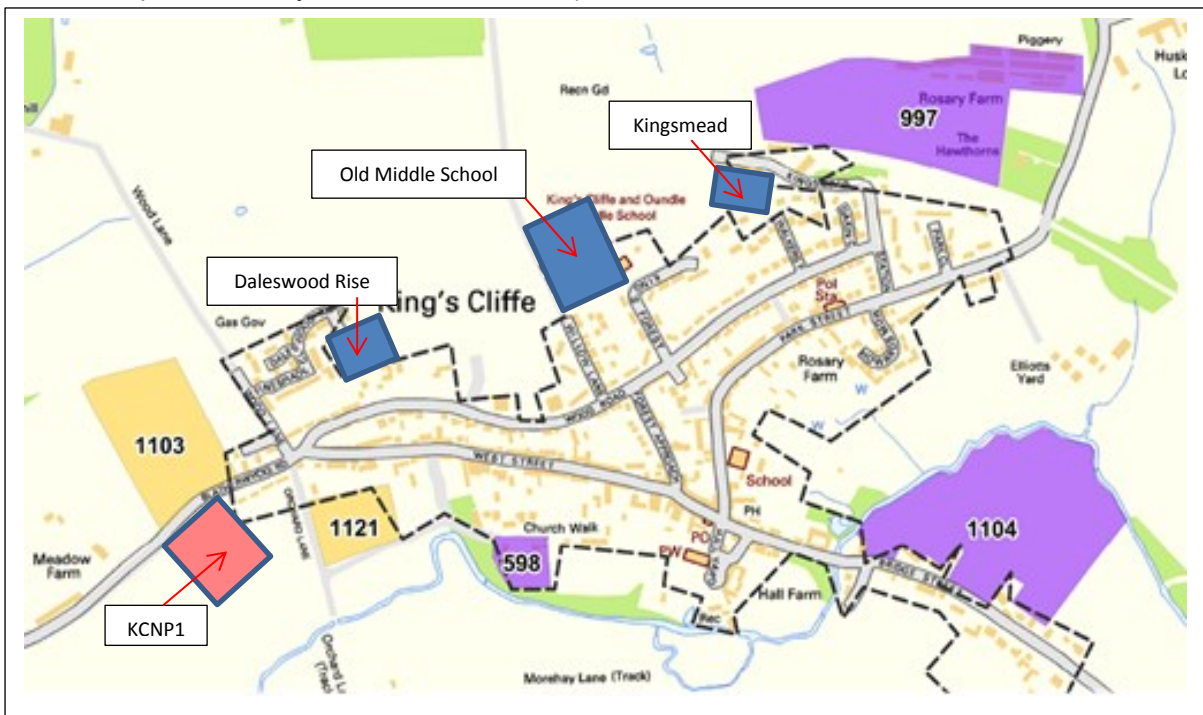
# King's Cliffe Neighbourhood Development Plan

## 3. Daleswood Rise

Policy SA3, for social housing, starter homes and 1-2 bedroom houses



**Proposed Site Allocations** (SHLAA sites in purple and beige; call for sites proposal in pink; allocations put forward by Parish Council in blue)



