



Norfolk County Council

Planning Application
New Sheringham Recycling Centre



Supporting Planning Statement
January 2023

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Contents

1. Scheme Summary	4
2. The Site.....	6
3. Statement of Need	8
4. Site Selection Process	10
5. Planning Policy Context	12
6. Assessment against Planning Policy	15
7. Conclusion	23

1. Scheme Summary

- 1.1. Norfolk County Council (the Council) provides recycling centres for the disposal of household waste under section 51 of the Environmental Protection Act 1990. The Council operates 20 recycling centres across the County, as shown on Figure 1. The Council is proposing to relocate an existing facility, Sheringham Recycling Centre, to a new site on land opposite.



Figure 1 Norfolk's Recycling Centres

- 1.2. The new site is located on undeveloped land opposite the existing site and will be accessed off the A148 layby via a new, improved junction with the main road.
- 1.3. A new surface will be laid for the collection and temporary storage of household waste, with a small element of trade waste. In addition, a new site office and welfare facility for staff along with a reuse shop will be constructed.
- 1.4. The new recycling centre will accept up to 6,000 tonnes of waste per year and will open seven days a week year-round, excluding Christmas Day, Boxing Day and New Year's Day. The application seeks to allow for the opening hours of the new site for the public to be from 9am to 6pm (1 April – 30 September) and 9am to 5pm (1 October – 31 March), with access to service the site from 7am. The public opening hours will be determined by Norfolk County Council within the permitted hours, currently set at 9am to 5pm (summer hours) and 9am to 4pm (winter hours).

- 1.5. The new facility will be provided by Norfolk County Council for the deposit of household waste by Norfolk residents. In addition, the site may accept small amounts of trade waste and construction and demolition waste. The site would operate under an Environmental Permit issued by the Environment Agency, which is subject to a separate application process.
- 1.6. A reuse shop will be located on the new recycling centre for the sale of items suitable for reuse. The reuse shop aims to divert material from disposal or recycling in line with the waste hierarchy.
- 1.7. In addition to the sale of reusable items, the Council may wish to sell other items associated with recycling and composting. This may include bagged soil improver (compost), compost bins, green waste sacks, Christmas trees and logs. These items would be linked to the lifecycle of products accepted at the recycling centre. For example, logs would be made from recycled timber such as that collected at recycling centres. This aligns with the principles of the 'Circular Economy'. The circular economy embraces the philosophy of keeping resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life. The aim of the small-scale sale of items is to promote the recycling centre service and bring a small income to the County Council in order to offset the cost of running the service.
- 1.8. An Environmental Impact Assessment (EIA) screening request for the scheme was submitted to Norfolk County Council's planning services in March 2022. The Council issued a screening opinion on 24 March 2022, reference SCR/2022/0003, which concluded that an Environmental Impact Assessment was not required for the application.

2. The Site

Site Location and Description

- 2.1. The site for the proposed Sheringham Recycling Centre is on land off the A148, located within the parish of Beeston Regis, in the district of North Norfolk as shown on Figure 2. The existing site is located within the parish of East Beckham.



Figure 2 Location of Sheringham Recycling Centre showing District and Parish Boundaries

The site is bounded to the South by the A148 layby, to the East and North by fields and to the West by a bunded concrete pad.

Designations and policy summary

- 2.2. The site is currently arable farmland. There are some small, scattered trees present around the southern and eastern edges of the field. The surroundings largely consist of arable fields. There is a bunded concrete pad immediately west of the site and the existing Recycling Centre to the south-west. There is a small area of woodland opposite the site, adjacent to the existing Recycling Centre, which provides screening from the A148. Woodland to the west and north provides visual screening with open views across the field to the east.

- 2.3. Hilltop Activity Centre is around 200m to the North-West of the site. The closest residential receptors are located off Britons Lane, approximately 300m north of the site.
- 2.4. The site is located within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). The Historic Parks and Gardens at Sheringham Park and Felbrigg Hall are over 2.1 and 2.7km respectively. The closest listed building, Abbey Farmhouse (grade II) is some 1.2km southwest of the site.
- 2.5. The Proposed Development also includes an improvement to the junction with the A148 requiring realignment of the junction through land owned by Norfolk County Council. The junction realignment will improve visibility for vehicles exiting the layby in both directions. The old section of road to the east of the new junction will be reinstated to highway verge leaving a small section to retain access to an existing field gate at the eastern end.

