



## Natural Environment Team

To: Planning Services  
Name: Michael Zieja  
Ref: FUL/2023/0005

Date: 29/03/23

Title: Beeston Regis: Land off Holt Road, Sheringham, NR26 8TW: Creation of a new recycling centre (RC) to deal with household waste and small amounts of trade waste. RC includes creation of a concrete pad and erection of new staff welfare office and reuse shop (with photovoltaic panels) for onsite sale of items suitable for reuse and ancillary small-scale sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks). Creation of a new access onto the A148 Holt Road with the closure of the eastern end of the existing Holt Road and reinstatement to highway verge.: Director of Highways, Transport & Waste

### Summary

Ecology – trees proposed for removal have not been included as part of the preliminary ecological appraisal and the biodiversity net gain feasibility report. Further details of the proposals to create an area of moderate condition mixed scrub on the existing carriageway (proposed in the biodiversity net gain feasibility report (Geosphere Environmental; January 2023)) needs to be provided to demonstrate the habitat creation is achievable.

### Holding Objection

### Arboriculture

Thank you for consulting on this application.

Trees and hedge plants will be lost to facilitate this development and must be included within an appropriate Landscape and Ecological Management Plan.

Provided replacement planting is agreed prior to determining the application (or via a suitably worded condition) and provided that the recommendations set out in the submitted arboricultural method statement are carried out, no objection is raised on arboricultural grounds.

Tom Russell Grant, Arboricultural and Woodland Officer

### STATUS

Choose an item.

**Amber**

Choose an item.

### Ecology

The AIA (Geosphere Environmental; January 2023) shows a row of trees that are proposed for removal along the southern boundary of the proposed recycling centre, however the baseline onsite habitat maps within the preliminary ecological appraisal (Geosphere Environmental; October 2022) and the biodiversity net gain feasibility (Geosphere Environmental; January 2023) reports do not show this row of trees and this linear feature is not included within the net gain calculations. A

tree is also proposed for removal to facilitate the creation of the proposed access. The reports must be updated to include all habitats present on the site.

I also recommend the inclusion of species-based features such as bird and bat boxes within the site's design which could be outlined within the PEA report.

The biodiversity net gain feasibility report (Geosphere Environmental; January 2023) highlights that off-site habitat creation is required to secure biodiversity net gain, however it is noted that the area proposed for habitat creation is included within the site boundary shown on drawing number 49868\_5501\_100 revision P3.

An area of carriageway (proposed for the creation of moderate mixed scrub in the biodiversity net gain feasibility report) is annotated with "perforate existing carriageway as required and convert into verge" on drawing number PQ3038-HP4-0100-001. It is not clear from the information provided if the applicant is committed to the creation of moderate condition mixed scrub as recommended by the ecologist in the biodiversity net gain feasibility report. Mixed scrub is unlikely to establish on a perforated carriageway and unbroken ground and therefore further details of the proposals to convert this area into moderate condition mixed scrub habitat needs to be provided to demonstrate that the habitat creation is achievable.

As highlighted in the biodiversity net gain feasibility report a Landscape and Ecological Management Plan should be a condition of planning permission to provide detail of the creation and management of the habitats (an example condition is provided below). The landscape and ecological management plan would need to include the area of scrub planting on the old road. The proposed development must also proceed in accordance with the recommendations in the preliminary ecological appraisal report.

Landscape and Ecological Management Plan - condition

"A landscape and ecological management plan (LEMP) shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.
- i) Recommendations outlined in the biodiversity net gain feasibility report (Geosphere Environmental; January 2023)

j) Recommendations outlined in the preliminary ecological appraisal report (Geosphere Environmental; October 2022)

A site visit, desk study and updated targeted protected species survey carried out by a suitably qualified ecologist may be required in-line with CIEEM's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and any additional mitigation measures that need incorporating into the site's design agreed with the local planning authority.

The LEMP shall also include details of the legal and funding mechanism (s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/ or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details."

Charlotte Robotham, Ecologist

**STATUS**

Choose an item.

Amber

Choose an item.

**Landscape**

Thank you for consulting me on the above application for the creation of a new recycling centre and access road.

Due to the proposed location of this scheme within the Norfolk Coast Area of Outstanding Natural Beauty (AONB), greater emphasis should be made to ensure that there are not any unacceptable impacts on the landscape.

Paragraph 176 of the NPPF states that: "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty..." and "...The scale and extent of development within all these designated areas should be limited...". Paragraph 177 goes on to say "When considering applications for development within...Areas of Outstanding Natural Beauty, permission should be refused for major Development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

This further supported by North Norfolk Local Development Framework Core Strategy (September 2008) Policy EN1

Whilst it is appreciated that a recycling centre has public benefit, from a Landscape perspective I feel there may need to be further justification on why this site has been chosen over any other potential sites, what the costs/scope and implications are of sites outside of the AONB. The locating of such a development within an AONB should only be considered in exceptional circumstances as this will be a piece of special important landscape which is lost.

The submitted Landscape Mitigation Plan and LVIA confirm that views of the proposals should be limited, however it should be considered that any views have the potential for harmful impacts in this sensitive and important landscape and this should have weight in the decision.

Should the case officer be minded to approve this application a full lighting plan will need to be submitted to demonstrate any impacts of lighting on the wider landscape and visual receptors.

Further detail will also be required on the soft and hard landscaping on the site including but not limited to species, size, quantities, planting and maintenance plan (particularly important to have a maintenance plan in place for the lifetime of the site to ensure that vital landscaping for screening is maintained), all hard landscaping and boundary treatments should be specified with details of materials, detailed heights etc.

Emily Smith, Principal Landscape Architect

**STATUS**

Choose an item.

**Amber**

Choose an item.