# King's Cliffe Neighbourhood Development Plan

## 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)
<b>Purpose</b>	Affordable housing	Affordable housing
<b>Distance:</b>	900m	625m
<b>Church/Pub</b>		
<b>Woodings</b>	750m	775m
<b>Shopper/Post Office</b>	1.275m	250m by Church Walk
<b>Village Hall</b>	1.375m	150m by Church Walk
<b>Club</b>	850m	650m
<b>School</b>	Possible short cut via KCA. 900m by road	750m
<b>Access</b>	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
<b>Views</b>	Minimal impact	Will impact on view from houses on West St
<b>Proximity to built area</b>	Significantly detached	Slightly detached from existing properties. Can be incorporated into settlement boundary
<b>Neighbouring amenity (effect)</b>	Minimal issue	Will change ethos of Church Walk and introduce more traffic onto 'footpath'
<b>Wildlife concerns</b>	Unknown	Unknown
<b>Landscape concerns</b>	Tym Report* rated 'high' (Enclosures)	Tym Report* rated 'high' (Enclosures)
<b>Heritage concerns</b>	Minimal	Minimal
<b>Drainage effects</b>	In open land, but possible problems under rlwy bridge	Minimal. Run-off can be soaked up by fishponds
<b>Availability</b>	On SHLAA register	Proposed site
<b>Possible no. of properties</b>	81	31
<b>Flood risk</b>	Not in flood zone 3	Small southern section at margins of flood zone 3
<b>Present use of site</b>	Brownfield/agricultural	Greenfield. Important Open Land
<b>Other considerations</b>	Tym Report* gave a 'red'	Tym Report* gave a 'red'
<b>SHLAA rating</b>	40 (3a)	46 (2a)
<b>Conclusions</b>	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

## 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>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:</b>		
Church/Pub	800m	400m
Woodings	950m	300m
Shopper/Post Office	425m	475m
Village Hall	525m	575m
Club	500m	275m
School	600m	50m
<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 since 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. There was concern that 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>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>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

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

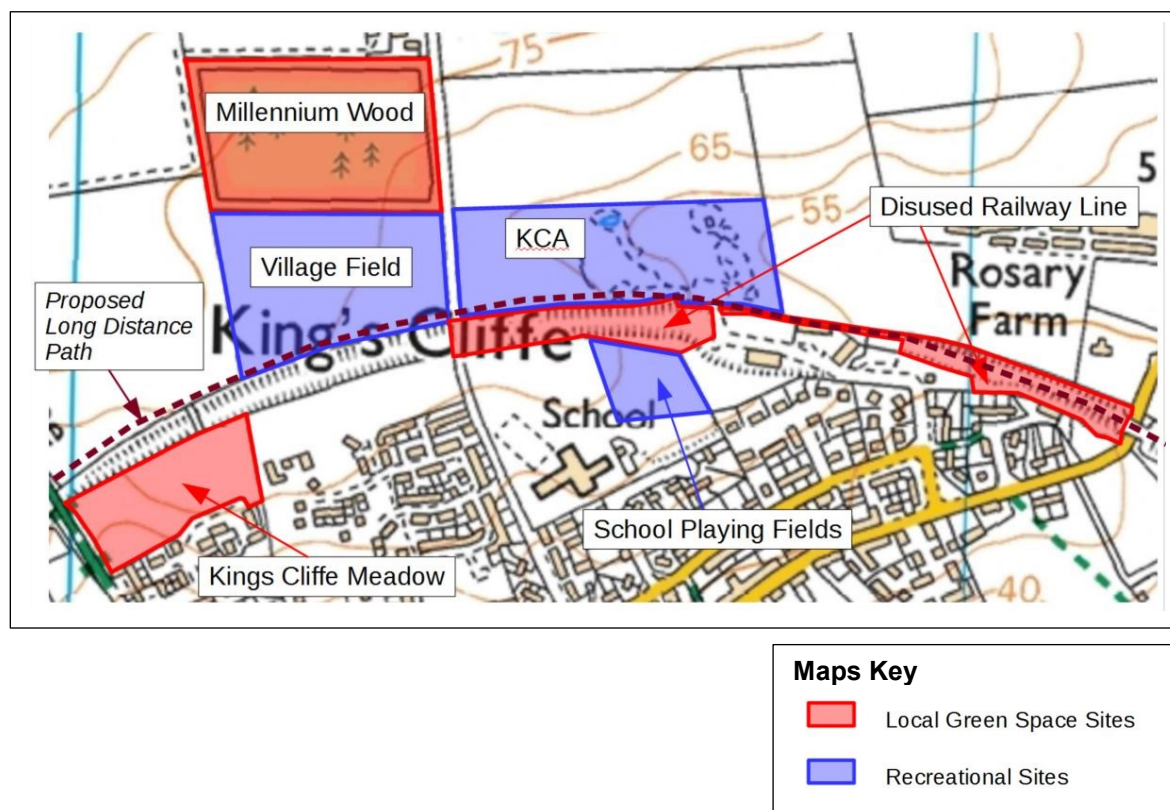
# King's Cliffe Neighbourhood Development Plan

