



Cromer / Sheringham Replacement Household Waste Recycling Centre Site Finding

Project Number 01-02-18-2-1063

June 2017

Site Locations

- (1) Land at Cromer Road, East Runton
- (2) Land at Northrepps, Cromer – NCC / NPS

Property: Land at Cromer Road, East Runton
Owner: via Spalding & Co. Ltd Chartered Surveyors & Estate Agents
Area: circa 2.7 acres **Indicative Value:** tbc

Location Plan:



Aerial view:



Comments:

Undeveloped grassland located off the A159 Cromer Road, on the eastern approach from East Runton opposite Leakes Caravan Park. The location is approximately 1.5 miles from Cromer and 3.5 miles from Sheringham. The freeholder would prefer to let the land on a long ground lease circa 21 years. Further highway enhancements would be required to facilitate separate entrance and exit points.

Planning:

The site falls within the North Norfolk District Council area, but any application would be submitted to Norfolk County Council as Minerals and Waste Planning Authority for Norfolk. In terms of Development Plan policy, this is provided by the following documents:-

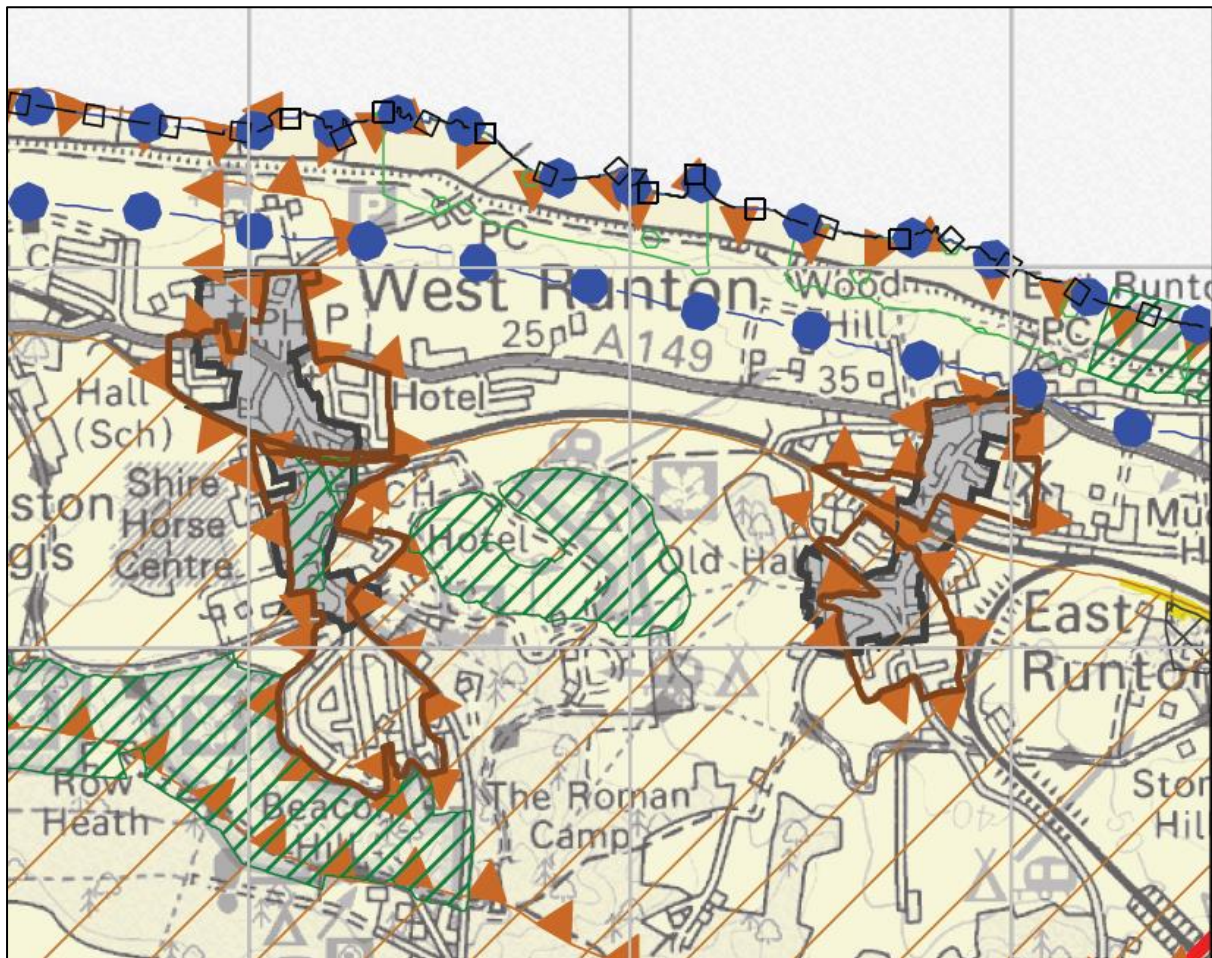
- Norfolk Minerals & Waste Local Development Framework Core Strategy and Minerals & Waste Development Management Policies Development Plan Document (CS&MWDMPDPD), adopted in 2011;
- North Norfolk Core Strategy (NNCS) – incorporating Development Control Policies, adopted September 2008;
- North Norfolk Site Allocations Development Plan Document (SADPD), adopted in February 2011.