3. Statement of Need

- 3.1. The current Sheringham Recycling Centre is one of the County’s smaller sites by area at approximately 938m² but is one of the busier sites both in visitor numbers and tonnage throughput. The limited size of the site restricts the ability to offer enhanced services, such as a reuse shop, trade waste service or introduction of recycling for additional materials. Additionally, the site has limited parking leading to staff having to park on the layby itself and visitors to the site often having parked outside and carried materials in.
- 3.2. At the Council’s Environment, Development and Transport Committee on 9 November 2018, it was agreed that the Council would support a scheme being put forward to the capital programme for the expansion of the Sheringham Recycling Centre, and the scheme was awarded £1.65m funding in 2019.
- 3.3. The original proposal for the expansion of the existing Sheringham Recycling Centre was worked up into further detail, as shown in figure 3, but the constraints on access and particularly limitations on the existing junction with the A148 and ease of use for the public led to a search for an alternative site to develop a best practice facility on, which is further detailed in section 4.

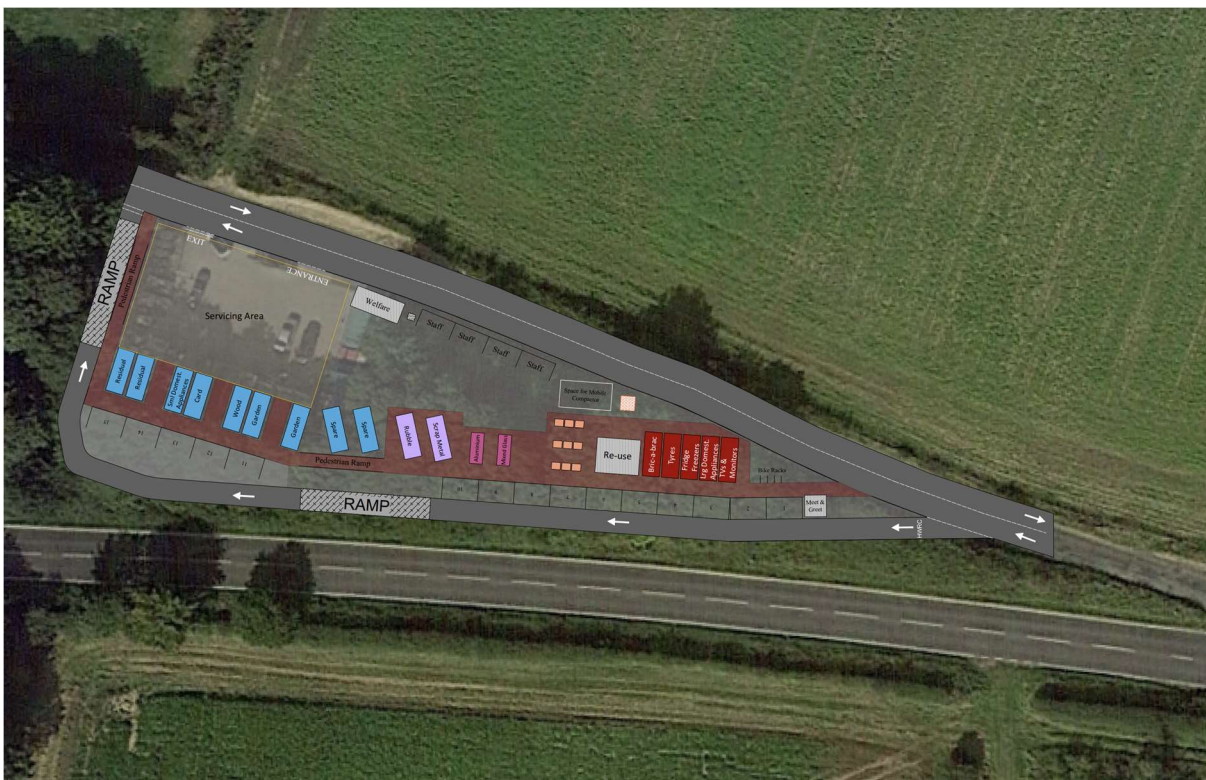


Figure 3 Early concept work on the expansion of the existing Sheringham Recycling Centre

- 3.4. Norfolk County Council has a number of policies in place for dealing with household and commercial waste. These include the need to minimise as far as possible residual waste requiring disposal; to support and allow for an increase in repair, reduction, re-use, recycling and composting of waste; to promote waste awareness through public education and awareness campaigns and to develop an understanding of the full range of options available for dealing with waste.
- 3.5. The Council has adopted a service standard with the aim that over 90% of residents would be within a twenty-minute drive of a recycling centre where economically practicable. In addition, it has agreed to move towards zero waste as part of a drive to reduce waste sent for disposal and increase levels of reuse and recycling.
- 3.6. A new recycling centre for North Norfolk at Sheringham will support these County Council policies by providing a strategically located and accessible recycling facility with improved opportunities for reuse on site.

