

Greater Norwich Call for Sites Submission Form

FOR OFFICIAL USE ONLY	
Response Number:	0547
Date Received:	7/7/16

This form is to be filled out by any interested parties who want to promote a site for a specific use or development to be allocated in the Greater Norwich Local Plan.

Only one form should be submitted for each individual site i.e. it is not necessary for a separate form to be completed for each landowner on a single site in multiple ownerships. However, a separate form must be completed for each individual site submitted.

Your completed form should be returned to the Greater Norwich Local Plan team no later than **5pm on Friday 8 July 2016.**

By email: callforsites@gnlp.org.uk

Or, if it is not possible submit the form electronically,

By Post to:

Greater Norwich Local Plan Team
PO Box 3466
Norwich
NR7 7NX

The responses received as part of the Greater Norwich Local Plan Call for Sites will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual site(s) being stored by Norfolk County Council and shared with Broadland District Council, Norwich City Council and South Norfolk District Council, and that the details of the site will be published for consultation purposes.

Further advice and guidance can be obtained by visiting the Greater Norwich Local Plan website or by contacting the Greater Norwich Local Plan team directly:

Website: www.greaternorwichlocalplan.org.uk

E-mail: callforsites@gnlp.org.uk

Telephone: 01603 306603

1a. Contact Details	
Title	MRS
First Name	SUSAN
Last Name	DENNIS
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

1b. I am...	
Owner of the site <input checked="" type="checkbox"/>	Parish/Town Council <input type="checkbox"/>
Developer <input type="checkbox"/>	Community Group <input type="checkbox"/>
Land Agent <input type="checkbox"/>	Local Resident <input type="checkbox"/>
Planning Consultant <input type="checkbox"/>	Registered Social Landlord <input type="checkbox"/>
Other (please specify): The site is owned by Mr and Mrs M.J. DENNIS	

1c. Client/Landowner Details (if different from question 1a)	
Title	
First Name	
Last Name	
Job Title (where relevant)	
Organisation (where relevant)	
Address	
Post Code	
Telephone Number	
Email Address	

2. Site Details	
<p>Site location / address and post code</p> <p>(please include as an attachment to this response form a location plan of the site on an scaled OS base with the boundaries of the site clearly shown)</p>	<p>"CARLETON COPPICE" The Turnpike Carleton Road NR16 1NW (maps enclosed)</p>
Grid reference (if known)	
Site area (hectares)	1.05 hectares

Site Ownership		
3a. I (or my client)....		
Is the sole owner of the site	Is a part owner of the site	Do/Does not own (or hold any legal interest in) the site whatsoever
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
3b. Please provide the name, address and contact details of the site's landowner(s) and attach copies of all relevant title plans and deeds (if available). Mr and Mrs M.J DENNIS		
3c. If the site is in multiple landownerships do all landowners support your proposal for the site?	Yes <input type="radio"/>	No <input type="radio"/>
3d. If you answered no to the above question please provide details of why not all of the sites owners support your proposals for the site.		

Current and Historic Land Uses		
4a. Current Land Use (Please describe the site's current land use e.g. agriculture, employment, unused/vacant etc.)		
Agriculture - sheep grazing.		
4b. Has the site been previously developed?	Yes <input type="radio"/>	No <input checked="" type="radio"/>

4c. Describe any previous uses of the site. (please provide details of any relevant historic planning applications, including application numbers if known)

site was subject of planning application 2014/2418. South Norfolk District Council. Application withdrawn. Outside village boundary area.

Proposed Future Uses

5a. Please provide a short description of the development or land use you proposed (if you are proposing a site to be designated as local green space please go directly to question 6)

5b. Which of the following use or uses are you proposing?

Market Housing <input checked="" type="checkbox"/>	Business & offices <input type="checkbox"/>	Recreation & Leisure <input type="checkbox"/>
Affordable Housing <input type="checkbox"/>	General industrial <input type="checkbox"/>	Community Use <input type="checkbox"/>
Residential Care Home <input type="checkbox"/>	Storage & distribution <input type="checkbox"/>	Public Open Space <input type="checkbox"/>
Gypsy & Traveller Pitches <input type="checkbox"/>	Tourism <input type="checkbox"/>	Other (Please Specify) <input type="checkbox"/>

5c. Please provide further details of your proposal, including details on number of houses and proposed floorspace of commercial buildings etc.

10 → 15 sustainable houses: suitable for families.

5d. Please describe any benefits to the Local Area that the development of the site could provide.

see letter enclosed from "Spratts". Development could provide a safer bus lay-by. At present no bus stop available for local residents.

Local Green Space

If you are proposed a site to be designated as Local Green Space please complete the following questions. These questions do not need to be completed if you are not proposing a site as Local Green Space. Please consult the guidance notes for an explanation of Local Green Space Designations.

6a. Which community would the site serve and how would the designation of the site benefit that community.

6b. Please describe why you consider the site to be of particular local significance e.g. recreational value, tranquillity or richness in wildlife.

Site Features and Constraints

Are there any features of the site or limitations that may constrain development on this site (please give details)?

7a. Site Access: Is there a current means of access to the site from the public highway, does this access need to be improved before development can take place and are there any public rights of way that cross or adjoin the site?

URS. Infrastructure carried out survey.
Visibility splays shown on attached maps
No public rights of way

7b. Topography: Are there any slopes or significant changes of in levels that could affect the development of the site?

No

7c. Ground Conditions: Are ground conditions on the site stable? Are there potential ground contamination issues?

No

7d. Flood Risk: Is the site liable to river, ground water or surface water flooding and if so what is the nature, source and frequency of the flooding?

No

7e. Legal Issues: Is there land in third party ownership, or access rights, which must be acquired to develop the site, do any restrictive covenants exist, are there any existing tenancies?

see later note regarding visibility splay.

7f. Environmental Issues: Is the site located next to a watercourse or mature woodland, are there any significant trees or hedgerows crossing or bordering the site are there any known features of ecological or geological importance on or adjacent to the site?

Ecology survey attached

7g. Heritage Issues: Are there any listed buildings, Conservation Areas, Historic Parklands or Schedules Monuments on the site or nearby? If so, how might the site's development affect them?

No

7h. Neighbouring Uses: What are the neighbouring uses and will either the proposed use or neighbouring uses have any implications?

see Map (attached to design and access statement) continuation of settlement pattern.

7i. Existing uses and Buildings: are there any existing buildings or uses that need to be relocated before the site can be developed.

No

7j. Other: (please specify):

—

Utilities

8a. Which of the following are likely to be readily available to service the site and enable its development? Please provide details where possible.

	Yes	No	Unsure
Mains water supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mains sewerage	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Electricity supply	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas supply	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Public highway	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband internet	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify):	
8b. Please provide any further information on the utilities available on the site: The proposal site fronts the B1113. All main utilities are easily available (not gas).	

Availability	
9a. Please indicate when the site could be made available for the land use or development proposed.	
Immediately	<input checked="" type="radio"/>
1 to 5 years (by April 2021)	<input type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
9b. Please give reasons for the answer given above.	
The site is owned by Mr and Mrs Dennis. We are the proposers of this site.	

Market Interest		
10. Please choose the most appropriate category below to indicate what level of market interest there is/has been in the site. Please include relevant dates in the comments section.		
	Yes	Comments
Site is owned by a developer/promoter	<input checked="" type="radio"/>	
Site is under option to a developer/promoter	<input type="radio"/>	
Enquiries received	<input type="radio"/>	

Site is being marketed	<input type="radio"/>	
None	<input type="radio"/>	
Not known	<input type="radio"/>	

Delivery	
11a. Please indicate when you anticipate the proposed development could be begun.	
Up to 5 years (by April 2021)	<input checked="" type="radio"/>
5 - 10 years (between April 2021 and 2026)	<input type="radio"/>
10 - 15 years (between April 2026 and 2031)	<input type="radio"/>
15 - 20 years (between April 2031 and 2036)	<input type="radio"/>
11b. Once started, how many years do you think it would take to complete the proposed development (if known)?	
Two years .	

Viability			
12a. You acknowledge that there are likely to be policy requirements and Community Infrastructure Levy (CIL) costs to be met which will be in addition to the other development costs of the site (depending on the type and scale of land use proposed). These requirements are likely to include but are not limited to: Affordable Housing; Sports Pitches & Children's Play Space and Community Infrastructure Levy			<input checked="" type="checkbox"/>
	Yes	No	Unsure
12b. Do you know if there are there any abnormal costs that could affect the viability of the site e.g. infrastructure, demolition or ground conditions?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
12c. If there are abnormal costs associated with the site please provide details:			
12d. Do you consider that the site is currently viable for its proposed use taking into account any and all current planning policy and CIL considerations and other abnormal development costs associated with the site?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

12e. Please attach any viability assessment or development appraisal you have undertaken for the site, or any other evidence you consider helps demonstrate the viability of the site.

This Site was the subject of Planning Application 2014/2418. The proposal had support from consultees, including Highways. Development potential within Carleton Rode Village Boundary is limited (single track roads). This Site, outside the Village Boundary has excellent Infrastructure links.

We withdrew the Planning Application as some local Residents and the Parish Council were concerned about precedent should an application for development outside the Village Boundary be successful.

Other Relevant Information

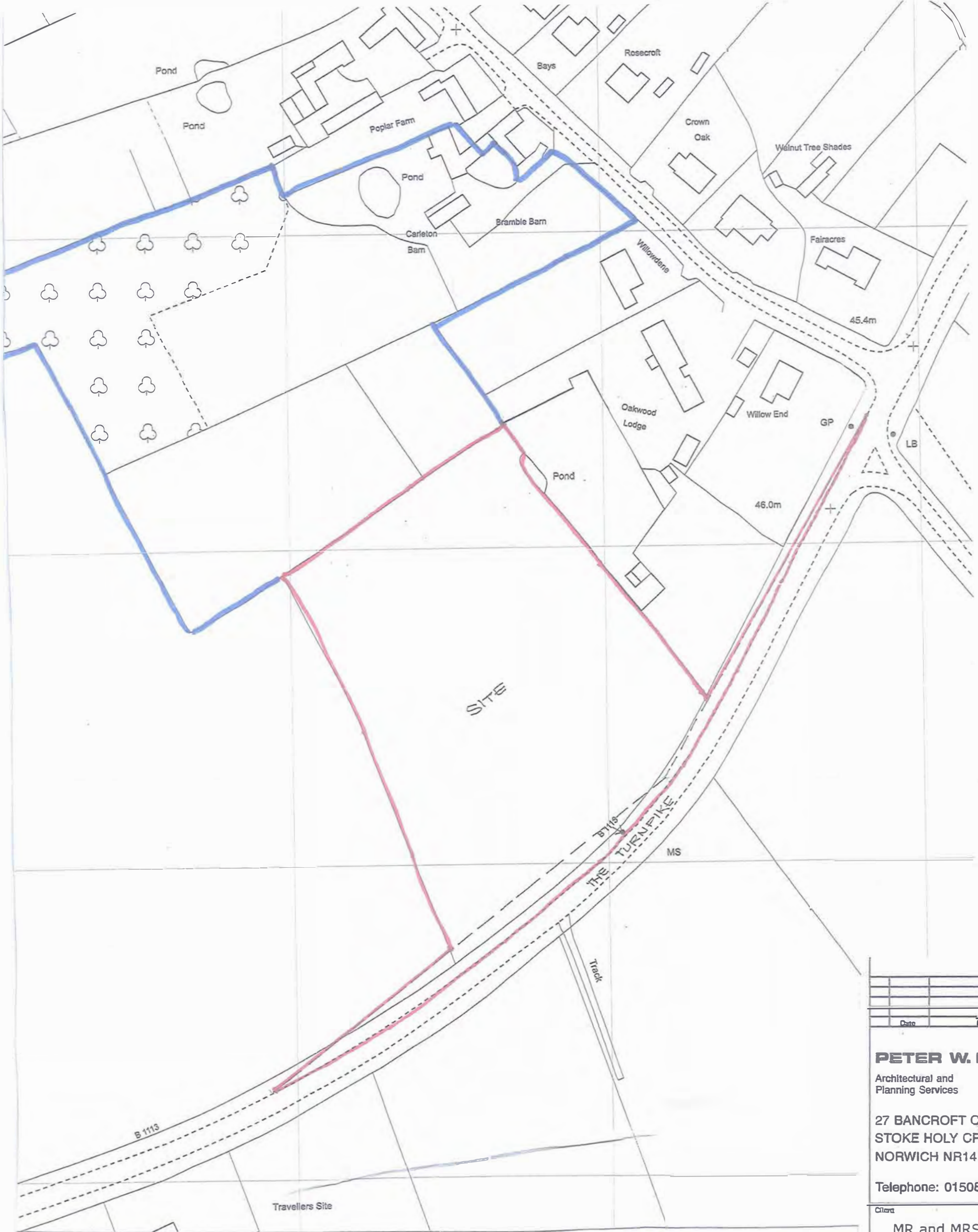
13. Please use the space below to for additional information or further explanations on any of the topics covered in this form