The District Council are currently in the process of updating their Local Plan, but this is still at an early stage of preparation and therefore has little weight in the determination of any planning application submitted at this point in time.

The CS&MWDMPDPD Proposals Map identifies the site as devoid of any planning designation. As regards the NNCS, the village of East Runton is devoid of any settlement boundary and is therefore considered to fall within the countryside for planning purposes, which restricts development to those which support the rural economy, meet affordable housing needs and provide renewable energy. The site is outside the defined Conservation Area for the village.



Extract from the CS&MWDMPDPD Policies Map



Extract from NNCS Proposals Map

In terms of the CS&MWDMPDPD, policy CS6 states that waste sites will be acceptable, provided they would not cause unacceptable environmental impacts.

Policy CS7 seeks to control the expansion of, or development of new recycling and waste transfer stations, such that, only developments which would not cause unacceptable environmental, amenity and/or highways impacts will be considered favourably.

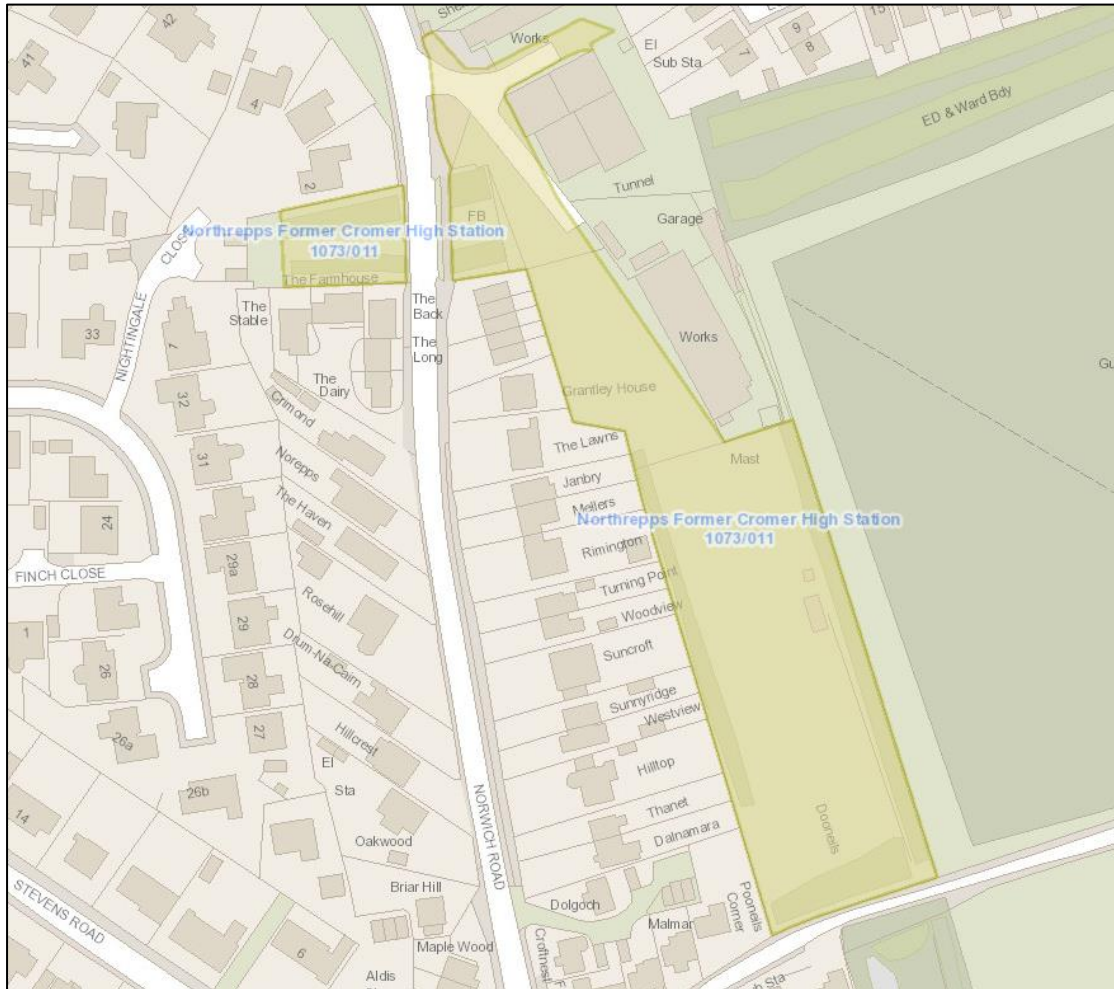
Policy CS14 requires developments to ensure that there are no unacceptable adverse impacts on natural resources, the character and quality of the landscape, biodiversity and residential amenity, whilst policy DM8 requires new development to promote good design compatible with the existing or planned built form of the local area.

