

EVIDENCE BASE

FOR THE SAHAM TONEY NEIGHBOURHOOD DEVELOPMENT PLAN 2018 - 2036



VOLUME 11

REASONED JUSTIFICATION FOR POLICY 7C: TREES, HEDGES, BIODIVERSITY AND HABITATS

REGULATION 14 PRE-SUBMISSION

PUBLICATION

TABLE OF CONTENTS

1. GENERAL BACKGROUND	2
2. TREES AND HEDGES	2
3. BIODIVERSITY AND HABITATS	3
4. EVIDENCE FROM THE EMERGING LOCAL PLAN AND ITS SUPPORTING DOCUMENTS & THE NATIONAL PLANNING POLICY FRAMEWORK.....	13
5. OTHER CONSIDERATIONS.....	13
6. COMMUNITY SUPPORT	13

1. GENERAL BACKGROUND

1.1 Landscape makes an important contribution to the uniqueness of a place and comprises not only landform and flora but also aesthetic and perceptual qualities such as views and tranquillity. Tranquillity is addressed in Policy 3 and also by the designation of Local Green Spaces in Policy 7A. Policy 7C gives measures to safeguard the trees, hedges, biodiversity and habitats that are a very important part of the landscape in the Neighbourhood Area.

1.2 Natural England's publication "Guidelines for Landscape Character Assessments", which is government sponsored, states " Peoples' social, economic and environmental needs are in part addressed by their relationship with the landscape around them, that contributes to their quality of life."

1.3 The Breckland Settlement Fringe Assessment identifies features that are prominent in the landscape of the Neighbourhood Area. It states "the enclosed character and presence of woodland blocks and parkland contributes to the distinct rural character which is sensitive". Trees and hedgerows are key components of that enclosed character and so are offered protection under Policy 7C.

2. TREES AND HEDGES

2.1 For ease of reference the Hedgerow Regulations, which shall be applied in full, offer protection to hedges that are:

- a. more than 20m long with gaps of 20m or less in its length;
- b. less than 20m long, but meet another hedge at each end;
- c. any stretch within the above; and/or that are on or next to:
 - i. land used for agriculture or forestry;
 - ii. land used for breeding or keeping horses, ponies or donkeys;
 - iii. common land;
 - iv. a village green;
 - v. a site of special scientific interest;
 - vi. a protected European site such as a special area of conservation or special protection area;
 - vii. a national nature reserve;
 - viii. a local nature reserve;
 - ix. Crown land;
 - x. and/or are at least 30 years old and meet at least one of these criteria:
 - marks all or part of a parish boundary that existed before 1850;
 - contains an archaeological feature such as a scheduled monument;
 - is completely or partly in or next to an archaeological site listed on a Historic Environment Record;
 - marks the boundary of an estate or manor or looks to be related to any building or other feature that's part of the estate or manor that existed before 1600;
 - is part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Enclosure Acts (that is before 1845);
 - contains protected species listed in the Wildlife and Countryside Act 1981;
 - contains species that are endangered, vulnerable and rare and identified in the British Red Data books;
 - includes woody species and associated features as specified in Schedule 1, Part II Criteria, paragraph 7(1) of the regulations.

2.2 The two to one minimum replanting ratio specified for trees and hedges lost as a result of development is to account for the fact that replacements for mature specimens will take decades to establish to the same degree. This is justified by the enlightened recommendation on the Woodland Trust's website that trees lost as a result of development should be compensated by two or even three new trees.

2.3 Conditions for the planting of new trees are sought as this is a sustainable benefit that will contribute to the development of green infrastructure, soften the impact of development as recommended by Planning Aid on its

forum for neighbourhood planning, and is in accordance with Policy DC 12 of the adopted Development control Policies. The levels of planting are as recommended by the Woodland Trust.

2.4 Hedges act as important wildlife corridors for small mammals and birds and are hence valuable to the health of the Area's ecosystem, thereby warranting protection.

3. BIODIVERSITY AND HABITATS

3. Policy Map 8 identifies important wildlife habitats in the Neighbourhood Area and the main routes species take to move between them - wildlife corridors.

3.2 A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations.

3.3 The diversity of habitat necessitates the individual assessment of any proposal both in terms of its likely impact on a wildlife corridor and the proposed methods of landscaping and management. For example, where a part of a corridor is known to be of value for a particular species, contributions to the effectiveness of the corridor should be tailored to meet the specific requirements of that species although not to the detriment of minority species.

