

Reference: 06/18/0247/F

Parish: Burgh Castle

Officer: Mrs G Manthorpe

Expiry Date: 08-08-18

Applicant: Parkdean Resorts Ltd

Proposal: Change of use of arable land for expansion to existing holiday ark, 107 caravan bases.

Site: Cherry Tree Holiday Park Mill Road Burgh Castle

REPORT

1. Background / History :-

1.1 The application site is located within Burgh Castle and is adjacent an established holiday park, Cherry Tree. The existing site has 466 caravan bases divided into:

- 335 existing owners
- 1 empty pitch
- 123 fleet caravans
- 7 staff caravans

The site is licensed for 513 caravans giving a difference of 47 pitches. The application seeks to increase the size of the site by a further 107 caravan bases.

1.2 The site area comprises 4.4 hectares of arable farm land. The land is classified as grade 3 agricultural land. The site is located within close proximity to the Braydon Water Special Protection area (SPA).

2. Consultations :-

2.1 Parish Council – The Parish Council objects to the application as there are major concerns regarding the increased volume of traffic the development would generate. Not only with the cars used by holiday makers accessing the site but also with the additional transportation of the caravan and works lorries. The roads in the village already struggle with the existing volume of traffic, and also vehicles that travel at speed.

2.2 Neighbour Consultations – Three objections have been received, they are attached to this report and are summarised below:

- 224 additional cars on the roads.
- Increased health risks through air pollution (additional cars).
- Waste collection and heavy vehicle use will increase.

- The roads are dangerous.
- Increased noise and light pollution.
- Overlooking.
- Loss of wildlife.
- Too many holiday parks as it is.
- Existing users trespass.
- 70% of speeding offences are committed by people living outside of the area and therefore more holiday makers will increase speeding.

2.3 Highways – No objection, no conditions requested.

2.4 Highways England - No objection.

2.5 Lead Local Flood Authority – No comment.

2.6 Natural England – The application site is within close proximity to protected sites with special designations. Full comments are attached to this report,

2.7 Norfolk Fire and Rescue Service – No objection provided compliance with Building Regulations.

2.8 Building Control – No adverse comments.

2.9 Environmental Health – No objections and conditions requested.

2.10 Anglian Water – No comments received.

2.11 Police Architectural and liaison officer – No objections or comments.

2.12 Economic Development Officer – Sounds positive.

2.13 Historic Environment Officer - The proposed development is located in an area where cropmarks of multiple phases of linear features have been mapped from aerial photographs. These features may represent agricultural and other activities of later prehistoric and roman date. Coins and other artefacts of prehistoric, Roman, medieval and post-medieval date have previously been recovered from within the proposed development site and its environs. There is potential for previously unidentified heritage assets with archaeological interest (buried archaeological remains) to be present within the current application site and that their significance would be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological work in accordance with National Planning Policy Framework paragraph 141.

In this case the programme of archaeological mitigatory work will commence with informative trial trenching to determine the scope and extent of any further mitigatory work that may be required (e.g. an archaeological excavation or monitoring of groundworks during construction). A brief for the archaeological

work can be obtained from Norfolk County Council Environment Service historic environment strategy and advice team.

We suggest that the following conditions are imposed:-

A) No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation. and,

B) No development shall take place other than in accordance with the written scheme of investigation approved under condition (A). and,

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological written scheme of investigation approved under condition (A) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

2.14 Strategic Planning – The surrounding village and roads are of a rural nature Policy CS16 improving accessibility and transport ensures all new development does not have an adverse impact on the safety and efficiency of the local road network which must be weighed up in the proposal of the scale of development for this site.

The Strategic Planning team has reservations over the scale and potential impacts of the proposal on the existing settlement. If these impacts can be mitigated then the Strategic Planning will have no objection, but no doubt you may well have other matters to weigh in reaching a decision.