To achieve satisfactory visibility splays it is necessary to have sight over neighbouring verges. A survey should definitively show what land is in Highways ownership.

Where part of the sight line touches neighbours' verges it will fall to the owner/developer to obtain the necessary legal consents.

Check List	
Your Details	<input checked="" type="checkbox"/>
Site Details (including site location plan)	<input checked="" type="checkbox"/>
Site Ownership	<input checked="" type="checkbox"/>
Current and Historic Land Uses	<input checked="" type="checkbox"/>
Proposed Future Uses	<input checked="" type="checkbox"/>
Local Green Space (Only to be completed for proposed Local Green Space Designations)	<input type="checkbox"/>
Site Features and Constraints	<input checked="" type="checkbox"/>
Utilities	<input checked="" type="checkbox"/>
Availability	<input checked="" type="checkbox"/>
Market Interest	<input checked="" type="checkbox"/>
Delivery	<input checked="" type="checkbox"/>
Viability	<input checked="" type="checkbox"/>
Other Relevant Information	<input checked="" type="checkbox"/>
Declaration	<input checked="" type="checkbox"/>

14. Declaration	
<p>I understand that:</p> <p>Data Protection and Freedom of Information The Data Controller of this information under the Data Protection Act 1998 will be Norfolk County Council, which will hold the data on behalf of Broadland District Council, Norwich City Council and South Norfolk District Council. The purposes of collecting this data are:</p> <ul style="list-style-type: none"> • To assist in the preparation of the Greater Norwich Local Plan • To contact you, if necessary, regarding the answers given in your form. • To evaluate the development potential of the submitted site for the uses proposed within the form. <p>Disclaimer The responses received as part of the Greater Norwich Local Plan "Call for Sites" will be published and made available for public viewing. By submitting this form you are consenting to the details about you and your individual sites being stored by Norfolk County Council, and the details being published for consultation purposes. Any information you consider to be confidential is clearly marked in the submitted response form and you have confirmed with the Council(s) in advance that such information can be kept confidential as instructed in the Greater Norwich Local Plan Call for Sites Response Form Guidance Notes.</p> <p>I agree that the details within this form can be held by Norfolk County Council and that those details can be shared with Broadland District Council, Norwich City Council and South Norfolk District Council for the purposes specified in this declaration.</p>	
	Date 3/7/16



Date	Revision
<p>PETER W. MOORE Architectural and Planning Services</p>	
<p>27 BANCROFT CLOSE STOKE HOLY CROSS NORWICH NR14 8LT</p>	
<p>Telephone: 01508 492525</p>	
<p>Client MR and MRS DENNIS</p>	
<p>Job Title CARLETON COPPICE THE TURNPIKE CARLETON RODE NORFOLK</p>	
<p>Drawing Title NEW PROPOSED DWELLINGS</p>	
<p>SITE LOCATION PLAN</p>	
<p>Scale</p>	
Date	Drawn by
nov 2014	pwm
Dwg. No.	Rev.
14 - 2407 - 07	

Robert Webb
South Norfolk Council
South Norfolk House
Swan Lane
Long Stratton
Norfolk
NR15 2XE

Your Ref: 2014/2418
Date: 15 December 2014

My Ref: 9/7/14/2418
Tel No.: 01508 533929
Email: adrian.jacklin@norfolk.gov.uk

Dear Robert Webb

**Carleton Rode: Erection of 2 new dwellings together with associated site works.
Land North West Of The Turnpike Carleton Rode Norfolk**

With reference to the consultation received recently to the above development proposal.

The proposed means of access for the two dwellings is sited on the inside of the bend in the Turnpike. Based on the most up to date traffic survey details available, a vision splay of 160m is required from the access in both directions from a set back distance into the site of 2.4 m

In highway safety terms, the site location plan shows appropriate vision splays to be provided for each side of the new entrance.

Although the splays are shown as being within the red line of the application, they clearly fall outside of the applicants land ownership on either side of the site. in the event that a consent is to be granted for this development, a section 106 agreement will be necessary with adjacent landowners. The frontage of the site is currently screened with mature hedging which will be notably affected by the splays.

it is reasonable to assume that the residents of the proposed dwellings would need to access services such as shops, schooling and employment on a daily basis. The LHA considers the Appeal Site to be poorly located in terms of transport sustainability.

The site is remote from local services and employment facilities in addition to local transport connections which precludes any realistic opportunity of encouraging a modal shift away from the private car towards public transport. The closest bus stops are located at the former garage premises to the north which is a walking distance of 1 km. Beyond the recognised acceptable walking distance of 800m for people to walk to a bus stop within a rural area. Even if pedestrians attempted to reach local services and bus connections by foot they would have no option but to walk along sections of unlit carriageway close to fast

moving traffic. Given the distances involved and lack of suitable pedestrian provision this site is regarded as being inaccessible for pedestrians - especially those with a disability.

The Carlton Rode Primary School is a distance of 2.2 km from the site. With other essential services such as supermarkets or a Doctors surgery being further.

It is the view of the Highway Authority that the proposed development would conflict with the aims of sustainable development as suggested in the NPPF and also local Policy 5 of Connecting Norfolk - the 3rd Local Transport Plan for Norfolk (LTP3) 2011 – 2026.

Should your Authority be minded to approve the application I would be grateful for the inclusion of the following condition(s) and informative note on any consent notice issued:-

SHC 20

Prior to the first occupation of the development hereby permitted a visibility splay measuring 2.4m x 160 metres shall be provided to each side of the access where it meets the highway and such splays shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway

Reason: In the interests of highway safety.

SHC 24

Prior to the first occupation of the development hereby permitted, the proposed access / on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

SHC 07

Prior to the first occupation of the development hereby permitted a vehicular crossing over the ditch / watercourse shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority, in consultation with the Highway Authority.

Reason: To ensure construction of a satisfactory access and in the interests of highway safety.

Inf. 8

Where works affect the flow of an ordinary water course then under the terms of the Flood and Water Management Act 2010; Land Drainage Act 1991; and Water Resources Act 1991; you need to contact the Flood Water Management team at water.management@norfolk.gov.uk or Tel: 0344 800 8020.

Yours sincerely

Adrian Jackson

Highways Development Management Officer
for Interim Executive Director for Community and Environmental Services

Carleton Coppice, Carleton Rode, Norfolk

Ecological Survey and Assessment

November 2014




kepwick
ECOLOGICAL SERVICES

**Kepwick Cottage
Wymondham Road
East Carleton
Norwich
Norfolk
NR14 8JB**

CONTENTS

	Page no.
1. Background	1
2. Aims and objectives	1
3. Survey methods	2
4. Existing environment	3
5. Ecological assessment	8
6. Impacts and mitigation	8
7. Opportunities for biodiversity enhancement	9
8. References	11

Figures

- Figure 1. Site location
- Figure 2. Phase I habitat map
- Figure 3. Aerial photograph showing habitat connectivity
- Figure 4. Reptile survey
- Figure 5. Ecology Plan
- Figure 6. Habitat management plan

List of Appendices

- Appendix 1. Reptile survey results

CARLETON COPPICE, CARLETON RODE ECOLOGICAL SURVEY AND ASSESSMENT

1. Background

A planning application is to be submitted for a residential development of two houses on a field (approximately 1.7ha) located on the edge of Carleton Rode village (TM10969118) (Figure 1). The proposed development, named Carleton Coppice, aims to achieve positive impacts on overall biodiversity by integrating ecological enhancements into the design of the buildings and associated soft landscaping. It is hoped that it will be a model for achieving biodiversity gains on similar small-scale developments.



Ordnance Survey © Crown copyright (2008). All rights reserved.

Figure 1. Site location

Keprwick Ecological Services was commissioned to carry out an ecological survey and assessment of the site and to identify appropriate ecological enhancements which would lead to an overall benefit to biodiversity.

2. Aims and objectives

The key aims of the ecological survey and assessment were to:

- i) Identify the existing ecological features and ecological value of the site
- ii) Recommend ways of maintaining the existing ecological features in the design of the development
- iii) Identify biodiversity enhancements to be incorporated into the built environment and soft landscaping which would provide opportunities for wildlife to use the site
- iv) Recommend habitat management prescriptions to ensure that the biodiversity enhancements achieve their targets in the long-term

3. Survey methods

3.1 Desk top study

Information on statutory and non-statutory nature conservation sites was obtained from the Defra MAGIC interactive map and Norfolk Wildlife Trust County Wildlife Site inventory. A Norfolk Biological Information Service data search for SoCC species was not undertaken at this stage, but the NBN gateway was searched for records of protected species in the local area

3.2 Extended Phase I habitat survey

The entire field and boundary habitats were surveyed on 8th September 2014 following the standard methodology (JNCC, 1993). Habitat types were identified and mapped, and features of ecological interest recorded.

In addition, the potential of the habitats to support protected species was assessed, together with the function of the site as a wildlife corridor, the quality of the adjacent habitats and degree of connectivity to the surrounding landscape. Plant nomenclature follows Stace (1997).

3.3 Protected species surveys

3.3.1 Bats

A preliminary assessment of the bat roost of trees on the site followed Bat Conservation Trust guidelines (Hundt, L. 2012) and was undertaken in daylight on 9th September. Close-focussing binoculars were used to inspect all aspects of the tree from the ground to the canopy, supplemented with a high power torch where this aided the inspection of shaded areas.

Features commonly used by bats for roosting and field signs of bats are listed below (adapted from Hundt, L., 2012).