3.4 Where a development is proposed in a wildlife corridor as shown on Policy Map 8, the first consideration is what steps can be taken to avoid harm (i.e. through careful siting) as far as possible. If some harm is to result then the next step is to determine appropriate mitigation measures. The term mitigation is used to describe measures which seek to reduce or minimise the adverse effects of a development. In some exceptional instances where it is not possible to avoid harm or to mitigate for adverse effects, but the development is considered acceptable (perhaps because of other material considerations) then it will be necessary to compensate for harmful effects.

3.5 The following Norfolk County Designated Wildlife Sites (as classified by the Norfolk County Wildlife Site Partnership) exist in the Neighbourhood Area:

- a. Site number 907: The Grove;
- b. Site number 977: Saham Mere;
- c. Site number 979: East of Saham Toney;
- d. Site number 986: Saham Wood;
- e. Site number 987: Saham Park cottages;
- f. Site number 988: North-east of Woodbottom Farm;

These sites are located on Policy Map 9.

3.6 Although designation as a County Wildlife Site does not offer statutory protection to a site, it does affirm a site's importance and value for wildlife in its County context. Such sites play a role in helping the UK to meet national biodiversity objectives as recognised in the Government's Planning Policy Statement Nine. That affirmation of their importance in biodiversity conservation resulted in a strengthening of the presumption against development on County Wildlife Sites following the Natural Environment and Rural Communities Act 2006, which requires public bodies to 'have a regard for the conservation of biodiversity'. Therefore Policy 7C is justified in emphasising such consideration.

3.7 Information provided by the Norfolk Biodiversity Information Service regarding County Wildlife Sites is presented in the table below:

County Wildlife Site Number	Name	Description
904	Adjacent to River Wissey Tributary	A broad-leaved, semi-natural coppice with standard woodland. It lies on the northern side of a tributary of the River Wissey. Alder (<i>Alnus glutinosa</i>) dominates the wood with some old ash (<i>Fraxinus excelsior</i>), a few birch (<i>Betula</i> spp.) and dead elm (<i>Ulmus</i> spp.). Oak (<i>Quercus robur</i>) occurs near the eastern boundary. The open shrub layer is dominated by hazel (<i>Corylus avellana</i>) coppice in the east with elm coppice dominating in the west. The ground flora is discontinuous nettle (<i>Urtica dioica</i>) with ground-ivy (<i>Glechoma hederacea</i>) abundant. Wood avens (<i>Geum urbanum</i>) is common as is herb-Robert (<i>Geranium robertianum</i>) in parts. Rough chervil (<i>Chaerophyllum temulentum</i>), garlic mustard (<i>Alliaria petiolata</i>) and hedge woundwort (<i>Stachys sylvatica</i>) occur. There are small patches of dog's mercury (<i>Mercurialis perennis</i>) becoming dominant in the east under hazel.
905	Land south of River Wissey	This site is a small area of interesting wet woodland dominated by a mixture of ash (<i>Fraxinus excelsior</i>) and alder (<i>Alnus glutinosa</i>). The shrub layer is dense and includes not infrequently spindle (<i>Euonymus europaeus</i>). The herb layer is diverse and includes several typical woodland species as well as locally common reed (<i>Phragmites australis</i>). The wood appears unmanaged. Woodland covers the entire site continuously apart from a few tiny clearings. Ash and alder dominate in a canopy of variable height, the latter often growing from coppiced stools. Scots pine (<i>Pinus sylvestris</i>) is present in a few specimens in the north of the wood and silver birch (<i>Betula pendula</i>) is present as a few clumps of mature trees. The shrub layer is dense and vigorous in its growth often forcing impenetrable thickets. Elder (<i>Sambucus nigra</i>) is most frequent inside the wood but in peripheral areas hawthorn (<i>Crataegus monogyna</i>) forms a dense growth often with bramble (<i>Rubus fruticosus</i> agg.). Spindle is present as a shrub within the wood and especially along the bank line between the two ditches on the west side. Four other species, English elm (<i>Ulmus procera</i>), holly (<i>Ilex aquifolium</i>), guelder-rose (<i>Viburnum opulus</i>) and wild privet (<i>Ligustrum vulgare</i>), are scarce in the wood. The herb layer is dominated by a mixture of nettle (<i>Urtica dioica</i>) and ground-ivy (<i>Glechoma hederacea</i>) but woodland herb species such as herb-Robert (<i>Geranium robertianum</i>), garlic mustard (<i>Alliaria petiolata</i>), hedge woundwort (<i>Stachys sylvatica</i>), bugle (<i>Ajuga reptans</i>) and wood avens (<i>Geum urbanum</i>) are also present although not at great frequency. Wetter areas and the ditches are dominated by common reed and hemp-agrimony (<i>Eupatoria cannabinum</i>) with aquatic species such as fool's water-cress (<i>Apium nodiflorum</i>) and lesser duckweed (<i>Lemna minor</i>). Regeneration of woody species is vigorous within the wood and there is a diverse age structure. Lying and standing dead wood is frequent.
907	The Grove	This site is a semi-improved neutral marshy grassland with impeded drainage. "The Grove" fringes the south-east side of the site. Access is via a farm on the west side of Richmond Road on the outskirts of Saham Toney. The majority of the site has lesser celandine (<i>Ranunculus ficaria</i>), cowslips (<i>Primula veris</i>), silverweed (<i>Potentilla anserina</i>), dandelion (<i>Taraxacum officinale</i> agg.), ribwort plantain (<i>Plantago lanceolata</i>) and glaucous sedge (<i>Carex flacca</i>). Ground-elder (<i>Aegopodium podagraria</i>) occurs near north west margin. To the west rushes (<i>Juncus</i> spp.), meadowsweet (<i>Filipendula ulmaria</i>), creeping cinquefoil (<i>Potentilla reptans</i>), silverweed and dandelion are abundant with some ribwort plantain and water avens (<i>Geum rivale</i>). Glaucous sedge is also common here.