## Appendix A – Local Green Spaces (Policy RC1) and Recreational Areas (RBS3)

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

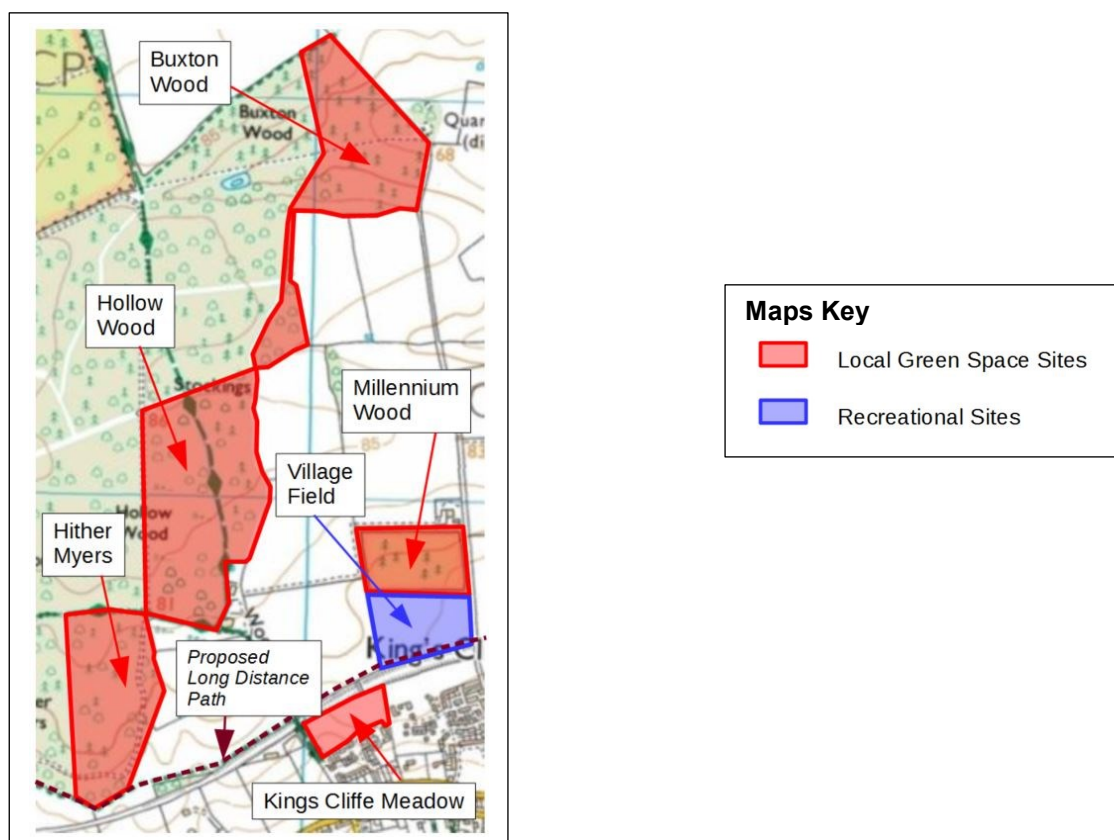
LGS	Site Name	Size (Hectares)	Designation	Ownership	Importance Amenity Cultural Views Wildlife
1	Millennium Wood	4.5		Woodland Trust	ACVW
2	Disused Railway line	1.3	LWS	ENC, leased to Parish Council	ACVW
3	King's Cliffe Meadow	1.7	LWS	ENC	AVW
4	The Horsewater	0.05		Parish Council	ACW
5	The Pytchell	0.4		Parish Council	A
6	Buxton Wood	11.2	LWS	Forestry Commission	AVW
7	Hollow Wood	15	LWS	Forestry Commission	AVW
8	Hither Myers	9	LWS	Forestry Commission	AVW