Features of trees used by bats for roosting	Field signs of use by bats
Natural holes: knot holes, rot holes	Bat droppings near entrance
Woodpecker holes	Flies around entrance
Loose / flaky bark	Staining around entrance
Hollows / cavities resulting from damage or rot	Smoothing of surfaces around entrance
Cracks / splits in major limbs	Smell of bats
Crevices between intertwined boughs	Squeaking in warm weather – audible by ear and bat detector
Dense epicormic growth	
Dense ivy with crevices between the thick ivy stems and tree	

The trees were graded for their potential to support bat roosts on the basis of the presence and suitability of the roost features, as well as other parameters including the amount of vegetation around the tree which might affect bat access and proximity to the road. Four categories of bat roost potential were used:

Bat roost potential	Criteria
Negligible	No features
Very low	One or two features of poor suitability, e.g. open to weather
Low	One or two features
Medium	Several features of varying suitability
High	Several very suitable features
Roost present	Roost confirmed by field signs

3.3.2 Reptiles

The methodology for the presence/absence survey followed that recommended in the Herpetofauna Workers' Manual (JNCC, 1998). A total of 30 ACOs (Artificial Cover Objects) comprising sheets of heavy gauge roofing felt (minimum size 0.5m x 0.5m) were set out on 8th September around the site boundaries and in the grassland. They were positioned to receive morning and afternoon sun in both full sun and part shade. A fixed route was chosen between the ACOs which also encompassed other potential basking sites such as fence posts and concrete blocks. The density of the ACOs was 25 per hectare which well exceeds the minimum density of 5-10 per hectare for determining the presence of reptiles recommended by the Herpetofauna Groups of Britain and Ireland (HGBI, 1999). The ACOs were left *in situ* for 7 days prior to the first survey visit.

The surveys were carried out in suitable weather conditions which were defined as warm temperatures (9 to 18°C) with nil to light winds, and dry with bright, hazy or intermittent sunshine. In such conditions, the ACOs become warm but not too hot, and are attractive to basking reptiles. The survey times were between 0830 and 1200 hours in the morning or 1600 and 1730 hours in the afternoon when basking reptiles are most frequently encountered. A total of 7 visits were made between September 15th and October 15th. On each occasion, the route was walked and all ACOs and other potential basking sites checked for the presence of reptiles. Species and, where possible, sex and approximate age of the animals were recorded.

3.4 Surveyor experience and survey standards

The surveys were carried out by Jane Harris MIEEM, CEnv, an ecologist with 20 years experience in professional practice and licensed batworker (Class licence no. 01 163).

3.5 Assessment methodology

The assessment of ecological value and potential ecological impacts followed the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines on Ecological Impact Assessment (EclA). This is a three-stage process where the value of the ecological receptor and the magnitude of the impact are cross-referenced to identify impact significance.

4. Existing environment

4.1 Statutory and non-statutory nature conservation designations

The site has no statutory or non-statutory nature conservation designations. New Buckenham Common Site of Scientific Interest (SSSI) is located approximately 1.2kms to the west, together with New Buckenham Common North and South County Wildlife Sites (CWS). Three more CWS are within 2kms of the site, namely Carleton Rode Fen CWS, Brick Kiln Lane CWS (grassland) and Bunwell Wood CWS.

4.2 Extended Phase I habitat survey

The habitats on the site are described below and shown in Figure 2 with site photographs.

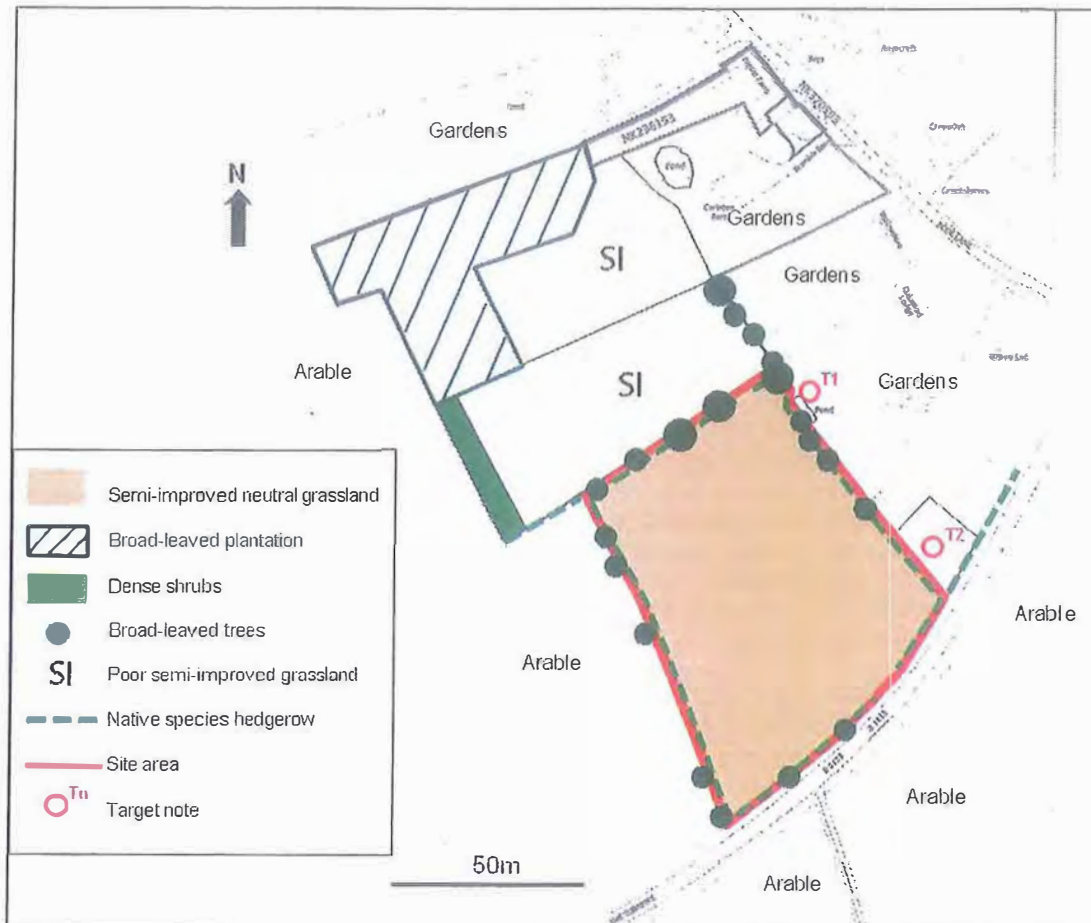


Figure 2. Phase I habitat map

4.2.1 Semi-improved neutral grassland

All of the site, apart from the boundaries, supported semi-improved neutral grassland which is cut for hay annually, and is also occasionally grazed by sheep in later summer and autumn. The sward comprised mixed grasses, namely frequent perennial rye-grass *Lolium perenne*, timothy *Phleum pratense*, red fescue *Festuca rubra*, Yorkshire fog *Holcus lanatus*, false oat-grass *Arrhenatherum elatius* and cock's-foot *Dactylis glomerata*, with occasional meadow fescue *Festuca pratensis*. The herb flora included frequent creeping buttercup *Ranunculus repens*, yarrow *Achillea millefolium*, cow parsley *Anthriscus sylvestris* and field bindweed *Convolvulus arvensis* with some tall ruderal species namely creeping thistle *Cirsium arvense* which was locally abundant and occasional hogweed *Heracleum sphondylium*, stinging nettle *Urtica dioica* and sow-thistle *Sonchus* spp. Field scabious *Knautia arvensis* and common knapweed *Centaurea nigra* were recorded in the south east sector of the field. Low growing herbs were infrequent in the sward, but dandelion *Taraxacum* agg. and cat's-ear *Hypochoeris radicata* were present and mainly located near the hedgerows where rabbit grazing produced a shorter sward.



08/09/14 - semi-improved grassland mown for hay in July

4.2.2 Hedgerows

The entire site boundary was delineated by well-established hedgerows of native mixed shrubs and some standard trees. There was no evidence of recent management, and the hedgerows were tall (4 to 7m high) and wide (3 to 5m) but with no gaps. The most abundant shrub species were hawthorn *Crataegus monogyna* and blackthorn *Prunus spinosa* with frequent cherry plum *Prunus cerasifera*, bramble *Rubus fruticosus*, field maple *Acer campestre*, elder *Sambucus nigra*, English elm *Ulmus procera* (some dead) and dog rose *Rosa canina*. Ivy *Hedera helix* was also abundant, scrambling through the shrubs and on the trees.



08/09/14 – long-established boundary hedgerows

There was a narrow unmanaged strip of vegetation along the base of the hedgerow with tall grasses, abundant cleavers *Galium aparine* and frequent ground ivy *Glechoma hederacea*. False brome *Brachypodium sylvaticum* was frequent along the east hedgerow. Other occasional herbs were white dead nettle *Lamium album*, ragwort *Senecio jacobaea* and common knapweed *Centaurea nigra*. Germander speedwell *Veronica chamaedrys* was present where rabbits grazed the hedgerow bottom. One or two plants of primrose *Primula vulgaris* and sweet violet *Viola odorata* were also recorded.

4.2.3 Hedgerow trees

All the standard trees on the site were in the boundary hedgerows. Most were young ash *Fraxinus excelsior*, but some mature ivy-covered specimens were established along the north boundary. One young pedunculate oak *Quercus robur* was noted in the east hedgerow and a young elm (possibly wych elm *Ulmus glabra*) in the north west hedgerow.



08/09/14 – mature ash tree in north boundary hedgerow

4.2.4 *Adjacent habitats and wildlife corridors*

The site is adjacent to arable land to the west and south and is bordered by the B1113 on the south boundary. Poor-semi improved grassland, dense shrub planting and broad-leaved plantation woodland is located to the north and is under the same ownership as the site. The Ordnance Survey map shows a pond on the north east boundary of the site, but this is no longer present (target note T1). Carleton Rode village is located to the east, with large gardens adjacent to the site boundaries, including an orchard (target note T2). A mosaic of gardens, pasture and hedges provides connectivity to the upper reaches of the River Tas which lies to the east as shown in the aerial photograph (Figure 3).



Figure 3. Aerial photograph showing landscape connectivity

4.3 Protected species

4.3.1 Desk top study

Several amphibians and reptiles have been recorded within 2kms of the site namely, great crested newt, slow worm and grass snake. Pipstrelle, Natterer's and brown long-eared bats also occur locally. Brown hare and hedgehog have been recorded in arable habitats and otter and water vole are known on the River Tas. There are also several barn owl records for the locality.

4.3.2 Bats

The tree assessment for bat roost potential showed that most of the trees were too young to have developed any features which might be used by roosting bats. The thick ivy growth on two mature ash trees on the north boundary could be used as a summer roost site for individual bats, but would be unsuitable for a maternity colony or winter use, and potential is **Low**.

The tall, dense hedgerows are a strong linear commuting route for bats. The lack of intensive management means that they also support a diversity and abundance of flying insects and are likely to provide good foraging habitat.

4.3.3 Great crested newt

This species has been recorded within 1km of the site. The OS 1:25000 map shows four ponds within a 500m radius, the closest of which is 100m to the north on land also owned by the applicant. Smooth newt is known in this pond but great crested newts have not been seen by the owner. The grassland and boundary hedgerows are good quality terrestrial habitat for great crested newt. Spring surveys will be required to determine if this species is present and if any mitigation is needed.

4.3.4 Reptiles

The boundary hedgerows and expanse of grassland have the potential to support reptiles, and a reptile survey was undertaken to determine presence or likely absence. A single grass snake was recorded during the survey basking at the base of the east hedgerow (Figure 4). Raw survey data are contained in Appendix 1.



