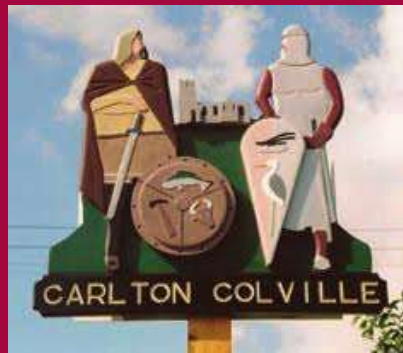


**Carlton Colville Town Council**

# **Carlton Colville Neighbourhood Plan 2020-2036**



**Submission (Regulation 16) Consultation Version**

**February 2023**



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## FOREWORD

Historic records show that there has been a settlement at Carlton Colville since the establishment of a Saxon village, deriving its name from – Carlton, the village of free men, and Colville, after Gilbert de Colville who came over with The Conqueror. Archaeological evidence shows Neolithic encampments on Bloodmoor Hill along with Bronze Age, Roman and Saxon finds both there and at other locations around the locality.

Carlton Colville has existed as a village and community with its own distinct identity since those early beginnings. Over the centuries it has changed and developed, but it is only in the last 30 years or so that the creeping development of Lowestoft has impacted this identity as a separate village.

A succession of developments has seen the postal area of Carlton Colville expand with the building of 2,364 houses contained within three “bolt-on” areas to the original village: The Bloodmoor Hill development known as The Dales, The Oaks and Rosedale Gardens. Due to the layout and connections delivered as part of their design, none of these areas have a strong relationship either with the existing part of the community of Carlton Colville or to one another. Rather, they operate very much as ad hoc extensions to the town of Lowestoft, thereby eroding Carlton Colville’s sense of identity and unity. Road systems separate rather than link these developments which have become dormitory estates, with their inhabitants tending to work and socialise outside the area, not shop locally or use local businesses, and predominantly use cars to get around, so creating traffic congestion. The results have been: a loss of the sense of community that was once enjoyed; a loss of the historical background to the ‘village’; little physical cohesion, with new developments cut off by main roads thus creating a ‘bubble existence’ for the home occupiers; limited pedestrian and cycle access offering little opportunity to safely access the wonderful and unique local amenities; increased traffic on the few roads available, creating congestion and pollution issues.

It is vital that any new developments do not further impact on the loss of community and identity of Carlton Colville, do not create another isolated ‘bubble’ and do not cause further traffic congestion. This is particularly important for the land south of The Street known locally as ‘the Bell Farm development’ and Oakes Farm allocations in the Waveney (East Suffolk) Local Plan.

The vision of the Neighbourhood Plan seeks in particular to improve the quality of life and sense of community in the whole of Carlton Colville; to have the right housing to meet needs; to sustain its economy by improving movement; to increase and enhance the opportunity for active lifestyles by providing walk and cycle routes linking all areas; to better utilise the amenities that presently exist; to protect and enhance the existing historic assets including the Grade II\* St Peter’s Church and Moated site scheduled monument; to safely link all developments with each other and with the surrounding natural environment; to have measures in place to positively contribute to climate change.



# 1 INTRODUCTION

## Purpose of the plan

- 1.1 This document represents the Neighbourhood Plan for Carlton Colville for the period 2020 to 2036. The Plan contains a vision for the future of Carlton Colville and sets out clear planning policies to realise this vision.
- 1.2 The principal purpose of the Neighbourhood Plan is to guide development within the town. It also provides guidance to anyone wishing to submit a planning application for development within the town. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Carlton Colville, its residents, businesses and community groups. It should be noted that planning applications are submitted to and determined by East Suffolk Council and the Broads Authority. However, the Neighbourhood Plan forms part of the development plan and therefore is given equal weight to the relevant Local Plan in the decision-making process.
- 1.3 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, East Suffolk Council and the Broads Authority will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 1.4 The process of producing the Neighbourhood Plan has identified a number of actions which have not been included in the policies' sections. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. These actions will be addressed by Carlton Colville Town Council in conjunction with Gisleham Parish Council outside of the Neighbourhood Plan process.

## Why a plan has been prepared

- 1.5 Along with national planning policy, the Neighbourhood Plan represents one part of the development plan for the neighbourhood area over the period 2020 to 2036, the other parts being the Waveney (East Suffolk) Local Plan (2019) and the Broads Local Plan (2019).
- 1.6 The Waveney (East Suffolk) Local Plan allocates a major site on land totalling 55 hectares which it calls 'land south of The Street, Carlton Colville/Gisleham. Through the engagement in developing the Neighbourhood Plan, the vast majority of local people knew and referred to this site as Bell Farm. Therefore, for the purposes of this document, we are calling the allocation the 'Bell Farm' site. The allocation is expected to provide:
  - approximately 900 homes;
  - a retirement community comprising a care home/nursing home and/or extra care and/or sheltered dwellings;
  - A 2-form entry primary school and pre-school;

- a Country Park of at least 15 hectares;
- allotments;
- flood mitigation;
- play space (both a local equipped area for play which provides for the play needs of younger children and a neighbourhood equipped area for play which provides for older children);
- local shops comprising a convenience store.

1.7 The existing illustrative masterplan in the Waveney (East Suffolk) Local Plan for the development is shown in Figure 1.1 below.



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Figure 1.1: Illustrative masterplan for development of the Bell Farm site (source: Waveney Local Plan 2019, Figure 11)

1.8 There are a number of important principles that have already been identified in the Waveney (East Suffolk) Local Plan which development of the site is expected to address:

- The northern part of the site is required to incorporate flood mitigation as set out in the Lowestoft Flood Risk Management Project to deliver flood risk mitigation measures for the Kirkley Stream.
- Land should be set aside on the southern boundary to allow for hedgerow and tree planting to soften the edge of the development. This recognises the importance of not creating a hard, exposed edge like the Ullswater development does.
- Vehicular access to the site should be provided from The Street. Concerns have been raised about existing parking on The Street and potential conflict with the increased traffic

associated with the development. Therefore a Transport Assessment must investigate this further and consider measures to reduce the level of parking on The Street. This could include providing a parking court on the site for properties on The Street which do not have off-road parking available (N.B. this Neighbourhood Plan highlights additional alternative movement issues and opportunities that will input to the final detailed masterplan).

- Existing public rights of way (from Low Farm and from The Street) should be accommodated within the development and link to public rights of way to the south of the site.
- The preparation of a more detailed masterplan should be informed by ongoing engagement with the community as well as engagement with the range of statutory stakeholder bodies.

1.9 This Neighbourhood Plan seeks to work with these principles to deliver better outcomes built on local knowledge and needs.

1.10 The Waveney (East Suffolk) Local Plan also allocates 30 hectares of land at Oakes Farm for sports and leisure uses. At least 20 hectares is expected to deliver sports pitches, non-pitch sports and other sports and leisure facilities together with changing facilities and car parking. To enable the delivery of the sports facilities, approximately 8 hectares of the site will be made available for enabling development such as leisure and commercial uses, tourist uses or a limited amount of residential development.

1.11 Figure 1.2 shows these two major development allocations within the local context.

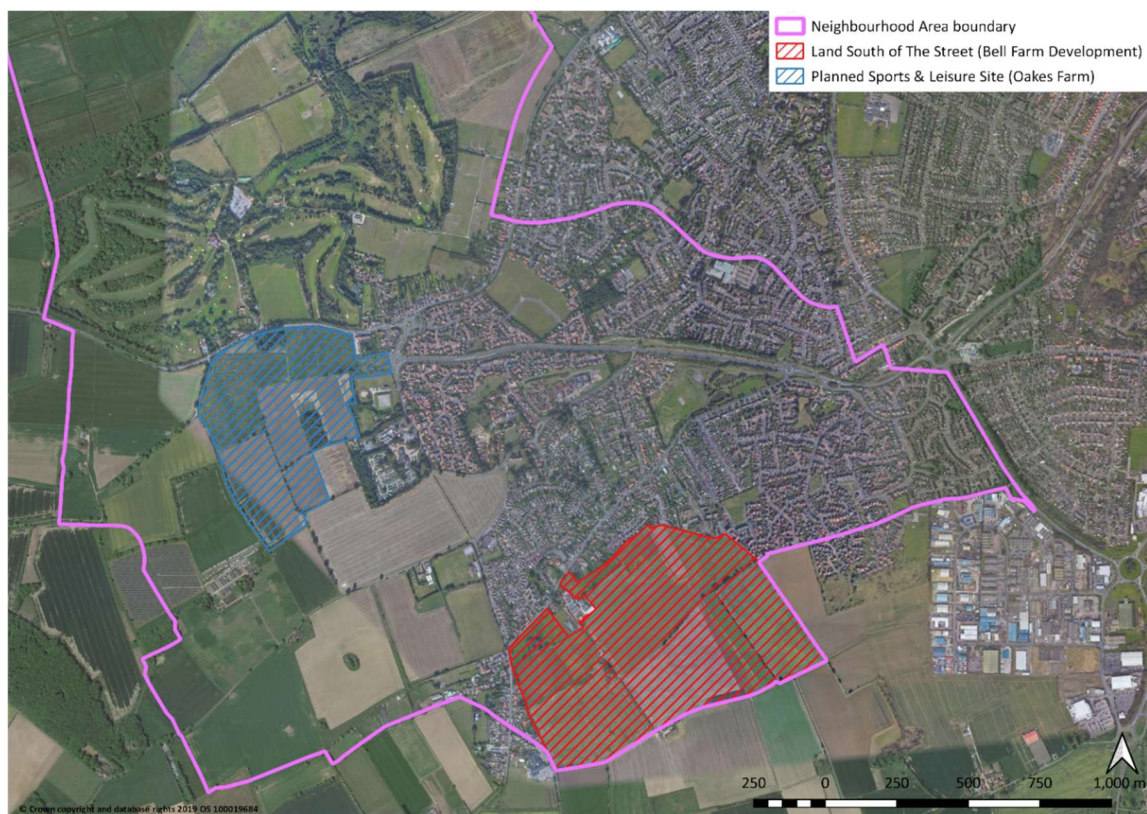


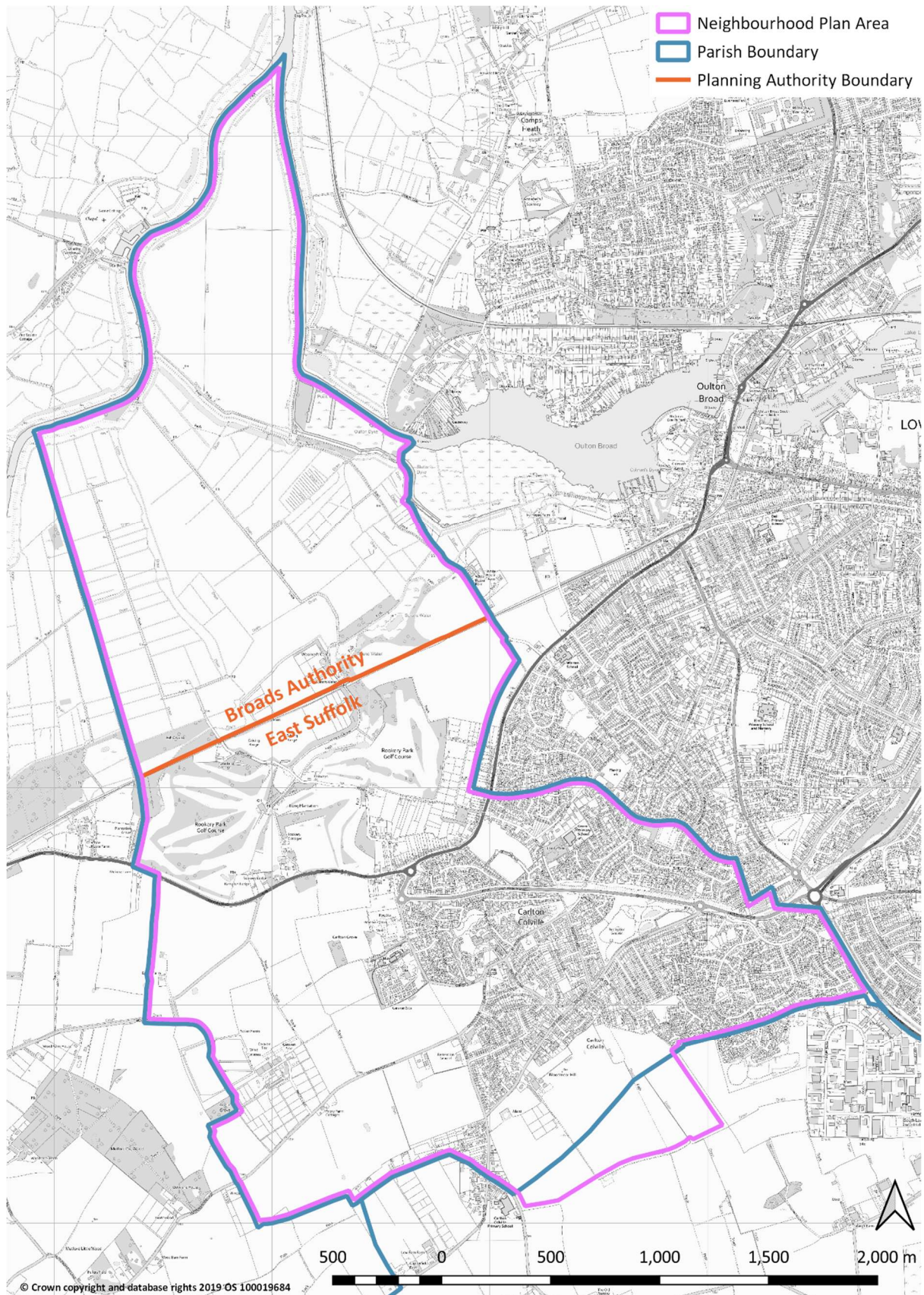
Figure 1.2: Large scale development sites in local context

- 1.12 Carlton Colville Town Council wanted its community to be able to help shape any new developments across the area, including the Waveney (East Suffolk) Local Plan allocations. The Neighbourhood Plan provides an opportunity to identify priorities and policies that can shape our local area for the period to 2036. In respect of the Local Plan allocations, it should be recognised that we cannot at this stage say definitely what these developments will finally look and feel like but we can help guide and shape them. To do this we will need engagement with developers, the local planning authority and the community.
- 1.13 Consequently, a group consisting of members of the public and councillors, supported by planning experts, was formed to help guide the development of our Plan. Their work has included a questionnaire in 2019 which was sent to the whole community. Using this feedback plus the local knowledge of the Neighbourhood Plan Group we have produced a plan that creates a blueprint for development in our community for the period to 2036.
- 1.14 East Suffolk Council and the Broads Authority, as the relevant local planning authorities, designated the Carlton Colville Neighbourhood Area in June 2019 to enable Carlton Colville Town Council, in conjunction with Gisleham Parish Council, to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Carlton Colville Neighbourhood Plan (CCNP) Steering Group.
- 1.15 The CCNP has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended). The CCNP Steering Group has prepared the plan to establish a vision for the future of the town and to set out how that vision will be realised through planning and controlling land use and development change over the plan period.
- 1.16 The map in Figure 1.3 shows the boundary of the Neighbourhood Plan area. This predominantly consists of the administrative boundary of Carlton Colville parish. However, it also includes a small part of Gisleham parish which incorporates the Bell Farm site. For this reason, the plan has been prepared in conjunction with Gisleham Parish Council.

## **Monitoring the Plan**

- 1.17 As the responsible body for preparing a neighbourhood plan covering the parish of Carlton Colville, it will fall to Carlton Colville Town Council (in conjunction with Gisleham Parish Council) to monitor progress against the Neighbourhood Plan's objectives and to ensure that it remains relevant.





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Figure 1.3: Carlton Colville neighbourhood plan area

## 2 LOCAL CONTEXT

- 2.1 Carlton Colville is a settlement located on the south-west fringe of Lowestoft, partly within the former Waveney District (now under the administration of East Suffolk Council) and partly within the Broads Authority Area. The parish also shares boundaries with the Suffolk civil parishes of Barnby, Mutford, Gisleham, Lowestoft, Oulton and also Burgh St Peter in Norfolk. The electoral ward continues to the north to the River Waveney and had a population of 6,612 at the 2001 Census, increasing (28%) to 8,505 at the 2011 Census and comprising 3,441 households. A civil parish, the parish council adopted town council status in August 2011. Built up areas represent about 25% of the parish, largely concentrated in the south-east, but also include part of the settlement associated with the parish of Gisleham. The parish is bisected in an east-west direction by a railway line which at this point connects Beccles with Lowestoft. North of the railway, the land is low lying and the majority forms part of the Carlton Marshes Nature Reserve, owned by Suffolk Wildlife Trust. Between the railway line and the A146 is Rookery Park golf course. South of the A46, the land is given over to residential, leisure and agricultural uses.

### History of Carlton Colville

- 2.2 Archaeological investigations have discovered evidence of settlement from the prehistoric to the medieval periods. Bloodmoor Hill, located between Carlton Colville and Pakefield, was the site of settlement in the 2nd and 3rd centuries and the 7th and 8th centuries. The site was the subject of archaeological investigations between 1998 and 2006.
- 2.3 A moated site south of Carlton Colville is believed to be the site of a medieval manor and is a scheduled monument.



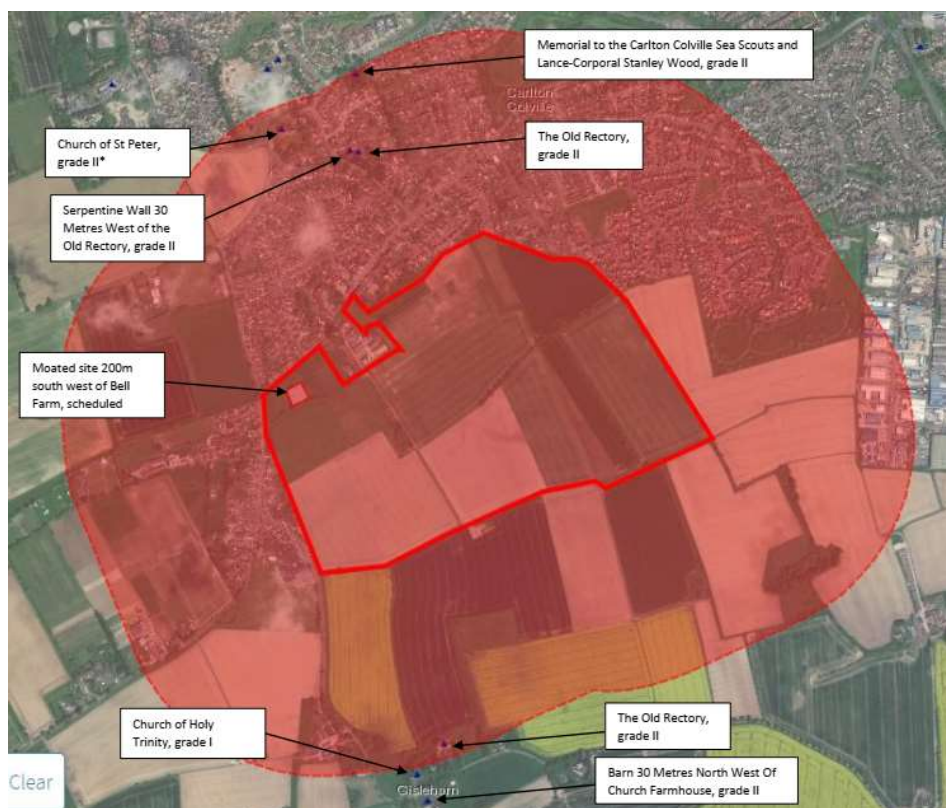


- 2.4 The parish church is St. Peter's Church (Grade II\*), the oldest surviving part of which was built in the 13th century.