977	Saham Mere	<p>A large mesotrophic lake surrounded by a mixture of woodland and common reed (<i>Phragmites australis</i>) fringe. The lake lacks aquatic vegetation except emergent common reed as a more or less continuous narrow fringe. Around the northern edge is an open area of nettle (<i>Urtica dioica</i>) planted with poplars (<i>Populus</i> spp.). Further north-west mature beech (<i>Fagus sylvatica</i>) with elder (<i>Sambucus nigra</i>) below occurs over ground-ivy (<i>Glechoma hederacea</i>) and ground-elder (<i>Aegopodium podagraria</i>) and sweet violet (<i>Viola odorata</i>). Moving west round the lake sycamore dominates with some willow (<i>Salix</i> spp.) and alder (<i>Alnus glutinosa</i>). The shrub layer is much less developed with scattered elder and holly. The ground flora is a mixture of ivy (<i>Hedera helix</i>) and nettle (<i>Urtica dioica</i>) with abundant herb-Robert (<i>Geranium robertianum</i>), lesser celandine (<i>Ranunculus ficaria</i>), lords-and-ladies (<i>Arum maculatum</i>) and red-currant (<i>Ribes rubrum</i>). Some wood anemone (<i>Anemone nemorosa</i>) and sweet violet also occur. The south has a mixture but is dominated by mature willow with alder, sycamore, ash and black poplar (<i>Populus nigra</i>). A dense coppice layer beneath of mainly alder with hazel and holly. Ground flora sparse near the lake and includes brooklime. Yellow iris (<i>Iris pseudacorus</i>), nettles and brambles becoming dense near the roadside with ivy, lords-and-ladies, cleavers (<i>Galium aparine</i>), herb-Robert, grey speedwell (<i>Veronica polita</i>), garlic mustard (<i>Alliaria petiolata</i>), meadowsweet (<i>Filipendula ulmaria</i>), lesser celandine, brambles, nettles and blackcurrant (<i>Ribes nigrum</i>). Ivy is also present as a climber. The east of the lake has mature beech over sycamore.</p>
979	Land east of Saham Toney	<p>This site is composed of semi-natural woodland adjoining a series of meadows with an old river line or main drain running through them. The woodland is largely overgrown with dense scrubby vegetation and understory restricting light availability to the ground flora. It creates a boggy substrate due also to the old stream bed which along with an old fence separates the woodland from the railway embankment before veering off to the left. In the past it is likely that these fields will have been fairly heavily grazed, enriching the sandy, light substrate. This is an alder (<i>Alnus glutinosa</i>) carr; to the south are locally abundant multi-stemmed coppice of alder which have grown into standards. Ash (<i>Fraxinus excelsior</i>) and white willow (<i>Salix alba</i>) are frequent with occasional bird cherry (<i>Prunus padus</i>) and locally frequent coppiced hazel (<i>Corylus avellana</i>). The woodland floor is damp due to the old stream bed running through it and supports locally abundant marsh-marigold (<i>Caltha palustris</i>), water mint (<i>Mentha aquatica</i>) and also to a certain extent meadowsweet (<i>Filipendula ulmaria</i>) and hemp-agrimony (<i>Eupatoria cannabinum</i>). Other woodland species present in local abundance include herb-Robert (<i>Geranium robertianum</i>), dog's mercury (<i>Mercurialis perennis</i>) and gipsywort (<i>Lycopus europaeus</i>). Past and current grazing pressures appear to have had some noticeable effect on these meadows resulting in a fairly varied but not very extensive or uncommon herbal component. Nettle (<i>Urtica dioica</i>) grows in local abundance in dense patches, particularly around the edges of the fields and especially in the southern meadow to the west of the drain which illustrates the enrichment. There is an abundance of false-oat grass (<i>Arrhenatherum elatius</i>) with frequent cock's-foot (<i>Dactylis glomerata</i>) and Yorkshire fog (<i>Holcus lanatus</i>). Lesser stitchwort (<i>Stellaria graminea</i>) occurs frequently along with locally abundant meadow vetchling (<i>Lathyrus pratensis</i>) and locally frequent tufted vetch (<i>Vicia cracca</i>). The hedge bordering most of the site is composed mainly of oak (<i>Quercus robur</i>) and ash (<i>Fraxinus excelsior</i>) occurring frequently with sloe (<i>Prunus spinosa</i>) and bird cherry which are locally abundant. There is also one hornbeam (<i>Carpinus betulus</i>) in the hedgerow separating the first meadow from the next. A dry ditch running the length of the site contains a fairly typical floral community for this type of habitat, as locally frequent fool's water-cress (<i>Apium nodiflorum</i>) and occasional brooklime (<i>Veronica beccabunga</i>). Water mint, hemp-agrimony, wild angelica (<i>Angelica sylvestris</i>) and black knapweed (<i>Centaurea nigra</i>) all occur in frequent to local abundance with occasional hard rush (<i>Juncus inflexus</i>) and water forget-me-not (<i>Myosotis scorpioides</i>).</p>