3. Policy – Great Yarmouth Core Strategy:-

3.1 POLICY CS2 – Growth within the borough must be delivered in a sustainable manner in accordance with Policy CS1 by balancing the delivery of new homes with new jobs and service provision, creating resilient, self-contained communities and reducing the need to travel. To help achieve sustainable growth the Council will: (partial)

- b) To ensure compliance with Policy CS11, the proportions of development set out in criterion a) may need to be further refined following additional work on the impact of visitor pressures on Natura 2000 sites
- c) Ensure that new commercial development for employment, retail and tourism uses is distributed in accordance with Policies CS6, CS7, CS8 and CS16

3.2 Policy CS6 - The Borough of Great Yarmouth has a diverse local economy. It is the main service base in England for the offshore energy industry and has a thriving seasonal visitor economy. To ensure that the conditions are right for new and existing businesses to thrive and grow, there is a need to continue to strengthen the local economy and make it less seasonally dependent. This will be achieved by: (partial)

- g) Supporting the local visitor and retail economies in accordance with Policies CS7 and CS8

- j) Minimising the potential loss of the best and most versatile agricultural land by ensuring that development on such land is only permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere

3.3 Policy CS8 - As one of the top coastal tourist destinations in the UK, the successfulness of tourism in the Borough of Great Yarmouth benefits not only the local economy but also the wider sub-regional economy as well. To ensure the tourism sector remains strong, the Council and its partners will: (partial)

- a) Encourage and support the upgrading, expansion and enhancement of existing visitor accommodation and attractions to meet changes in consumer demands and encourage year-round tourism

- e) Support the development of new, high quality tourist, leisure and cultural facilities, attractions and accommodation that are designed to a high standard, easily accessed and have good connectivity with existing attractions

- j) Ensure that all proposals are sensitive to the character of the surrounding area and are designed to maximise the benefits for the communities affected in terms of job opportunities and support for local services

- l) Protect rural locations from visitor pressure by ensuring that proposals for new tourist, leisure and cultural facilities are of a suitable scale when considering relevant infrastructure requirements and the settlement's position in the settlement hierarchy, in accordance with Policy CS2.

- m) Protect environmentally sensitive locations, such as Winterton-Horsey Dunes Special Area of Conservation (SAC), from additional recreational pressure by seeking to provide facilities to mitigate the impact of tourism. In addition, the Council and its partners will seek to develop a series of 'early warning'

monitoring measures which will be set out in the Natura 2000 Sites Monitoring and Mitigation Strategy along with the identified mitigation measures

- 3.4 Policy CS11 - The Council will work with other partner authorities and agencies to improve the borough's natural environment and avoid any harmful impacts of development on its biodiversity, geodiversity, landscape assets, priority habitats and species. This will be achieved by: (partial)

a) Conserving and enhancing designated nature conservation sites, including Sites of Special Scientific Interest (SSSIs), Special Protected Areas (SPAs), Marine SPAs, Special Areas of Conservation (SAC), RAMSAR sites, National Nature Reserves, Local Nature Reserves Norfolk County Wildlife Sites and Norfolk County Geodiversity Sites

b) Working in partnership with relevant nature conservation organisations to ensure that protected species, such as Little Terns, are adequately protected from any adverse effects of new development. This includes the preparation of the Natura 2000 Sites Monitoring and Mitigation Strategy and ensuring assessment of development proposals in the vicinity of the colonies

c) Relevant development will be required to deliver the mitigation measures identified in the Natura 2000 Sites Monitoring and Mitigation Strategy. This document is being prepared and will secure the measures identified in the Habitat Regulations Assessment which are necessary to prevent adverse effects on European wildlife sites vulnerable to impacts from visitors

- 3.5 Policy CS14 - New development can result in extra pressure being placed on existing infrastructure and local facilities. To ensure that the necessary infrastructure is delivered the Council will: (partial)

e) Seek appropriate contributions towards Natura 2000 sites monitoring and mitigation measures.