*St Peter's Church*

- 2.5 There are a number of Grade II listed buildings or structures in Carlton Colville:
1. Barn 10 metres north east of Carlton Hall
  2. Carlton Hall
  3. Church of St Peter (grade II\*)
  4. K1 Telephone Kiosk at East Anglian Transport Museum
  5. Memorial to the Carlton Colville Sea Scouts and Lance-Corporal Stanley Wood
  6. Serpentine Wall 30 metres west of the Old Rectory
  7. The Old Rectory
  8. The Rookery (Including Screen Walls)
  9. Moated site 200m south west of Bell Farm



*Figure 2.1: Heritage constraints around Bell Farm site (source: AECOM)*

- 2.6 Through the development of the Neighbourhood Plan, we have identified additional potential ‘heritage’ assets in the community that are currently not designated but which are of architectural or historical relevance to our community. These are shown in Table 2.1:

Description	Location	Criteria (from Waveney Local Plan)
<b>The Ship Inn</b> – Standing slightly back from the road, closed since 1957 and well covered in ivy, a Victorian post box is still in the front wall thought to date since at least 1814.	Beccles Road	Architectural interest - Landmark status. Historic interest - Social and communal value.
<b>Church Cottages</b> – Small terrace of 18 <sup>th</sup> century buildings in red brick and pantiles. The cottages are tucked between the Church and the Old School.	Church Lane	Architectural interest - Integrity. Artistic interest - Aesthetic value.
<b>Peacock Cottages</b> – formerly Peacock Farm). Early 18 <sup>th</sup> century red brick and pantiles with a cat-slide roof at rear thought to have been previously thatched.	The Street	Architectural interest - Aesthetic value. Historic interest - Rarity.
<b>The Bell Inn</b> – One of the oldest buildings in Carlton Colville but due to extensive extensions over the years it has never been recognised as a listed building. A number of potsherds dug up on the land which belonged to the Bell have been dated from 13 <sup>th</sup> century, which suggest that the site was in use at this time, but there is no confirmation that it was used as an Inn.	The Street	Architectural interest - Aesthetic value. Historic interest - Social and communal value.
<b>Bell Farm</b> – Early 18 <sup>th</sup> century, red brick house (now colour washed) with pantiles. Buildings include a six bay 18 <sup>th</sup> century barn, now with corrugated roof.	The Street	Architectural interest - Group value. Historic interest - Social and communal value.

*Table 2.1: Non-designated heritage assets*

- 2.7 Waveney Local Plan Policy 8.38 (Non-Designated Heritage Assets) identifies that East Suffolk Council holds a local list of such assets and provides the criteria for adding items to that list. These criteria have informed the assessments in Table 2.1. The objectives of the Neighbourhood Plan (presented in the next section) reflect the issues of present importance to the community and this does not include the identification of non-designated heritage assets. However, recognising that these matters are important, we will work with East Suffolk Council to ensure that these items are included on the East Suffolk Council Non-Designated Heritage Asset ‘Local List’. It is noted that the Broads Authority also holds a Local List and therefore, if assets within the Broads Authority Executive Area are identified in the future, then we will work with them to have these included on that Local List.



- 2.8 Whilst not a heritage asset, and although few physical remains are visible, there is a site in Low Farm Drive where a V1 flying bomb struck in November 1944, killing 2 and injuring 17, as well as destroying 2 cottages (which have since been demolished). Although this is not a formal designation, it should be noted that this is a site of historic interest to the local community the setting of which should be considered when planning new development.
- 2.9 In addition to the historical assets, Sprat's Water and Carlton Marshes, located within the Coastal Levels, are sites of national importance, primarily for its breeding and non-breeding bird assemblage and wetland habitats, including a number of rare species. There are also other sites of local importance for habitats, namely the River Waveney, Share Marsh Dykes and Carlton Grove. As noted in the Local Plan in respect of the allocation of the Bell Farm site, the area has significant archaeological potential. Figure 2.2 below shows areas of archaeological interest, with the yellow triangles representing find spots. The County Historic Environment Record, maintained by Suffolk County Council, provides information on archaeological remains, and an online version can be viewed at [www.heritage.suffolk.gov.uk](http://www.heritage.suffolk.gov.uk).

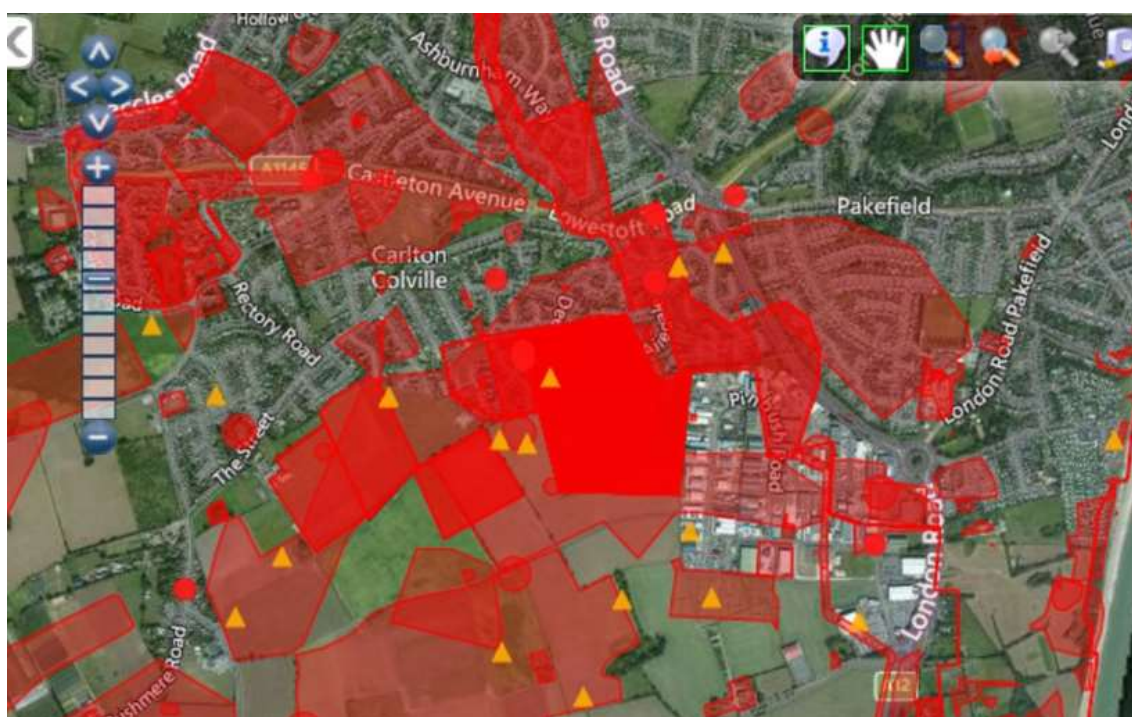


Figure 2.2: Recorded archaeological sites (source: Suffolk County Council Archaeological Service)

### The growth of Carlton Colville

- 2.10 Carlton Colville has seen significant expansion – 2,364 homes since the late-1980s (see Figure 2.3). In the 1980s the Rosedale estate was developed, creating 581 houses. This was followed in the late-1990's – early-2000's by the Carlton Park development which added 253 homes and the Bloodmoor Hill Dales development with a further 1,173 homes. In addition, the Oaks development added 327 homes. In the period 2010-2020 further housing has been delivered on the Mardle development (15 homes) at the Five Acre Site – Secrets Corner (15 homes) site

for Housing Association needs. Carlton Colville had a population of 6,612 at the 2001 Census, increasing (28%) to 8,505 at the 2011 Census comprising 3,441 households.

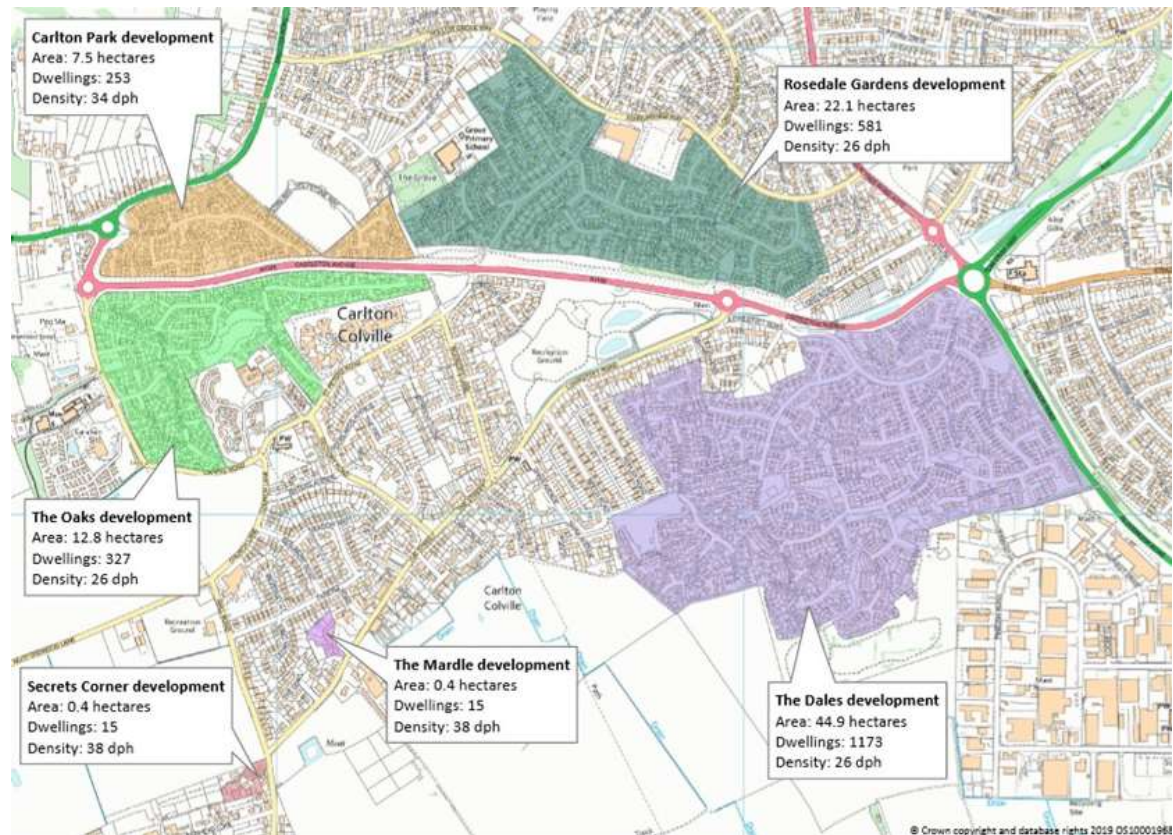


Figure 2.3: Main developments in Carlton Colville since the late-1980s

- 2.11 Each of the developments plus the older traditional 'village' has its own attributes, issues and opportunities.
- 2.12 In addition to the allocation of the land south of the Street ('Bell Farm') site, the Waveney (East Suffolk) Local Plan also allocates 30 hectares of land at Oakes Farm for sports and leisure uses. At least 20 hectares is expected to deliver sports pitches, non-pitch sports and other sports and leisure facilities together with changing facilities and car parking (see below):





- 2.13 To enable the delivery of the sports facilities, approximately 8 hectares of the site will be made available for enabling development such as leisure and commercial uses, tourist uses or a limited amount of residential development. Development on this part of the site will not be commenced until the land for sports and leisure use has been made available for use.

## Carlton Colville today

### **Shops, services and community facilities**

- 2.14 The area is generally reasonably well served by its three primary schools, pubs, church and GP surgery. It has a range of shops and two post offices.



- 2.15 There are currently three public houses and one church. Two public houses are located in the older part of the Village off The Street. The third is on the A146 Beccles Road. The parish church is St. Peter's Church.
- 2.16 There are community hall facilities in the older part of the village on Hall Road, which also include a playing field with play equipment. There is another community hall on the Dales Estate on Dale End Road.
- 2.17 There is a destination park (Carlton Meadow Park) with play facilities, outdoor gym equipment and wildlife habitat on Lowestoft Road. There is other designated green space to the south of the Dales (Bloodmoor Hill) estate and also within the Oaks development. This is designated open space in the Waveney Local Plan. There are also play facilities and five-a-side football pitch plus playing field at the Hall Road Community Centre. More recently a community kitchen and wildlife garden has been created at the Graylings off Elmdale Drive.



*Carlton Meadow Park and green space within the Oaks development*

## **Movement**

- 2.18 There are a number of public footpaths and cycleways, some of which provide access to Carlton Marshes which lies in the north of the neighbourhood area. Public rights of way are shown in Figure 2.4.



*Public footpaths and cycleways*



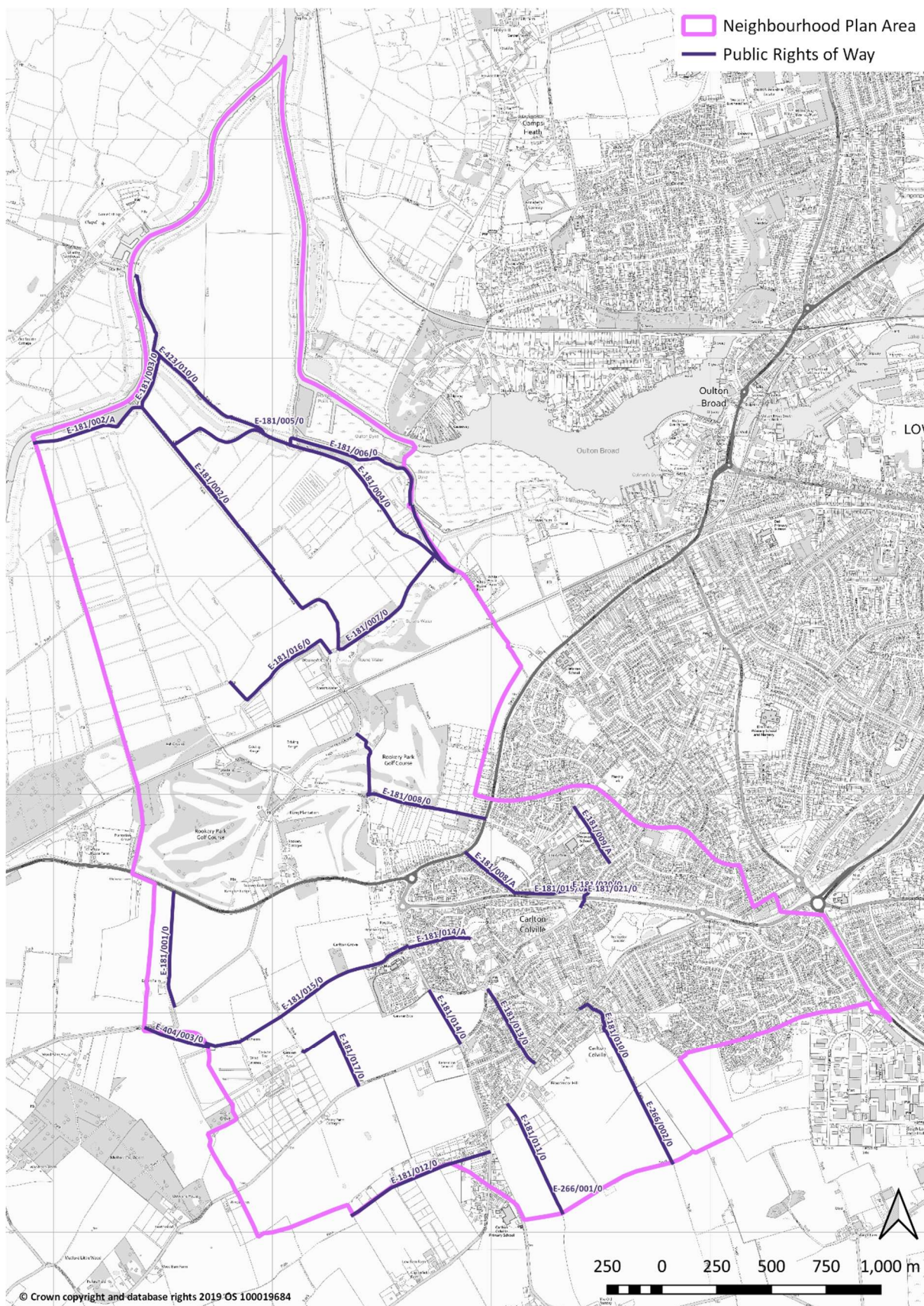


Figure 2.4: Public rights of way



*Carlton Marshes*

- 2.19 The area is served by several bus routes which provide regular and peak hour access to the main road routes for south Lowestoft, southwards towards Ipswich, westwards towards Beccles/Norwich and northwards towards Oulton Broad/Great Yarmouth. In addition there are numerous school buses serving schools outside the Neighbourhood Area.
- 2.20 The nearest railway station is at Oulton Broad North, approximately 2.5 miles away, with access to the East Suffolk line.
- 2.21 One of the big issues for Carlton Colville is access to the main retail hub and employment opportunities at the South Lowestoft Industrial Estate and beyond. The historic road system in and around the old village hub has become congested with increased development and more vehicles owned and used by residents for work and leisure. In addition, the Castleton Way bypass which provides road links to the west (Beccles and beyond) and east (Bloodmoor Hill Roundabout) severs the links between the parts of the community on either side of the road.

### **Environment and biodiversity**

- 2.22 As mentioned earlier, Sprat's Water and Carlton Marshes, located within the Coastal Levels, is designated as a Site of Special Scientific Interest (SSSI). It is part of the Broadland Special Protection Area (SPA) and Ramsar Site, primarily for its breeding and non-breeding bird assemblage and wetland habitats respectively. It is also part of the Broads Special Area of Conservation (SAC), designated for its unique wetland communities and a number of rare species. There are also three non-statutorily designated sites within the parish - the River Waveney, Share Marsh Dykes and Carlton Grove.
- 2.23 The course of the Kirkley Stream originates in the west of the old village and runs alongside and under The Street and Lowestoft Road. This stream has a long history of flooding at various congestion points from Secrets Corner to Bell Farm (see photos below from left to right).





*Flooding from Secrets Corner to Bell Farm*

In addition, frequent flooding occurs on Hall Road. Open farmland to the south of the stream and The Street provides flood mitigation and natural ponds appear.



- 2.24 The farmland in Carlton Colville is open in nature with relatively few hedgerows and trees. The older part of the area has a number of mature trees, notably oak which is the prevalent species.



*Open farmland*

- 2.25 Carlton Grove in the area of Oakes Farm is designated as a County Wildlife Site.

### **An audit of Carlton Colville**

- 2.26 In developing the Neighbourhood Plan, a paper and on-line survey was undertaken across the Carlton Colville area to understand in more detail the aspirations, issues and opportunities of the community and the area. This survey, together with input from workshops and research by the CCNP, has been summarised below. In addition, the Neighbourhood Plan environmental evidence base has been underpinned by evidence gathered by the Suffolk Wildlife Trust (SWT).
- 2.27 Identified in Figure 2.2 were four areas of historic development in Carlton Colville<sup>1</sup>. Each has its own set of attributes. These have been summarised in Tables 2.2-2.5 under the four headings which reflect the neighbourhood plan objectives (see Section 3). Each also has identified needs and these are summarised in the tables (below the current position) as aspects for improvement. Where possible, these have informed the policies and actions in the Neighbourhood Plan.

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<sup>1</sup> The Old Village is not specifically identified on Figure 2.2. It is the main built-up area of Carlton Colville.



