

LAND AT FINESHADE WOOD, TOP LODGE, FINESHADE, NORTHAMPTONSHIRE, NN17 3BB

**Change of Use of Land to a Camping/Glamping Site and Ancillary
Wardens Accommodation**

Planning Supporting Statement

PPS 1217
Fineshade Wood
FV1
29 October 2020

REPORT

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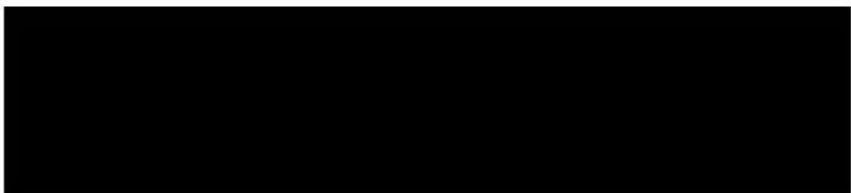
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1 INTRODUCTION

- 1.1 This Statement has been prepared by RPS on behalf of our client, Donna Barney, in support of a full planning application for the change of use of land to a Camping Glamping site and Ancillary Wardens Accommodation at land at Fineshade Wood, Top Lodge, Fineshade, Northamptonshire, NN17 3BB ('the application site').
- 1.2 This Statement seeks to demonstrate that the proposal is acceptable having regard to key planning policy and other material considerations.
- 1.3 In addition to this Planning Statement, the other supporting documents accompanying the application submission comprise:
- Site Location Plan
 - Site Layout Plan 1217-0006-08
 - Arboriculture Impact Assessment
 - Preliminary Ecology Report
 - Ecology Reptile Report
 - Heritage Statement
 - Flood Risk Assessment
 - Conceptual Foul and Surface Water Drainage Strategy
 - Landscape and Visual Assessment
 - Noise Impact Assessment
 - Transport Statement
- 1.4 The remainder of this section describes the application site and its surroundings. Section 2 of this Statement describes the planning history of the site and provides an overview of pre-application discussions held with East Northamptonshire District Council. Section 3 describes the application proposals Section 4 demonstrates the need for the development in a national and local context. Section 5 briefly reviews the Development Plan and other relevant policies. Section 6 assesses the overall proposal against relevant planning policies and other considerations. Section 7 provides a conclusion to this Statement.