4. Site Selection Process

- 4.1. Following the decision to assess alternative sites to the existing recycling centre, a site selection process was undertaken by NPS Property Consultants on behalf of Norfolk County Council. The process led to the further exploration of two sites that were identified, however neither were considered suitable in planning terms due to their proximity to either residential or holiday accommodation and conflict with local planning policy.
- 4.2. The Council specification for replacement recycling centres is to provide a modern recycling centre that will promote reuse and recycling above disposal with an on-site reuse shop facility. The new site to replace Sheringham needs to be around 0.4 hectares in size in order to allow space for hardstanding, separate operational and public areas, drainage, site office, reuse shop and staff parking.
- 4.3. The search criteria used when assessing sites for a new recycling centre is set out as follows:
 - Provide suitable access for public and service vehicles including HGVs and articulated lorries;
 - Provide good road links to ensure any new site is well related to urban areas;
 - Preference for any new waste site to be located on land already in waste management use (i.e. existing industrial/employment land, other previously-developed land or contaminated/derelict land); and
 - For any site to be available for access 7 days a week.
- 4.4. Any identified site should also allow for:
 - Suitable concrete hard standing;
 - Appropriate treatment and drainage of surface water run-off to comply with environmental regulations;
 - Siting of buildings (e.g. welfare unit, office and reuse shop);
 - Lighting, CCTV, automatic number plate recognition (ANPR), canopies or other required infrastructure;
 - Connection to existing services, such as foul sewage, water, electricity and telephone line;
 - A separate entrance and exit where possible;
 - Segregation of public and operational areas; and
 - Sufficient size to accommodate traffic within the site to reduce the likelihood of queuing on the highway.

- 4.5. Further assessment of the suitability of alternative sites and discussions with landowners led to a preferred site being identified, shown in figure 4. In January 2022, Norfolk County Council’s Cabinet agreed to enter into a lease for 0.4 hectares of land at Holt Road and subsequently, declare the Sheringham Recycling Centre site surplus to requirements subject to the replacement site being operational.



Figure 4 Extract from the Exhibition Boards showing the proposed location for the new Sheringham Recycling Centre

- 4.6. The planning application for a new replacement recycling centre will be determined against the Development Plan for the area, including:
- Norfolk County Council Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010 – 2026 (CSDPD), adopted in September 2011;
 - Norfolk County Council Waste Site Specific Allocations Development Plan Document (DPD) (WSSADPD), adopted October 2013; and
 - North Norfolk Local Development Framework Core Strategy, September 2008.

5. Planning Policy Context

National Planning Policy Framework

- 5.1. The National Planning Policy Framework was published by the Department for Communities and Local Government in March 2012 and updated in July 2021. This document replaces many of the national planning policy statements although waste is dealt with through the National Planning Policy for Waste, published in October 2014. The NPPF reiterates that planning permission should be determined in accordance with the development plan (paragraph 2) and the relevant local plan.
- 5.2. One of the key policies underpinning the NPPF is that of sustainable development. This includes helping to build a strong, responsive and competitive economy, support strong, vibrant and healthy communities and contribute to protecting and enhancing our natural, built and historic environment. Whilst the framework does not contain specific policies on waste, it does provide relevant guidance such as good design, meeting the challenge of climate change and conserving and enhancing the natural environment.
- 5.3. The National Planning Policy for Waste (October 2014) sets out detailed waste planning policies. It recognises the need to drive waste management up the waste hierarchy with a mix of types and scale of facilities.
- 5.4. Providing a larger, more modern facility for recycling in North Norfolk would enable the reuse and recycling offering to be improved and for more material streams to be appropriately recycled. To begin with, the new site will offer some additional waste streams for recycling that are currently not available at Sheringham recycling centre due to the size limits, such as flat glass and plasterboard.
- 5.5. The new site will enable a dedicated reuse facility to be operated on site. This will allow materials suitable for reuse to be removed from the waste stream and sold for reuse through the on-site shop. This includes items such as furniture, toys and bicycles.

- 5.6. The sale of items on site not generated through on-site reuse activities would be selected to support and promote the aims of the recycling centre network. For example, Christmas trees sold on site can be returned to the site for recycling, encouraging the public to visit the site after the Christmas period and bring additional items for recycling (such as packaging, gift wrap and unwanted gifts). Logs, suitable for log burners, made of recycled timber would demonstrate the closed-loop of recycling linking with wood collected on site for recycling. It must be noted that due to limited storage space on site and the importance of providing a continued recycling centre service for Norfolk householders, sale of items would be on a small scale.