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Table 2.2: The Old Village

<b>Key areas of focus</b>	<b>Well designed</b>	<b>Connected</b>	<b>Green</b>	<b>Community</b>
<b>Current Position</b>	<p>1. Several notable buildings</p> <p>2. A mixture of development styles</p> <p>3. Most residences have access to gardens or green space</p> <p>4. Tree lined main routes</p> <p>5. Scheduled Monument to west of Bell Farm (moated site – probably Manor House)</p>	<p>1. Village is served with shops, pubs, garage within walking distance of most residences</p> <p>2. There are main car access routes to the east, west and north.</p> <p>3. Bus services run through the village</p> <p>4. Several established footpaths</p>	<p>1. Large feature trees, mainly oaks are a feature of this part of the community</p> <p>2. Kirkley stream provides a wildlife habitat and corridor</p> <p>3. Carlton Park provides an attractive destination park with areas for wildlife</p> <p>4. A wide variety of wildlife is observed in this more established area.</p>	<p>1. Three schools (Carlton Colville Primary, Grove Primary, The Sunrise Academy)</p> <p>2. Shops, pub and garage at old village centre</p> <p>3. Allotments</p> <p>4. Community Centre with playing field and play facilities</p> <p>5. Carlton Park with play equipment, skate park and outdoor gym</p> <p>6. Transport Museum located here</p> <p>7. Mixture of building types including social housing, sheltered housing, bungalows, semi-detached and detached houses</p> <p>8. Older persons sheltered housing and home.</p>

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<b>Key areas of focus</b>	<b>Well designed</b>	<b>Connected</b>	<b>Green</b>	<b>Community</b>
<b>Aspects for improvement</b>	<p>1. Piecemeal development has created a mixture of styles with no coherent theme or recognition of local traditions</p> <p>2. Traditional layout limits parking for many residences causing congestion and limits access.</p> <p>3. Increased parking at Carlton Park</p>	<p>1. The Street is a choke point for traffic</p> <p>2. Traffic congested at Bloodmoor Hill roundabout</p> <p>3. No direct access to the A12 and main local retail and work opportunities at South Lowestoft Industrial Estate (Gisleham)</p> <p>4. People accessing Carlton Primary School cause congestion at specific times of day</p> <p>5. No dedicated cycleways</p> <p>6. Older part of the village situated on Beccles Road is separated from most of the village facilities</p> <p>7. Improved footpaths – level and multi-use (foot/bike/pram, accessible)</p>	<p>1. Flooding issues along The Street outside Bell Farm and in Hall Road</p> <p>2. Capacity of sewage system to handle existing and new developments</p>	<p>1. No surgery, dentist or pharmacy (nearest Ashburnham Way)</p> <p>2. No post office</p> <p>3. Parking at St Peters Church</p>

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Table 2.3: Rosedale

<b>Key areas of focus</b>	<b>Well designed</b>	<b>Connected</b>	<b>Green</b>	<b>Community</b>
<b>Current Position</b>	<ul style="list-style-type: none"> <li>1. Variety of house styles built by single developer</li> <li>2. Wider roads allowing freedom of movement</li> </ul>	<ul style="list-style-type: none"> <li>1. Main access route (Ashburnham Way) bisects the estate.</li> <li>2. Cycle paths connect to Oulton Broad</li> <li>3. Bus route via main access roads.</li> <li>4. Paths, footpaths and cycleways to shops and school</li> <li>5. Access to Carlton Marshes to the south</li> </ul>	<ul style="list-style-type: none"> <li>1. Trees and green spaces</li> <li>2. Wildlife corridor alongside by-pass</li> </ul>	<ul style="list-style-type: none"> <li>1. Shops, Surgery, Pharmacy.</li> <li>2. Access to Community Centre (Uplands) (Note this community centre is outside Carlton Colville boundary and not controlled by Town Council)</li> <li>3. Pre-school at Uplands</li> <li>4. Primary School at the Grove</li> </ul>
<b>Aspects for improvement</b>	<ul style="list-style-type: none"> <li>1. Verge, path and green space management</li> <li>2. Dog litter bins</li> </ul>	<ul style="list-style-type: none"> <li>1. Crossing main Beccles Road.</li> <li>2. Separated from other areas in Carlton Colville</li> <li>3. Better signed cycleways and footpaths</li> </ul>	<ul style="list-style-type: none"> <li>1. More active management of green spaces</li> <li>2. Dog litter bins</li> </ul>	<ul style="list-style-type: none"> <li>1. The development is split from other areas in Carlton Colville and divided local government control (broadly to the north of Ashburnham Road is in Oulton Broad)</li> <li>2. Sports and social facilities</li> </ul>

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Table 2.4: The Dales (Bloodmoor Hill)

<b>Key areas of focus</b>	<b>Well designed</b>	<b>Connected</b>	<b>Green</b>	<b>Community</b>
<b>Current Position</b>	<ol style="list-style-type: none"> <li>1. Variety of designs built by single developer.</li> <li>2. Green spaces.</li> <li>3. Houses with gardens and garages.</li> </ol>	<ol style="list-style-type: none"> <li>1. Access to Bloodmoor Hill (for routes east, north and south)</li> <li>2. Access to A146 bypass for routes to the west (Beccles and Norwich)</li> <li>3. Designated cycle paths and footpaths in parts of the community</li> <li>4. Bus route via main access road.</li> </ol>	<ol style="list-style-type: none"> <li>1. Green Area managed by SCC</li> </ol>	<ol style="list-style-type: none"> <li>1. A community that has its own identity.</li> <li>2. Community Hall.</li> <li>3. Play facilities.</li> </ol>
<b>Aspects for improvement</b>	<ol style="list-style-type: none"> <li>1. Housing feels cramped and crowded.</li> <li>2. Minimum parking facilities for householders.</li> <li>3. No bungalows</li> <li>4. Smaller front gardens means upkeep is difficult</li> <li>5. No attractive household bin storage facilities</li> </ol>	<ol style="list-style-type: none"> <li>1. Signed and safe cycleways to Gisleham Retail Park and other parts of Carlton Colville.</li> <li>2. Direct road access to Gisleham retail park.</li> <li>3. Confusing road layout.</li> <li>4. Poor routes to schools meaning cars have to be used.</li> <li>5. Congestion at Bloodmoor Hill roundabout</li> </ol>	<ol style="list-style-type: none"> <li>1. More dog waste bins.</li> <li>2. More tree planting.</li> <li>3. More active wildlife management (park and green spaces).</li> <li>4. Road calming measures to avoid speeding.</li> </ol>	<ol style="list-style-type: none"> <li>1. No surgery or pharmacy.</li> <li>2. Investment on play facilities.</li> <li>3. No pub</li> <li>4. Separated physically from rest of community</li> <li>5. No facilities for older people.</li> </ol>

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Table 2.5: Carlton Park (including The Oaks)

<b>Key areas of focus</b>	<b>Well designed</b>	<b>Connected</b>	<b>Green</b>	<b>Community</b>
<b>Current Position</b>	<p>1. Range of building styles but each in keeping</p> <p>2. Use of sympathetic materials, e.g. cobble and flint</p>	<p>1. Good access to A146 and the Carlton by-pass</p> <p>2. Designated Cycle and footpaths</p>	<p>1. Retention of trees on the Oaks</p> <p>2. Small area of green open space on the Oaks</p> <p>3. Close proximity to the marshes to the north</p>	<p>1. Access to Shops and surgery/post office on the Rosedale estate (Ashburnham Way) and shops in older part of the village (Famona Road)</p> <p>2. Older persons facility at Carlton Hall</p>
<b>Aspects for improvement</b>	<p>1. Limited parking forces vehicles onto road/pavement verges</p>	<p>1. Narrow service roads</p> <p>2. Poor crossing facilities on Beccles road – limited safe cycle ways along Beccles road.</p> <p>3. Have to travel across village or via road to nearest schools</p> <p>4. Congested traffic through village to school.</p>	<p>1. No open green space on the Carlton Park area.</p> <p>2. Increased biodiversity</p> <p>3. Increased planting</p>	<p>1. Better access to community centers.</p> <p>2. Sports and social facilities</p> <p>3. Allotments</p>

### 3 PLAN PRINCIPLES AND OBJECTIVES

3.1 The Neighbourhood Plan seeks to address, as far as is possible, the challenges that face the community of Carlton Colville. These challenges have been derived from consultation with the community as well as other sources of information and evidence. In addition, we want to be able to guide and shape the two major development allocations in the Waveney (East Suffolk) Local Plan. In doing so we recognise that we cannot at this stage say definitely what these developments will finally look and feel like but we can help guide and shape them. To do this we will need engagement with developers, East Suffolk Council and the community. We can guide and influence these discussions by being clear on what this community feels it needs.

3.2 The vision of the Neighbourhood Plan seeks in particular:

***By 2036, the quality of life and sense of community in the whole of Carlton Colville has been improved. The housing that has been delivered is of a consistently high quality of design and meets the needs of the community. Local services and facilities are better utilised. The economy of Carlton Colville has been sustained and is able to thrive. One way this has been done is by improving movement, with more and better walking and cycling routes that link all areas helping also to give more of an opportunity for active lifestyles. Developments are now safely linked to one another and to the surrounding countryside, whilst ensuring that the precious and valued landscapes such as the Broads are protected. The existing historic assets of Carlton Colville have been protected and enhanced, including the Grade II\* St Peter's Church and scheduled monument. The community has been able to achieve all this whilst reducing its carbon emissions and being able to adapt and become more resilient to climate change.***

3.3 This has led to the development of a number of more detailed objectives under four headings. In summary, we want Carlton Colville to be:

#### **A 'well designed' town**

- Objective 1: Character – to secure high standards for new building layout and design that does not negatively impact the local heritage, community, landscape and views of the area.
- Objective 2: Natural environment - to secure generous provision of open space that delivers a natural, green, open character, i.e. using a combination of open space, planted trees and natural features which minimises environmental impact and protects biodiversity.
- Objective 3: Layout - to ensure development is integrated into the community rather than being a 'bolt-on'.
- Objective 4: Future proofing – to secure sustainable housing design that provides flexible space to support modern patterns of home working, play and multi-generational living as well as adequate off-street parking.

**A thriving 'community' town**

- Objective 5: To ensure that adequate infrastructure is provided to serve the community, particularly relating to multifunctional sustainable drainage systems, healthy lifestyle, shopping and community facilities.
- Objective 6: To maximise the potential of the Country Park as a leisure asset.

**A 'connected' town**

- Objective 7: To better link housing, employment and services safely by bicycle and on foot.

**A 'green' town**

- Objective 8: To ensure new development takes every opportunity to maximise the potential of existing wildlife habitats to thrive and achieve biodiversity net gain.
- Objective 9: To ensure that development is designed to minimise the risk of flooding.
- Objective 10: To maximise the potential of the Country Park as a haven for wildlife.

## 4 DESIGN AND LAYOUT

### Introduction and background

- 4.1 As the National Planning Policy Framework (paragraph 126) notes, 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'. Research, such as for the Government's Commission for Architecture and the Built Environment, now part of the Design Council) has shown that good design of buildings and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour; and
- Reduce pollution.

- 4.2 Development of Carlton Colville has been substantial over the last 40 years, growing from a rural village separated from Lowestoft and its suburbs to one where it is now seen a part of the Lowestoft area. There have been a number of large-scale developments that have created the feeling of just being 'dropped' onto our community. Large scale development of several hundred houses by different developers over the years have served to diminish the sense of cohesiveness and distinctiveness. It is really important that new development, particularly where it is large scale, is designed so that it is part of Carlton Colville and feels and looks like it is part of the community.

### Land South of The Street (Bell Farm development)

- 4.3 As the single largest development that is likely to affect the community during the plan period, we have spent a lot of time focusing on how we can ensure this development can become a cohesive, attractive part of the Plan Area through its design and layout.
- 4.4 The site provides many opportunities to utilise the existing landscape in order to create a sympathetic character-led development response. Many of these have already been established by the illustrative masterplan in the Waveney (East Suffolk) Local Plan (shown at Figure 1.1 in this plan), including locating the country park in the west to allow the existing water runoff pattern to be preserved, thus retaining the scheduled monument's seasonal wet characteristic. In addition, green areas can be introduced to act as flood mitigation where the flood risk is high. There is an opportunity to link these green spaces to the country park to form a network. This can be enhanced by retaining the existing hedgerows which can connect with the green space via foot and cycle paths.
- 4.5 The guidance contained in the Neighbourhood Plan should influence discussions with developers and East Suffolk Council, but the final layout, look and feel will be subject to detailed plans. However, the Neighbourhood Plan has been informed by the aspirations and desires of our community to ensure that these are not over-looked.



- 4.6 The following sections provide guidance about high quality design. Unless otherwise stated, this applies to all development across the neighbourhood area, excluding the Broads Authority Executive Area.

## Key guiding principles

### Character – design and materials

- 4.7 We feel new developments should have a feel derived from existing natural and historic site features. For example, the steeper pitch of roof, the use of brick, flint and render or on occasion, appropriate (pastel) colour. The required essential design ethos will be that of a 21st century design that links visually with the best aspects of the existing 'old village' area of Carlton Colville and with a strong emphasis on greening and contact with nature.
- 4.8 The housing at the edge of a development should use a variety of materials, non-uniform massing and a mixture of gables and ridges in order to create an interesting view looking towards the development from outside.



Figure 4.1 Many old buildings exist in the community - Bell Farm



Figure 4.2 Traditional Suffolk style using steeper pitch roof, pantile, brick and coloured render



Figure 4.3 Existing urban road in the village emphasising use of mature trees and hedging



Figure 4.4 Example of differing materials used effectively



*Figure 4.5 Different finishes and styles create interest whilst linking with heritage of area*



*Figure 4.6 Example of a steep-pitched roof on a modern design of property that is not out of keeping with tradition*

- 4.9 The character of any new developments should be shaped by their context. By this we mean their scale and orientation should be sympathetic to their urban/suburban environment or should be positioned appropriately in their rural setting. Specific views that should be preserved are identified separately in Policy CC2.



*Figure 4.7 Layout should preserve and enhance existing natural features*

- 4.10 There is a good mix of building types in the community which can be used to help integrate development with the rest of the village. For example, the buildings adjacent to the Bell Farm development site do not exceed two storeys, therefore the edge of the development will need to respect the existing building height, tapering off in height as they meet the open countryside. Another example of this using the Bell Farm development topography is shown in Figure 4.8 below.



## Topography

- 4.11 A particularly important consideration in the largely flat topography of the area is Bloodmoor Hill which provides a unique, unspoilt panorama of open countryside (this is the orange area in the east of the site shown in Figure 4.8). From the high point there is a visual link between the ancient site at Bloodmoor Hill (in Carlton Colville) and Gisleham (particularly the Grade I Church) and the old village of Carlton Colville. It will be important that development of the Bell Farm site addresses this in its design and layout as Bloodmoor Hill and its views will become publicly accessible. These views are addressed in Policy CC2.

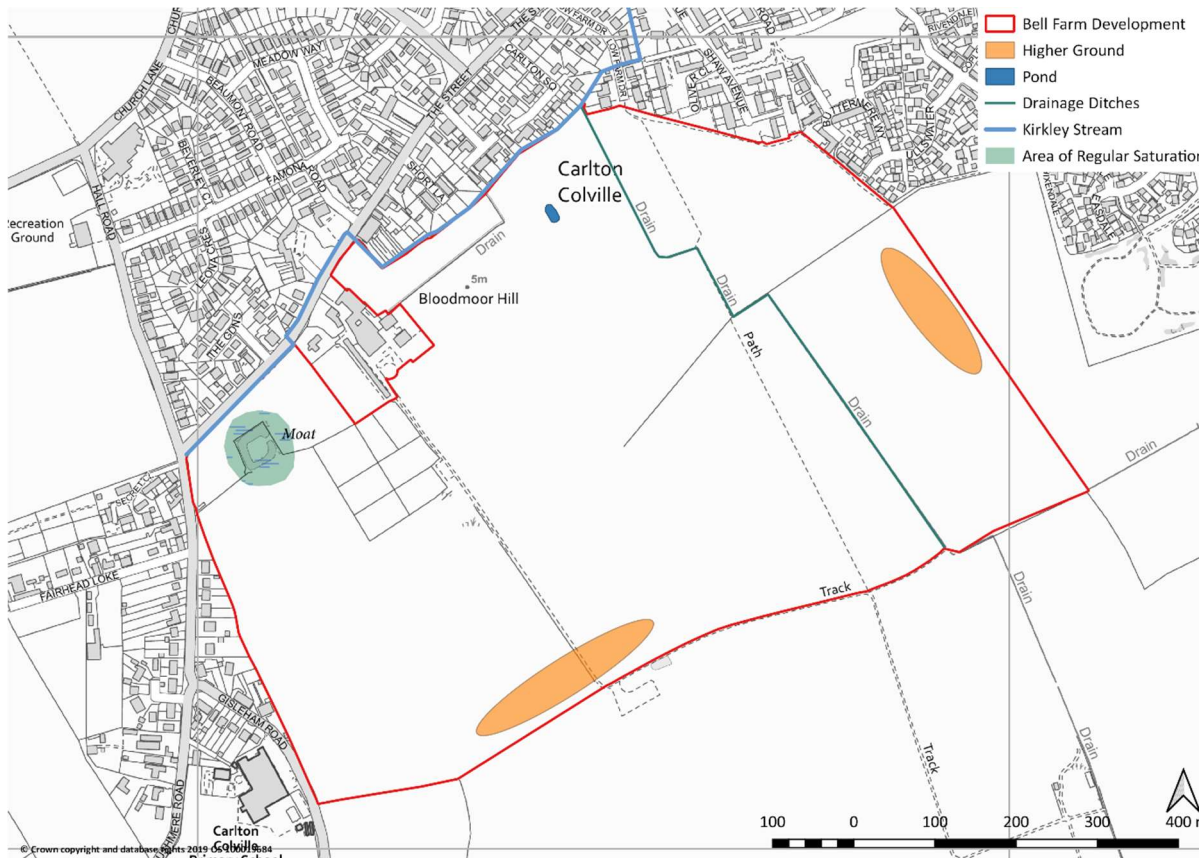


Figure 4.8 Map showing topography and drainage ditches

- 4.12 The Bell Farm site is largely flat; however, the orange areas in Figure 4.8 represent higher ground within the site. The change in level to the south of the site could be strategically utilised to reduce the impact of development to the church views and the scheduled monument. There are drainage ditches and areas where surface water collects which may affect where development is located. The water floods from the south to the north, i.e. towards the village.

## Heritage

- 4.13 Both the Bell Farm and Oakes Farm sites have been identified as likely to have a number of areas of archaeological interest as they adjoin known and recorded early settlements. In the case of Bell Farm, the key heritage consideration relates to the potential impact of development on the Scheduled Monument, which is described as a moated area 200m south west of Bell Farm. To reduce harm to the moated area, it is recommended that the west of

the site should retain its rural setting by surrounding the monument with a country park (as stated in the Waveney (East Suffolk) Local Plan). This would also preserve the views to the Grade I listed Holy Trinity Church, as identified above. The Heritage Impact Assessment appended to the Waveney (East Suffolk) Local Plan also recommends that the access road closest to the Monument should be re-considered because of its negative visual impact.

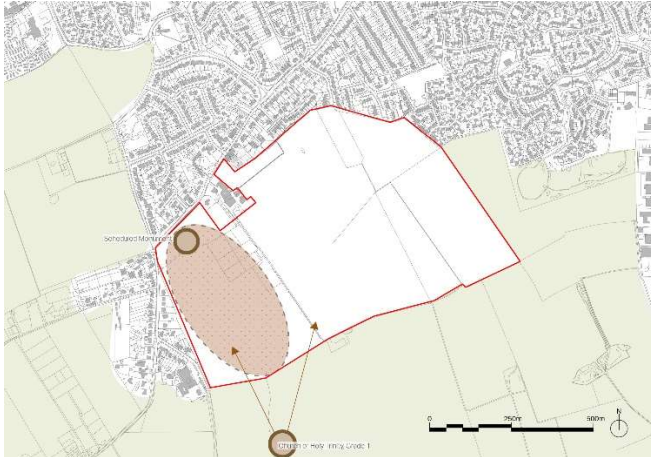


Figure 4.9 Map showing heritage issues



Figure 4.10 Moated scheduled monument on the Bell Farm site

- 4.14 Systematic archaeological evaluation is required across the Bell Farm and Oakes Farm sites prior to the submission of planning applications so that remains across the sites can be understood and factored into development, along with any necessary mitigation.