Figure 4. Reptile survey

4.3.5 Birds

A roosting barn owl (a Species of Conservation Concern) was disturbed in the mature ash tree in the north boundary hedgerow on two occasions in September. The grassland habitat on the site and land to the north would be expected to support mice and voles for foraging barn owls. Annual cropping for hay may have limited the potential of the grassland for ground-nesting birds.

The hedgerows and ivy-covered hedgerow trees are excellent habitat for breeding birds, not only because the dense vegetation structure provides good nesting sites, but also due to the abundant food sources for insectivorous, fruit and seed eating species.

5. Ecological assessment

The hedgerows on the site meet the criteria set out in the Hedgerow Regulations (1997) to be classified as **Important**. On average, they have at least three woody species in a 30m length and three specified associated features. These are - less than 10% gaps, connections with other hedgerows and woodland, and at least one tree per 50m.

The main ecological value of the site is in the well-established hedgerow boundary habitat which provides breeding places, food sources, summer and winter refuges for a variety of wildlife, and especially for breeding birds including Species of Conservation Concern. The hedgerow habitat is of value to protected species. Bats will forage and commute around the site boundaries; grass snakes forage and bask in the hedgerow bottom and barn owl roosts in the hedgerow trees.

The semi-improved grassland has some botanical diversity, although mowing and sheep grazing may limit its potential value for invertebrates, ground-nesting birds and as a foraging habitat for other wildlife, including barn owl.

Overall, the site is assessed as being of **Lower** ecological value at the **District/Borough** level.

6. Impacts and mitigation

6.1 Development proposal

The proposal is to build two dwellings with associated garaging and hard-standing. Access will be from the B1113 from the south and will necessitate the construction of a visibility splay (Figure 5).

The design of the development has taken into account the ecological features of the site as follows:

- the buildings and hard-standing will be located on the east side to allow the retention of a large expanse of grassland habitat
- there will be no removal of hedgerows or hedgerow trees apart from where a visibility splay is required, and this will be replaced with a new mixed native-species hedgerow
- the continuity of the boundary habitats will be maintained together with connectivity to adjacent habitats

6.2 Impacts and mitigation

6.2.1 Designated sites

The proposed development is small-scale and direct impacts will be contained within the site boundaries. Consequently, there will be no adverse impacts on designated Nature conservation sites.

6.2.2 Habitats

Potential adverse impacts on habitats are:

- i) permanent loss of approximately 50% of the semi-improved grassland under the footprint of the buildings and hard-standing
- ii) temporary loss of south hedgerow on the visibility splay

Impact significance is judged to be **Minor Adverse**.

6.2.3 Protected species

Potential adverse impacts on protected species are:

- i) disturbance to breeding birds during removal of the south hedgerow
- ii) disturbance to breeding birds and grass snakes by construction work close to the hedgerows
- iii) possible disturbance to ground nesting birds

Wild birds, their nests whilst in use or being built, eggs and young are protected under the Wildlife and Countryside Act 1981 (as amended). All British species of reptiles have legal protection under Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981 (as amended). Common lizard, slow worm, grass snake and adder receive protection under sub-section 9(1) of the Act which prohibits intentional killing and injury.

6.2.4 Construction phase mitigation measures

Impacts on breeding birds will be avoided by only removing the south hedgerow between August and February which is outside the bird breeding season.

A 5m exclusion zone will be implemented around the site boundaries to protect the hedgerows and associated wildlife. No construction work, storage of materials or vehicular access will be allowed within this zone.

7. Opportunities for biodiversity enhancement

Over and above the maintenance of existing ecological value, the major aim of the proposed development is to introduce opportunities for wildlife, including protected species, to co-exist alongside residential accommodation in the long-term. This will be achieved through appropriate habitat creation and enhancement on the un-built land, by sensitive soft landscaping of gardens and by integrating features used by wildlife into the new buildings. The ecological enhancements are described in the following sections which should be read in conjunction with the Ecology Plan (Figure 5). More detailed specifications and a Method Statement will need to be prepared prior to commencement of the development.

The success of these measures will depend on appropriate long-term habitat management and management prescriptions are set out in Figure 6, and will be ensured in the long term with a clause in the dwelling conveyances relating to the habitat management and management prescriptions which will be applicable to all future owners.

7.1 Grassland habitat

The retained semi-improved grassland will be re-seeded with a meadow grassland mix appropriate for the soil type and managed by annual mowing with the arisings removed and deposited at specified locations to provide grass snake egg-laying sites. The meadow mix will enhance botanical biodiversity and benefit a range of invertebrates including pollinators. Mowing in late summer will encourage ground-nesting birds and increase small mammal populations with potential benefits for foraging barn owls and other raptors.

7.2 Pond creation

Habitat diversity will be enhanced by the creation of two ponds, one at a location where a pond existed in the past, and a second new pond. Pond design will follow guidelines for great crested newt breeding ponds (English Nature, 2001) including a minimum area of 100m², cover of submerged and marginal vegetation and absence of shading. No fish or waterfowl will be introduced. The ponds will be lined and fed with rainwater from the buildings. Smooth newts are known in the garden pond to the north of the site. It is not known if there are great crested newt populations within a 500m radius but the new pond cluster will provide suitable breeding habitat for this species and other amphibians.

The new ponds are expected to enhance biodiversity. They are rapidly colonised by aquatic invertebrates and attractive to a range of wildlife for drinking, foraging and bathing.

7.3 New landscape planting

Small stands of trees and shrubs will be planted in the meadow grassland to enhance botanical and structural biodiversity, but without detracting from the value of the grassland habitat.

A small copse of standard trees will be planted in the south west corner and small groups and single trees elsewhere. Only native species will be planted. Oak, small-leaved lime and hornbeam will be mixed with blossom and berry-bearing species such as rowan, bird-cherry and wild cherry to ensure the availability of early pollen and nectar sources and summer and autumn fruits. Heritage orchard fruit trees will add further variety.

Native shrub species of known value to wildlife will be planted in groups. Management will be on a 3 year rotational cycle to create a dense structure and ensure that at least 30% of the shrubs flower and bear fruit annually. Hawthorn, cherry plum, spindle, hazel, dogwood, elder, gelder rose and goat willow will be planted with climbers such as wild honeysuckle.

Spring-flowering species such as snowdrop, aconite and lesser celandine will be planted under trees and shrubs.

7.4 Garden planting

The lawns surrounding each dwelling will be seeded with a flowering lawn seed mix which is regularly mown to 50mm and allows low growing species to flower. Mowing can be suspended in spring to allow cowslips to flower and from late June to allow flowering of other species.

7.5 Buildings

Provision will be made for bat and bird species which depend on buildings for breeding places and shelter.

A roof void will be constructed in the pitched roof of the north garage to meet the requirements of maternity colonies of brown long-eared bats (English Nature, 2004), i.e. minimum size 5m x 5m and 2m high. Only bituminous roofing felt will be used and the access points will be orientated to give a direct route to the hedgerow. Self-contained bat roosts for crevice-dwelling species will be installed in south-facing cavity walls on both houses. Ridge tile roosts, crevice

roosts and external bat boxes will be installed at appropriate locations on the houses and garages to enhance roosting potential.

The roof of the south garage will be designed to allow easy access for swallows, and purpose-built swallow nests fixed to the rafters to encourage breeding. Swift and house sparrow nest boxes will also be installed at appropriate locations on the buildings and garages.

7.6 Hibernacula

Winter hibernation sites for amphibians and reptiles will be constructed at specified locations, especially close to the new ponds, following the English Nature's guidelines (English Nature, 2001).

7.7 Hedgerows

Management of the boundary hedgerows is an important element of maintaining and enhancing biodiversity. They will be trimmed to a specified height and width on a 3 year rotation with only 30% of the length being cut in any one year. This will ensure that there is an annual supply of blossom and fruits and prevent the hedgerows becoming 'leggy' with gaps. Working methods will avoid damage to the habitats close to the hedgerow.

8 References

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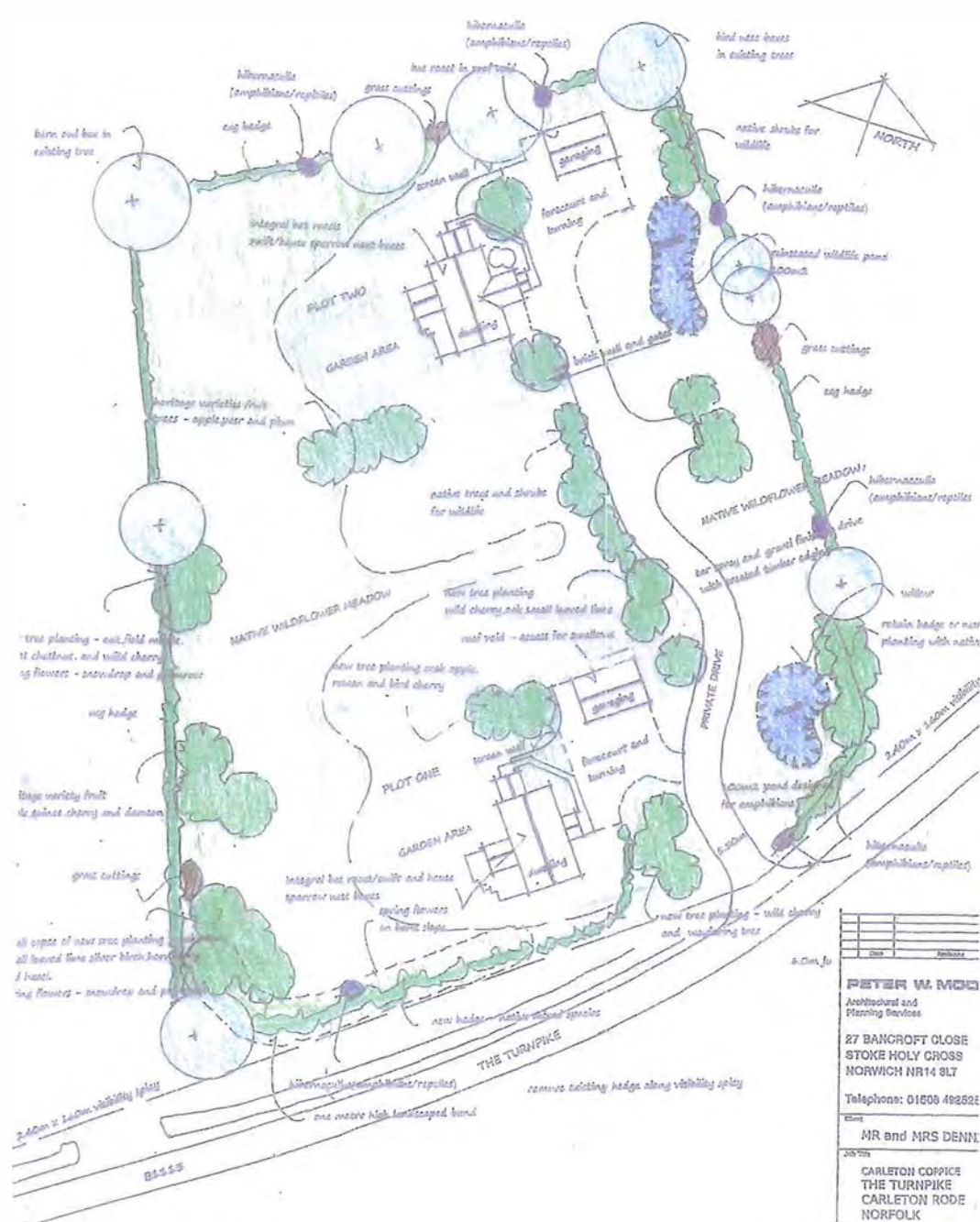
Appendix 1. Reptile survey results