Minerals and Waste Planning Policy

- 5.7. The adopted Norfolk Minerals and Waste Development Framework contains the waste planning policy documents for use in making decisions on planning applications for waste management facilities. The Core Strategy and Minerals and Waste Development Management Policies Development Plan Document 2010-2026 (CSDPD) was adopted in 2011. The following policies are particularly relevant to any new replacement recycling centre facility:

- Policy CS3: Waste management capacity to be provided
- Policy CS5: General location of waste management facilities
- Policy CS6: General waste management considerations
- Policy CS13: Climate change and renewable energy generation
- Policy CS14: Environmental protection
- Policy CS15: Transport
- Policy DM1: Nature conservation
- Policy DM4: Flood risk
- Policy DM6: Household waste recycling centres
- Policy DM7: Safeguarding aerodromes
- Policy DM8: Design, local landscape and townscape character
- Policy DM9: Archaeological sites
- Policy DM10: Transport
- Policy DM11: Sustainable construction and operations
- Policy DM12: Amenity
- Policy DM13: Air quality
- Policy DM16: Soils

North Norfolk Planning Policy

5.8. The proposed recycling centre is located within the district of North Norfolk. The current Core Strategy (2008) provides development policies for planning. A new core strategy is currently being prepared but has not yet been adopted. The following policies contained within the current core strategy are relevant to this application:

- Policy SS12 Sheringham
- Policy EN 1 Norfolk Coast Area of Outstanding Natural Beauty and The Broads
- Policy EN 2 Protection and Enhancement of Landscape and Settlement Character
- Policy EN 6 Sustainable Construction and Energy Efficiency
- Policy EN 7 Renewable Energy
- Policy EN 9 Biodiversity & Geology

Other Relevant Considerations

5.9. On 25 November 2019, the Council adopted an Environmental Policy reflecting the areas that the Council sees as key to protecting and maintaining the health of Norfolk's distinctive environment and its occupants. The Environmental Policy sets out several key policies as outlined below:

- Using and managing land sustainably
- Recovering nature and enhancing the beauty of landscapes
- Connecting people with the environment to improve health and wellbeing
- Increasing resource efficiency and reducing pollution and waste
- Securing clean, healthy, productive and biologically diverse seas and oceans
- Protecting and improving our global environment.

A key objective of the proposed development is to improve reuse and recycling in Norfolk. This aligns with the Council's Environmental Policy aim to increase resource efficiency and reduce pollution and waste. The design and layout of the site have been considered to ensure that reuse is prominent, and that recycling is accessible to Norfolk residents.

6. Assessment against Planning Policy

- 6.1. The proposed development has been assessed within the policy context as outlined in section 5. The assessment is set out below and further detail can be found in the technical statements accompanying this planning application.

Principle of the Development

- 6.2. Policy CS5 of the CSDPD sets out the general locational preferences for waste management facilities (i.e. well related to the Norwich Policy Area/main settlements). Additionally, Policy CS6 sets out a clear hierarchy as to waste related activities (which includes recycling centres) and where these should be located. The preference is for land already in a waste management use or secondly for an existing industrial/employment land or land identified for these uses in a Local Plan or Development Plan document.
- 6.3. Following a site search for a replacement recycling centre in the Sheringham area, as outlined in Section 4, sites already in waste management use were not available or suitable for development. The proposed site is located on land not previously developed, policy DM 6 Household Waste Recycling Centres makes allowance for development on other sites including greenfield sites where a suitable site in line with Policies CS5 and CS6 cannot be found, where there is a demand for a new or improved Household Waste Recycling Centre.
- 6.4. The proposed recycling centre will accept up to 6,000 tonnes of waste per year from households and small amounts of trade waste. This would be in accordance with the waste management strategy for Norfolk and the aspirations of policy CS3 of the CSDPD to ensure sufficient capacity for waste management in Norfolk.

Design and Layout

- 6.5. The site layout plan demonstrates how the site could be successfully integrated into the built environment. The proposal is for a flat site with a segregated operational and public area. This will allow waste to be easily dropped off by the public and maintained by staff. Although the skips will be of a functional design and appearance, they would not have a detrimental impact upon the character and appearance of the site as they are located in the central area of the site and will be screened from adjoining land through landscaping.

- 6.6. The proposal also includes a single storey shop building. The proposed size and scale of the building would respect the character and appearance of the area and would be compatible with the planned built form for the area in accordance with policy DM8 of the CSDPD.
- 6.7. The layout of the site has been subject to an iterative design process following discussions with key stakeholders, including Norfolk County Council highways. An early layout for the site, shown in figure 5, included a split-level site but constraints on space and deliverability meant the layout was adjusted to a flat site, which allowed for better parking and public access, shown in figure 6. Additional amendments to the layout were made following the public consultation run in July 2022, which are detailed further in the Statement of Community Involvement, including adjustments to the proposed bin layout and a greater area for reuse.
- 6.8. In view of the above, it is considered that the proposal addresses the key policy aspirations of NPPF and NPPW and policy DM8 of the CSDPD.