#### **Natural environment and open space**

- 4.15 Street trees and hedges should form the main boundary treatment between private and public space and existing hedges and trees should be retained and enhanced whenever possible.
- 4.16 In larger developments there should be generous provision of open space to:
- deliver a 'garden character';
  - facilitate healthy lifestyles and wellbeing for future residents;
  - provide space for nature (including the retention of the best of existing hedgerows and trees)<sup>2</sup>;
  - where necessary, accommodate sustainable drainage (although developers are encouraged to incorporate sustainable drainage throughout a development and to manage water at source, rather than conveying surface water to a single location, such as areas of open space); and
  - provide opportunities for residents to grow their own food, including good sized gardens and allotments.

<sup>2</sup> Waveney (East Suffolk) Local Plan paragraph 2.14 and Policy WLP2.19 note the presence of the Carlton Grove ancient woodland/County Wildlife Site and require its conservation

- 4.17 Well subscribed allotments already exist off Rounces Lane and Policy CC7 proposes that a minimum of 0.57 hectares of new allotment space is provided at the Bell Farm development<sup>3</sup>.



*Figure 4.11 Creating a 'garden' feel within the built up area*

- 4.18 Back gardens should meet the Local Plan Policy WLP8.33 requirement to be 'attractive, useable and proportionately sized'. Most major development sites (which the NPPF defines as 10 or more homes or a site of 0.5 hectares or more) have the scope to ensure that all gardens are a minimum of 60m<sup>2</sup>. This is based on its depth being 10m in order to avoid being overlooked and 6m being the approximate width of a house. This broad level of private open space provision should, where possible, be reflected in the housing layouts proposed, particularly for larger, family-sized houses where large back garden spaces are most well used. The design of gardens is also important and should be considered to allow leisure and horticultural activities.
- 4.19 Extensive tree planting and retention of existing hedgerows and trees will assist in defining the character of the new development area.
- 4.20 The design should recognise and provide the support for flood alleviation and encourage water retention for re-use. This is addressed in more detail in Section 6.
- 4.21 The Bell Farm site will need to contain different types of open spaces to mitigate heritage and flooding issues as well as to meet the needs of the people living within the development. The open spaces should be connected to the wider village as well as each other with pedestrian paths in order to encourage walking and cycling. It should also seek to provide views from the retirement homes/care home looking out over the open space, aiming to enhance the experience for these residents, which should be a key consideration for development. Ultimately the open spaces should aim to offer a variety of experiences adding interest.

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<sup>3</sup> How this figure is derived is explained in paragraph 7.6



Examples are shown in the photos below. It should be noted that these principles should, where relevant, apply to all major development, including the Oakes Farm site.



*Country park with should provide views to the church and protection for the scheduled monument*



*Housing development looking outwards over SUDS for flood mitigation*



*Example of allotments*



*Example of children's play area*

*Figure 4.12 Principles and examples of open space*

## Shared spaces

- 4.22 The scale of the Bell Farm development and the illustrative masterplan suggest that there will be a number of opportunities for shared spaces scattered around the site. Spaces such as these can be added to development in order to provide visual interest, create public space or even act as a traffic calming measure. The location and appearance of the shared spaces can differ depending on their purpose.
- 4.23 For example, using a different surface material at a junction can act as a traffic calming measure as well as providing visual interest by breaking up long straight roads. This can also help with way finding. Additional greenery can enhance the attractiveness of the space and provide character.



*Junction with different surface material and landscaping*



*Crossing with similar material to the pavement to act as a traffic calming measure*

*Figure 4.13 Shared surface junctions*

- 4.24 Small public spaces can be created on residential streets to the side of the road by pushing back some of the houses and organising them around the public space to ensure it is well overlooked. These spaces can provide places to sit and offer a place to relax within the neighbourhood.



*Public space to the side of the road with greenery and seating*



*Public space to the side of the road*

*Figure 4.14 Shared surface public spaces*

- 4.25 These principles should inform the design of development generally but, in particular in the Bell Farm development.

### **Layout**

- 4.26 For large scale developments such as the 900-home Bell Farm allocation or potentially the Oakes Farm sports development area, it will generally be the case that the central area will have the highest levels of activity. In these areas, there is the opportunity for the building density to be higher and the streets to provide a good sense of enclosure. Any flood mitigation should have a natural character whilst recognising that it must fully be able to fulfil its primary function of flood mitigation. It should provide quieter spaces for relaxation and reflection as



well as good pedestrian and cycling links through to the rest of the development and surrounding area.



*Figure 4.15 Combination of natural features, structures and space to create an open feel*

- 4.27 In any larger development the neighbourhood 'general area' surrounding the centre is the largest character area and should provide a more open feel than the centre, with larger front gardens and a mix of housing typologies. The streets in this area should be used for local access, therefore providing a quieter atmosphere to the centre. The neighbourhood edge should have a less urban character and act as a soft boundary to the surrounding countryside, with the dwellings looking out over the open space. This character area should have edge lanes, which allows access to a smaller number of dwellings.
- 4.28 The street layout should generally tend towards preserving the village feel of Carlton Colville although the streets at the centre of the development, including main access points, will need to have roads wide enough to facilitate buses access. This pattern will tend to distort towards the settlement edge and considerations of sustainable design will also influence layout. For example, the alignment of houses may need to be adjusted to maximise passive solar gain.



*Figure 4.16 Use of shape and material to create a 'village' feel*



- 4.29 Wherever possible, views down main roads should terminate with a focal point such as a building with distinctive features. This will help to improve legibility and provide visual interest.
- 4.30 In general terms, densities will be required to reflect Waveney (East Suffolk) Local Plan Policy WLP8.32 and will be highest around development centres, reducing towards the settlement margins.
- 4.31 Specifically relating to the Bell Farm development, there is an existing foot and cycle path that is adjacent to the edge of the site and leads to the Dales housing estate. This path has the potential to link pedestrians and cyclists from the existing estate to the new development.



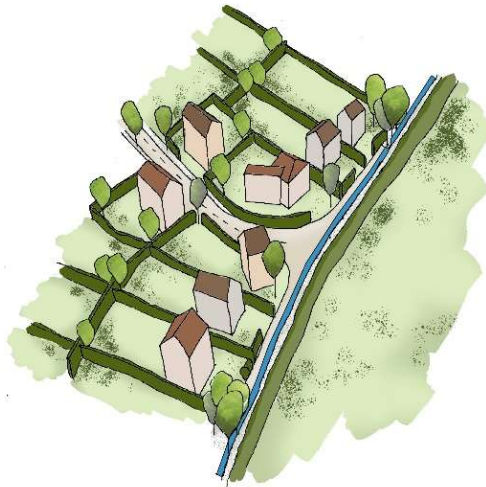
Figure 4.17 Foot and cycle path access to Bell Farm

- 4.32 It is important that development follows the guidance provided by the Suffolk Design Streets Guide<sup>4</sup> which provides clear advice on different types of road layout for different types of streets and developments. Most importantly it recognises the need for different types of movement 'frameworks' for different types of user, i.e. pedestrians, cyclists, public transport users, specialist service vehicles and private cars. Development should ensure that it is informed by this guidance.

### Neighbourhood edges

- 4.33 Neighbourhood 'edges' where development adjoins open countryside should be landscaped to create a less urban character and act as a soft boundary to the surrounding countryside, with the dwellings having soft boundaries to the open land, looking out over the open space. These areas should have edge lanes, which allows access to a small number of dwellings. We want to be able to access and enjoy the views from the edge of the development, i.e. it is not just the home owner at the edge of the site that can enjoy the views/open aspects.
- 4.34 The neighbourhood edge should consist of mainly detached houses on bigger plots, creating a looser grain more sympathetic to the surrounding countryside.

<sup>4</sup> Suffolk County Council (2022) *Suffolk Design Streets Guide: 2022 edition*



*Figure 4.18 Development edges with detached housing*

- 4.35 Dwellings at the edge of the site should face outwards, looking over the surrounding countryside creating a soft boundary to the open space. Hard boundaries such as high fences and garden buildings should be avoided at the site edge.



*Figure 4.19 Open countryside views*

- 4.36 Edge lanes should be used for the roads at the site boundary. These lanes should have soft landscaping to blend into the open countryside and regular breaks in the roads and lanes should have a footpath and a cycle lane, both of which should continue when the road terminates, aiming to limit car use and encourage pedestrian and cycle activity by enhancing safe links.



*Figure 4.20 Example of an edge lane*

### **Future proofing**

- 4.37 Any development should be a forward-looking, 21<sup>st</sup>-century development and the architectural design needs to be influenced by best sustainable design considerations whilst visually reflecting the character of traditional Suffolk buildings, eg pitch of roofs, building materials used, decorative features etc.
- 4.38 Resource-efficient homes should be designed to take account of changing demands and lifestyles by providing adaptable internal layouts and allowing for cost effective alterations. For example, proposals should ensure provision of appropriate space for home working, safe family play, multi-generational living and adequate off-street parking.
- 4.39 The interface between homes and other buildings should be carefully planned to fully integrate parking, bin storage, boundary treatments, planting and sustainable drainage in a considered way.
- 4.40 Light pollution from artificial light should be limited through detailed design for the amenity of local residents, the landscape and nature conservation (see Policy CC6 in Section 6).
- 4.41 Proposals should recognise and take account of the wider historical and cultural heritage of the site. This includes identifying and taking opportunities to conserve the setting of listed buildings or monuments which are in close proximity to the site.

### **Design for movement**

- 4.42 There should be a strong design focus on high quality housing and in particular good street design – streets must be designed primarily as places for people, as advocated in Manual for Streets, not primarily for cars.
- 4.43 New developments should be designed to be carefully and sensitively integrated into both the existing adjacent residential areas and the open countryside. In the latter instance, development should have a carefully designed transitional character zone that ensures it sits well in the landscape on any approaches. They should allow for good connectivity primarily on foot and cycle without users feeling threatened by poorly designed routes that are more likely to attract crime and anti-social behaviour. This matter, along with car parking, is addressed in Policies CC3 and CC4 in Section 5.

#### **POLICY CC1: HIGH QUALITY DESIGN**

- A.** Across the whole Neighbourhood Area, development proposals (as appropriate to their scale, nature and location) should demonstrate high quality design and layout which respects the local character of Carlton Colville. In particular this means:
- i. demonstrating a distinct character derived from existing natural and historic site features;
  - ii. being informed by the surrounding landscape and features of interest, including panoramic views from the high ground at Bloodmoor Hill;
  - iii. respecting prevailing building heights and ensuring heights taper off at the edges of sites where they meet open countryside;
  - iv. softening the appearance of buildings on the edge of a development where it meets the open countryside through the use of natural materials and features such as green roofs;
  - v. in the case of residential development, providing a level of private open space that reflects the size of the household:
    - a. On major development (as defined in the NPPF<sup>5</sup>), back gardens should ensure that they meet the Local Plan Policy WLP8.33 requirement to be 'attractive, useable and proportionately sized', with properties of at least 3 bedrooms providing a minimum of 60m<sup>2</sup> of back garden space where possible;
    - b. Proposals to extend any residential property that materially reduces the existing levels of garden space should only be permitted if it does not have a detrimental impact on the amenity of neighbours;
  - vi. minimising light pollution to ensure that it does not have a detrimental effect on residential amenity or nature or the intrinsically dark skies of the Broads;
  - vii. supporting and enabling walking and cycling by effectively integrating walking and cycling infrastructure (including public rights of way and Key Movement Routes as identified in Policy CC3) into development and ensuring that links into the wider network are maintained and, where possible, enhanced. Development must demonstrate how it has been informed by the *Suffolk Design Streets Guide* or any successor document.
- B.** In delivering high quality design, all development proposals must demonstrate that they make appropriate use of materials and features. As appropriate to their scale, nature and location, the following are encouraged to be part of design proposals for development:
- i. Use of a variety of brick, flint and render finishes along with roof styles that visually link development with the best aspects of the existing 'old village' area. The choice of materials is expected to minimise the carbon footprint of development. This only applies to new development as opposed to extensions of existing properties.
  - ii. Development is set back from roads and boundary treatments are at a low level, creating an open feel.

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<sup>5</sup> Major residential development is defined in the NPPF as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.

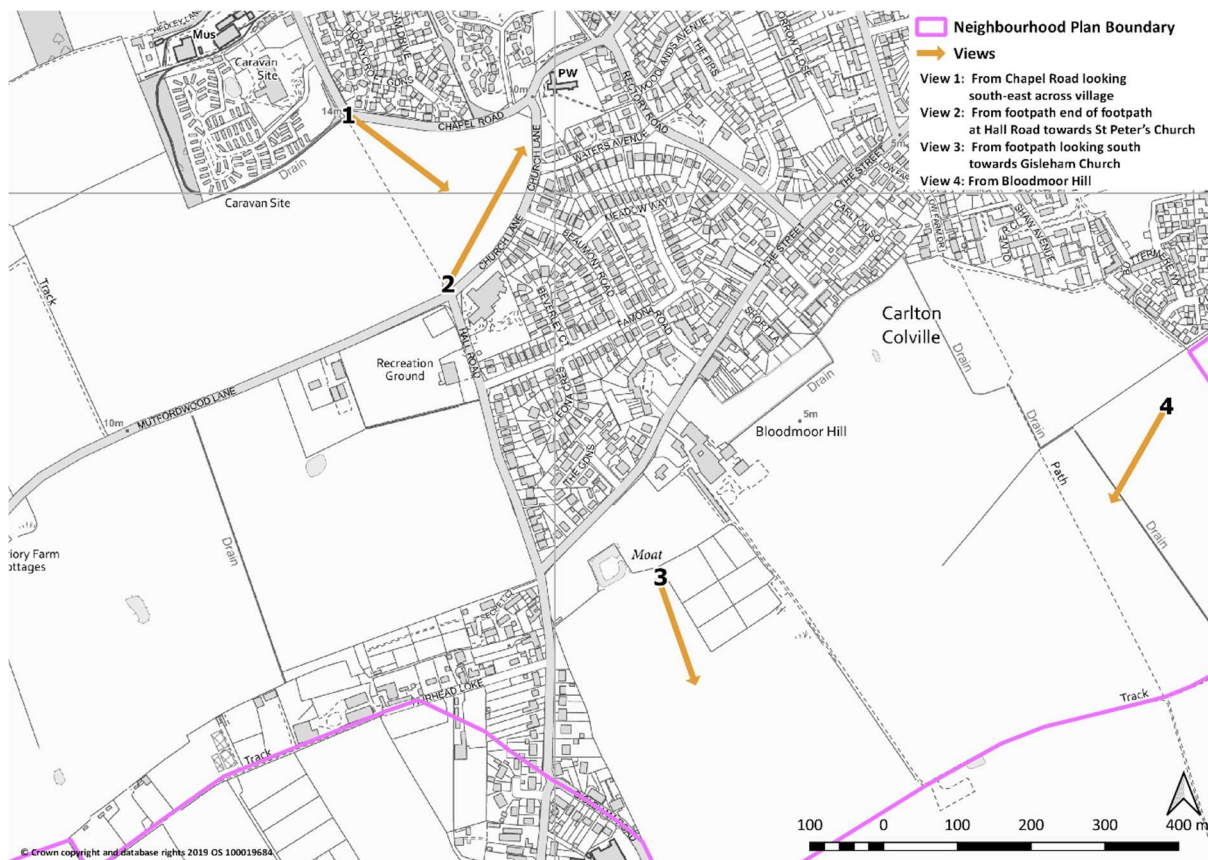


- iii. Landscaping, including boundary treatments such as hedges as well as street trees, shall be used to ensure development does not create a hard edge.
- iv. Layouts of large residential development that are required to provide on-site public green space shall ensure this is located at the heart of the development where activity levels are highest.

C. Proposals for residential development must demonstrate how the design of individual units takes account of changing demands and lifestyles by providing adaptable internal layouts and allowing for cost effective alterations.

## Particular views

4.44 The open countryside around Carlton Colville and neighbouring Gisleham creates many high quality vistas, with open skies very much being a feature. Based on input from the community and work undertaken to inform the allocation of the Bell Farm site have identified three views which are considered to be of particular significance and local importance. These views should be preserved when development proposals come forward. These views are shown in Figure 4.21 and described below.



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Figure 4.21 Views of importance in Carlton Colville

4.45 **View 1** is a wide view from the corner of Chapel Road, looking south-east over the village and out to the south. This view provides a last visual reminder of the historic context of the old village and its separateness



from other local communities. It is the only approach remaining that provides the sense of location (village in a stream valley with open farmland beyond looking south towards Gisleham) creating a visual impact for people entering Carlton Colville from the Beccles Road route.

4.46 **View 2** is a view from south end of the footpath between Hall Road and Chapel Road towards St Peter's Church. St Peter's Church is the oldest recorded building in the village, originally built in 1326 and has a



Grade II\* listing. The church was rebuilt in 1884 to the original 14th Century style and incorporates earlier remains from the original church including the medieval tower. Preserving the view enables the asset to be viewed in context and also preserves the community's enjoyment of this heritage asset and its setting and the views across the site. It is a true reminder of the heritage of this setting and the rural roots of the village of Carlton Colville as mentioned in the Domesday Book.



4.47 **View 3** is from the public footpath close to the scheduled monument moat site at Bell Farm, looking southwards towards Grade I Gisleham church. The 2018 Heritage Impact Assessment of the Bell Farm site



(conducted for Waveney District Council) assessed the potential impact of development on those heritage assets, based on their significance. This included the contribution made by their setting, namely the importance of the open, rural landscape which still remains to the south and east of the moated site and to the north of the church. It also considered the contribution of the church tower as a key feature in views across the landscape and the ability to appreciate both heritage assets in the same view both from within and towards the Bell Farm site. This view therefore preserves an historic landscape view and connectivity between two notable historic assets.

4.48 **View 4** from Bloodmoor Hill provides a unique, unspoilt panorama of open countryside (this is the orange area in the east of the site shown in Figure 4.8). From the high point there is a visual link between the ancient site at Bloodmoor Hill (in Carlton Colville) and Gisleham (particularly the Grade I Church) and the old village of Carlton Colville. This reflects the Waveney Landscape Character Assessment<sup>6</sup> for the Hundred Tributary Valley Farmland which states that, 'key visual sensitivities include views to and the setting of church towers which are often visible above wooded skylines... Intervisibility with adjoining exposed plateau claylands (Gisleham Farmed Plateau Clayland), where views are often panoramic and composed of few elements, are sensitive to additional large scale features'. Whilst currently on private land and therefore not publicly accessible, the development of the Bell Farm site will open it up to be enjoyed by the community. It will therefore be important that development proposals address this in its design and layout as Bloodmoor Hill and its views will become publicly accessible.