Date	Weather conditions
15/9	Fine, dry, moderate winds, 80% cloud, sunny periods, air temp 18°C
20/9	Fine, dry, light winds, 100% cloud, muggy, air temp 18°C
22/9	Fine, dry, moderate NW, 10% cloud, sunshine, air temp 14°C
29/9	Fine, dry after rain, moderate NE, 60% cloud, sunny periods, air temp 15°C
4/10	Fine, dry, light winds, 60% sunny periods, air temp 17°C
10/10	Fine, dry, light winds, 90% cloud, hazy sunshine, air temp 17°C
15/10	Fine, dry, 100% cloud, calm, air temp 16°C

Reptile survey results

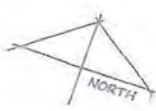
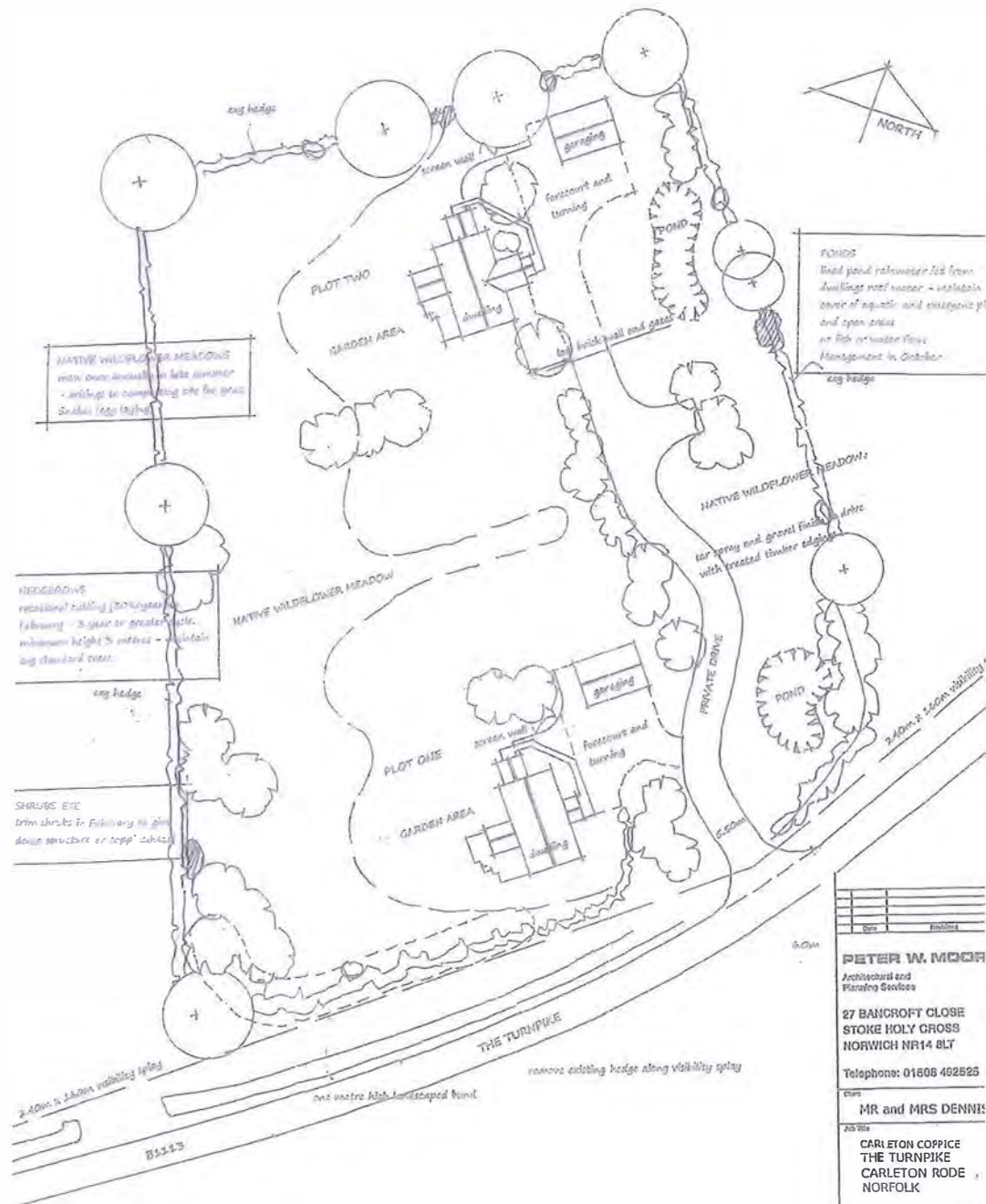
ACO no.	15/9	20/9	22/9	29/9	4/10	10/10	15/10
1	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-
13	-	-	-	-	-	-	-
14	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-
20	-	-	-	-	-	-	1 N. nat ad
21	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-
23	-	-	-	-	-	-	-
24	-	-	-	-	-	-	-
25	-	-	-	-	-	-	-
26	-	-	-	-	-	-	-
27	-	-	-	-	-	-	-
28	-	-	-	-	-	-	-
29	-	-	-	-	-	-	-
30	-	-	-	-	-	-	-
TOTAL reptiles	0	0	0	0	0	0	0
TOTAL N. natrix	3	0	0	0	0	0	1

Key: Z.viv = *Zootoca vivipara* (common lizard), A. frag = *Anguis fragilis* (slow worm), N. nat = *Natrix natrix* (grass snake),
 B.bufo = *Bufo bufo* (common toad), R.temp = *Rana temporaria* (common frog)
 m = male, f = female, ad = adult, subad = subadult, juv = juvenile



hog trees shown
 new trees and planting shown

PETER W. MOO Architectural and Planning Services	
27 BANGROFT CLOSE STOKE HOLY CROSS NORWICH NR14 8LT	
Telephone: 01603 492822	
HR and MRS DENN	
CARLETON COPPICE THE TURNPIKE CARLETON RODE NORFOLK	
Drawing Title 2 NEW PROPOSED DWELLINGS ECOLOGY MASTER PLAN	
Scale	1:500
Date	Nov 2014
Drawn by	pwr



NATIVE WILDFLOWER MEADOWS
Main cover desirable in late summer
- wildlife in commencing the first grass
Seeded 10th July

POND
Best pond retention lid from
Jullings roof water - establish
cover of aquatic and emergent plants
and open areas at risk of water flow
Management in October

HEDGEOVER
restoration cutting 200/300mm
tall - 3 year or greater cycle.
minimum height 3 metres - maintain
as standard trees.

SHRUBS ETC
trim shrubs to facilitate the glass
door structure or 'copp' which

Item	Quantity	Notes

PETER W. MOOR
Architect and
Planning Services
27 BANCROFT CLOSE
STOKE HOLY CROSS
NORWICH NR14 8LT
Telephone: 01608 492825

Client: MR and MRS DENNIS

25 Site
CARTON COPPICE
THE TURNPIKE
CARLETON RODE
NORFOLK

Drawing No: 2 NEW PROPOSED DWELLINGS
HABITAT MANAGEMENT PLAN

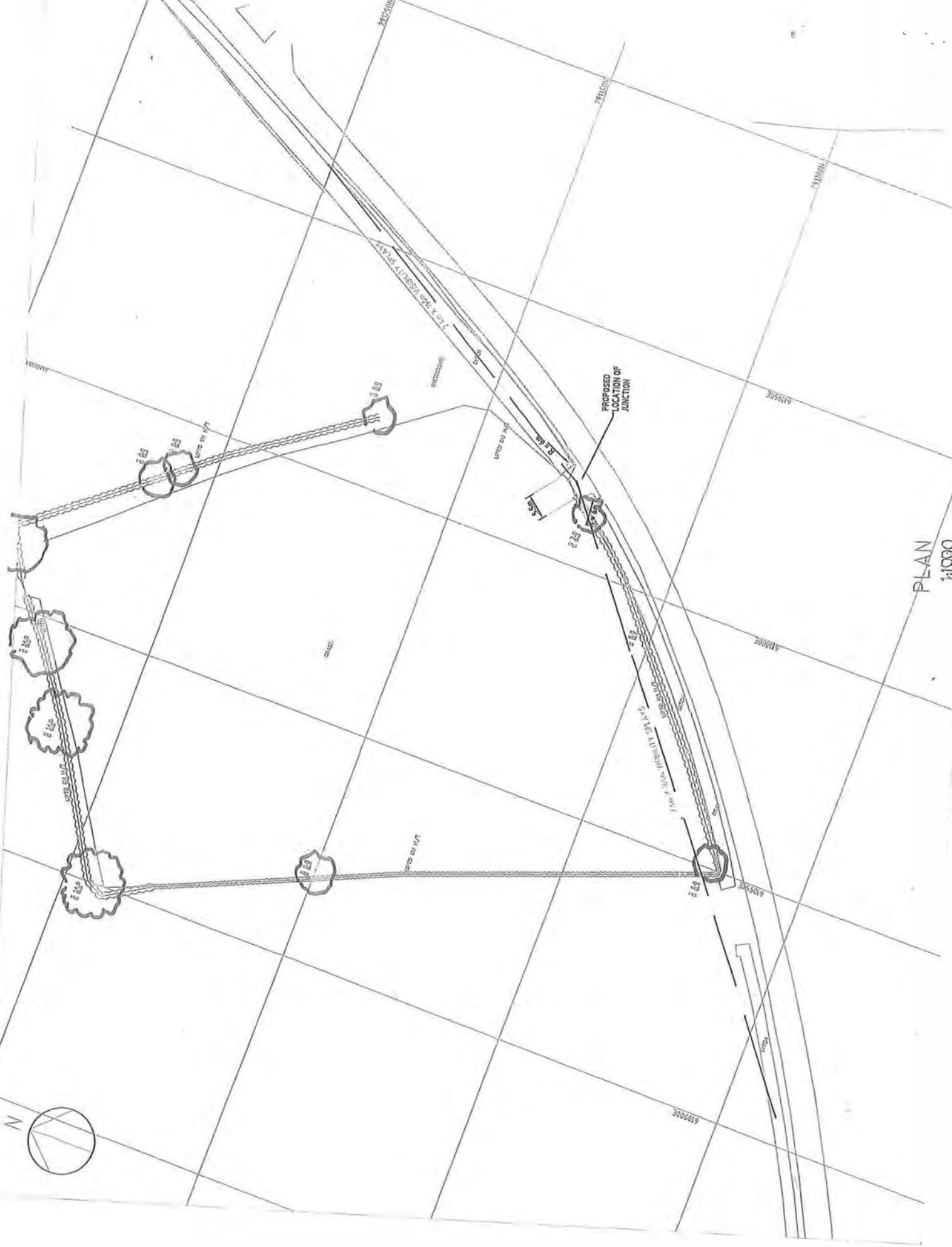
Scale: 1:500

Date: 14 Nov 2014
Drawn by: pwr

Proj No: 14 - 2407 - 09

ring areas shown
new trees and planting shown





DESIGN AND ACCESS STATEMENT

CARLETON COPPICE

THE TURNPIKE

CARLETON ROAD

NORFOLK

TWO NEW DETACHED DWELLINGS } suggest
and } 10 → 15 houses
ASSOCIATED SITEWORKS

*Site over one
hectare.*

1.1 The Site

1.1.1

The development site lies to the north of 'The Turnpike' - B1113 at the southern end of the village of Carleton Rode and forms part of the curtilage of the property known as Carleton Barr, Rode Lane, Carleton Rode.