986	Saham Wood	<p>This site is an area of mixed semi-natural coppice with standards woodland. The north-west is planted with conifers but incomplete with coppice growth of elm (<i>Ulmus</i> spp.) and young ash (<i>Fraxinus excelsior</i>). They allow light to the ground where dog's mercury (<i>Mercurialis perennis</i>) and wood anemone (<i>Anemone nemorosa</i>) carpet the floor with some lords-and-ladies (<i>Arum maculatum</i>). Young ash standards over elm coppice with some pine (<i>Pinus sylvestris</i>) occur to the south-east. Elder (<i>Sambucus nigra</i>) is also common. The ground flora is dog's mercury (<i>Mercurialis perennis</i>) with grass in lighter areas and a predominantly moss layer in the denser areas. Wood anemone is common. Some meadowsweet (<i>Filipendula ulmaria</i>) and primrose (<i>Primula veris</i>). Early purple-orchid (<i>Orchis mascula</i>) occurs in the south which is moister with areas of willow (<i>Salix</i> spp.) shrub. The rides are rich in herbs and include meadowsweet, water avens (<i>Geum rivale</i>), cleavers (<i>Galium aparine</i>), wild strawberry (<i>Fragaria vesca</i>), creeping cinquefoil (<i>Potentilla reptans</i>), early dog-violet (<i>Viola reichenbachiana</i>) and lesser celandine (<i>Ranunculus ficaria</i>).</p>
987	Saham Park Cottages	<p>This is a semi-natural broad-leaved woodland on well drained neutral sandy soil. There is evidence of past management from hazel (<i>Corylus avellana</i>) coppice stools and pheasant feeders. The canopy is of mixed age and species composition while the understorey is fairly sparse and largely composed of coppice stools. There is also an abundance of mature and dead wood. The canopy of the woodland is composed mainly of ash (<i>Fraxinus excelsior</i>) and field maple (<i>Acer campestre</i>) with occasional oak (<i>Quercus robur</i>) and wild cherry (<i>Prunus avium</i>). Holly (<i>Ilex aquifolium</i>), hawthorn (<i>Crataegus monogyna</i>) and sloe (<i>Prunus spinosa</i>) are all frequent along with numerous coppice stools of hazel (<i>Corylus avellana</i>). The ground flora is typical of the soil becoming more varied at the eastern end of the woodland, where spiked star-of-Bethlehem (<i>Ornithogalum pyrenaicum</i>) and charlock (<i>Sinapis arvensis</i>) are locally frequent, and yellow archangel (<i>Galeobdolon luteum</i>), moschatel (<i>Adoxa moschatellina</i>) and herb-Robert (<i>Geranium robertianum</i>) are all locally abundant. A ditch forms the boundary to the site at the south, east and west edges and appeared at time of survey to be dried up but quite lush with vegetation. Nettle (<i>Urtica dioica</i>) is present in abundance with angelica (<i>Angelica sylvestris</i>), wild strawberry (<i>Fragaria vesca</i>), yellow archangel and meadowsweet (<i>Filipendula ulmaria</i>) occurring in local abundance. Yorkshire fog (<i>Holcus lanatus</i>) and cock's foot (<i>Dactylis glomerata</i>) are both frequent along with germander speedwell (<i>Veronica chamaedrys</i>) and wood speedwell (<i>Veronica montana</i>) which are both locally frequent. In between the ditch and the main body of the woodland, dog-rose (<i>Rosa canina</i>), hawthorn, hazel and field maple are all frequent, while dogwood (<i>Thelycrania sanguinea</i>) and sloe occur occasionally. Nettle and hedge bindweed (<i>Calystegia sepium</i>) are abundant.</p>
988	Land north-east of Woodbottom	<p>This is a similar woodland to CWS 987 and it is likely that both were at some time connected and linked to part of the larger Saham wood to the south. The soil conditions are more or less the same although the ground does become damper towards the railway line where there is a dry (but damp) ditch marking the boundary of the wood and the embankment. Along with this change in ground conditions, the ground vegetation becomes more diverse, particularly where the canopy opens up. The canopy is mainly composed of ash (<i>Fraxinus excelsior</i>), with occasional to frequent oak (<i>Quercus robur</i>) and frequent field maple (<i>Acer campestre</i>) and white willow (<i>Salix alba</i>). The ground flora and low understorey is quite overgrown in the eastern half of the woodland but begins to get clearer, moving closer to the railway line. This consists of frequent hazel (<i>Corylus avellana</i>) and hawthorn (<i>Crataegus monogyna</i>) with occasional lawson's cypress (<i>Chamaecyparis lawsoniana</i>), holly (<i>Ilex aquifolium</i>), elder (<i>Sambucus nigra</i>) and field maple. At the eastern end of the woodland, the ground flora is dominated by patches of nettle (<i>Urtica dioica</i>), hogweed (<i>Heracleum sphondylium</i>), cow parsley (<i>Anthriscus sylvestris</i>) and broad-leaved dock (<i>Rumex obtusifolius</i>). Further to the west, the variety of communities broadens to include locally abundant wood avens (<i>Geum urbanum</i>) and garlic mustard (<i>Alliaria petiolata</i>) with locally frequent and patchy wild strawberry (<i>Fragaria vesca</i>) and occasional spear thistle (<i>Cirsium vulgare</i>). A few grass species were also</p>