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<sup>6</sup> Land Use Consultants (2008) *Waveney District Landscape Character Assessment*, for Waveney District Council

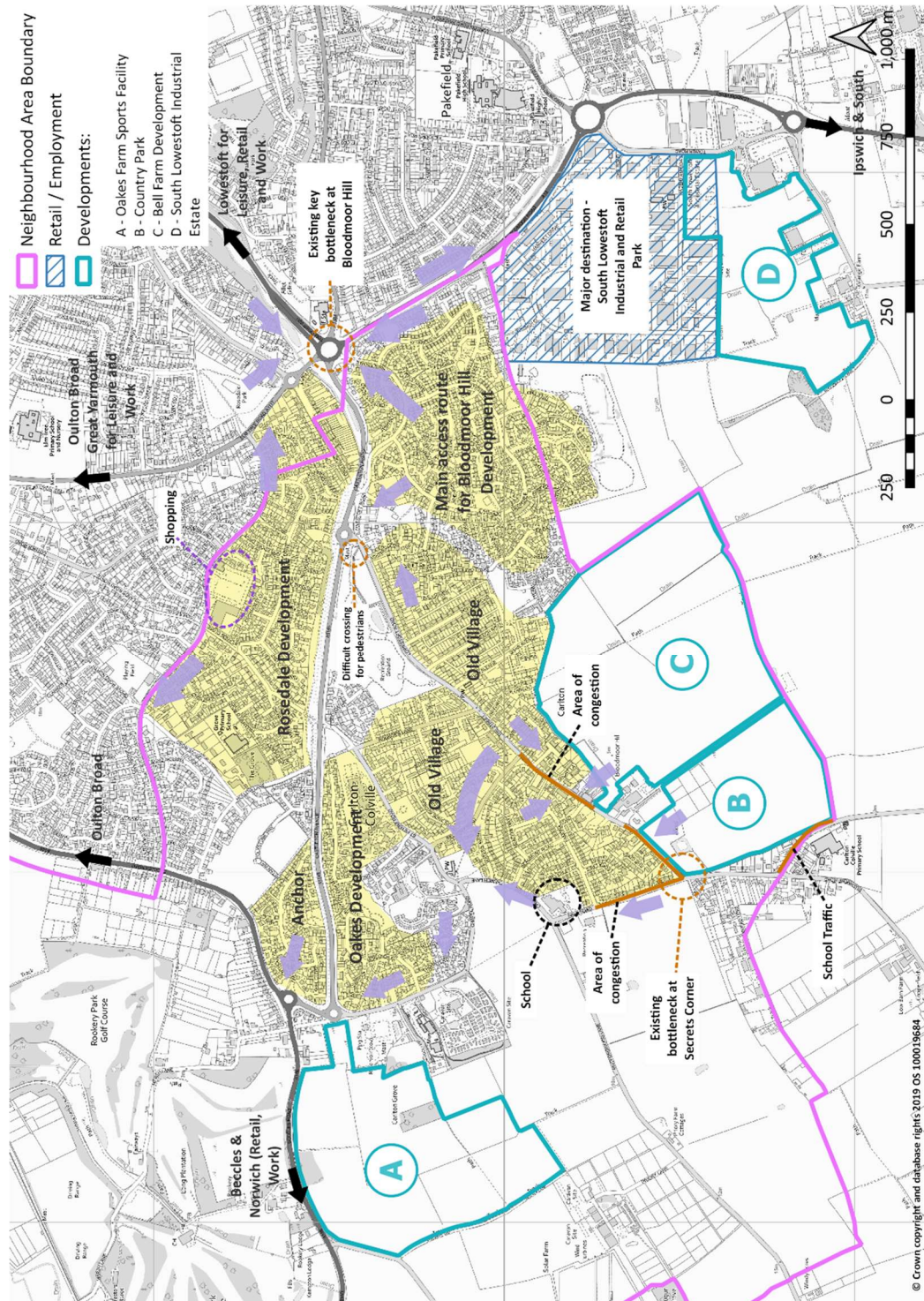
**POLICY CC2: PARTICULAR VIEWS**

- A. Development proposals are expected to conserve the scenic beauty of the parish. In particular, the four cherished views shown in Figure 4.21 shall be preserved:**
- i. View 1: From Chapel Road looking south-east across village**
  - ii. View 2: From footpath end of footpath at Hall Road towards St Peter's Church**
  - iii. View 3: From footpath looking south towards Gisleham Church**
  - iv. View 4: Panoramic views from Bloodmoor Hill.**
- B. Development which may impact on any of these views must demonstrate through its layout how vistas from public viewpoints will be preserved.**



## 5 MOVEMENT

- 5.1 One of the main concerns of existing residents when new developments are being considered is the impact of traffic. Figure 5.1 below identifies the most important routes into/out of our community and the key destinations.



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Figure 5.1 Important routes in/out of Carlton Colville

- 5.2 We recognise that the largest developments in our Neighbourhood Area over the next 15 years are likely to be the Bell Farm, Oakes Farm and South Lowestoft Industrial Estate site allocations.
- 5.3 The Waveney (East Suffolk) Local Plan does recognise the need for a Transport Assessment as part of any planning application for development at all of these sites. In particular, the impact of increased traffic on the already congested Bloodmoor Hill roundabout is singled out in the Local Plan as a risk factor when considering the final scale and scope of the Bell Farm development.
- 5.4 There are other local factors too such as the impact of new development on access and surrounding roads. The Waveney (East Suffolk) Local Plan already suggests main routes into and out of the Bell Farm development which, for the purposes of this document, we have not challenged but will consider as part of any formal planning application. Our assumption is that all of this will form part of the full Transport Assessment necessary before any plans can be approved.
- 5.5 Whilst recognising these limits to what we can control and propose with regard to main routes, the community has expressed views through the Neighbourhood Plan process about possible layouts and routes within the proposed Bell Farm site in particular to try and minimise impact on the existing community and historical assets whilst also making movement easier for new residents, the school and the retirement facility. These will be fed in to the joint masterplanning process. The same principles will apply to the masterplanning of the other site allocations.
- 5.6 Nevertheless, regardless of any particular considerations in respect of Bell Farm and Oakes Farm we do want to improve movement generally across our community:
- linking existing and proposed residential and recreational areas with employment and services (for example to the principle major retail and local industries at the South Lowestoft Industrial Estate);
  - where possible having development concentrated within walking distance of facilities; and
  - providing improved cycling and pedestrian facilities as well as improving access and maximising safe movement. In this regard, there are number of schemes identified in the East Suffolk Cycling and Walking Strategy<sup>7</sup> which should form a core part of this<sup>8</sup>.
- 5.7 Consequently we have identified as part of our Neighbourhood Plan the need for both dedicated and signed cycle and pedestrian walkways linking the north and south of the community and east and west with safer crossing points. By addressing and finding solutions to these we believe we will enhance links to national cycle networks, create easier and safer access to schools, improve access to retail and employment areas and also leisure facilities across the community.

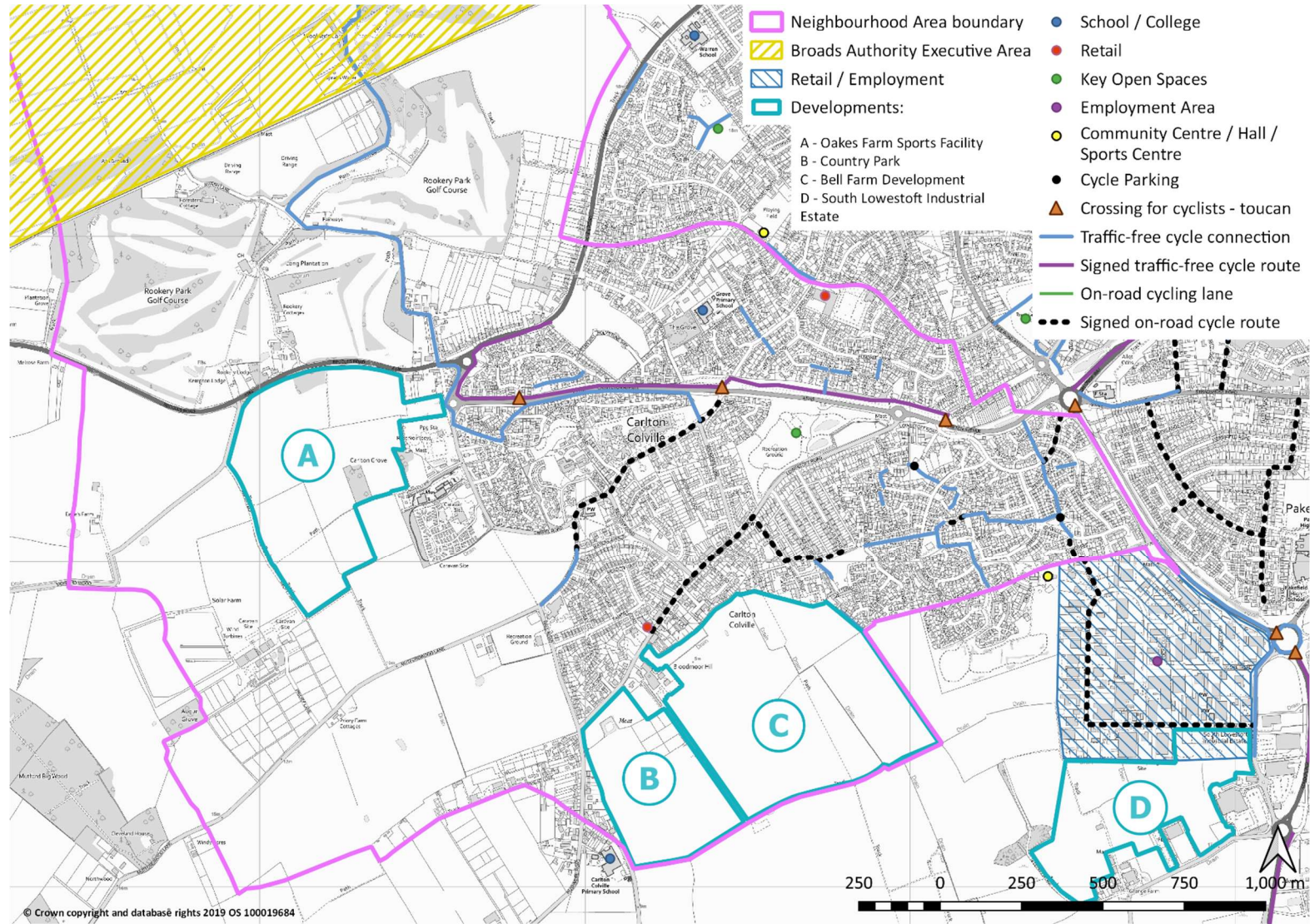
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<sup>7</sup> East Suffolk Council (2022) *East Suffolk Cycling & Walking Strategy*

<sup>8</sup> Appendix A shows the schemes from the East Suffolk Cycling & Walking Strategy that are relevant to the site allocations



# Carlton Colville Neighbourhood Plan Submission (Reg 16) Consultation Version

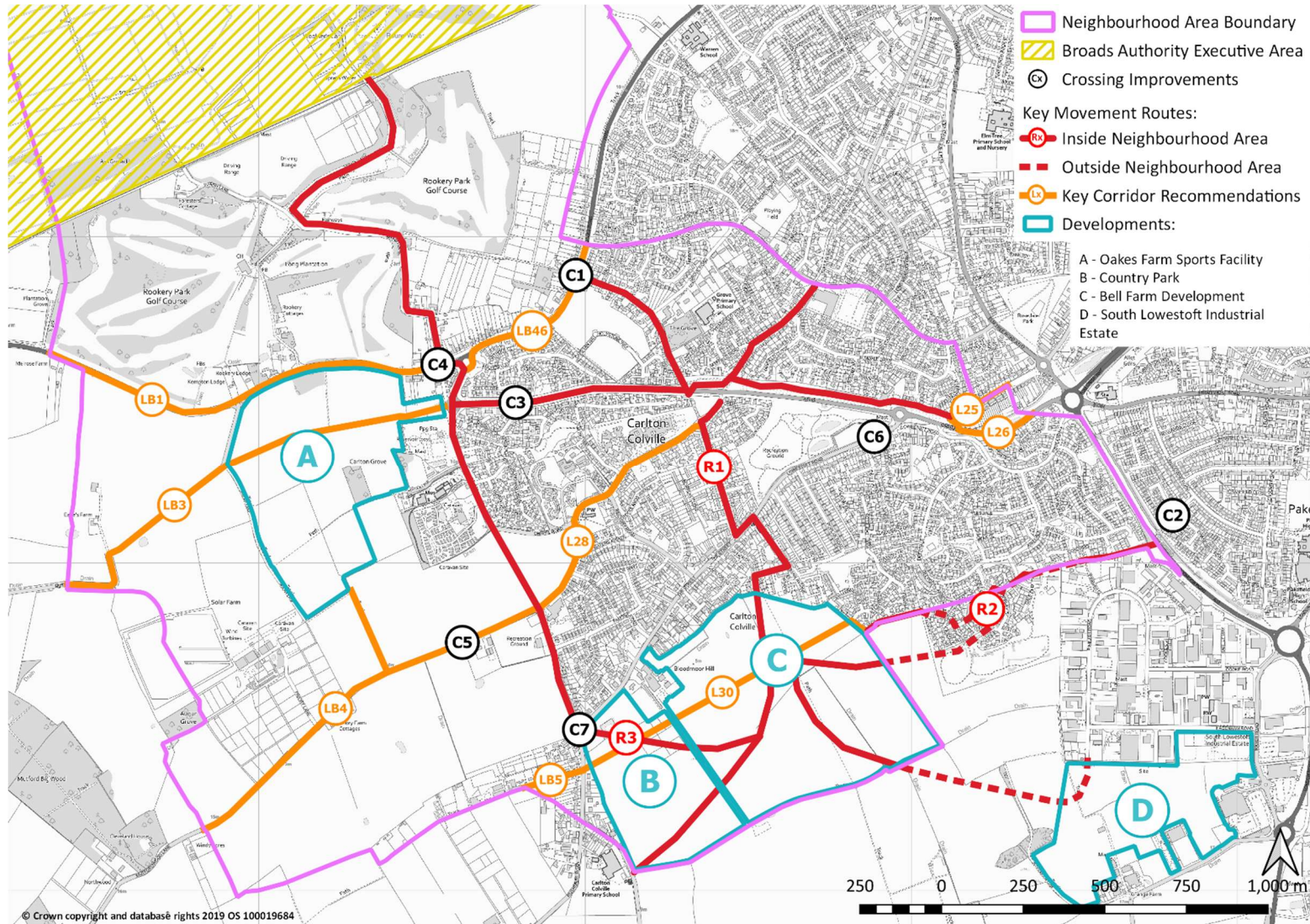


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Figure 5.2 Existing cycle-friendly routes



# Carlton Colville Neighbourhood Plan Submission (Reg 16) Consultation Version



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Figure 5.3 Key Movement Routes



## Solutions

- 5.8 Figure 5.2 above identifies the existing provision of cycle-friendly routes and how they relate to key destinations such as schools, shops and employment areas and the new site allocations in the Waveney Local Plan. Figure 5.3 identifies the improvements to cycling and walking that, if made, can create 'key movement routes' which are attractive and safe for pedestrians and cyclists. It also identifies the 'key corridor recommendations' in the East Suffolk Cycling and Walking Strategy 2022<sup>9</sup> which can complement the key movement routes in providing a coherent and safe network of routes for non-motorised traffic.
- 5.9 The improvements are as follows (the references below correspond to those on Figure 5.3):
- Improve Beccles road crossing points at (C1) Hollow Lane and at the junction of Chapel Lane and Marsh Lane (C4) - at the moment there are no crossing aids to allow pedestrian, cycle or mobility access across the Beccles road to the Broads Authority Executive Area and Carlton Marshes Nature Reserve. Suggested improvements would be to provide suitable traffic crossing facilities at these two points plus better signage and way-finding measures both to and from the important tourist and leisure sites (e.g. Carlton Colville Transport Museum and Carlton Marshes Nature Reserve).
  - There are poor connections between the developments in the north of the Neighbourhood Plan area and those in the south plus the major retail, leisure and employment hub at Gisleham. A suggested improvement (R1) is that the main non-vehicular movement south-north from the proposed Bell Farm development could be via Low Farm Drive, Shaw Avenue, Rounces Lane, Hollow Lane (linking separately to Capstan Way), Grove Road and Clarkes Lane. The benefits are to give safe walking and cycle routes to all primary schools, provide easier access to the Nature Reserve and link with the national cycle route.
  - The main West-East route (R2) is fragmented and there are poor condition pathways creating difficulties for people trying to access retail and employment at South Lowestoft Industrial Estate. The suggestion is to join up current fragmented routes by better signage and clearer road markings from the proposed Bell Farm development (C), through the Dales Estate to Bloodmoor Hill where it links with a cycle path on Bloodmoor Hill or provides direct access to the South Lowestoft Industrial Estate for employment and retail purposes. East to west cycle routes would provide access to the proposed country park (B) and existing Primary School. It should be noted that some parts of this route are outside the Neighbourhood Plan, therefore Policy CC3 does not apply.
  - Pedestrian access to the dedicated foot and cycle path on Bloodmoor Hill (C2 – see picture below) - the issue is the ramp goes over the road to Pakefield side and does not allow cycle, pushchair or wheelchair access to the existing dedicated path and cycle way running alongside Bloodmoor Hill. There are steps down but these cannot be easily managed by pushchairs, other forms of mobility and cyclists. A suggestion would be to replace the steps with a ramp on the Dales development side which would encourage both

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<sup>9</sup> <https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/east-suffolk-cycling-and-walking-strategy/>

pedestrians and cyclists to access the retail and employment opportunities on the Gisleham Estate more easily and safely reducing pressure on car usage.



*Footbridge on Bloodmoor Hill*

- South/West routes (R3) could provide access to sports and social sites at Oakes Farm (A) via Rushmere Road/Secrets Corner and Hall Road traversing the National Cycle Path. A suggested improvement would be to access a cycle free route from the proposed Oakes Farm sports development alongside of Hall Road to Secrets Corner, Rushmere Road then accessing the country park to provide off road route all the way to Carlton Colville Primary School. This would be assisted by the widening of Hall Road.
  - The existing National Cycling Route between Beccles Road and Mutfordwood Lane is indirect (C5). A suggested improvement would be to provide a cycle path as part of any development at Oakes Farm to connect Castleton Avenue to Mutfordwood Lane.
  - Improvements to west end of Castleton Avenue (Swallowfields) (C3). Currently the well-used route remains uncompleted. A suggested improvement is that the short, incomplete cycle path could be completed from Swallowfields to Beech Road which will extend connections in this part of Carlton Colville and provide direct access to sports facilities. Safer crossing of Castleton Avenue is also required.
- 5.10 Design of major development that incorporates 'neighbourhood edges' creates the opportunity to provide walking and cycling access around the perimeter of developments. Not only will this help to provide a soft edge to development but it will provide attractive routes for non-vehicular movement and enable easy access into the countryside through the network of public rights of way (which include bridleways) and permissive footpaths.
- 5.11 It should be noted that the Key Movement Routes identified on Figure 5.3 that are outside the Neighbourhood Plan area are not directly part of Policy CC3. Carlton Colville Town Council will work with the neighbouring parish of Gisleham to ensure that these routes are protected and enhanced for pedestrians and cyclists. More inspirationally, we would welcome proposals for improved road connectivity that directly links major proposed developments such as Bell Farm and the Oakes with the existing major retail and employment hub at South Lowestoft

(Gisleham) Industrial Estate/Retail Park ('D' on Figure 5.3) reducing impact on existing roads/communities.

- 5.12 Alongside new cycling routes, the provision of suitable cycle parking at key destinations, e.g. shops, schools, workplaces, etc, is supported.

### **Public rights of way**

- 5.13 Public rights of way (PROWs) are an important means of access into the countryside for a range of users (see Figure 2.3). Suffolk has a very extensive network of PROWs and it is important that development plans protect and, where possible, enhance these. Suffolk County Council has a Green Access Strategy<sup>10</sup> which sets out a commitment to enhance PROWs, including new linkages and upgrading routes where there is a need. The strategy also seeks to improve access for all and to support healthy and sustainable access between communities and services through development funding and partnership working.
- 5.14 Both of the Local Plan allocations at Bell Farm and Oakes Farm have PROWs running through them and these should be protected and enhanced as part of the delivery of each site:
- Bell Farm has Carlton Colville Footpath (FP) 10 / Gisleham FP 2 and Carlton Colville FP11 / Gisleham FP1 running north to south through the site. These routes should ideally be accommodated through wide green corridors, with surfacing options considered in the context of the wider development. Improvements and upgrades to the routes may be desirable once the suggested masterplan has been drawn up. The main routes through the proposed country park should be at least 3m wide to allow for two wheelchairs, prams etc to be able to pass comfortably. Other links and improvements to the wider PROW network may also be necessary.
  - Oakes Farm has Carlton Colville FP15 running east to west through the site. This route should ideally be accommodated within a wide green corridor, with surfacing options to be considered in the context of the wider development. Other links and improvements to the wider PROW network may also be necessary.
- 5.15 In addition, improvements to the public right of way from Oulton Broad South railway station to the Carlton Marshes Nature Reserve would be welcomed. It is recognised that much of this route is outside the Neighbourhood Plan area.
- 5.16 Development should protect and enhance PROWs and ensure they improve access within Carlton Colville, to neighbouring settlements and to the countryside generally.