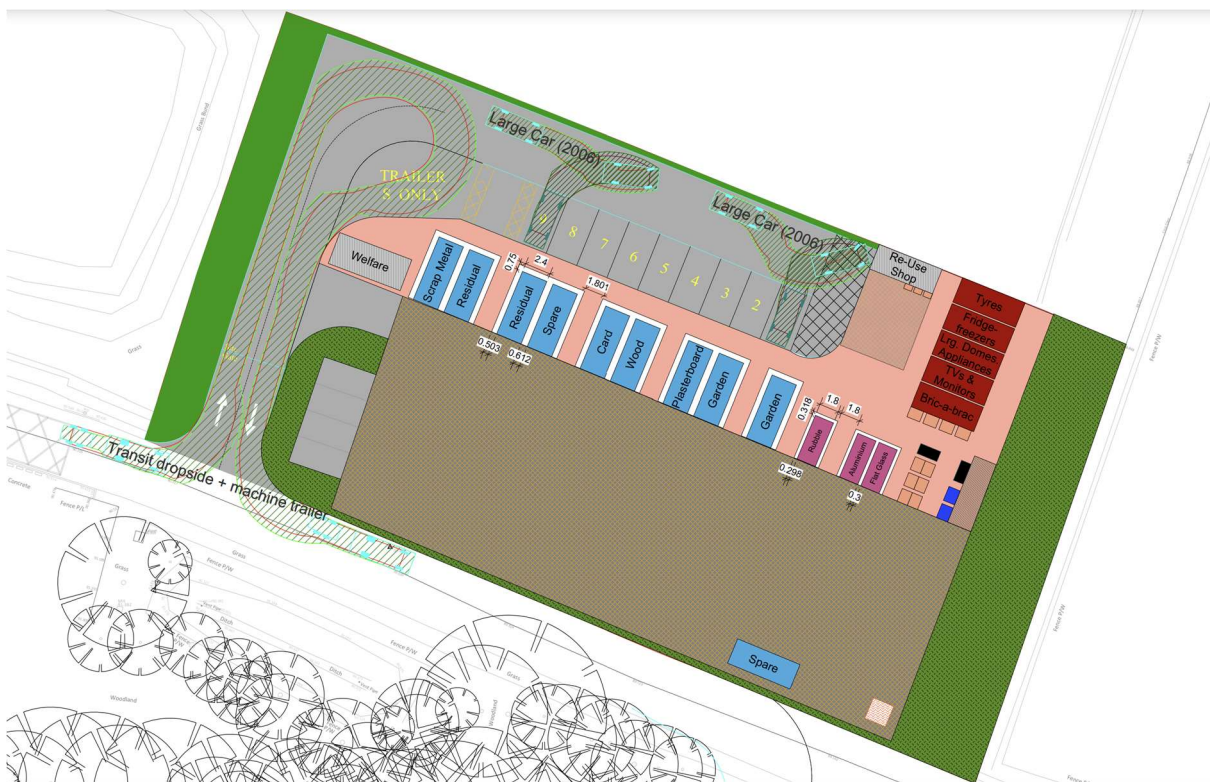


Figure 5 An early iteration of the site layout for Sheringham, showing a split-level site but with limited public accessibility.