		present in varying abundance, including Yorkshire fog (<i>Holcus lanatus</i>), cock's-foot (<i>Dactylis glomerata</i>), false oat-grass (<i>Arrhenatherum elatius</i>) and sterile brome (<i>Bromus sterilis</i>). The ditch at the edge of the woodland has abundant great willowherb (<i>Epilobium hirsutum</i>) and false oat-grass with local abundance of dog's mercury (<i>Macular perennis</i>), herb-Robert (<i>Geranium robertianum</i>) and bittersweet (<i>Solanum dulcamara</i>). Angelica (<i>Angelica sylvestris</i>) occurs locally frequently as does hawthorn and occasionally dog-rose (<i>Rosa canina</i>). There is a tidy compact hedge composed of mainly woody species and shading out any less dominant species competing below or within its structure. Abundant sloe appears to be the main species with frequent hawthorn, hazel, field maple with occasional dog-rose.
991	Disused Railway	This railway line is composed of semi-natural woodland and grassland and rough hedge. This section runs from Great Hockham to King's Lynn. The south is covered by a dense canopy which is overgrown in many places. Hawthorn (<i>Crataegus monogyna</i>) with ash (<i>Fraxinus excelsior</i>) and elder (<i>Sambucus nigra</i>) are all frequent to locally abundant with occasional grey willow (<i>Salix cinerea</i>) and oak (<i>Quercus robur</i>). The ground flora consists of large areas of nettle (<i>Urtica dioica</i>), bramble (<i>Rubus fruticosus</i> agg.) with cow parsley (<i>Anthriscus sylvestris</i>), herb-Robert (<i>Geranium robertianum</i>) and cleavers (<i>Galium aparine</i>). Other species occurring include marsh thistle (<i>Cirsium palustre</i>), wood avens (<i>Geum urbanum</i>), sterile brome (<i>Bromus sterilis</i>) and cock's-foot (<i>Dactylis glomerata</i>). The north has a grassy bank with Yorkshire fog (<i>Holcus lanatus</i>), sterile brome and meadow foxtail (<i>Alopecurus palustris</i>). Common knapweed (<i>Centaurea nigra</i>), dog's mercury (<i>Mercurialis perennis</i>), and oxeye daisy (<i>Chrysanthemum leucanthemum</i>) occur and tufted forget-me-not (<i>Myosotis caespitosa</i>) along with frequent false oat-grass (<i>Arrhenatherum elatius</i>). The top of the embankment in the southern half of the grassland area has a hedge of dense sloe (<i>Prunus spinosa</i>) with hawthorn and frequent dog-rose (<i>Rosa canina</i>), oak, ash and field maple (<i>Acer campestre</i>).