1.1.2

The site has an area of approximately 1.05 hectares - development of the site will still leave the applicants with a substantial area of land which includes their already established woodland - Carleton Wood.

The site shares boundaries to the east with existing dwellings and to the south and west further dwellings are interspersed with farmland in the traditional pattern of the Ashwellthorpe Plateau Farmland.

1.1.3

The site is situated outside the 'development boundary' of the village of Carleton Rode but is however close to two sites under development at Romany Meadow located on The Turnpike and at the former Cooks Garage site located off the B1113.

The former site in particular will be referred to in the Policy Statement.

The advantage of the vehicular access onto the B1113 is a critical advantage of the application site.

Approval of the access to the site by Norfolk County Highways will be detailed later in this statement.

1.1.4

The site has been meadow land for at least 20 years since the ownership by the applicants and is concluded to be of low ecological value.

The site has been cropped for grass - but not intensively used over the 20 year period.

1.1.5

The site is bounded on all boundaries by mature hedging and shrubs with some mature trees, located on the boundaries, particularly to the north.

The site is open meadow land with no existing trees or shrubs other than those on the boundaries.

See attached PLAN ONE

See attached Aerial Photograph

1.1.6

An Ecological Survey has been carried out by Kepwick Ecological Surveys and their Ecological Survey and Assessment is included with the application documents.

The report includes substantial proposals to enhance the biodiversity of the site and will be referred to later in this statement.

2.1 Planning History and Background

2.1.1

There is no known planning history which relates to the site or background other than its use over the last 20 years described above in this statement.

3.1 The Proposal

3.1.1

The proposal relates to the provision of two new substantial dwellings together with garaging blocks served by a new private drive taking access off The Turnpike(B1113)

The dwellings are designed to provide spacious and comfortable family living accommodation within a unique and exceptional environment.

Plot One has 4 bedrooms with a net floor area of 208m² approximately
Plot Two has 5 bedrooms with a net floor area of 249m² approximately

3.1.2

The dwellings are of traditional design externally whilst providing modern internal accommodation and include many traditional Norfolk features including soft red brick plinths with colour wash render above, flush casement timber windows and doors, Norfolk cappings to the natural clay pantile roofs, peaked dormers etc.

Garaging provides two carports and a lock up garage located in a traditional cart shed style block.

The proposed dwellings would blend well into their countryside environment .

3.1.3

The dwellings would be constructed to minimum Code 4 Level to include:

Energy Efficiency

Water efficiency

Site Waste Management

Household Waste Management

- eg: Heating and Hotwater by air or ground source pumps
PV roof panels
High level u values to all constructional elements
High target air tightness levels

Due to the biodiversity emphasis, roofwater will discharge to the newly created ponds to maintain sufficient water levels,.

3.1.4

The dwellings are located and spaced to avoid any detriment to the amenities of existing dwellings and to retain open countryside vistas through the site.

3.1.5

Pre-application consultations have been carried out with the following authorities and bodies:

Norfolk County Council Highways - no objections to vehicle access

(detailed further in this statement under 'Access')

Anglian Water

- domestic water supply can be made available
- the site is not included in any 'cordon sanitaire for sewerage treatment plant....'

Eastern Electricity

- electricity supply can be made available

Local Bus Companies

- telephone discussion(detailed further in this Statement under 'Transport')

3.1.6

A major aim of the development is to integrate biodiversity enhancement with new build.

Kepwick Ecological Surveys were commissioned not only to carry out an ecological survey and assessment to determine the existing ecological interest of the site but to also identify means of providing opportunities for wildlife to use the site. The Ecological Report details appropriate ecological mitigation to maintain existing ecological features together with habitat creation and enhancement which will lead to an overall increase in biodiversity in the long term.

Approximately two thirds of the site will be retained for biodiversity. In addition to the report included as an integral part of the application is an Ecological Master Plan and Habitat Management Plan.

4.1 Policy

4.1.1

Separate policy statement

See attached document A

6.1 Landscaping

6.1.1

Full landscaping proposals are included in the Ecology Report and on the Ecology Master plan drawing no.14-24-08

7.1 Access

7.1.1

URS Infrastructure & Environment UK Limited have carried out a topology survey and access feasibility study followed by discussions between Daniel Godfrey of URS and Adrian Jacklin of Norfolk County Council Highways which concluded that the required sight lines of 2.40m x 160.0m x 160.0m can be achieved. On this basis,subject to legal agreements with the two neighbouring land owners to keep their ditches and vegetation clear,the Highways Department are satisfied that a safe junction with the B1113 can be achieved.
Reference e-mail dated 15th August 2012

8.1 Transport

8.1.1

A public bus service operated by Semmence Coaches runs between East Harling and Norwich via Carleton Rode.

The bus operator has said that there is no official stop near Rode Lane but has said that if someone held up their hand the bus might stop to pick them up.

The school bus(different operator)collects from the corner of Rode Lane and Ash Lane and young people are often seen waiting on the verge opposite.

Clearly public and school transport are available to the application site and the village as a whole but facilities for stopping to pick up are unsafe and unsatisfactory.

If the proposed development went ahead there would be an opportunity and potential to improve this situation with the provision of a bus pull in along the frontage of the application site with an informal path along the verge up to Rode Lane.

The applicants would be prepared to give the land necessary for the bus pull in and negotiate a contribution for its provision as well as the footpath.

This would be of specific benefit to schoolchildren but also to the whole village.

See attached aerial photograph

8.1 Conclusions

8.1.1

Mains water and electricity can be made available to the site.

Sewage can be dealt by discharge to treatment plants.

A safe new vehicle access can be achieved from The Turnpike.

8.1.2

Many of the sites put forward for development in Carleton Rode were turned down for reasons of adverse affect on views of listed buildings/limited accessibility to services/site within 'cordon sanitaire' etc and none of these can be applied to the application site.

8.1.3

The site is bounded by mature hedges and trees which will substantially reduce any impact on the open countryside together with the spacing and locations of the proposed dwellings and additional proposed landscaping.

The loss of the hedge along the site frontage will be compensated by the provision of a planted bund and new planting.

8.1.4

It is argued that the site is sustainable:

It is on a bus route and school bus route

Footpath access to the village school is a short distance from the site

The village of New Buckenham with hairdressers,shop,2 public houses and restaurant is within a cycle ride and walking distance.

There are many sites where South Norfolk District Council have approved sites for development which are outside development boundaries and have none of the services noted above.

Some examples are detailed in the Planning Policy Statement.

8.1.5

A great deal of effort has gone into increasing the biodiversity of the site with the provision of carefully selected and located facilities to encourage and accommodate a whole range of wildlife.

This is considered quite unusual alongside new build which, together with the traditional design of the dwellings, we would suggest would place the proposal into the category of exceptional design and an opportunity which should not be missed.

November 2014

Policy Context

National Planning Framework

The National Planning Policy Framework (March 2012) introduces the presumption in favour of sustainable development. The NPPF highlights the need for Councils to significantly boost the supply of housing and to provide a range and choice of housing. Paragraph 47 requires Councils to provide a buffer of 5% to ensure choice-and suggest there may be a need to increase this buffer to 20%. Paragraph 55 suggests that development in one Village may support services in nearby Villages. To promote sustainable development in rural areas the NPPF advocates housing be located 'where there are groups of smaller settlements'. The NPPF accepts 'isolated homes' if they enhance the immediate setting and are sensitive to the characteristics of the local area.

The NPPF states that planning decisions should not simply be about '*scrutiny-but should be creative*'; supporting good design that fits well with the character of the local area.

The NPPF urges the planning system to provide net gains in biodiversity where possible (paragraph 109) Additionally planning policies should '*promote the preservation, restoration and recreation of priority habitats .. ecological networks.*'

South Norfolk Local Plan-saved policy

While a new planning framework is being examined by the Planning Inspector some 'saved policies' may be given weight. Policy ENV 8-development in the countryside is described as 'part consistent' with the NPPF-and in respect of residential applications it is deemed consistent. ENV8 was however written prior to the publication of the NPPF and does not embrace all the concepts of the new National plan. Significant numbers of dwellings have been given planning approval by SNDC even though they have been both outside the Norwich Policy Area and outside development boundaries: leading to the conclusion that there are fine judgements to be made about what constitutes 'intrusion into the countryside'. The proposal site is bounded by dwellings and near developments at Romany Meadow (2009/0086/F) and Cooks garage (2010/1776/O)- both recent new housing developments. At Romany Meadow permission has been given for Six pitches, including 6 brick amenity blocks for the travelling community while Cooks garage is a development of five properties on a brown field site. Many of SNDC's saved ENV policies could be used to judge the proposal known as Carleton Coppice, as it centres on a scheme for ecological betterment.

Norfolk Joint Core Strategy (JCS)

The Joint Core strategy which provides strategic planning guidance for the three areas of Broadland and Norwich City Council and South Norfolk was initially adopted in 2011: with additional amendments, formally adopted in January 2014. This forms a main arm of the current development plan. The JCS confirms that South Norfolk will deliver around 10,500 new dwellings by 2026.

The JCS Strategy advocates locating development in areas that will minimise an adverse impact on the Environment-while improving natural qualities. The spatial vision of the JCS allows for the building of 3820 homes outside the Norwich Policy area.

- Policy one addresses climate change and the need to protect environment assets. This policy encourages the creation of open space and areas of biodiversity to create and improve green networks.
- Policy two urges the creation of well designed and resource efficient homes-not located in flood zones.

- Policy three advocates the wise use of energy and rain water
- Policy four confirms the need for a mix of housing types.
- Policy six provides guidance on transport-advocating cycling and walking.

Policy Fifteen identifies Carleton Rode as a Service village where the allocation of 10-20 units is permissible.

Carleton Rode has not been included in the Norwich Policy Area-unlike the adjacent Village, Spooner Row: which is considered as part of the Parish of Wymondham and served by a rail link. In Service Villages: *'land will be allocated for small-scale housing development'*. The JCS suggest that, 20 dwellings may be exceeded where a site is compatible with the overall Strategy. Service Villages may not have all the 4 services identified (School, Village hall, shop, Public transport service)-but access on foot, cycle or public transport will be possible.

South Norfolk local Plan (V2) Housing Land supply –September 2014

This document-currently being examined by the Planning Inspectorate provides up to date information. Paragraph 1.7 states that 'authorities need to demonstrate a supply of specific, deliverable sites: plus a buffer etc. In the applicants' view it is very contentious if the site specific allocations are all 'deliverable'. It is well known that obtaining Finance for development projects is very difficult given the current economic climate: identifying sites in no way ensures their being brought to fruition. The Council has recognised this--thus the document continues 'the Council has been proactive in granting permission for a number of sites which are currently outside development boundaries.' The Council state that delivery in Rural areas is currently above JCS requirements; however the yardstick of gauging a site to be 'deliverable while planning permission is current' may lead to missed targets.

Appendix 4 illustrates this anomaly-By 2014/2015 the target delivery /supply in Rural South Norfolk plus 5% is 94 completions. However only 89 dwellings have been completed.