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

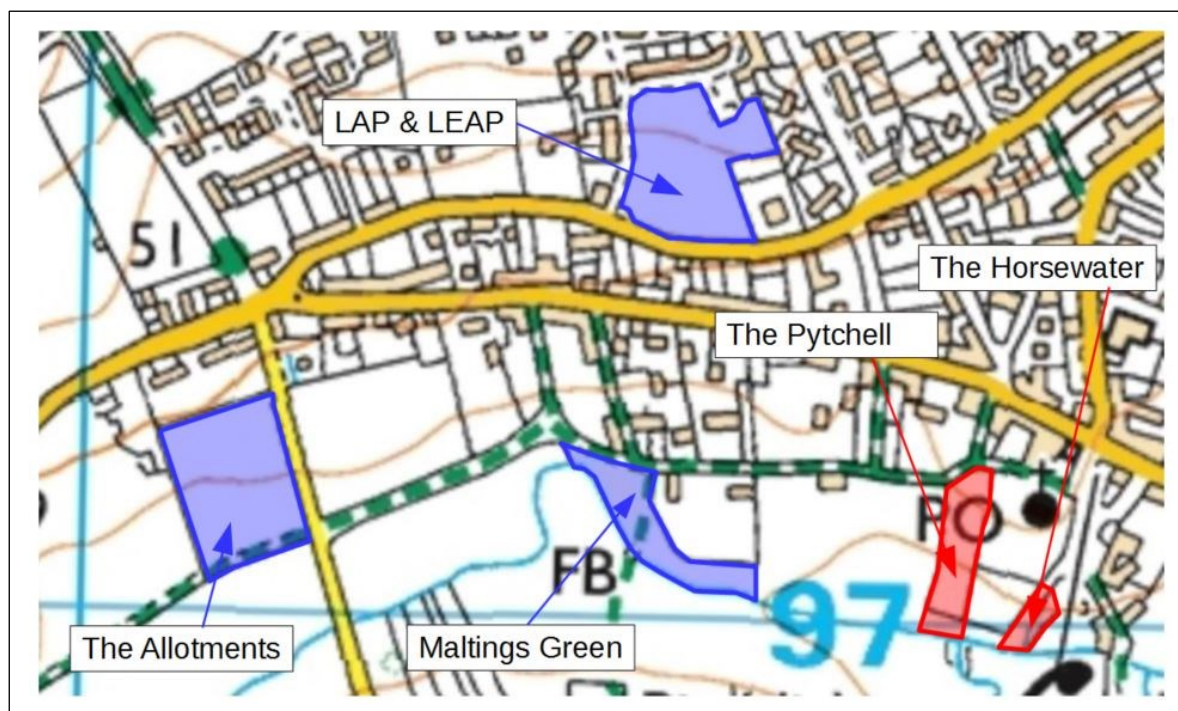


# King's Cliffe Neighbourhood Development Plan

**Map B: Local Green Spaces and Recreational Areas (West)**



**Map C: Local Green Spaces and Recreational Areas (Central)**





# King's Cliffe Neighbourhood Development Plan

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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.

### 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 when the new path is completed (sched 2017).

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

# King's Cliffe Neighbourhood Development Plan

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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 (at November 2016) leased to individuals and organisations in the village who are responsible for its management and upkeep.

## LGS6 Buxton Wood

Buxton Wood is an important area of Westhay Woods, specifically including an ancient Beech Tree, which is well known to the village, and a favourite destination for walkers heading up Willow Lane. In addition, it provides a valuable backdrop view to the northwest, and is an attractive setting particularly in spring with areas of bluebells and wood anemone.