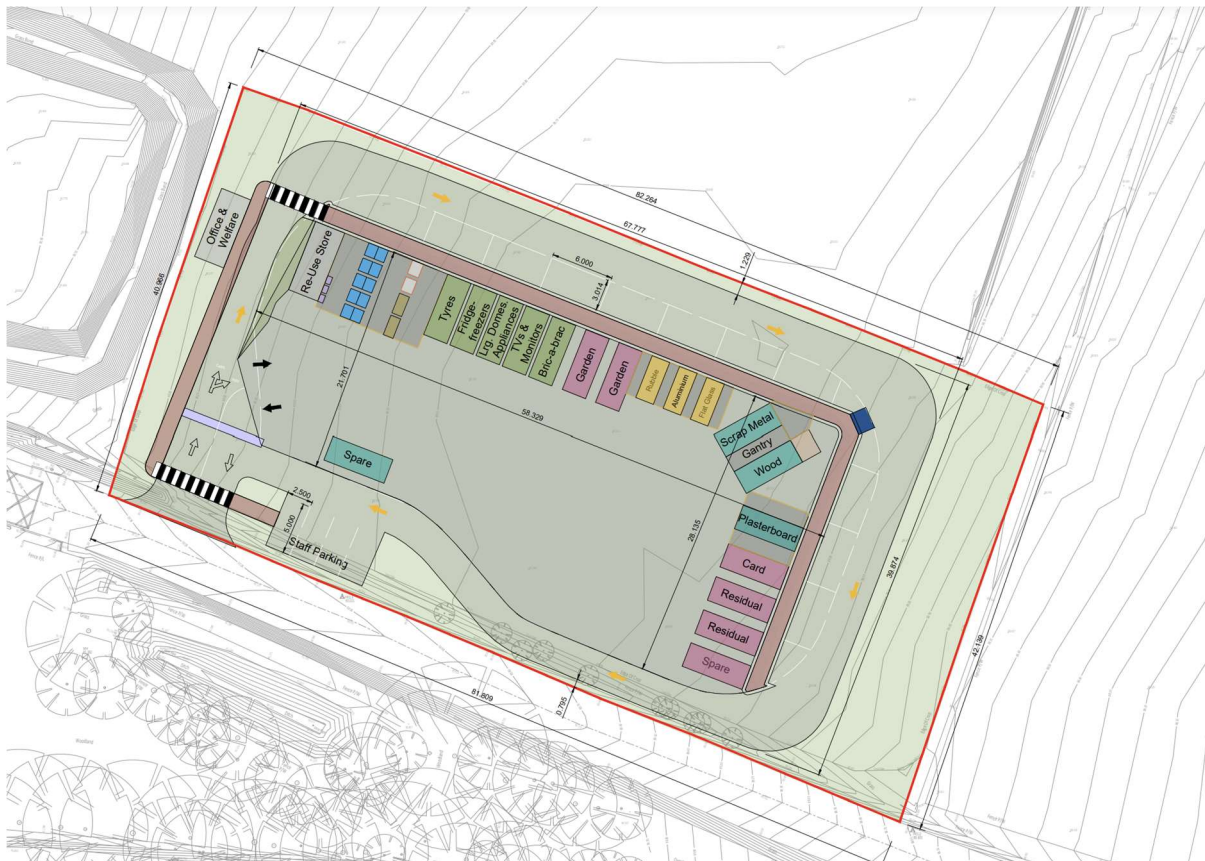


Figure 6 A later development of the layout showing a flat site with increased parking and improved traffic flow. The layout was further refined following public consultation.

Transport

- 6.9. The recycling centre will be accessed through the main entrance at the western end of the site. The public will drive straight ahead on arrival at the site, passing the entry to the operational area, and follow the road around the edge of the site parking in the designated bays. The road will then lead around to the entry/ exit point giving visitors the chance to recirculate the site should they need to.
- 6.10. On entry to the recycling centre, service vehicles will enter the central service yard where bins can be accessed for emptying and replacing as required. This area will not be accessed by the public to ensure that the site can continue to operate for the public whilst essential servicing is taking place.
- 6.11. The site provides 14 parking spaces, including 4 bays designated for staff parking, representing an increase of 2 parking spaces for visitors and 4 parking spaces for staff. The number of parking spaces is based upon projected demand and evidence from existing recycling centres and represents an increase in parking spaces from the existing site.

- 6.12. The site's accessibility by non-car modes of transport is limited. There are no existing footways connected to the site, and similarly there is no dedicated cycle infrastructure, cyclists would be forced to share Holt Road with vehicular traffic. Holt Road is a single carriageway with a national speed limit (60 mph), making cycling to the site undesirable.
- 6.13. Whilst it is not anticipated that the public will access the site by bicycle, largely due to the bulky nature of materials they will bring to the site, staff at the recycling centre may have non-car opportunities to access the site, and a covered cycle rack will be provided for staff.
- 6.14. The proposed development will deliver a new priority T-junction of Holt Road with the A148 to replace the existing junction east of the development site. The new junction will greatly improve visibility for vehicles manoeuvring to Holt Road from the A148, with realignment of Holt Road east of the site providing a perpendicular approach to the A148, replacing the existing junction which has a very acute angle of approach to the A148. Signs will be in place at the site exit to direct people to turn left as they exit to use the new junction.
- 6.15. The proposal has been subject to a transport assessment, detailed in the Transport Statement accompanying this application. The statement concludes that the proposed development is forecast to generate a similar number of trips as the existing facility and therefore the impact on the wider network is negligible. It is considered that the overall impact of the proposed development is positive. The site will offer a greatly improved facility, reduce the risk of parked vehicles on Holt Road, provide an improved junction of Holt Road and the A148 and redistribute traffic away from the existing western A148 / Holt Road junction which has an acute approach and poor visibility.