South Norfolk local plan: Site specific allocations and policies. Carleton Rode

This document is also currently under examination by the Planning Inspector; with the observations likely to conclude in November 2014. (Map 032 Local plan Site Specific Allocations and Policies DPD-attached)

Carleton Rode has a distinctive settlement pattern; with the church and school towards the South East of the Village and the Village hall and playing field towards the West of the Village. The main development of Carleton Rode Village is along Flaxlands Road/Rode lane-with clusters of development over a large area. It is this that gives the settlement pattern the distinctive network of open spaces and rolling countryside views. The policy document submitted to the inspector reveals that Norfolk County Council has expressed concerns regarding road capacity in the Village-and it is indeed true that the road network through the Village is mainly one lane-exacerbated by the multitude of listed buildings near the carriageway, rendering any road widening difficult. It is not surprising given these facts that two recent and successful planning applications in the Village are accessed off the B1113: while one (2012/0863/F) which will be referred to later-in close proximity to the Village school was refused by SNDC, upheld on appeal. For Carleton Rode village the concept and positing of the 'development boundary' is not very satisfactory as it is suggested that as many as 30% of the residents live outside the development boundary. Never the less, two preferred sites have been selected in Carleton Rode-each to take just five houses. Prior to 2011 permission had been granted for 5 dwellings on Cooks Garage brown field site; the Council then sought 'to allocate up to a further 15 dwellings. The JCS 'Site Specific Allocations and Policies conclude on page 100-that 'no reasonable alternatives were put forward. It will be argued that Carleton Coppice is a viable alternative-with no threat to vistas, listed buildings, Highway Safety or sewerage policies,

The target allocation for Carleton Rode is currently unmet.

Draft Development Management policies

South Norfolk has now submitted a draft 'Development management policy'; this provides guidance on how National and Local Plans will be implemented; this document is also currently under examination by the planning Inspector.

- DM 1.1 States the council will take a positive approach that reflects the presumption in favour of sustainable development, together with a responsibility to meet objectively assessed needs identified in the local plan..that are consistent with the Council's Vision for the area.
- DM 1.3 Permission for development in the Countryside will be granted if it satisfies criteria in *Development management Policies .and/or demonstrates overriding benefits in terms of social, environment and economy dimensions*. Design and access statements should demonstrate an understanding of environmental assets.
- DM 1.4 The Council will work with developers to seek out high quality and positive Environmental improvements...
- DM 3.2 Requires that SNDC ensures housing proposals contribute to the range of properties needed...20% of dwellings should be 4+ bedrooms

The Inspector's questioning has been pertinent. His Question 195 queries whether sufficient clarity is offered to developers about what developments will be acceptable outside Village Boundaries. To which SNDC responded:-

'There are a number of instances where development is justified and acceptable outside development boundaries.'

Returning to this line of questioning in August 2014 he asked (question 26) that SNDC list such sites. To the 17 rural exception sites the Council added permission given for 31 dwellings at Ashwellthorpe-a-service Village outside the development boundary.

On 9/10/14 the Inspector again returned to the theme of development permission given in South Norfolk outside development boundaries. To this question (question 83) the Council revealed sites at Little Melton, Framingham Earl, Spooner Row and Stoke Holy Cross.

It is clear that SNDC has regularly granted permission for development outside Village Boundaries-both in the NPA and the 'Rural areas.'

The case for Carleton Coppice.

- Sustainable location

The NPPF guide provides the definition of this as set out by The United Nations Assembly. 'that sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs'. Official figures taken from SNDC's web site give the Parish area as 1091 hectares, 284 households and only 727 residents. Carleton Rode used to be home for over 1000 residents-a thriving community; however the population has dwindled. Smaller family units have led to a decline in the overall population-an ageing population. Recent planning permissions have included a Rural exceptions site (Saffron Housing). The village has a community car scheme and is served by the flexi bus. It has a vibrant Village Hall, two churches, clubs, societies and a school bus stops a few metres from the proposed site. The route of bus service 10A run by Semmence Bus travels along the B1113. The Village of New Buckenham with hairdresser, shop two pubs and restaurant is within cycle ride and walking distance. There are Village footpaths-one leading to the Village school. The train station of Spooner Row is only eight kilometres to the North. The applicants hope one of the properties at Carleton

Coppice may be occupied by their son, his wife and young family; thus leading to three generations on one site and the added advantage of sharing transport and mutually supported family life.

- Policy

Carleton Rode is a Service Village with a target of 20 dwellings: The Village of Carleton Rode is not in a Conservation area and there are no neighbourhood plans. Carleton Rode has a very low crime rate and an ageing population-the community has diminished in size and new dwellings are needed to ‘promote a healthy community’. SNDC Council has to approve 3820 houses outside the NPA-as at November 2014 they have only agreed 15 in Carleton Rode; all of these have yet to be delivered. It is apparent that being outside a development boundary is no impediment to approval if the scheme is socially, economically and environmentally sound and does not represent ‘intrusion into the Countryside’. Page 99 of the JCS states that the main development of Carleton Rode is along Flaxlands Road/Rode Lane. The applicants’ residence is accessed off Rode Lane-yet not within the development boundary.

NPPF –paragraph 50 states that Councils should deliver a range of housing types-if approved this development would compliment the existing planning permissions and make available a representative range of market/housing types in the Village of Carleton Rode.

SNDC have target of 20% new homes to be 4+ bedrooms. Dwellings are needed to support the emerging local knowledge economies and significantly the increasing numbers of residents who work from home. Core planning principles urge decision makers to ‘take account of ..the character of different areas.’ It has been illustrated that this site will deliver the houses needed –while avoiding the problems identified by NCC regarding the road network. It will be shown that sites in the Village hub-would spoil important vistas-many of them of key listed buildings. These proposals enhance the area and no open spaces are risked. The proposal fits well with SNDC’s JCS; the buildings will be energy efficient and there is no risk of flooding on the site. The site will undergo a significant programme of ecological enhancement. Vehicular access has been agreed with Norfolk Highways.

The paper-**Technical Background paper for the Site Assessment Process for the S Norfolk SSAP May 2014**, evidenced the consultation undertaken regarding proposed sites prior to consideration. At Stage two in the process fifteen possible sites were rejected.

Reason for rejection	Carleton Coppice	
NCC transport problems	No problems	
Site within cordon sanitaire for sewage treatment works	No problems	
Open countryside-not adjacent to housing	No problems	
Adverse affect on views of listed buildings/Church	No problems	
Limited accessibility to services		Argument put forward-site is in sustainable location.
Intrusion into countryside		Argument put forward/adjacent housing. Not intrusive.

It will be shown that SNDC has approved many developments and passed judgement that the location is sustainable-even though distances to services are comparable-or in some case further. The site is adjacent to housing.

Recent approvals/appeals

Historic cases are important as they provide precedent: they will be considered in order of proximity to the proposal site.

1) Land at The Turnpike-2009/0086/F.

The proposal for 6 Traveller pitches, six mobile homes and two touring caravans-with new access and drainage was approved in 2009-the site is within 200 metres of this application site. In recommending approval of 2009/0086/F planners report to committee stated '*the development is likely to rely on private vehicles to access services, which are mostly 2km distant in New Buckenham or Carleton Rode. I do not consider these distances excessive in such an area.*' It was suggested that the easily accessible public footpath to the village school would offer a suitable route.

2) Land adjacent to Carleton Rode Primary School -2012/0863/F

This application was Refused-and this refusal was upheld on Appeal. The Planning Inspector made several relevant comments. Paragraph eight reads.*The NPPF... accepts that the settlement limits of Carleton Rode need to be redefined.* However this application was for more houses than Carleton Rode has been allocated-and it is not surprising that policy ENV8 was used to describe the development as extending into the Countryside-as key vistas of listed buildings were threatened. Highways issues, lack of appropriate sight lines and congestion around the school were other factors leading to this Site's rejection.

3) The Turnpike, Bunwell- 2012/0010/F

This application is also on the B1113 in the adjacent Service Village of Bunwell: the applicants feel it is entirely correct to use this case to examine their own application. The Villages of Carleton Rode and Bunwell are similar and both are classified as Service Villages. Both Villages are served by the B1113. The proposed site was outside the Village development boundary. In this instance there were further complications of Highway safety -with a Highways objection and Flooding concerns.

However this application was Approved at the Committee stage: with the following comments... 'Insufficient harm to highway safety to justify refusal...plot within reasonable distance of Service Village and this constitutes 'SUSTAINABLE DEVELOPMENT'.

In fact desk research shows that this site is 3 Kilometres from Village store and 1.4 Kilometres from a Primary school. It is on the 10A bus route, as is Carleton Coppice.

The applicants contend this sets parameters by which their proposal can be assessed.

4) Land to the rear of Wood Farm, Ashwellthorpe.-2011/0506

This application has been selected as Aswellthorpe shares characteristics with both Carleton Rode and Bunwell: having 760 residents covering 974 hectares. Ashwellthorpe is also classified as a Service Village. This application -for 31 new dwellings was Approved. The Committee decision reported '*Whilst the development is outside of the development boundary and contrary to policy ENV8 of the South Norfolk local plan..the proposal is acceptable in respect of the aims of the JCS and in particular is considered to be in accordance with the supporting text for Policy 15 (Service Villages)*'

On the issue of sustainability the report stated. *'The JCS considers Ashwellthorpe as a Service Village and thus sustainable for new development.'*

Desk and field research were undertaken to establish the characteristics of the site with respect to 'sustainable location'. It was established that Ashwellthorpe has no shop-no Primary school-nor is it on a bus route.

Site	NR16 1HD	Distance in Kilometres
Nearest Bus stop-Silfield Green Lane	NR18 9NL	3 Km
Nearest Primary.Wrenningham	NR16 1AW	3 Km
Nearest shop.Wymondham	NR18 OAJ	5.5 km
Village hall	NR16 1AA	0.5 Km

Research indicates that the nearest school is in the adjacent Village of Wrenningham-3 Kilometres distant. The Village Hall is .5 Kilometres away-and the bus stop 3 Kilometres. The nearest store appears to be in Wymondham some 5.5 Kilometres away.

As indicated earlier in this argument there are many more examples of planning permission being given by SNDC outside development boundaries; but the applicants have sought to focus on the concept of Service Village to allow comparisons to be drawn.

Carleton Coppice is therefore in a sustainable location as SNDC planning decisions illustrate.

The applicants would like to draw attention to a recent appeal decision (L2630/A/12/2170575); admittedly in the NPA at Costessey. While SNDC decided to Refuse this application the planning Inspector revoked this decision. He stated, *'It should be recognised that Greenfield land outside of current settlement boundaries will be needed to accommodate the growth envisaged in the JCS.'*

The special characteristics of Carleton Rode.

A map is attached showing the development Boundary for the Service Village of Carleton Rode; through which NCC has identified severe Highways difficulties. The register of electors for Carleton Rode illustrates that residents living on Ash lane, The Turnpike, Fen Road, Bunwell Street, Hunts Green, 50% of houses at the Southern end of Rode Lane and the all the dwellings on Ugate Street are excluded from the Village Boundary, as defined by SNDC. Planning officers stress the essential role that open views play in the village landscape. Given the single track roads, the positioning of listed buildings and the reluctance to 'infill' as this endangers Vistas, it is apparent that to reach the housing target some new sites need to emerge. The applicants believe that Carleton Coppice will not only provide a site for two houses but will offer improvement in biodiversity.