3.8 Field records provided by the Norfolk Biodiversity Information Service are tabulated below (sorted by grid reference of sightings) and while not a comprehensive survey of the entire Neighbourhood Area, they give a clear picture of the richness and diversity of flora and fauna found in the Area:

Common Name	OS Grid Reference
Stoat	TF8701
European Otter	TF872007
European Otter	TF87220084
Brown Hare	TF873017
Field Vole	TF8800
European Rabbit	TF8800
European Otter	TF885002
Brown Hare	TF885012
Brown Hare	TF886018
Dark Bush-cricket	TF887017
Western Barbastelle	TF8875900678
Unidentified Bat	TF8875900678
Natterer's Bat	TF8875900678
Pipistrelle Bat	TF8875900678
Soprano Pipistrelle	TF8875900678
Noctule Bat	TF8886301623
Pipistrelle	TF8886301623
Soprano Pipistrelle	TF8886301623
Brimstone butterfly	TF8901
Large White butterfly	TF8901

Small Copper butterfly	TF8901
Red Admiral butterfly	TF8901
Painted Lady butterfly	TF8901
Speckled Wood butterfly	TF8901
Brown Hare	TF8901
European Rabbit	TF8901
Red Hemp-nettle	TF8902
Shepherd's-needle	TF8902
Red-shanked Carder-bee	TF8902
Little Owl	TF8902
Stoat	TF8902
Eurasian Common Shrew	TF8902
European Water Vole	TF8902
Common Red-legged Robberfly	TF8903
Greater Bulb-Fly	TF8903
Parhelophilus frutetorum	TF8903
Scaeva pyrastris	TF8903
Volucella bombylans	TF8903
Brown Hare	TF895018
West European Hedgehog	TF898019
Primrose	TF898020
Pellitory-of-the-wall	TF898020
Bluebell	TF898020
Bulbous Buttercup	TF898020
Lesser Celandine	TF898020
Oxeye Daisy	TF898020
Western Barbastelle	TF8989101941
Unidentified Bat	TF8989101941
Lesser Noctule	TF8989101941
Noctule Bat	TF8989101941
Pipistrelle Bat	TF8989101941
Soprano Pipistrelle	TF8989101941
European Mole	TF899005
Pipistrelle	TF899019
Grey-cushioned Grimmia	TF899020
Redshank	TF899020
Soft-tufted Beard-moss	TF899020
Wall Screw-moss	TF899020
Cuspidate Earth-moss	TF899020
Intermediate Screw-moss	TF899020
Green Yoke-moss	TF899020
Anomalous Bristle-moss	TF899020
White-tipped Bristle-moss	TF899020
Capillary Thread-moss	TF899020
Creeping Feather-moss	TF899020
Common Feather-moss	TF899020
Clustered Feather-moss	TF899020
Tender Feather-moss	TF899020
Rough-stalked Feather-moss	TF899020
Neat Feather-moss	TF899020
Silky Wall Feather-moss	TF899020