Ecology

- 6.16. Policy CS14 of the CSDPD outlines the importance of the protection and enhancement of Norfolk's natural and built environments. It states that *'In particular, developments must ensure that there are no unacceptable adverse impacts on, and ideally improvements to ... biodiversity'*. Policy DM10 then goes on to state that where developments cause harm to nature conservation, they will only be permitted where suitable mitigation to minimise the harm can be put in place.
- 6.17. A Preliminary Ecological Appraisal (PEA) of the site has been prepared by Geosphere Environmental. It describes the existing site area in two sections, one being the recycling centre proposed site and the other describing the area impacted by the new junction.

- 6.18. The northern parcel (the recycling centre land) forms part of an arable field which has been left fallow with rare occurrences of Mugwort, Broad-leaved Dock, Brambles and Butterfly Bush. It is surrounded by arable fields with other cereal crops to the north and west and modified grassland to the east. The southern section comprises a small patch of grass with Toadflax, Yorkshire Fog and Common Nettle; A section of woodland including field maple, ash and pedunculate oak; and some dense scrub, with Bramble the dominant species. A hedgerow along the eastern boundary of the site is fairly young and recently planted.
- 6.19. The PEA concludes that the proposed development will not adversely affect any statutory or non-statutory designated nature conservation sites. None of the habitats that occur within the survey area were considered to have high ecological importance on an international, national, regional or county scale. The habitats onsite are of local significance only and no additional surveys are required.
- 6.20. Whilst the opportunities for biodiversity enhancement are limited within the footprint of the recycling centre, Geosphere Environmental has prepared a supplementary note proposing ecological improvements to achieve biodiversity net gain. This supports the Council's Environmental Policy to embed environmental net gain into development.
- 6.21. It is considered that based on the findings of the PEA and the proposed mitigation outlined in the biodiversity enhancement supplement, the development would be in accordance with policies CS14 and DM1 of the CSDPD.

Flood Risk and Drainage

- 6.22. A Flood Risk Assessment (FRA) has been prepared by Stantec to support the planning application. The site is located within Flood Zone 1, having a less than 1 in 1000 annual probability (0.1%) of river flooding. It has been assessed to be at low risk from other sources of flooding including surface water, groundwater and sewers.
- 6.23. The proposed surface water drainage strategy splits the site into the lower risk car park and public roadway and the higher pollution risk service yard area. The proposed surface water treatment systems have been assessed using the Simple Index Approach, as per the 'SuDS Manual', specifically in response to comments from Norfolk Country Council, as Lead Local Flood Authority. It provides adequate surface water treatment for the expected pollution hazards for the proposed development based on the Simple Index Approach, further detail is provided within the accompanying Flood Risk Assessment and Surface Water Strategy.

6.24. The FRA confirms that the development is safe, it does not increase flood risk and does not detrimentally affect third parties, in accordance with the objectives of the NPPF and the requirements of national and local planning policy. The proposal therefore complies with the National Planning Policy Framework (NPPF), planning policy DM3 and DM4 of the CSDPD and North Norfolk Local Development Framework Core Strategy policy EN10.

Noise

6.25. The National Planning Policy Framework (NPPF) was updated in July 2021. It does not set out numerical criteria for noise affecting proposed developments, but states that planning policies and decisions should actively contribute to the enhancement of the natural and local environment and also ensure new development is appropriate for its location, particularly considering the likely effects on health and living conditions.

6.26. Policy CS14 'Environmental Protection' and DM12 'Amenity' of the CSDPD relate to the noise impact of new development. Whilst no guidance is given regarding specific assessment methodology and/or criteria, the planning policy requires that new waste management facilities do not adversely and unacceptably affect local amenity.

6.27. The accompanying noise report details the assessment and methodology undertaken to establish the impact of noise on the site. It concludes that the prevailing noise environment in the vicinity of a proposed recycling centre is predominantly characterised by road traffic noise (mainly from the A148 to the south). Other sources of ambient noise include noise from the existing recycling centre on Holt Road, natural sounds (e.g. birdsong), sounds associated with Hilltop Outdoor Centre, and industrial noise on a field to the north of the site (unrelated to the recycling centre).

6.28. Construction noise associated with the proposed development was predicted and assessed with no significant effects likely. Operational noise from associated off-site traffic was shown to have a negligible impact and operational noise from on-site activity was assessed to have a low impact. Mitigation has been included in the form of acoustic fence along the northern boundary. Overall, the noise assessment concludes that the proposed development would comply with the requirements of Policy CS14 and DM12 of the CSDPD.

