



Three Saints South Elmham Parish Council

All Saints & St. Nicholas, St. Michael and St. Peter South Elmham

PLANNING GUIDANCE FOR DEVELOPMENT ADJACENT TO COMMON LAND

Three Saints Parish Council Statement

The Parish Council supports appropriate development but expects all works adjacent to registered common land to demonstrate how the common, its biodiversity, landscape character and public access will be protected throughout construction and thereafter. The Council expects no encroachment onto the common, whether temporary or permanent, and considers that all necessary consents should be obtained before any works affecting the common commence.

1. Protection of Registered Common Land

- No encroachment onto the common, either temporary or permanent.
- Existing boundaries must be respected.
- No extension of gardens, driveways or private land onto the common.

2. Access Arrangements

- Details of proposed construction access.
- Confirmation that access across the common will not be used unless all statutory consents have been obtained.
- Protection of verges, ditches and existing access points.

3. Parking

- Contractor parking arrangements.
- Visitor parking arrangements during construction.
- No parking on the common or highway verges.

4. Storage of Materials and Plant

- No storage of building materials, skips, machinery or welfare units on the common.
- Identification of storage areas within the development site.

5. Ecology and Biodiversity

- Ecological survey where appropriate.
- Protection of habitats and wildlife.
- Tree and hedgerow protection.
- Measures to enhance biodiversity.

6. Trees, Hedges and Vegetation

- Protection during construction.
- Root Protection Areas.
- No unauthorised removal of vegetation on the common.

7. Surface Water and Drainage

- Protection of ditches, ponds and watercourses.
- Prevention of pollution and run-off onto the common.



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8. Boundary Treatments

- Clear identification of legal boundaries.
- Fencing and hedges positioned wholly within the applicant's land.
- No works beyond the registered title boundary.

9. Highway Safety

- Construction traffic management.
- Delivery arrangements.
- Wheel washing if necessary.
- Protection of road surfaces and verges.

10. Public Rights of Way

- Protection of footpaths and bridleways.
- Temporary closures only where properly authorised.

11. Restoration

- Any accidental damage to the common or highway to be restored at the developer's expense.

12. Compliance with Relevant Legislation

- Commons Act 2006.
- Wildlife and Countryside Act 1981.
- Hedgerow Regulations (where applicable).
- Tree Preservation Orders and Conservation Area controls where relevant.

Further Information

For further information or guidance regarding this guidance, please contact the Clerk at clerk@threesaints-pc.gov.uk