Policy CS15 seeks to ensure that waste management facilities can be suitably accessed and would not cause unacceptable impacts on the safety of road users, the capacity of the network, air quality, residential and rural amenity, and damage to the road infrastructure whilst Policy DM10 requires applications to demonstrate that there is suitable highway access and suitable routes to the nearest major road.

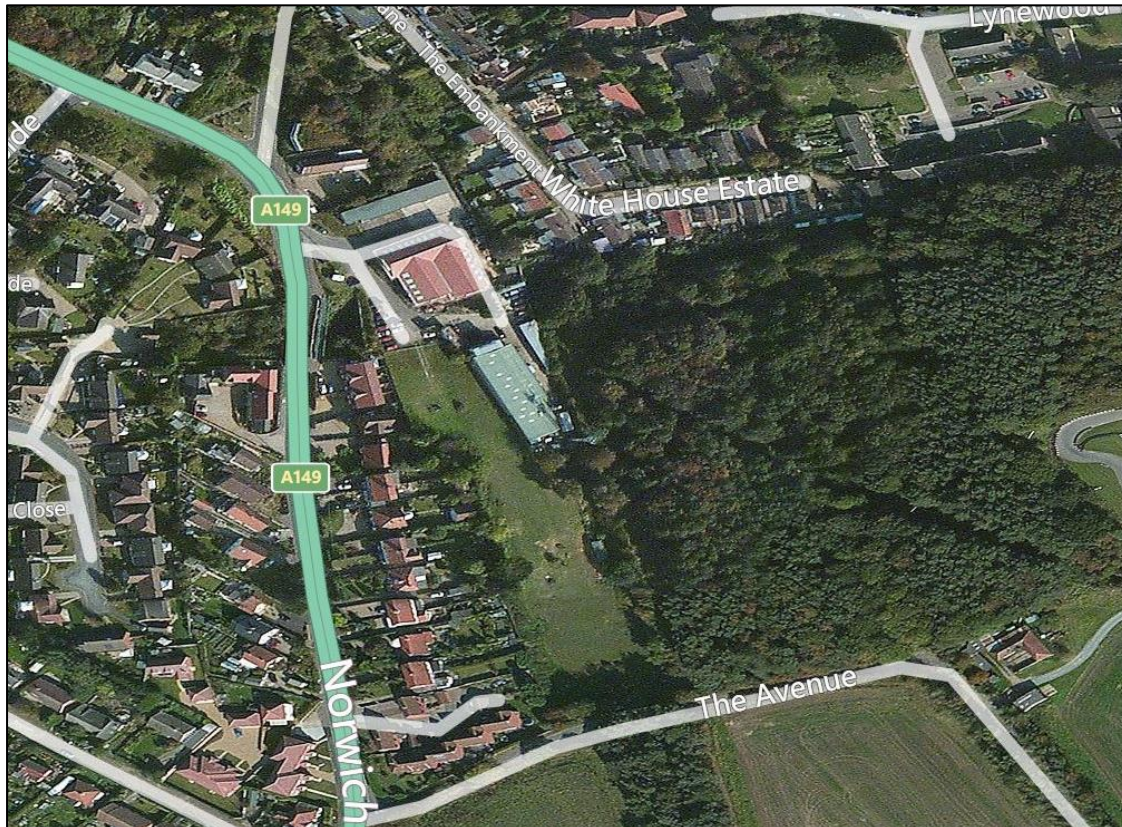
The site is defined as Countryside for planning purposes and given the policies of the Development Plan which seeks to protect the landscape character of the countryside, it is considered that the use of the site for a household waste recycling centre would result in conflict with these policies.