## LGS7 Hollow Wood

Hollow Wood is a largely native woodland area with high wildlife value, and is regularly used by walkers from the village as well as visitors to Fineshade Woods. There are rights of way through this area, including The Jurassic Way long distance footpath.

## LGS8 Hither Myers

This is another high value wildlife area within the Westhay Woods complex, and provides the main view from the village looking west from Wood Lane and from the public footpath (RoW) which follows the edge of the railway line LWS to the south. These routes are heavily used by villagers, and the natural outlook is important in this respect. These three routes also provide a wildlife corridor and have a high visual value for villagers.

## **Recreational Areas (RBS3)**

### Village Field

The village 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

## King's Cliffe Neighbourhood Development Plan

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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.

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 (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 B: Favourite Views (see Policy BE3)

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. These do not represent the totality of views referred to in Policy BE3.



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

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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

## Appendix C. 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.
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

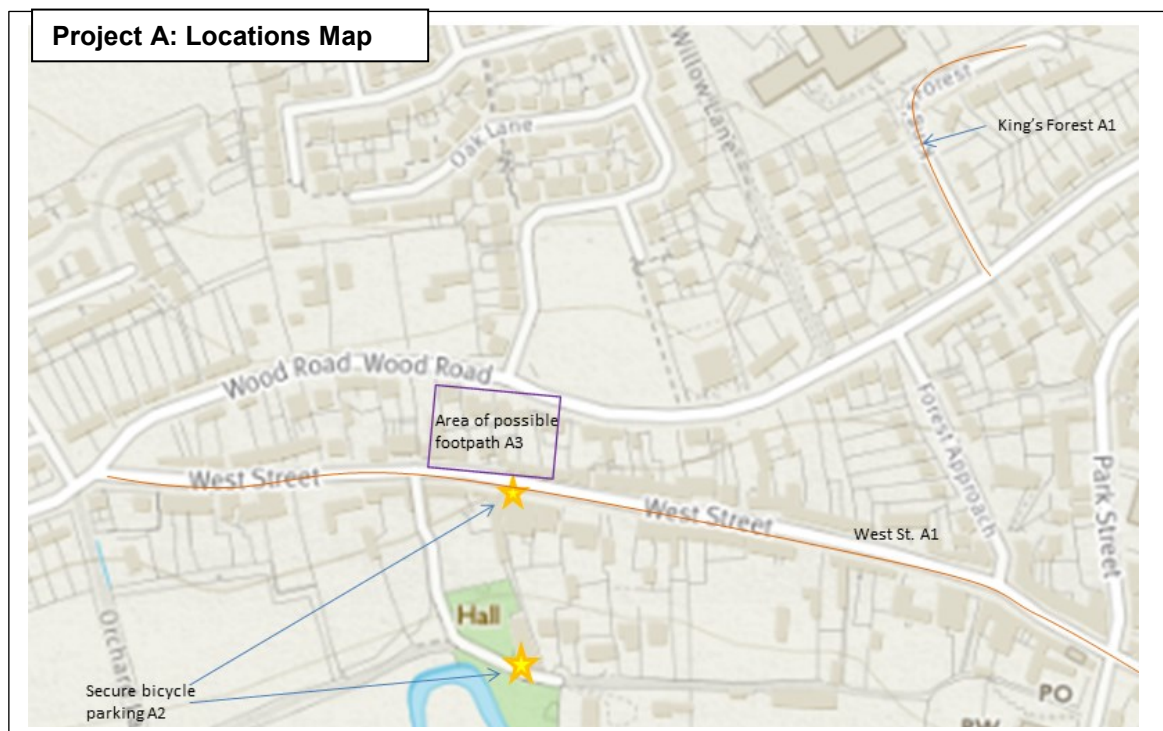
### B. Protection and Access in the Countryside

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.34). 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.