Landscape

6.29. The Site falls within the Norfolk Coast Area of Outstanding Natural Beauty (AONB). Allocated from part of an arable field on agricultural land supporting cereal crop and bramble scrub, the Site has no existing boundary or on-Site features. To the north, the Site has an open

boundary with the remaining part of the agricultural field, with the land beyond being an area of woodland forming part of Old Wood. To the south, the Site is bounded by the Old Holt Road and defined by the remnant shrubs of a defunct hedgerow. The land beyond to the south side of the Old Holt Road, supports an area of young plantation woodland with a margin of scrub and bramble. To the east, the Site is bounded by a hawthorn hedgerow, maintained at an approximate height of 1m at the time of the Site survey and fieldwork. To the west, the Site is bounded in part by a wider expanse of interconnecting woodland blocks, including Old Wood, Sheringham Wood and Pretty Corner Woods.

- 6.30. The landscape and visual appraisal concludes that the effect on the landscape receptors would be moderate adverse at year 1 reducing to moderate-minor adverse at year 15. It is expected that the landscape effects resulting from the development would be limited to areas in close proximity. Likewise, for visual receptors where the Development is visible, there may be a moderate adverse impact reducing to minor beneficial impact with the embedded mitigation proposed (see figure 7 showing viewpoint from a local bridleway).
- 6.31. It is considered that the immediate context to the Site is capable of some change due to the wide mix of woodland types that form the area of woodland that extends along the Cromer Ridge. The presence of this woodland in the farmed landscape, along with the low-level nature of the Development would have a key role in reducing the magnitude of change and in mitigating the presence of the Development in the landscape to an acceptable level in planning terms.



Figure 7 View looking west towards the site from the start/ finish of the public Bridleway at Britons Lane, Beeston Regis

Utilities

- 6.32. A Utilities Statement has been prepared by Stantec in support of the planning application. The recycling centre will require power, water and telecoms to support day to day operations, including lighting, heating, IT connections and staff welfare. Enquiries have been made with the relevant providers. There is sufficient capacity in the network to provide an electricity supply to site. The water supply, including fire water supply, can be met through a connection to the Anglian Water network.

Sustainability

- 6.33. A Sustainability Statement has been prepared by Envision to demonstrate how the scheme would meet with Norfolk County Council sustainability policies held within the CSDPD and summarises the strategic benefits of the scheme in terms of sustainability.
- 6.34. The proposed development will assist Norfolk County Council to divert increasing proportions of waste from landfill, thus working in accordance with the established waste hierarchy and Government's resources and waste strategy (2018). Additionally, the development supports policies within the CSDPD, notably policy CS13 through provision of PV panels to meet at least 10% of the site's energy demand, provision of efficient lighting and cabins, sustainable drainage and pollution control measures and landscape enhancements. The Sustainability Statement concludes that the scheme is being brought forward in accordance with adopted sustainability policies.

Net Zero Carbon

- 6.35. In addition to the sustainability policies, consideration has been given as to how the proposed development can contribute towards the County Council's net zero carbon policies. NCC waste services has carried out a carbon assessment of the recycling centre service, including the impact of the construction of new sites.
- 6.36. Where an existing site is being replaced, carbon savings can be achieved through increased efficiency, for example if the recycling rate is expected to go from 65% to 75%, an additional c. 280 tonnes of material could be diverted from landfill (based on average tonnage of 2,820 tonnes handled at all sites). If half of this extra tonnage is additionally incinerated instead of landfilled, and the other half is additionally recycled, average recycling and diversion from landfill benefits are -169,200 kg CO₂-eq and -9,800 kg CO₂-eq respectively. Based on estimations of the carbon emissions associated with the construction of a new recycling centre, it would take approximately 2.5 years of operation at the new site to offset the

carbon impacts of building the new facility.

- 6.37. The replacement Sheringham Recycling Centre will contribute towards net zero by providing additional opportunities for segregating material for recycling as well as provision of an onsite reuse shop. More local benefits are also expected, including reduction in queueing traffic due to a smoother flow of traffic through the site and the removal of the need to close the site for servicing meaning that public vehicles will not be waiting outside the site for it to reopen whilst running car engines.

7. Conclusion

- 7.1. The recycling centre is well located to serve the needs of North Norfolk residents to replace the existing Sheringham Recycling Centre.
- 7.2. Whilst the proposed site is located on land not currently in waste management or industrial usage, assessment has shown that the design and layout of the recycling centre will respect the character and appearance of the area without harm to the amenity of neighbouring properties. The proposal would, therefore, comply with policies in the adopted Waste Local Plan, North Norfolk Local Plan and government guidance in the NPPF and NPPW.