

Forestry England

Central England Forest District
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[REDACTED]
Planning Services
East Northamptonshire Council
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[REDACTED]
Forest Management Director
Paddy Harrop



Our ref: N30

Your ref: 18/02428/FUL

25 June 2019

[REDACTED]
Case ref; 18/02428/FUL, Proposal; Change of use to timber lodge holiday park and the development of ancillary infrastructure and landscaping at Land South of Top Lodge, Top Lodge Road Fineshade Northamptonshire.

Thank you for your letter confirming additional documents were submitted in relation to this matter on 11 June 2019, which we have now had the opportunity to review and would like to comment as follows;

- We are concerned that the presence of the holiday park will make a negative contribution to the setting of Top Lodge, Grade II listed building and have an overbearing negative impact on the buildings and on visitors/amenity.
- The proposals do not appear to conserve or enhance the heritage significance and setting of Top Lodge:
 - o The proposals are likely to have an adverse effect on the character of the area, in particular in relation to the visitor centre, Top Lodge offices and gardens.
 - o Similarly the proposals are likely to have an adverse effect on the character of, and therefore amenity of surrounding trails - notably



Mill Wood Trail and Smelters Walk, which pass by the proposed development area. The adverse effects are highlighted within the submission proposals LVIA. Mitigation screening planting is predicted to reduce the level of adverse effects (subject to effective establishment and species reaching maturity), however, clear views into the development will be maintained for access.

- Proposals do not complement their surroundings in form, scale, design or materials.
 - o Caravan design and materials used do not reflect local vernacular and are not sympathetic to local setting. Both the design of units and materials appear generic and uniform.
 - o Scale: Caravans appear to be located <10m spacing, with limited screening between units. The high density of units is out of character with the local built form.
 - o The linear development does not respond to local topography or site character.
 - o Access could be confused with Forestry England (FE) visitor centre, resulting in user conflict.

- Sewage; we have been unable to see any details relating to waste water and sewage from the development and for the avoidance of doubt would like to draw attention to the fact that the foul drainage system from our visitor centre is a private system and the applicant has made no approach to us in this regard.

- Parking; the provision of car parking spaces within the proposal seems very limited, given the likely patterns of use. We therefore are concerned that overflow parking will result on the adjacent public highway and Forestry England (FE) land and potentially cause access restrictions and therefore safety issues.

- Reception; we were not able to see any details for any arrival facility for visitors. We are concerned this may result in a back up of vehicles on to the public highway at key change over times and potentially cause access restrictions and therefore safety issues. Additionally a lack of arrival facility would appear to indicate that the proposal is in fact longer term residential accommodation rather than short term holiday accommodation.



I would be grateful if you could take these comments into consideration during your assessment of the application.

Yours sincerely