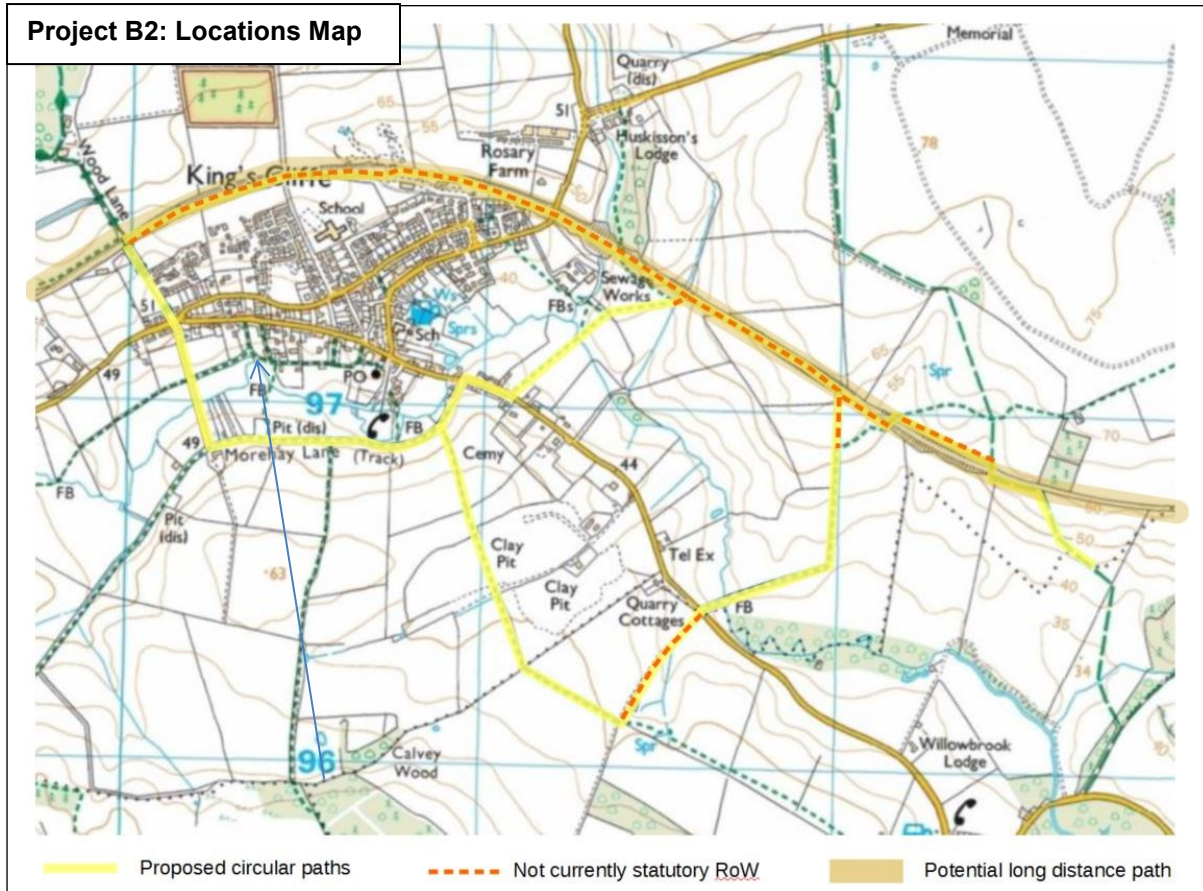
2. *Convert well known/used access routes into public rights of way.*

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. 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 map below).



