



Natural Environment Team

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

Date: 18th March 2024

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

Additional / amended information as follows:

- The application has been amended by the applicant following the initial consultation comments. The changes that have been made can be found on the document titled 'Sheringham Drawing Updates for Planning Response' and '49868-2001-CIV ISSUE SHEET'

Summary

Landscape: Further amendments would allow the landscape and visual impacts to be further minimised.

Choose an item.

Arboriculture (*comments sent 04/03/24*)

Thank you for consulting on these amended plans.

Arboricultural Method statement:

The proposed loss of trees is considered acceptable provided that an appropriate scheme of landscaping is implemented.

There are details within the submitted AMS that require clarification or revision:

The proposed Tree Management Plan (TMP) includes details (section 4.3) of a pre-commencement meeting between the Local Authority Tree Officer, the Consultant Arboriculturist and the Site Manager. This should be amended to remove the absolute need for the LA Tree Officer to be present; this is considered an optional requirement if the LA Tree Officer has capacity. The appointed arboricultural consultant reporting back to the planning authority to demonstrate

compliance with the submitted arboricultural method statements is considered adequate.

Not all information within the TMP are not included with in the Arboricultural Method Statement (AMS). For the sake of clarity the details of the pre-commencement meeting set out in the TMP should be included within the AMS.

Proposed replanting:

There is no reference to any landscaping or planting in the area where the existing recycling facilities will be removed. Landscaping that deters the use of this redundant space for nefarious activities and improves the biodiversity of the site is encouraged.

The proposal to plant native woodland to the east of the new road entrance to the site and adjacent to the A148 Holt road is welcome. However revision of these proposals is required: The planting is within the visibility splay, the proposed preparation of the ground (perforating the existing carriageway) is not considered sufficient. Removal of the carriage way, ensuring adequate drainage and then re-building a suitable soil profile is required. In this location additional protection from Deer is also required above the proposed spiral guards which protect from rabbit damage.

Additional landscaping to mitigate the loss of trees and screen the development:

More specific comments to be made by NCC's landscape officer, but in general terms there is not sufficient scale and variety of tree planting. Native and locally naturalised non-native planting with a mixture of evergreen, deciduous and a range of height and forms is required in this setting to adequately screen the development and be in keeping with the local area.

The proposals for the living willow hedge are likely to require high maintenance and will encourage self-seeding into other woodlands unless sterile cultivars are planted.

Tom Russell Grant, Arboricultural and Woodland Officer

STATUS

Choose an item.

Amber

Choose an item.

Ecology

Sam Demmen-Sewell, Ecologist

STATUS

Choose an item.

Choose an item.

Choose an item.

Landscape

Thank you for consulting me on the above amendments.

I would welcome further consideration into the species chosen for the replanting proposals. Species such as holm oak, scots pin, silver birch, field maple and alder would be suitable to the east of the site. Whilst to the northern boundary the inclusion of some taller species such as alder in the "rain garden" would be more beneficial than the current willow hedge. I am concerned at the practicability of the maintenance of the willow hedge as the space left between this and the fencing does not look sufficient for maintenance.

Overall across all the landscaping proposals I would like to see a range of sizes proposed, this will offer the most effective and impactful screening for the development.

The proposed building may also benefit from some consideration in the finish colour, currently this appears to be a light grey colour in the visualisations, a darker shade may help the building to appear more recessive in the landscape.

I also note that no information has been provided regarding the restoration of the current recycling facilities that are proposed to be removed. Landscaping or planting in this area has the potential to further mitigate the proposals and deter any undesirable activities from taking place on the former site.

Emily Smith, Principal Landscape Architect

STATUS

Choose an item.

Amber

Choose an item.