SNDC have designated landscape types in the District. In their document 'Placemaking guide' Carleton Rode is classified as being part of the landscape known as 'Ashwellthorpe Plateau Farmland.'

Relevant key design principles in this landscape are:

- The new development should maintain the character of existing settlements
- Ensure that the rural character of the road/lane network is maintained
- Ensure that development maintains the open character and open views

Care has gone into the design for Carleton Coppice; the access road has been designed to reflect the alignment of local road networks. Views have been protected and gaps left to ensure the 'open feel' of the area is maintained. The traditional house design and the scale of properties reflect properties in the vicinity. Care has been taken to respect the privacy of neighbouring dwellings; no adverse impact should be felt by neighbouring properties.

Policy ENV8

This policy-development outside defined Development Limits and Village Boundaries is a 'saved policy'-it will cease to exist as soon as the new framework is in place.

As stated earlier, SNDC have deemed this policy consistent with NPPF; however its rigidity means it does not embrace the ethos of the NPPF. It is apparent that ENV8 has not been 'fit for purpose' and that many planning decisions taken recently by SNDC have not followed the rigidity of ENV8. While it could be used to refuse poorly designed dwellings and those that impinge on key listed buildings and vistas-it cannot be easily used to dismiss well designed housing with social and ecological benefit. In the light of cases recently decided by SNDC the applicants argue that ENV8 is dated and not an appropriate policy by which to judge Carleton Coppice.

Paragraph 55 of the NPPF states that planning permission should not be given for 'isolated homes in the Countryside'—and for such proposals ENV8 may still be a viable policy. This is the area where fine judgements have to be made about the concept 'intrusion into the Countryside'. The applicants argue every planning case is unique: the very nature of the settlement of Carleton Rode means that potential sites need to maintain the open vistas. Carleton Coppice is ideally positioned adjacent to housing and on the main road network; the new dwellings should have no adverse impact on any neighbour nor in any way detract from the enjoyment of living in a rural setting.

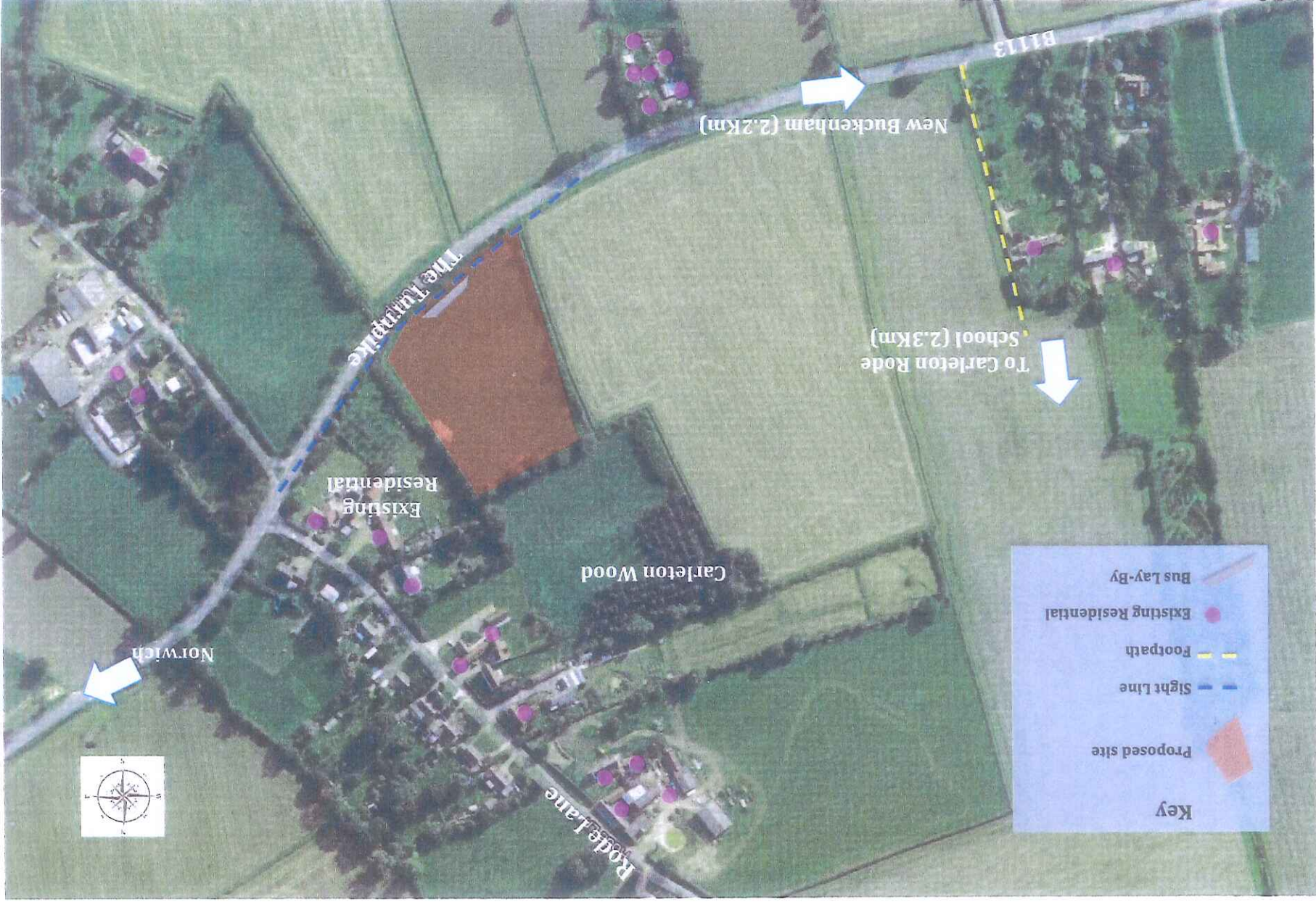
It should be remembered that the role of planning needs to embrace three dimensions: economic, social and environmental. The applicants argue that this proposal does embrace these three areas and it is this that signifies the desirability of giving this proposal permission.

Social, Economic and Environmental Benefits

- Road safety improvements: visibility and sight lines improved.
- New dwellings to increase residency in Carleton Rode-a Service Village which has declined in population by 25%. More potential pupils for Village school, more custom for Village shops.
- Opportunity for Carleton Rode to have a safe bus lay-bye-land offered by landowners
- Opportunity for a new pathway to bus lay-bye
- Opportunity for safe waiting place, off road for teenage school children (currently wait on road)
- Opportunity for Carleton Rode to have a well designed ecology initiative.
- Opportunity to balance the house building typology in Carleton Rode: new development has been an exception site, six pitch traveller site, with brick amenity blocks and smaller houses.
- Noise mitigation feature to the Southern corner of the site.
- Ecologist led biodiversity scheme

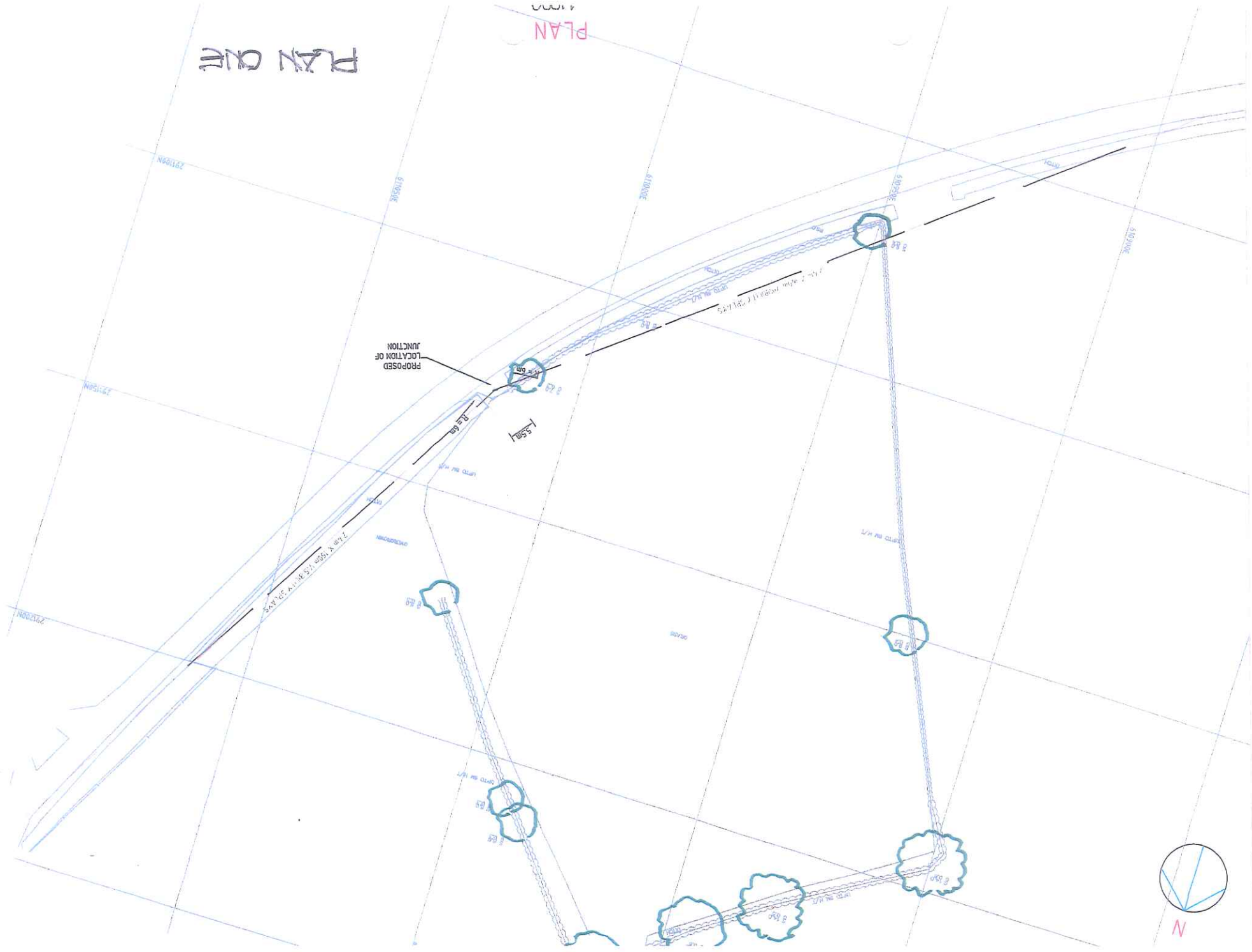
It is suggested that while SNDC are finalising the new planning guidelines greater emphasis should be placed on the NPPF and case history in the area. In paragraph 19 of the NPPF it states 'planning should encourage and not act as an impediment to sustainable growth': Carleton Rode has an unmet target for new dwellings and a declining population. The NPPF promotes sustainable transport-research has suggested that the creation of a bus lay bye will greatly facilitate safe stopping and local up take of public transport. Much is made of creating the necessary infrastructure for development: in a sustainable way much of the infrastructure already exists: services pass the site and service providers report no issues with providing connections.

This report concludes that giving permission for the development of Carleton Coppice follows National guidelines and local exemplars and that there are no policy impediments to permission.

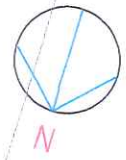


PLAN ONE

PLAN



PROPOSED
LOCATION OF
JUNCTION



Carleton Rode

Bunwell