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<sup>10</sup> Suffolk County Council (2020) *Suffolk Green Access Strategy: Rights of Way Improvement Plan (ROWIP) 2020-2030*

#### **POLICY CC3: KEY MOVEMENT ROUTES**

- A. To ensure that residents can access public transport, schools, retail, leisure and other important facilities serving Carlton Colville, all new developments should ensure safe and continuous pedestrian and cycling routes that connect to the Key Movement Routes shown on Figure 5.3 and, where relevant, public rights of way (PROWs).**
- B. Proposals to enhance the identified Key Movement Routes and PROWs are strongly encouraged.**
- C. Development should not harm the safety and/or accessibility of Key Movement Routes or PROWs. Major development (as defined in the NPPF) should ensure appropriate mitigation of the impact of additional traffic movements on the safety and flow of pedestrian and cycle access.**
- D. Major development proposals must ensure that pedestrian and cycle access into and through the site is safe, convenient and attractive. In particular, provision of segregated cycle and pedestrian routes will be strongly supported. Such routes should also ensure that access by disabled users, the blind and deaf and users of mobility scooters is secured.**
- E. Where major development is adjacent to open countryside, layouts should provide walking and cycling access around the perimeter of the development and, where possible, provide access for all non-vehicular users into the countryside, particularly where this provides connections with public rights of way and permissive footpaths.**
- F. Development which would adversely affect the character or result in the loss of existing or proposed PROWs will not be permitted unless alternative provision or diversions can be arranged which are at least as attractive, safe and convenient for public use. This will apply to PROWs for pedestrian, cyclist, or horse rider use. Improvements and additions to such PROWs shall be delivered as an integral part of new development to enable new or improved links to be created within the settlement, between settlements and/or providing access to the countryside.**

#### **Car parking**

- 5.17 Currently, the demand for private cars is high within Carlton Colville with many households owning more than one car. An analysis of the information provided as part of the community survey indicated an average of over 2 cars per household. No figures were available for work vans or service vehicles held in the community but would be in addition to this figure.
- 5.18 Whilst the number of parking spaces must comply with the Suffolk Guidance for Parking 2019<sup>11</sup>, it is important that the design of parking solutions is well thought out and effectively integrated into new development. A mix of parking types should be used on larger developments to provide good urban design. The mix should be influenced by location,

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<sup>11</sup> As required by Waveney Local Plan Policy WLP8.21



topography and need. This can include car ports and parking courts. Car parking arrangements should be safe, convenient and should not undermine the quality and amenity of the streets. Generally, on-plot parking should be considered the predominant mode of parking, however other modes can be an option provided they have been designed to minimise the visual impact of the car and hard surfaces.

**POLICY CC4: CAR PARKING**

- A. Car parking arrangements should be safe, convenient and should not undermine the quality and amenity of the streets and should be in accordance with Suffolk Guidance for Parking.**
- B. On-street parking provision should be well designed, located and integrated into the scheme to avoid both obstruction to highway users and visibility being impeded.**
- C. On major development sites (as defined in the NPPF), a mix of parking types is encouraged to support the delivery of good urban design. This may include the use of car ports and parking courts. Car parking arrangements should be safe, convenient and should not undermine the quality and amenity of the streets.**

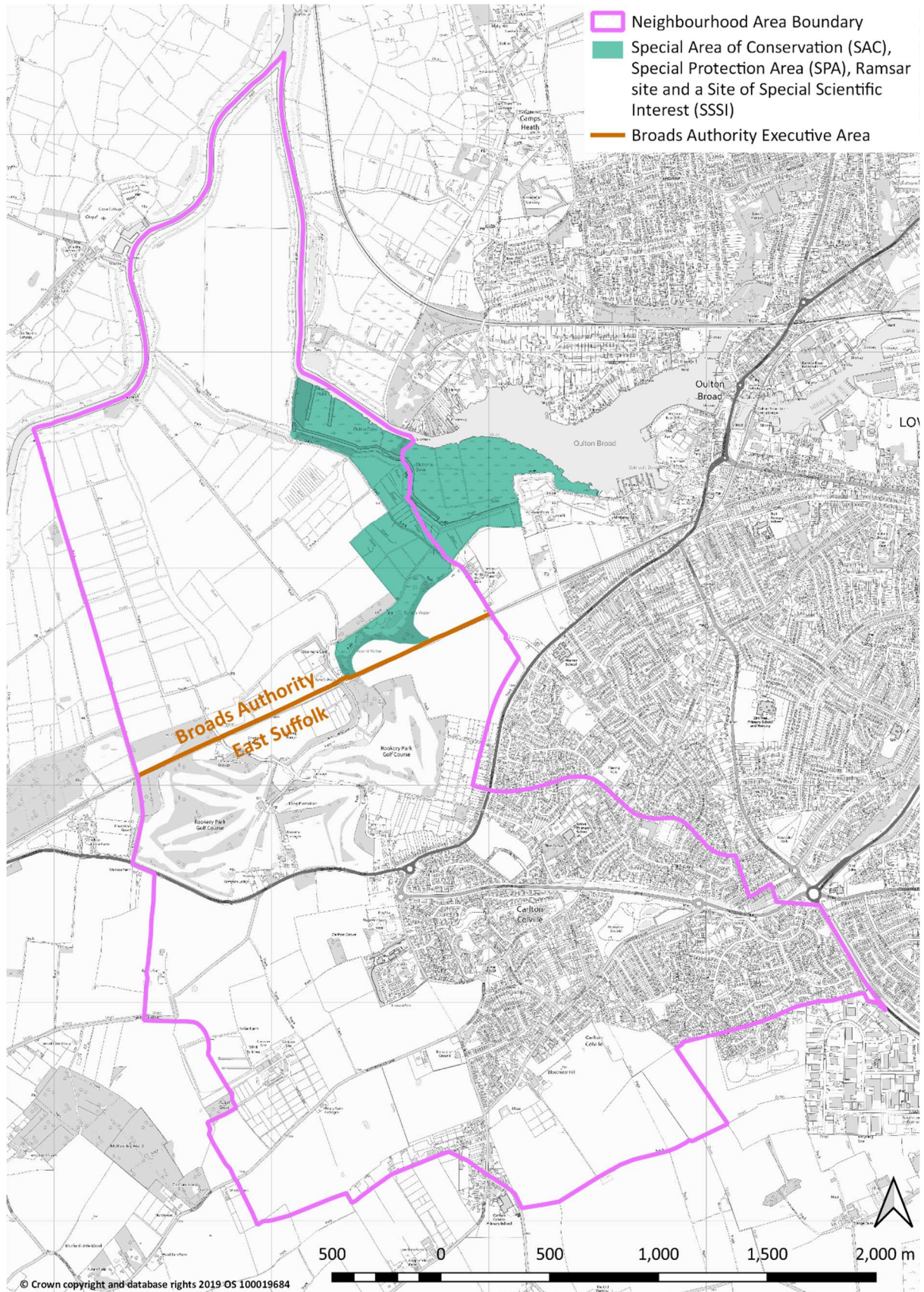
## 6 ENVIRONMENT

- 6.1 We want to protect and enhance the natural environment across our community and this desire has underpinned all our other over-arching statements around 'Design', 'Movement' and 'Community'. Our wishes also cascade from the Waveney (East Suffolk) Local Plan and provide local context which describes the 'net benefit' requirement of any development.
- 6.2 Carlton Colville is particularly important due to the presence of internationally (Ramsar), nationally (Sites of Special Scientific Interest) and regionally (County Wildlife Sites) designated sites making up a significant proportion of the parish. Carlton Colville also has good populations of rare and protected species which depend on wetland habitats, including water vole, otter, breeding lapwing and marsh harrier as well as rare aquatic snails. Much of this habitat is within Carlton Marshes Nature Reserve, however there are smaller areas of woodland and other wildlife habitats spread across the town.
- 6.3 To establish a base point for understanding what environmental assets we should protect and enhance, a wildlife study was commissioned from Suffolk Wildlife Trust<sup>12</sup>. The study identified the following important matters:
- Sprat's Water and Marshes is designated as a SSSI and is also part of the Broadland Special Protection Area (SPA) and Ramsar Site, primarily for its breeding and non-breeding bird assemblage and wetland habitats respectively. It is also part of the Broads Special Area of Conservation (SAC), also designated for its unique wetland communities and a number of rare species.
  - There are also three non-statutorily designated sites within the parish: The River Waveney, Share Marsh Dykes and Carlton Grove. These are sites recognised by the County and by the Wildlife Trust as having 'substantive nature conservation value'. They are defined areas, identified and selected for their nature conservation value, based on important, distinctive and threatened habitats and species. Collectively they play a critical role in the conservation of the UK's natural heritage by providing essential wildlife refuges in their own right and by acting as stepping stones, corridors and buffer zones to link and protect other site networks and the open spaces of our towns and countryside.
  - Seven Priority Habitats have been identified within the Plan Area, grouped broadly into two categories and located within two main areas. Across the central-southern half of the parish with its golf course and farmland, the Priority Habitats include hedgerows, lowland mixed deciduous woodland and ponds. Within the northern coastal levels there is a complex mosaic of wetland habitats including wet woodland, lowland fen, coastal and floodplain grazing marsh and reedbed. Across the Plan area, 95 UK and Suffolk Priority Species have been recorded which are part of the biodiversity value of the locality<sup>13</sup>.
- 6.4 Figure 6.1 shows the location of the statutory designations.

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<sup>12</sup> Suffolk Wildlife Trust (2021) *Carlton Colville Neighbourhood Plan: Landscape and Wildlife Evaluation 2020*

<sup>13</sup> Ibid.



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Figure 6.1 Key environmental designations

- 6.5 In addition to the SWT study, the Waveney Heritage Impact Assessment of the Bell Farm allocation<sup>14</sup> and other earlier planning applications identified both views across the landscape and impact of prospective roads that were of importance to the setting and context of the heritage assets of the area, i.e. the view towards St Peters Church Carlton Colville from the west and the line of sight views between Gisleham Church and the Scheduled Monument in the area of Bell Farm.
- 6.6 When we consulted with the local community through our survey and subsequent discussions, certain key themes came out. The community wanted new developments to:
- protect existing habitats
  - create new wildlife habitats
  - reduce existing flood risk
  - minimise impact of new developments: light, noise, traffic and visually
  - encourage use of green energy

#### **Local Plan allocations**

- 6.7 Analysis of the Bell Farm site has identified that it provides many opportunities to utilise the existing landscape in order to create a sympathetic, character-led development. For example, introducing a country park in the west of the Bell Farm site allocation would provide protection for the heritage aspects plus an opportunity for enhancing the environment through hedge planting, managed wetland/meadow and further planting of appropriate trees and plants. It will also allow an existing water run-off pattern to be preserved, retaining the scheduled monument's seasonal wet characteristic (how the Country Park might be developed is included within our 'Community' Section and covered by Policy CC8). Additional green areas can be introduced to act as flood mitigation where the flood risk is high. There is an opportunity to link these green spaces to the country park to form a network. This can be enhanced by retaining the existing hedgerows which can connect with the green space via foot and cycle paths.

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<sup>14</sup> D. Edleston (2018) *Heritage Impact Assessment: Proposed development of Land South of The Street, Carlton Colville/Gisleham, Suffolk*

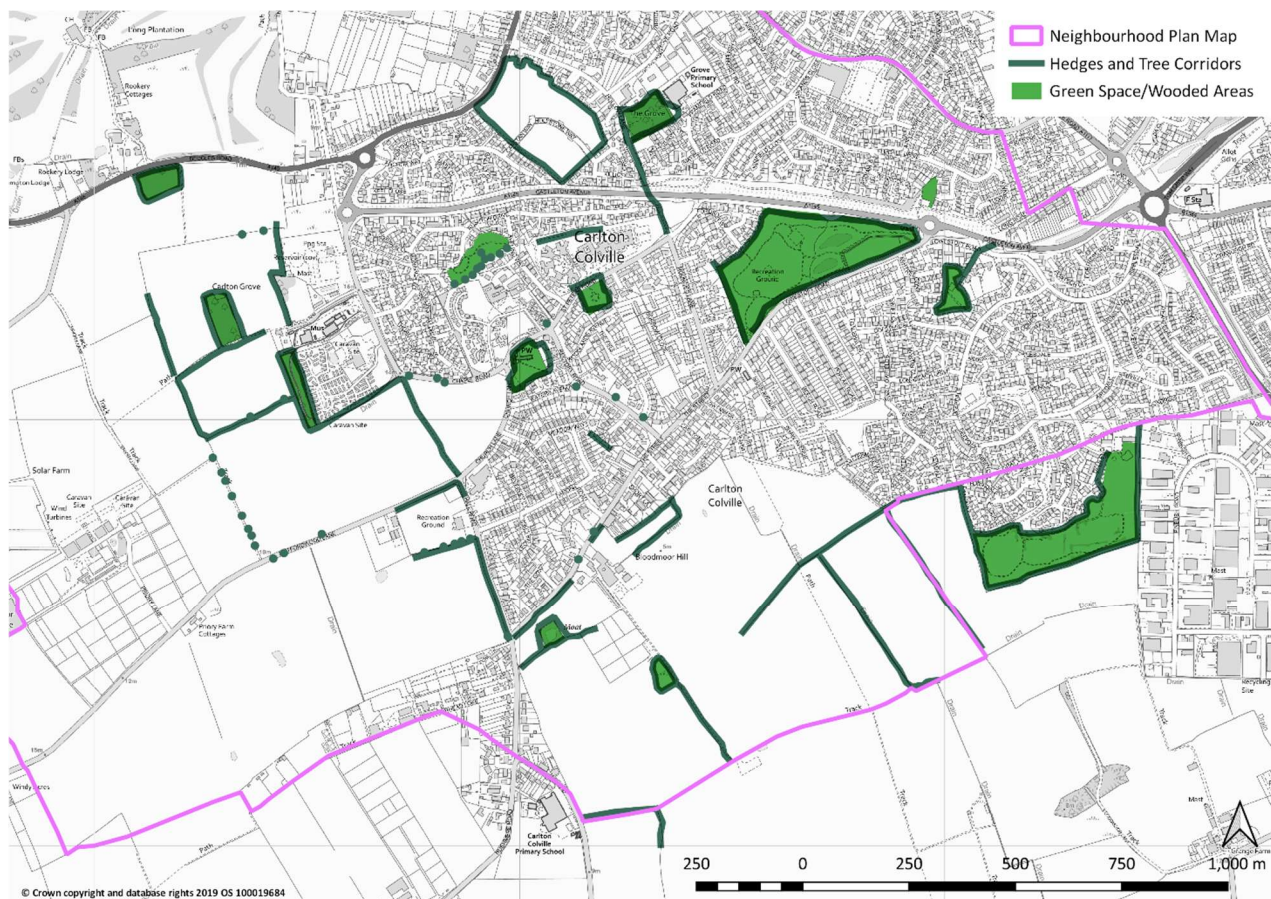


## General environmental principles for development

- 6.8 The design section of the Neighbourhood Plan suggests illustrative layout and styles for developments that will minimise environmental impact. Consequently, it is considered that development proposals should address the following:

### Protect existing habitats

- 6.9 The Suffolk Wildlife Trust survey highlights a number of distinctive aspects to the Neighbourhood Plan area. We already have a protected large nature reserve on our northern boundary. We also have historic woodland at Carlton Grove. In addition, within our existing built-up areas there are hedges, trees (notably oak), ponds and streams (e.g at Carlton Park). The allocated sites include established hedgerows and trees plus existing streams and water attenuation areas. Figure 6.2 shows the established hedgerows in the built-up parts of the Plan Area. There are other tree corridors in more rural areas, including the Broads Authority Executive Area.



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Figure 6.2 Established hedges and tree corridors in and adjacent to the main built-up area of Carlton Colville

- 6.10 Our first principle is that all existing hedgerows and mature trees (including those not formally protected by tree preservation orders) throughout our Plan area should be protected wherever possible. We would look favourably on development that can accommodate and enhance these assets to create a positive net gain in biodiversity. Development should not remove these important habitats unless they can meet their biodiversity net gain obligations on site.



*Figure 6.3 Examples of development retaining mature trees and shrubs*

### **Create new wildlife habitats**

- 6.11 There are a number of areas where development can enhance our environment. These are presented below.
- 6.12 Tree planting, retention and wildflower strips are considered essential to developments that are providing points of interest and natural screening. It is crucial that plants, trees and shrubs that are planted are native or have a known value to wildlife – in Carlton Colville oak is the prevalent tree species with some beech and ash. Invasive and non-native species should be avoided unless they have clear biodiversity benefits. Roadside verges should also be planted with native wildflowers for bees and butterflies.
- 6.13 Wildlife corridors, habitat corridors or green corridors are areas of habitat connecting wildlife populations that would otherwise be separated by human activity. These corridors should be encouraged to enhance the existing wildlife and facilitate the re-establishment of populations that have been reduced or eliminated. Particular attention should be paid to hedgehogs, which require a 12cm x 12cm hole in the corner of fencing in order to move through.





*Figure 6.4 Example of hedgehog fencing*

- 6.14 The hedgerows and tree corridors (shown in Figure 6.4) provide well-established wildlife corridors that enable biodiversity to thrive. These should be preserved and enhanced in order to provide the greatest benefit to wildlife.
- 6.15 At the edges of development, green roofs can be used to help a building blend into its surroundings. They can help mitigate the urban heat island effect and contribute to rainwater retention. Green roofs can provide full or partial coverage of vegetation, but their design should follow certain design principles such as:
- They should be incorporated into the initial stages of the design process;
  - They should be easy to access and maintain;
  - It should be ensured that the design, materials and proportions complement the surrounding landscape;
  - Its design should help to integrate the building with the countryside.



*Figure 6.5 Example of a green roof*

- 6.16 Swift populations are in decline in the UK as more development and a move towards air-tight buildings has resulted in a loss of habitat. To encourage swifts to live and breed in the area, swift bricks should be considered as they are easily installed, fitting within a multiple of standard UK brick sizes. Swift bricks do not generally overheat in the sun, however ones with thinner front walls should not be placed in the sun but rather in sheltered areas under eaves.



*Figure 6.6 Example of swift bricks*

### Minimise flood risk

- 6.17 Flooding issues in the village area and beyond along the route of Kirkley stream are well reported and understood. Frequent flooding has been observed by local residents at points along The Street opposite Bell Farmhouse, at Secrets Corner and along Hall Road.



*The Street outside Bell Farm, June 2021*



*Hall Road, November 2022*

*Figure 6.7 Recent flooding events*

- 6.18 The Lowestoft Flood Risk Management Project (LFRMP<sup>15</sup>) has proposed a diversion of the Kirkley Stream to run through the north of the site to mitigate existing flood risk in Carlton Colville.
- 6.19 As identified in Figure 4.8, the Bell Farm site is known to have drainage ditches and areas where surface water collects which may affect where development can be located. Developers should contact Suffolk County Council for the most up to date information regarding flood risks, prior to beginning any design work.



*Figure 6.8 Example of a housing development looking outwards over SuDS*

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<sup>15</sup> [www.lowestoftfrmp.org.uk](http://www.lowestoftfrmp.org.uk)



#### **POLICY CC5: BIODIVERSITY NET GAIN AND WILDLIFE-FRIENDLY DEVELOPMENT**

- A.** All development proposals should aim to protect existing habitats and species, including hedgerows and mature trees. In particular, developments required to deliver measurable biodiversity net gain (a minimum of 10%) that propose the removal or reduction of existing habitats will be expected to deliver biodiversity net gain on site.
- B.** The incorporation of design features into new development that encourages local wildlife and biodiversity to thrive will be supported. This includes the use of green roofs, swift bricks and hedgehog-friendly fencing.
- C.** Development should be designed to retain trees, shrubs and hedgerows of arboricultural, habitat and amenity value on-site and to conserve and enhance connectivity to the wider green and blue infrastructure networks. The fragmentation of wildlife habitats and corridors should be avoided, with development expected to improve ecological connectivity across the landscape. Where this is accompanied by new planting, this should consist of native species of trees, shrubs and grasses.
- D.** Development is required to implement the principles of Sustainable Urban Drainage (SuDs) and natural flood management techniques, which will enhance biodiversity and ecosystems. Flood mitigation shall have a natural character whilst ensuring that it is able to fulfil its primary function, as well as offering other benefits including water quality, amenity/recreational areas and biodiversity benefits.