Springy Turf-moss	TF899020
Squirrel-tail Moss	TF899020
Hollyhock Rust	TF899020
Psyllopsi fraxini	TF899020
Macrolabis heraclei	TF899020
Rondaniola bursaria	TF899020
Common Spangle Gall	TF899020
Common Spangle Gall	TF899020
Knopper Gall	TF899020
Dark Bush-cricket	TF899021
Forest Bug	TF900018
Dark Bush-cricket	TF900019
Dark Bush-cricket	TF900020
Red-shanked Carder-bee	TF900020
Small-leaved Lime	TF900025
Mistletoe	TF900025
Great Crested Newt	TF900030
Agabus (Gaurodytes) bipustulatus	TF9001
Agabus (Gaurodytes) nebulosus	TF9001
Hydroporus planus	TF9001
Hygrotus (Hygrotus) decoratus	TF9001
Suphrodytes dorsalis	TF9001
Berosus (Berosus) signaticollis	TF9001
Cercyon (Cercyon) sternalis	TF9001
Swift	TF9001
European Mole	TF9001
Bats	TF9001
Eastern Grey Squirrel	TF9001
Apple	TF90010299
Mistletoe	TF90010299
Water Crowfoot	TF9002
Marble Gall	TF9002
Whooper Swan	TF9002
Egyptian Goose	TF9002
Grey Partridge	TF9002
Red Kite	TF9002
Buzzard	TF9002
Hobby	TF9002
Oystercatcher	TF9002
Golden Plover	TF9002
Black-headed Gull	TF9002
Barn Owl	TF9002
Little Owl	TF9002
Tawny Owl	TF9002
Swift	TF9002
Kingfisher	TF9002
Wryneck	TF9002
Green Woodpecker	TF9002
Chiffchaff	TF9002
Willow Warbler	TF9002

Swallow	TF9002
House Martin	TF9002
Yellow Wagtail	TF9002
Grey Wagtail	TF9002
Pied Wagtail	TF9002
Nightingale	TF9002
Spotted Flycatcher	TF9002
Blackcap	TF9002
Coal Tit	TF9002
Marsh Tit	TF9002
Rook	TF9002
Tree Sparrow	TF9002
Brambling	TF9002
Common Crossbill	TF9002
Bullfinch	TF9002
West European Hedgehog	TF9002
Eurasian Common Shrew	TF9002
Eurasian Pygmy Shrew	TF9002
Eastern Grey Squirrel	TF9002
European Water Vole	TF9002
Harvest Mouse	TF9002
Swift	TF90020321
Hairy St John's-wort	TF9003
Cheilosia grossa	TF9003
Turtle Dove	TF9003
Barn Owl	TF9003
Little Owl	TF9003
Meadow Pipit	TF9003
Yellow Wagtail	TF9003
Pied Wagtail	TF9003
Fieldfare	TF9003
Whitethroat	TF9003
Tree Sparrow	TF9003
Yellowhammer	TF9003
Stoat	TF9003
Weasel	TF9003
West European Hedgehog	TF9003
Roe Deer	TF9003
Bank Vole	TF9003
Harvest Mouse	TF9003
European Water Vole	TF9004
Natterer's Bat	TF901018
Grass Snake	TF901019
Swift	TF90140305
Large Red Tailed Bumble Bee	TF903026
Song Thrush	TF903026
House Sparrow	TF903026
West European Hedgehog	TF903026
European Otter	TF904011
Pipistrelle	TF904011
Soprano Pipistrelle	TF904011

Chinese Muntjac	TF904018
European Otter	TF90410110
Grass Snake	TF905012
Mistletoe	TF905025
Ash	TF905033
Cupressus	TF905033
Common Pipistrelle	TF905033
Bee Orchid	TF907015
Aceria pseudoplatani	TF907021
Phyllocoptes goniothorax	TF907021
Dasineura engstfeldi	TF907021
Dasineura plicatrix	TF907021
Dasineura ulmaria	TF907021
Rondaniola bursaria	TF907021
Field Vole	TF907021
Wood Mouse	TF907021
Brown Rat	TF907021
Noctule Bat	TF9071601946
Pipistrelle	TF9071601946
Soprano Pipistrelle	TF9071601946
Smooth Newt	TF908016
Great Crested Newt	TF908016
Southern Hawker	TF908017
Emerald Damselfly	TF908017
Common Darter	TF908017
Common Toad	TF908017
Common Frog	TF908017
Brown Hare	TF909021
Panorpa communis	TF9104
Cheilosia grossa	TF9104
Cheilosia illustrata	TF9104
Brown Hare	TF9104
Western Barbastelle	TF9110102116
Serotine	TF9110102116
Natterer's Bat	TF9110102116
Pipistrelle Bat species	TF9110102116
Soprano Pipistrelle	TF9110102116
Brown Long-eared Bat	TF9110102116
Unidentified Bat	TF9112802341
Natterer's Bat	TF9112802341
Pipistrelle Bat	TF9112802341
Soprano Pipistrelle	TF9112802341
Brown Long-eared Bat	TF9112802341
Western Barbastelle	TF9118002171
Serotine	TF9118002171
Unidentified Bat	TF9118002171
Natterer's Bat	TF9118002171
Pipistrelle Bat	TF9118002171
Nathusius's Pipistrelle	TF9118002171
Soprano Pipistrelle	TF9118002171
Brown Long-eared Bat	TF9118002171