Property: Land off Norwich Road, Northrepps, Cromer
Owner: Norfolk County Council via NPS Property Consultants
Area: 2.02 acres **Indicative Value:** tbc

Location Plan:



Aerial view:



Comments:

Located at Northrepps, Cromer the site is owned by Norfolk County Council but has been declared surplus to requirements and is currently on the market via NPS. The northern part is an access road shared with neighbouring commercial premises. The location is adjacent to some residential housing. Further highway enhancements would be required to facilitate separate entrance and exit points.

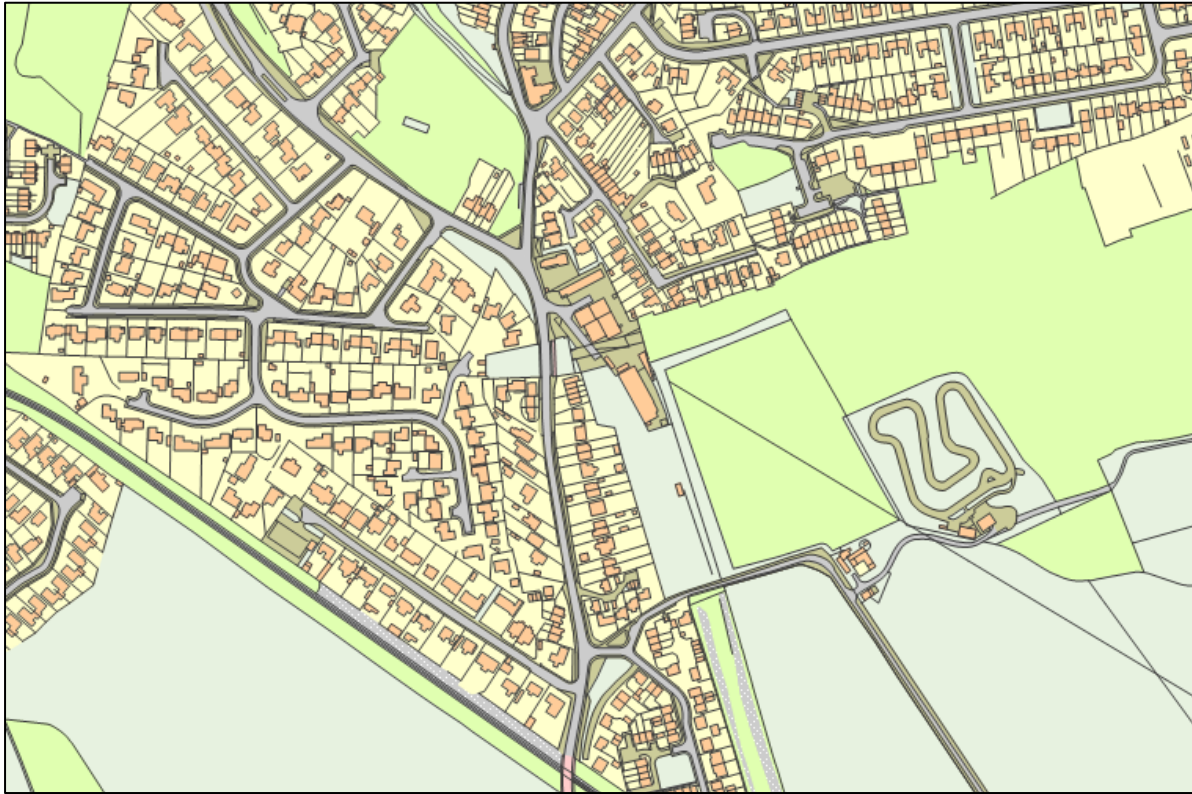
Planning:

The site falls within the North Norfolk District Council area, but any application would be submitted to Norfolk County Council as Minerals and Waste Planning Authority for Norfolk. In terms of Development Plan policy, this is provided by the following documents:-

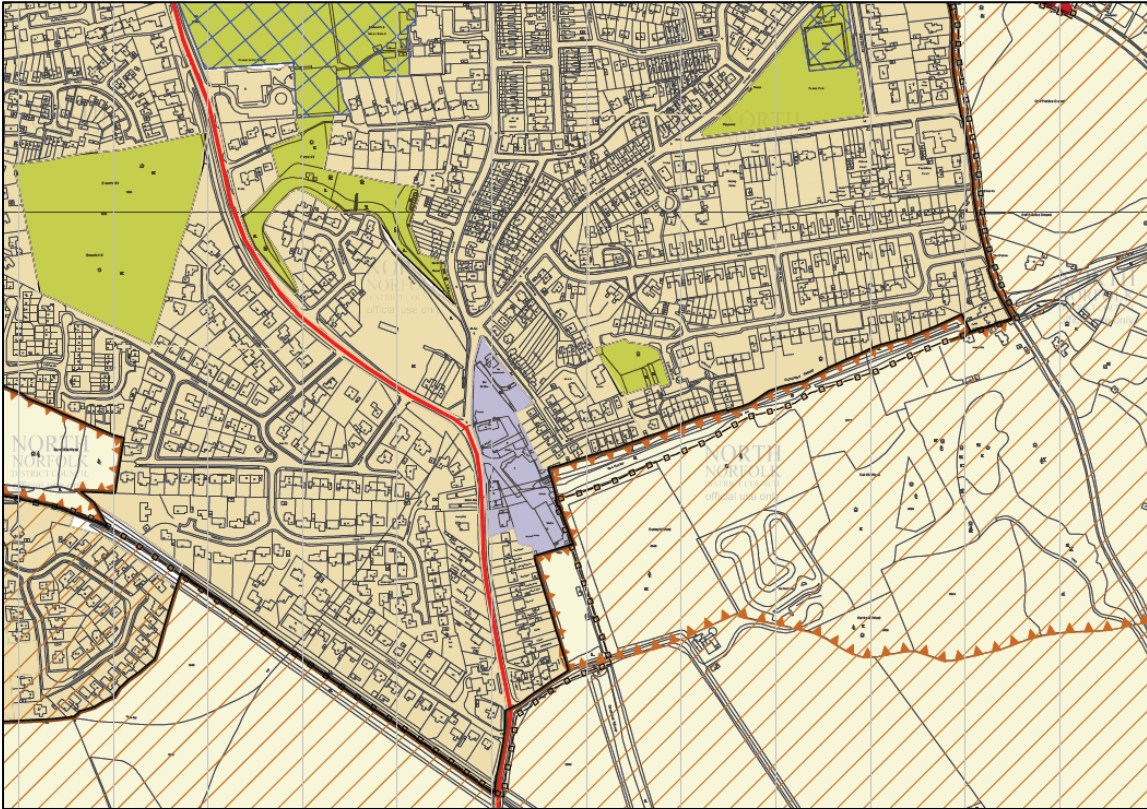
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- North Norfolk Core Strategy (NNCS) – incorporating Development Control Policies, adopted September 2008;
- North Norfolk Site Allocations Development Plan Document (SADPD), adopted in February 2011.

The District Council are currently in the process of updating their Local Plan, but this is still at an early stage of preparation and therefore has little weight in the determination of any planning application submitted at this point in time.