#### **Lighting**

- 6.20 CPRE's 'dark skies' map of the UK shows the darkness of the skies across the Neighbourhood Area. In respect of the Bell Farm allocation, the CPRE analysis shows that this has dark skies and therefore the proposed large scale development could potentially have a negative impact, diminishing the darker skies to the south and south west (See Figure 6.10). In addition, the development of Oakes Farm as a sports facility may have a negative impact on wildlife in Carlton Grove Wood and the local hedgerow system. The Broads Authority Executive Area is classified as being an intrinsically dark landscape, with Policy DM22 of the Broads Local Plan strictly controlling external lighting.



*Figure 6.9 Example of low level lighting*

- 6.21 Lighting should specifically be planned to minimise impact. This is expanded upon below when considering protection of existing habitats.
- 6.22 Minimising light pollution is also important for bat activity. Lighting should be as low as permitted by guidelines and if the light is not essential the area should not be lit in order to encourage bat activity. Where lighting is needed there should be periods of time when the lights are switched off to provide some dark periods. Roads or trackways located in areas important for foraging bats should not be lit before a stretch totalling at least 10 metres either side of the bat commuting route. This is to avoid isolation of bat colonies which typically roost in older trees and/or buildings.

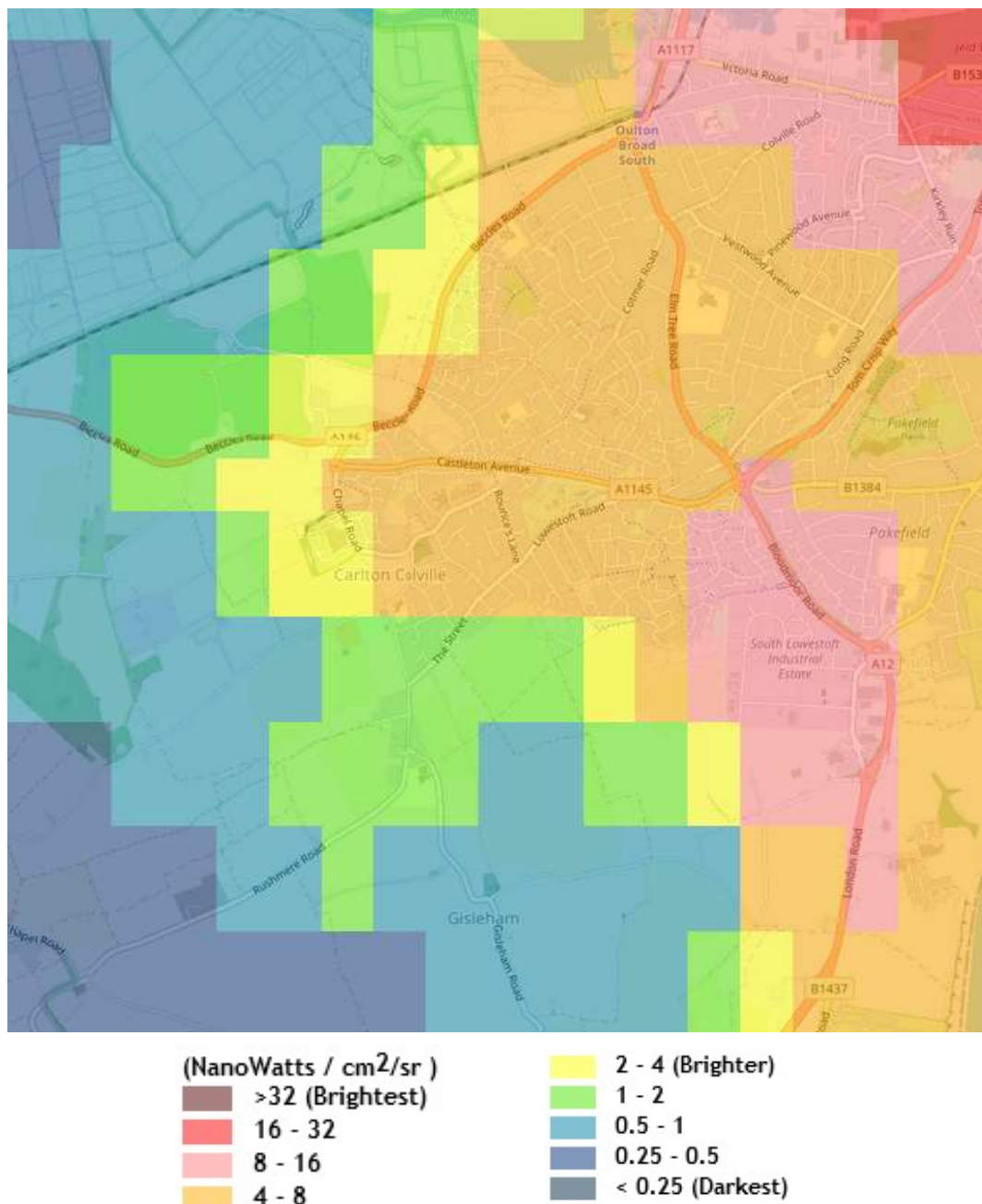


Figure 6.10 Dark skies in Carlton Colville (source: CPRE: England's Light Pollution and Dark Skies  
(<https://www.nightblight.cpre.org.uk/maps/>)

#### POLICY CC6: DARK SKIES AND LIGHTING

- A. Development proposals should respect the dark skies that are characteristic of the Neighbourhood Area. In the Broads Authority Executive Area, the requirements of Broads Local Plan Policy DM22 (Light pollution) must be met.
- B. Development proposals are required to address light spillage and eliminate all unnecessary forms of artificial outdoor lighting. Other than householder development, development proposals are required to demonstrate that they meet or exceed the Institute of Lighting Professionals<sup>16</sup> guidance and other relevant standards or guidance for lighting.
- C. Building design that results in increased light spill from internal lighting needs to be avoided, unless suitable mitigation measures are implemented.
- D. Development proposals which incorporate highway lighting will only be supported if required by the Highways Authority for reasons of road safety.

#### Encouraging use of green and natural energy and resources

- 6.23 **Car charging points:** In order to ensure new development is ready for the future additional measures should be taken. This includes designing in provisions for electric car charging points, as well as ensuring broadband infrastructure is installed at the outset and not as an afterthought. This is already addressed by Waveney (East Suffolk) Local Plan Policy 8.21 (Sustainable Transport) and amendments in 2022 to Building Regulations to require provision of charging points.
- 6.24 **Rainwater harvesting** is a system for capturing and storing rainwater as well as enabling the reuse of in-situ grey water. These systems should be integral to the design vision, to avoid unsightly pipes and storage systems being highly visible. Considering this, some design recommendations are:
- Conceal tanks with cladding in materials that complement the main building.
  - Use contrasting, attractive materials or finishing for pipes.
  - Combine landscape/ planters with water capture systems.
  - Consider using underground tanks.
  - Utilise water bodies for storage, such as a pond.

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<sup>16</sup> Institution of Lighting Professionals (2021) *The Reduction of Obtrusive Light*, Guidance note 01/21 ([www.theilp.org.uk/documents/obtrusive-light/](http://www.theilp.org.uk/documents/obtrusive-light/)). The existing built-up area is classified as Environment Zone 2; all other areas are Environment Zone 3, with the exception of the Broads Authority Executive Area which is Environment Zone 1.



*Figure 6.11 Modular water tank*



*Figure 6.12 Water butt*

6.25 This is already addressed by Waveney (East Suffolk) Local Plan Policy 8.21 (Sustainable Construction).

6.26 **Roof solar panels** can be a good source of renewable energy; however, homeowners are sometimes hesitant to install them for aesthetic purposes. Therefore, some recommendations for incorporating solar panels are:

- integrate solar panels from the start of the design process, forming part of the design concept.
- use attractive options such as solar shingles or photovoltaic slates as a material in their own right.



*Figure 6.13 Solar panels*

6.27 This is already addressed by Waveney (East Suffolk) Local Plan Policy 8.21 (Sustainable Construction) and Broads Local Plan Policy DM15 (Renewable energy). The East Suffolk Sustainable Construction Supplementary Planning Document and the Broads Authority Sustainability Guide provide further guidance.



## 7 COMMUNITY

- 7.1 In the 2019 Neighbourhood Plan survey conducted across our community, the feedback showed a desire for: more sports and social facilities, more play areas, a wider variety of shops and better NHS services (eg surgery and pharmacy). Our Neighbourhood Plan can help to formalise many of these wishes; however, it should be noted that provision of NHS services is not in our scope but there will be a requirement on the NHS commissioning bodies to provide appropriate support for any large scale development such as the proposed Bell Farm development. In addition, we cannot determine which type of retailers occupy particular shop units.

### **Community provision at Bell Farm**

- 7.2 In meeting the desires of our community it should also be noted that the Waveney (East Suffolk) Local Plan already identifies a number of 'community' objectives which the proposed Bell Farm development in Carlton Colville is required to deliver:

**1. A retirement community comprising a care home/nursing home and/or extra care and/or sheltered dwellings**

- 7.3 It is suggested that this facility be located near Bell Farm, in the heart of the community rather than at the edge, for a number of reasons:

- access by emergency and service vehicles without having to traverse the development;
- views over land can be retained as open space both to the west and east, enhancing quality of life for the residents
- proximity to the required play area, providing additional visual security for the young people.

**2. A 2-form entry primary school and pre-school**

- 7.4 It is also suggested that the school is located near Bell Farm, in the heart of the community. The reason for this is based on the experience of traffic issues at other schools locally, particularly Carlton Colville Primary School immediately to the south-west of the Bell Farm site. It would also reduce the need for community and service traffic to criss-cross the new development site, does not build on a site for potential water attenuation and minimises the opportunity for existing roads to be used by parents for parking along with the associated problems for residents. In addition, in this location the school would have closer access to the Country Park, enabling it to be used as a learning resource as well as for leisure.

**3. A Country Park of at least 15 hectares**

- 7.5 This has been identified already in the Waveney (East Suffolk) Local Plan as being required to be delivered on the western side of the Bell Farm allocation. This will help protect the scheduled monument and maintains valuable lines of sight between this site and Gisleham

Church. An outline of the opportunities this park might provide together with an illustrative layout is shown later in this section.

#### **4. Allotment provision of at least 0.57 hectares**

- 7.6 There are existing allotments in Carlton Colville off Rounces Lane that are fully occupied with a waiting list. We have consequently identified a preferred area for additional allotment provision within the Bell Farm site (see the illustrative masterplan in Figure 11 of the Waveney Local Plan) that makes use of the area required for flood mitigation. As identified in the Waveney Open Space Needs Assessment 2015, South Lowestoft (which includes Carlton Colville) has the second lowest area of allotment provision per 1,000 people in Waveney (0.12 hectares per 1,000 people compared with a district average of 0.30 hectares). The area has a shortfall of over 10 hectares of allotment space. If the recommended standard of 0.30 hectares per 1,000 people is applied to the 900 new dwellings proposed at Bell Farm, an average household size of 2.1 persons<sup>17</sup> requires 0.57 hectares of allotment space. It is considered that requirement for allotments at Bell Farm should provide this amount of space as a minimum.

#### **5. Flood mitigation**

- 7.7 This is a well understood local problem. In addition to the existing policies, flood mitigation forms a key principle and objective of our Neighbourhood Plan design principles. As identified in Figure 4.8, the Bell Farm site is known to have drainage ditches and areas where surface water collects which may affect where development can be located.

#### **6. Play space (a local equipped area for play which provides for the play needs of younger children, ideally expanded to a neighbourhood equipped area for play which provides for older children)**

- 7.8 In our Plan area there are three existing play areas – Carlton Park, Hall Road Community Centre and Bloodmoor Hill Community Centre (The Dales). The play area at Carlton Park is modern, reflecting multi-age activities and includes an outdoor gym and skatepark. The Hall Road Community Centre play facilities are older and more limited in range with a small climbing frame and swings aimed primarily at a younger age group. The Bloodmoor Hill Community Centre play area also has small scale swings and play facilities aimed at younger age group. Both Bloodmoor Hill and Hall Road Community Centre facilities would benefit from the equipment being upgraded<sup>18</sup> and facilities provided for a wider range of ages, eg outdoor gym facilities for older children and active adults.
- 7.9 The Local Plan requires provision of a new local equipped area for play at Bell Farm. The community has expressed their preferred location to be in the area of the new proposed primary school and retirement home(s) to ensure play areas are safely overlooked and are easily accessible to the wider community. In addition to the provision for younger children as a local equipped area for play, the lack of alternative provision for older children in Carlton

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<sup>17</sup> Source: 2011 Census

<sup>18</sup> The need to upgrade facilities at Bloodmoor Hill was identified in the Waveney Open Space Needs Assessment 2015

Colville means that this should also make provision for a multi-age facility (a neighbourhood equipped area for play), mirroring the style of play and fitness equipment as per Carlton Park.

- 7.10 In addition to these defined play areas it is considered that the Country Park provides an opportunity for play through learning – an option would be to include an adventure play area within the scheme. We have described the opportunities for the Country Park later in the Plan.

#### **7. Local shops including a convenience store**

- 7.11 The community has expressed a preference for such provision to be made towards the centre of the new proposed Bell Farm development. Carlton Colville already has a selection of existing smaller shops at Ashburnham Way, Famona Road and on the Dales Estate. There are two post offices within existing newsagent/convenience stores. The new development provides an opportunity for further smaller scale retail opportunities, e.g. farm shop, take-away, café, bakery, pharmacy etc.
- 7.12 In addition, our audit of Carlton Colville identified a number of key community facilities that would enhance the life of people who live in the Plan area:

#### **8. Sports and social facilities**

- 7.13 The Waveney (East Suffolk) Local Plan allocates 30 hectares of land at Oakes Farm for sports and leisure uses. At least 20 hectares is expected to deliver sports pitches, non-pitch sports and other sports and leisure facilities together with changing facilities and car parking. This provision is supported and will provide benefits to the existing community of Carlton Colville.

#### **9. Access to doctor's surgery and pharmacy**

- 7.14 The Waveney (East Suffolk) Local Plan does not specifically address the access to new NHS facilities such as general practitioner (GP) services and/or a pharmacy. However, the Town Council has contacted NHS and sought assurance that any new developments would be adequately supported from existing or new resources.
- 7.15 More generally, Carlton Colville Town Council supports the Norfolk and Waveney Integrated Care System (NWICS) in seeking to ensure suitable and sustainable provision of healthcare infrastructure and services for the residents of Carlton Colville. This is to be addressed by seeking to secure developer contributions. This will also support the community's stated desire for better NHS services. The NWICS notes that, if unmitigated, the impact of developments on healthcare infrastructure and services within the Neighbourhood Area would be unsustainable, including that of Primary Care, Community Care, Mental Healthcare, and the Acute Trust.

#### **POLICY CC7: COMMUNITY PROVISION AT BELL FARM ALLOCATION**

- A. The development of land at Bell Farm (as allocated in Waveney (East Suffolk) Local Plan Policy WLP2.16) is expected to demonstrate that it has met the following requirements:
- i. The following uses are located together in the heart of the development, rather than at the countryside edges:
    - a. The retirement community (comprising a care home/nursing home and/or extra care and/or sheltered dwellings).
    - b. The primary school and pre-school.
    - c. The equipped play facilities (provided they can also meet the Waveney (East Suffolk) Local Plan Policy WLP2.16 requirement to be located within the area set aside for flood mitigation).
    - d. The local shops.
  - ii. Allotment provision should provide at least 0.57 hectares of cultivatable land.
- B. Along with the provision of a local equipped area for play (LEAP), land and provision of equipment is encouraged in order to address the needs of older children. This should preferably be to neighbourhood equipped area for play (NEAP) standard and offer a range of play provision.

### **Carlton Colville Country Park**

- 7.16 As part of the Waveney (East Suffolk) Local Plan allocation of the Bell Farm site, an area of at least 15 hectares is required to be delivered for a Country Park. Policy WLP2.16 states:

*The country park should be located to the west of the site and provide protection to the setting of the Scheduled Monument and Grade I listed Holy Trinity Church. It should include a fenced neighbourhood equipped area for play and an open landscaped area for dog walking and other recreation.'*

- 7.17 To meet these objectives and to also reflect the aims of our environment policy we have identified important principles and an illustrative layout for the Park. This framework builds upon the experience learned from the new park in Oulton and through feedback from the local community. Whilst the principles provides a detailed list, it is recognised that there must be flexibility in what is delivered to meet the overall objectives. Nevertheless, the following have been identified as important aspects if the country park is to be a successful thriving space:

1. To meet the play objective, a new play area is suggested for inclusion within the proposed development area utilising land identified for flood mitigation. This supplements existing play equipment areas at Hall Road Community Hall, Carlton Park Play Park and the Dales development (Bloodmoor Hill). However, the park provides additional opportunity for adventure play.
2. Accessible by and through the park. Main routes tarmacked or compacted stone paths for all ages and abilities, by foot, by buggy, by cycle and mobility aid. Main paths should be at least 3 metres wide to allow two wheelchairs or prams to pass comfortably. Other paths around the park or in sensitive environmental areas to be wood chip or equivalent.

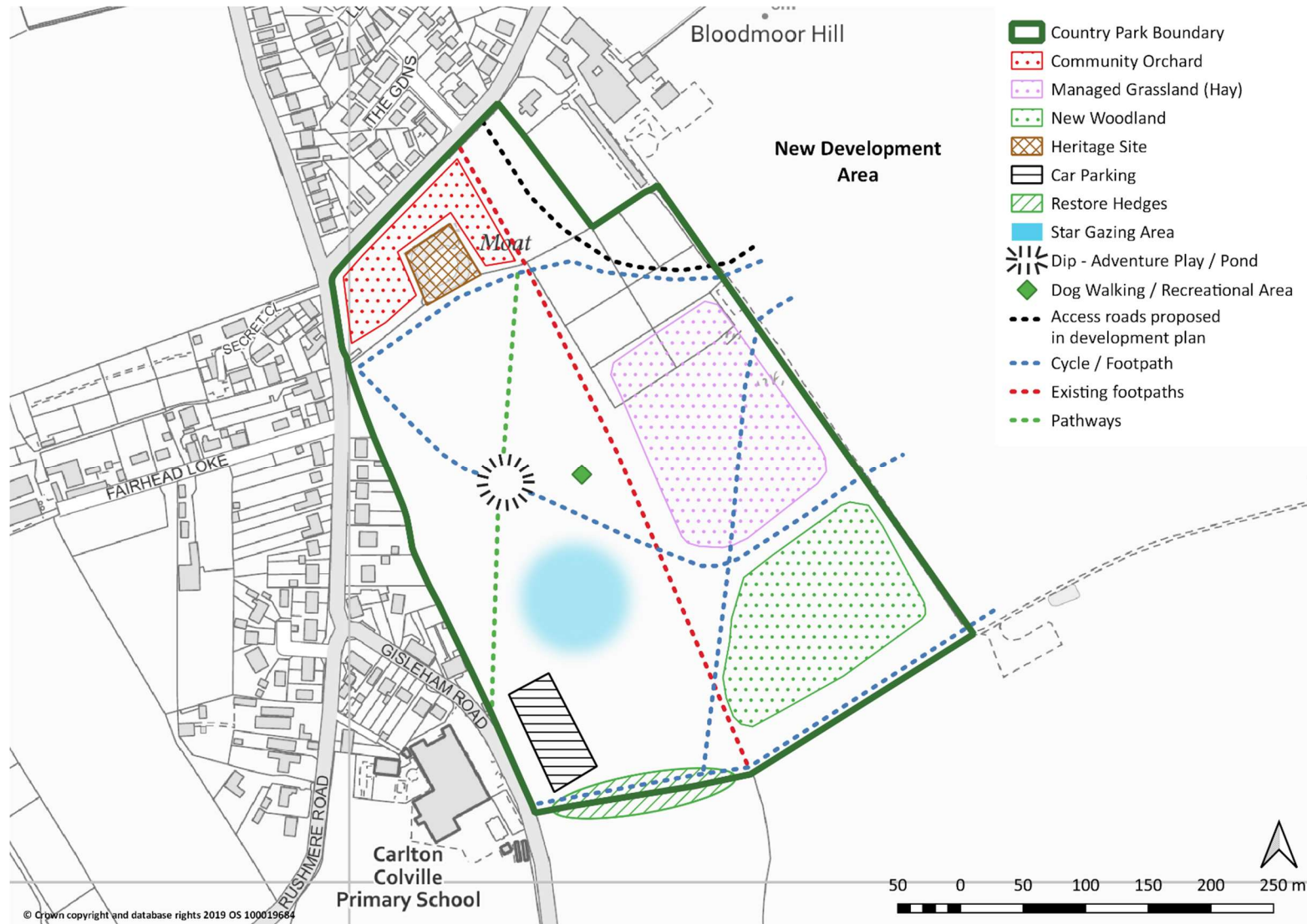


3. Adequate parking for people using the park. The suggested location should be close to the existing Carlton Colville Primary School on Gisleham Road. This is so that visitors from outside the community don't have to travel through the existing community or through the new development to access the park.
  4. An historical trail around the scheduled monument.
  5. Create a natural 'amphitheatre' to allow for structured play/open air meetings/performances.
  6. Create suitable area for field study or family gatherings.
  7. Create a night-time observatory site to allow star gazing.
  8. Create a 'keep-fit' trail/route.
  9. Restore hedges, plant native trees - create a series of copses and natural scrub areas to encourage wildlife.
  10. Work with Historic England to enhance the natural and learning opportunities of the scheduled monument.
  11. Create a community orchard – the Town Council would look to form a community group (or groups) that would like to be part of planting and maintaining this.
  12. Pathways suitable for all forms of transport and planted either side with trees (a bit like the path around Normanston Park - providing interest and shade).
  13. Create 'zones':
    - Community orchard
    - Heritage area near scheduled monument
    - Dog walking/recreation
    - Managed grassland for ground nesting birds (restricted access during nesting)
    - Woodland.
  14. Suitable layout for use for a themed festival/fete/carnival (Carlton - summer solstice/winter solstice festival) (Charity/community fundraiser)
- 7.18 The Country Park will need to be supplemented by a full management plan once final layout/area are agreed as part of any development proposals.
- 7.19 To aid the development of proposals for the Country Park, Figure 7.1 below provides an illustrative overview of the opportunities the site offers. Again, this is intended to be illustrative, however it has been informed by wider thinking about the location of the site and its relationship with surrounding areas and the community of Carlton Colville.