Pipistrelle Bat	TF9122102238
Nathusius's Pipistrelle	TF9122102238
Soprano Pipistrelle	TF9122102238
Brown Long-eared Bat	TF9122102238
Eurasian Badger	TF915021
Dark Bush-cricket	TF918048
Brown Long-eared Bat	TF929066

3.9 The richness and diversity of wildlife in the Neighbourhood Area is further illustrated by this list of more notable species found at just one site - Saham Mere (County Wildlife site 977), which is one of the habitats shown on Policy Map 8 (list courtesy of the Mere bailiff):

Rooks in a rookery dating back at least 100 years;

Nesting kingfisher;

Nesting grey heron;

Nesting egret;

Nesting buzzard;

Little owl;

Tawny owl;

Barn owl;

Egyptian geese;

Canada geese;

Nesting greylag geese

Nesting mallard;

Nesting moorhen;

Common eel;

Pike;

Perch;

Bream;

Roach;

Rudd;

Breeding grass snakes.

The Mere bailiff noted that when a small housing development was built in close proximity to the Mere (at Parker's Close) the activity of wildlife reduced markedly during the construction period and took around two years to recover to previous levels. This indicates the need for development to be sensitive to wildlife habitats.

3.10 Full account shall also be taken of the stone curlew 1.5 km buffer zone for the Breckland Special Protection Area which extends into the western part of the Neighbourhood Area, as shown on Map 5.1 of the emerging Local Plan.

4. EVIDENCE FROM THE EMERGING LOCAL PLAN AND ITS SUPPORTING DOCUMENTS & THE NATIONAL PLANNING POLICY FRAMEWORK

4.1 Breckland Council's document "Statement of Community Involvement" states: "A Neighbourhood Plan can decide where and what type of development can happen in the neighbourhood". It indisputably then follows that a Neighbourhood Plan may also decide where and what type of development cannot happen in the neighbourhood. Policy 7C follows this principle.

4.2 Policy ENV 05 of the emerging Local Plan requires development to include "a consideration of individual or groups of natural features such as trees, hedges and woodland...", and justifies that in paragraph 5.51, noting that "trees and hedgerows form an essential part of Breckland's landscape character".

4.3 Policy ENV 06 of the emerging Local Plan deals specifically with the protection of trees and hedgerows. Policy 7C of this Plan gives more specific details of local trees and hedges to be thus protected.

4.4 Paragraph 5.11 of the emerging Local Plan explains that Policy ENV 01 requires "developers to ensure that proposed development does not harm the green infrastructure network within the District" and this shall be taken into account when applying Policy 7C to development proposals and decisions.

4.5 Policy ENV 01 of the emerging Local Plan provides general measures of protection for green infrastructure which are supported. Policy 7C of this Plan gives more specific details of local features to be thus protected.

4.6 Policy Map 7 is taken from the Breckland Settlement Fringe Assessment for Saham Toney.

4.7 Paragraph 118 of the National Planning Policy Framework states "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss".

4.8 Wildlife corridors help maintain a coherent ecological network which is an aim expressed in paragraphs 114, 117 and 165 of the National Planning Policy Framework.

5. OTHER CONSIDERATIONS

5.1 A Neighbourhood Plan should strike a balance between the need for future development and the protection and enhancement of the natural environment, elements of which, once destroyed, cannot be regained. Other policies of this Plan address development need; Policy 7C strikes the balance by defining criteria relating to important parts of the environmental network of the Neighbourhood Area.

5.2 The Saham Toney Neighbourhood Plan recognises the need for new housing, economic development and infrastructure, but considers that the significant pressures that imposes on open spaces and green infrastructure, and public views of them, only strengthens the case for the protection of the most important aspects of those features while not restricting planned and sustainable levels of development.

6. COMMUNITY SUPPORT

6.1 Being a rural area Saham Toney is home to a wide variety of flora and fauna which are much valued by the community. This is evidenced by the fact that 143 respondents to preliminary consultations asked to "preserve open spaces & wildlife, and access to them".

This page is deliberately blank



Saham Toney Parish Council 12 March 2018