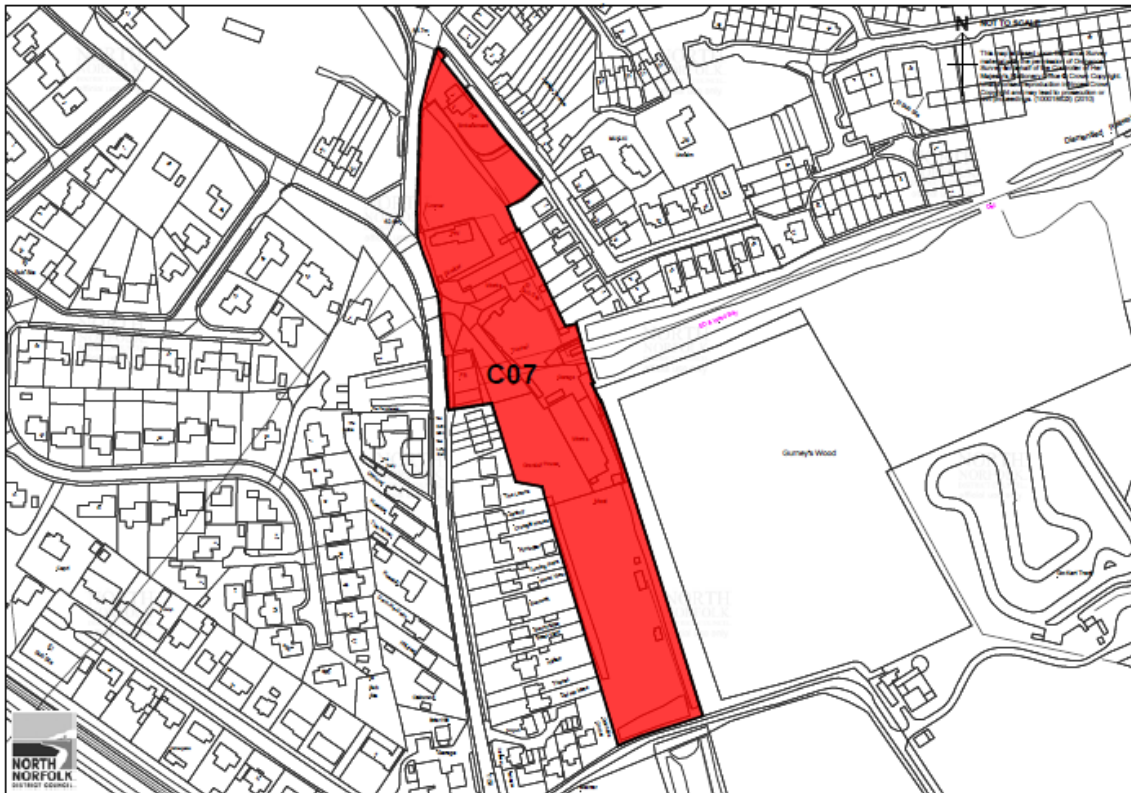
The CS&MWDMPDPD Proposals Map identifies the site as devoid of any planning designation. As regards the NNCS, although within the village of Northrepps, part of the site falls within the defined settlement boundary for the town of Cromer and covered by the undeveloped coast designation. The majority of the site is also allocated within the SADPD for a mixed-use development for both residential and employment uses under Policy C07, referred to as Land at Jubilee Lane/Cromer High Station.



Extract from the CS&MWDMPDPD Policies Map



Extract from NNCS Proposals Map (Cromer No. 1a)



Extract from SADPD – Policy C07

In terms of the CS&MWDMPDPD, policy CS6 states that waste sites will be acceptable, provided they would not cause unacceptable environmental impacts on

land already used for industrial/employment uses of land which is identified for these uses in a Local or Development Plan.

Policy CS7 seeks to control the expansion of, or development of new recycling and waste transfer stations, such that, only developments which would not cause unacceptable environmental, amenity and/or highways impacts will be considered favourably.

Policy CS14 requires developments to ensure that there are no unacceptable adverse impacts on natural resources, the character and quality of the landscape, biodiversity and residential amenity, whilst policy DM8 requires new development to promote good design compatible with the existing or planned built form of the local area.

Policy CS15 seeks to ensure that waste management facilities can be suitably accessed and would not cause unacceptable impacts on the safety of road users, the capacity of the network, air quality, residential and rural amenity, and damage to the road infrastructure whilst Policy DM10 requires applications to demonstrate that there is suitable highway access and suitable routes to the nearest major road.

Part of the site is identified as falling within the settlement limit for the area, as defined in the NNCS. The majority of the site is allocated for a mixed-use development (both employment and residential in the SADPD).

The surrounding context of development includes existing residential partly to the east and west. The allocation under C07 acknowledges this by allocating most of the site for residential purposes.

It is understood that access may be an issue that may warrant further consideration. Any development would need careful consideration to ensure there was no detrimental impact on the amenity of neighbouring residential properties surrounding the site.