#### **POLICY CC8: CARLTON COLVILLE COUNTRY PARK**

**Proposals to deliver the Carlton Colville Country Park (required as part of the development of land at Bell Farm, as allocated in Waveney (East Suffolk) Local Plan Policy WLP2.16) is expected to be informed by the principles shown in Figure 7.1. Provision is encouraged to be made for the range of activities shown.**

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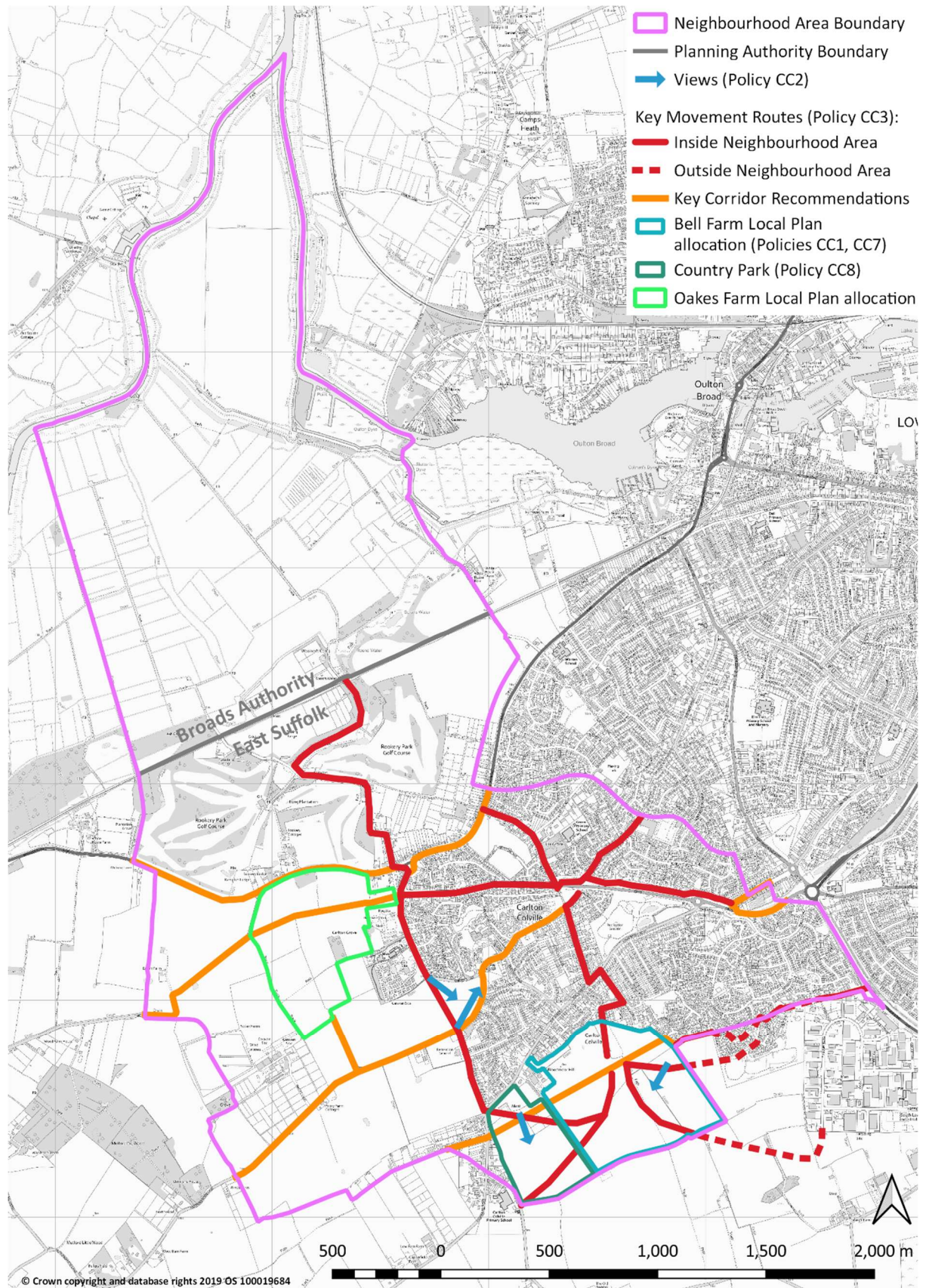
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Figure 7.1 Illustrative layout of the Country Park



## 8 POLICIES MAP



## 9 SUMMARY OF COMMUNITY ACTIONS AND FUNDING PRIORITIES

- 9.1 There are a number of matters raised through the development of the Neighbourhood Plan which are not best served through a policy in the Plan. Such matters are mainly issues which require an action plan and, in many cases, funding. In this regard, new development within the Neighbourhood Plan area will make contributions through the Community Infrastructure Levy (CIL), 25% of which will come directly to Carlton Colville Town Council (CCTC) to spend on addressing the needs arising from growth. In addition, CIL funding secured more generally from development across the district can be bid for by the Town Council..

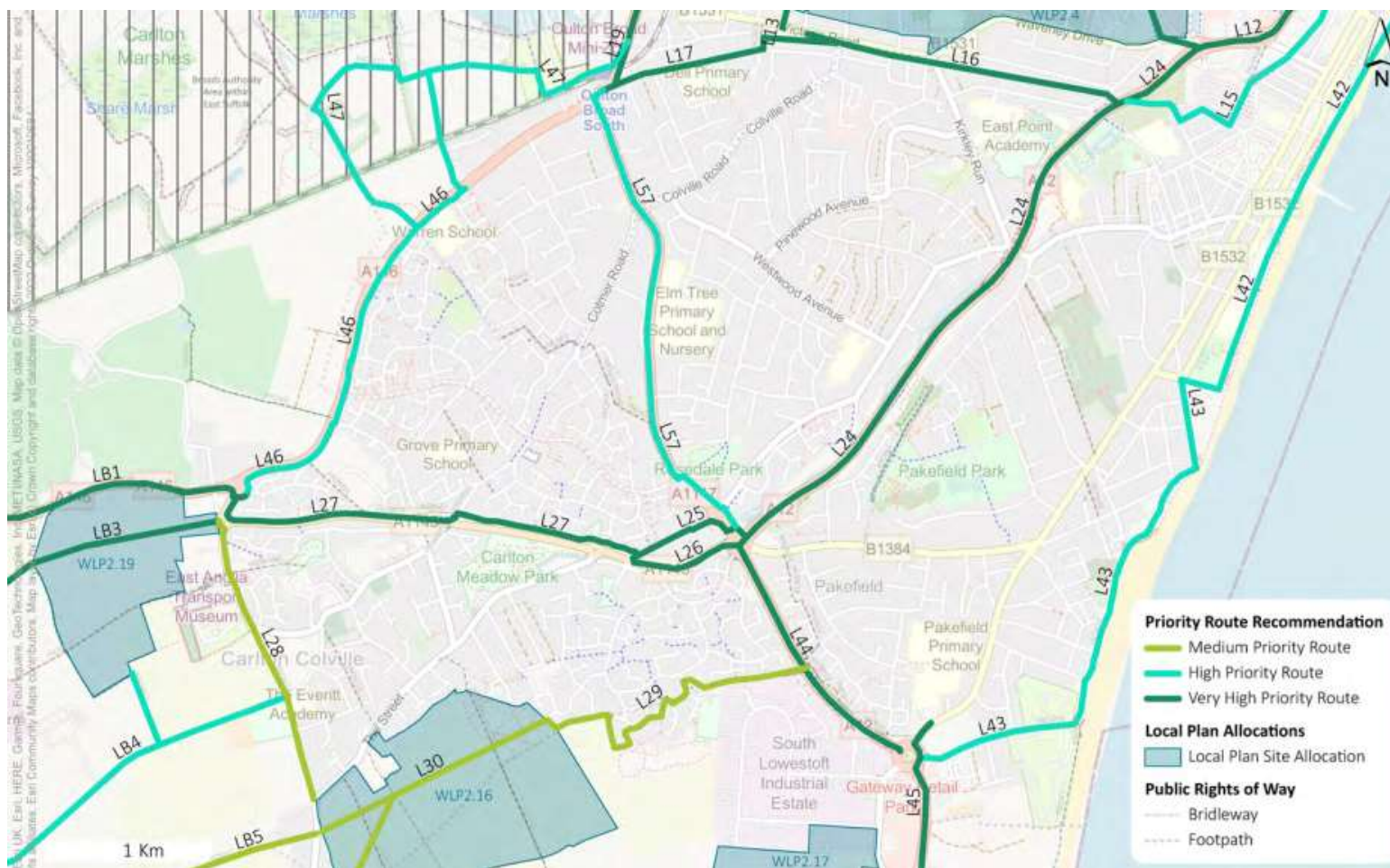
Item and description	Lead/ (Partners)
<b>Design and layout</b>	
Produce local heritage list	CCTC/(East Suffolk Council)
Heritage trail – from pre-history to 2 <sup>nd</sup> WW – e.g Bloodmoor Hill archaeology, Bell farm Moated site, Mardle, Doodlebug site in Low Farm Drive, Memorial to sea scouts, St Peter's Church,	CCTC/(Suffolk County Council)
Produce 'welcome pack' for new residents	CCTC/(East Suffolk Council)
<b>Community infrastructure</b>	
Update play equipment at Hall Road Community Centre	CCTC
Update play equipment at Bloodmoor Hill (The Dales) play park	CCTC/(East Suffolk Council)
Toilet facilities at the Dales playpark	CCTC/(East Suffolk Council)
<b>Movement</b>	
Complete pedestrian/cycle path at Swallowfields	CCTC/(Suffolk County Council)
Crossing point at Anchor Way roundabout to facilitate access to wildlife site via Marsh Road	CCTC/(Suffolk County Council)
New pedestrian/cycle/buggy ramp - Direct access to Bloodmoor Hill cycleway from existing Roadbridge	CCTC/(Suffolk County Council)
Cycle & pathway signage and route marking within community to facilitate non vehicular movement	CCTC/(Suffolk County Council)
Lighting and cleaning of existing cycleways and footpaths	CCTC/(East Suffolk Council)
<b>Environment</b>	
Produce management plan for Country Park	CCTC/(Suffolk Wildlife Trust, East Suffolk Council)
Enhance environmental aspects of the scheduled monument site	CCTC/(Historic England)

*Table 9.1: Priority actions to support the Carlton Colville Neighbourhood Plan*



## Appendix A East Suffolk Cycling & Walking Strategy schemes relevant to site allocations

Below are extracts from the East Suffolk Cycling and Walking Strategy 2022 showing how proposed improvements intersect with the site allocations at Bell Farm and Oakes Farm. The recommendations shown below should be incorporated into any detailed masterplanning with an emphasis on connectivity for cyclists. They should also be read in conjunction with the Movement Policy CC3 where additional opportunities have been identified.



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Map Reference	Location	Description	Recommendation
L24	Tom Crisp Way	This route acts as a spinal route through South Lowestoft. It is formed of well maintained, shared paths that, although lacking segregation, are of a relatively high quality. Consideration of signage (re)positioning should be given to avoid obstacles and facilitate future upgrades to add 'harder' segregation. This is considered a <b>very high priority</b> route.	To bring the path up to full LTN 1/20 compliance segregation between cyclists and pedestrians could be considered. Explore further crossing points to ensure optimum safety for students using the adjacent schools. An ancient/veteran tree is adjacent this route and no improvements should damage this important biodiversity asset.
L25	Long Road (west of Elm Tree Road)	This section represents a break in the continuous cycle path from Tom Crisp Way to Castleton Avenue. As the cycle path does not continue to Castleton Avenue it requires a short diversion north-west along Bloodmoor Road, crossing over Bloodmoor Road, and then along Long Road to continue southwards. The section of Long Road to the west of the Elm Tree Road/Bloodmoor Road roundabout contains reasonable pedestrian footpaths but requires on-road cycling. This part of Long Road is not a through-road, and although it has a relatively high number of properties, it is unlikely to be significantly busy with vehicular traffic. The road is wide with parking bays set into the side meaning there is limited scope for the on-road parking to pose a safety risk to cyclists (i.e. from opening doors, swinging out, etc). This is considered a <b>very high priority</b> route.	Remove the grass verge from the north-west side of the road to create a high-quality shared path. This would help create a cohesive route using a type of infrastructure similar to Tom Crisp Way and Castleton Avenue. If this proves unviable then traffic filters could be applied with removal of parking considered along one side.
L26	Castleton Avenue	Continuing the infrastructure along the A1145 would be the most comprehensive and direct approach and there appears to be sufficient grass verges for continuation of the shared path. This is considered a <b>high priority</b> route <b>but</b> could be considered <b>very high priority</b> route should the constraints be overcome.	Continue the shared path to connect to Castleton Avenue. In many ways the continuation of the high-quality infrastructure would be the preferable approach and if sufficient funding is available should be considered first. However, the constraints created by the adjacent land levels and SUDS would likely require a greater level of engineering.
L27	Castleton Avenue	This route is a key east-west connection through the south of the greater Lowestoft area. The infrastructure is already of a high standard, being formed of an internally segregated cycle/pedestrian track that is coherent and well maintained. It is elevated and landscaped along the section that runs between Long Road to Uplands Close, and therefore has a high degree of segregation from Castleton Avenue's vehicular traffic. From Uplands Close/Uplands Road South the track separates to allow the cyclist/pedestrian to either continue on via Hollow Lane (which heads northwards) or continue on westwards via a track that runs adjacent to Castleton Avenue itself. The latter track provides the most direct route out towards Beccles. This is considered a <b>very high priority</b> route.	The track is already of a good quality, however consideration should be given to the provision of a suitable crossing point into the Oakes Farm allocation (WLP2.19). Oakes Farm could be a key part of the key corridor towards Beccles and, as a sports and leisure use site allocation, cycling and walking to and from the site is of enhanced value and relevance.
L28	Chapel Road/Church Lane	Travel between Lowestoft and Beccles is via the busy Barnby Bends (Beccles Road, A146) route or the indirect Mutfordwood Lane approach. Whilst the Barnby Bends has no cycle or walking infrastructure the connections on to it from Castleton Avenue are good. The current National Cycle Network (route 517) is through Mutfordwood Lane using St Peters Road and Church Lane,	Much of St Peters Road and Church Lane contain wide grass verges that may be suitable for improved cycle infrastructure. However, there are pinch points around the church that may render a cohesive path unviable. Instead consideration could be given to an upgrade of PROW 14 to a bridleway (with appropriate improvements to the exits and to the path's width) with further

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Map Reference	Location	Description	Recommendation
		neither of which have formal cycle infrastructure with the exception of the latter part of Church Lane. This is considered a <b>medium priority</b> route.	consideration on whether improvements to or alongside Hall Road are achievable.
L29	Dorley Dale, Gratton Dale and Thixendale	From Cranesbill Road to Dorley Drive over Bloodmoor Road is an overpass that leads to a series of shared paths that are connected by way of quiet residential streets, through to Gratton Dale and then Thixendale. This then leads to a shared path towards Ullswater. The shared paths are largely through attractive green spaces using un-segregated shared paths. The residential streets are shared spaces, but are likely to be relatively slow moving. This is considered a <b>medium priority</b> route.	Significant improvements are unlikely to be viable but wayfinding should be provided to ensure ease of passage. An improvement to the overpass could be explored to allow access onto Bloodmoor Road although it is recognised this will be relatively expensive.
L30	Land South of the Street (WLP12.16)	There is a large, strategic allocation (WLP2.16) south of The Street which this route will connect into. The allocation requires cycle connection to Ullswater and Gisleham Road. Please note that the line is indicative only and shows the need for east/west connections and its role in the wider key corridor. This is considered a <b>medium priority</b> route.	LTN 1/20 compliant cycling infrastructure through the site to connect the east and west. This will connect the future residents of the site and will allow improved access to Carlton Colville Primary School for existing residents. With suitable crossing point over Gisleham Road this could then connect through to Bridleway 12 opposite to continue the key corridor westwards towards Beccles.
L57	Cotmer Road/Elm Tree Road	Elm Tree Road contains a short stretch of off-road cycling infrastructure of reasonable quality from the junction with Tom Crisp Way to Rosedale Park. The cycle route then heads into Rosedale Park indirectly returning back to Elm Tree Road further along the road. However, the road (and associated pavement) are relatively wide meaning potential infrastructure improvements are possible. Whilst the road narrows at the approach to Cotmer Road roundabout it contains a wide grass verge with a pavement segregated from the road. This connects to off-road cycle infrastructure allowing passage around the roundabout. The remaining infrastructure along Cotmer Road is sporadic on-road infrastructure. This is considered a <b>high priority</b> route.	Create a new cycle path through Rosedale Park along its south-west boundary parallel to the road making the route more direct. Utilising road space widen the pavement to allow a shared path with cycle/pedestrian segregation around to Elm Tree Road West. The pavement heading northwards can be widened using the grass verge to continue the off-road infrastructure. As this exists on the opposite side of the road to Rosedale Park a suitable crossing point will be required. The on-road infrastructure on Cotmer Road should be utilised to create an off-road shared surface with appropriate segregation. It is recognised where the road narrows either side of the Conrad Road junction a lower quality infrastructure may have to be utilised, but it is important that cyclists do not have to enter/exit the road. The junction with Beccles Road to the far north will require improvements to allow cyclists to head safely right (connecting to recommendation L17) or left.

## **CARLTON COLVILLE NEIGHBOURHOOD PLAN**

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