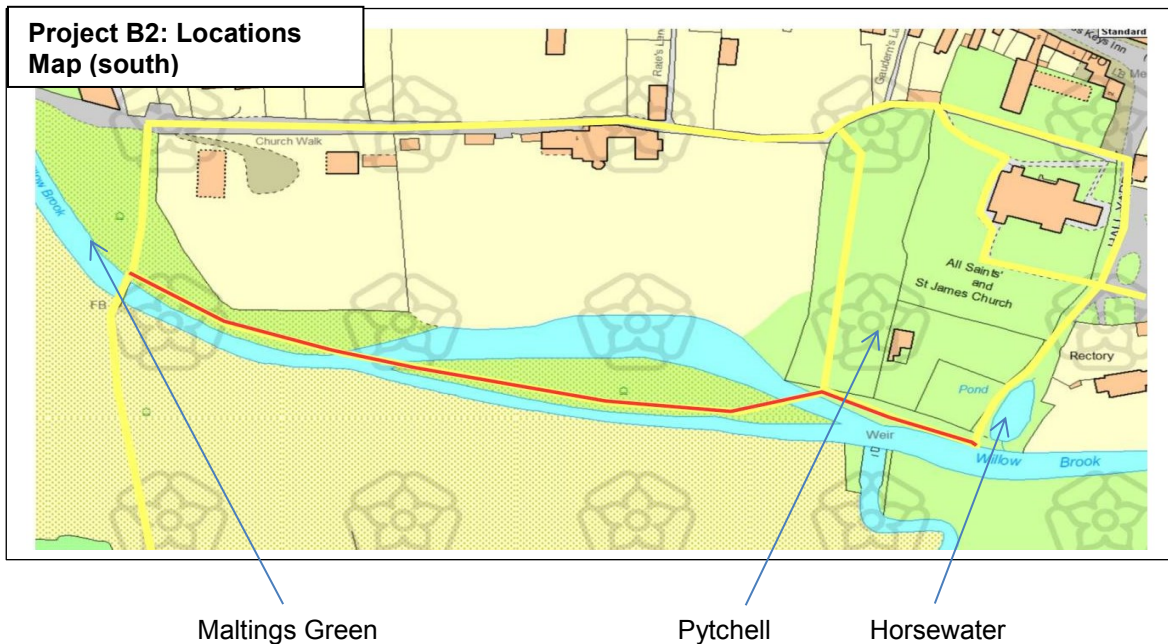
# King's Cliffe Neighbourhood Development Plan

**Project B2: Locations Map**



Route of circular path      Sections not currently Rights of Way

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





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# King's Cliffe Neighbourhood Development Plan

## PUBLIC CONSULTATION RESPONSE FORM

1. Use this form for commenting on the draft Neighbourhood Plan
2. Return the form to: The Secretary, Neighbourhood Plan Steering Group, 4 Bridge Street, King's Cliffe, Northants, PE8 6XH  
Either post to the address above or  
Email as an attachment to: [info@kingscliffeplan.org.uk](mailto:info@kingscliffeplan.org.uk)
3. You must complete the Personal Details section for this comment to be valid, noted and responded to; only names will be used to identify comments.
4. Note that all forms will be available for public inspection (address, telephone and email will **not** be visible)

**ALL COMMENTS MUST BE RETURNED BY FRIDAY 15<sup>TH</sup> SEPTEMBER 2017**

### PERSONAL DETAILS

**NAME:** .....

**ADDRESS** .....

.....

**Email:** .....

**Telephone:** .....

(Email and Telephone details optional)

**Are you a Resident/Agent/Organisation?** Please circle as appropriate

**If responding as an agent; Name of Client** .....

*If using additional pages please write your name at the top of each page and clip together*

*\*Any forms that do not have the mandatory personal details of name and address will be logged but not considered*

*Details will not be passed on or sold to any third party*

**PLEASE TURN OVER & USE REVERSE SIDE**

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If you would like to comment on a particular policy then please state the policy number, or if you are commenting on text the paragraph number. Indicate whether you agree or disagree and add your comments and/or suggested changes. Please feel free to show support for policies as well.

<b>Policy Number</b>	<b>Do you Support this Policy? Yes/No</b>	<b>If you disagree with the Policy, how would you like to see it changed? Other Comments?</b>

Please continue on a separate sheet if necessary, remembering to make it clear which Policy you are referring to. You may comment on other aspects of the plan, but policies are the most important part of the plan legally as they dictate the approach to development proposals.

**Any other comments on the Plan?**

**Thank You!**