- 3.6 Policy CS16 - The Council and its partners will work together to make the best use of, and improve, existing transport infrastructure within and connecting to the Borough, having first considered solutions to transport problems that are based on better management and the provision and promotion of sustainable forms of travel. This will be achieved by: (partial)

c) Ensuring that new development does not have an adverse impact on the safety and efficiency of the local road network for all users

4 Saved policies from the Borough Wide Local Plan:

- 4.1 Policy TR16 - Any planning permission given for new holiday accommodation will be subject to conditions preventing the accommodation being used for permanent residential purposes.

5 National Planning Policy:

- 5.1 Paragraph 83. Planning policies and decisions should enable:
- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - b) the development and diversification of agricultural and other land-based rural businesses;
 - c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- 5.2 Paragraph 55. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.
- 5.3 Paragraph 109. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

6 Appraisal :-

- 6.1 Burgh Castle is designated as a secondary village in Policy CS2 in the settlement hierarchy. Policy CS8 which promotes tourism, leisure and culture is in favour of ensuring that all proposals for new tourist facilities are of a suitable scale to the settlement hierarchy. The scale of the proposal is significant and will have to be carefully considered against the scale of the existing settlement (including existing tourism uses) and its potential impacts. Burgh Castle is however, a village that already provides a significant contribution to the local tourist industry. Park layout, landscaping and infrastructure will be required to be visually unobtrusive and not impact negatively on the built and natural environment.
- 6.2 Policy CS6 supporting the local economy looks to enhance local visitor economies and development that can sustain rural workforces, which the expansion of the holiday park could offer. It is recognised that holiday parks are an important part of the Borough's tourism economy; however this must be considered with the wider impacts of the proposal.
- 6.3 The site is within close proximity to Breydon Water Special Protection Area (SPA), and in accordance with Policy CS8m) and CS11c), and emerging Policy E4-dp 'Habitats and species impact avoidance and mitigation'*; the Council will seek planning contributions to monitoring of the site, to address potential adverse impacts from increased recreational/visitor pressures on the SPA. A non-negotiable contribution per caravan/pitch will be required, ensuring compliance with the EU Habitats Directive.

- 6.4 The surrounding village and roads are of a rural nature Policy CS16 improving accessibility and transport ensures all new development does not have an adverse impact on the safety and efficiency of the local road network which must be weighed up in the proposal of the scale of development for this site.

7. Assessment

- 7.1 The extension of the caravan park is situated to the north west of the existing caravan park. The location does not provide a road frontage village and shall utilise the existing access which is off Mill Road. There have been objections to the increase in traffic movements and the speed that road users travel around the village. Highways England and the Highway Authority have been consulted on the application and neither have an objection to the application. The Highway Authority have not expanded on their no objection and have not requested any conditions be placed upon the development if approved it is noted that the most consistent objection is against the increase in vehicle usage however the absence of any objection from the Highway Authority confirms that, in Highway term specifically, the application is acceptable and there are no highway grounds for refusal.

- 7.2 The application site is set back from the existing caravan park which minimises the impact on the overall character of the village. The limited visibility of the site is beneficial in the preservation of the character of the area as Burgh Castle, although covering a reasonable amount of land, is not a large village and is designated as a secondary village within the Core Strategy. The application sites location is, in accordance with the comments received from Strategic Planning, a visually unobtrusive development site which, with conditioned landscaping, will not have a significantly negative impact on the natural environment.

- 7.3 Policy CS8 of the adopted Core Strategy supports the expansion of existing visitor accommodation and encourages year round tourism. The holiday units would add to the visitor offering within the Borough which, the applicant states is required. The need for the additional units is given within the accompanying information which states that there is only one vacant pitch on the site which has 466 bases. The investment in the holiday industry is supported by policies CS6 and CS8 of the adopted Core strategy and the development can be adequately conditioned to ensure that it is holiday accommodation. The occupation periods shall be conditioned to match those of the existing park to ensure conformity. The existing occupancy conditions read as follows:

- 1) The caravans and site facilities shall only be used during the period from 1st February in any year to the 14th January the following year.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over the use of the caravans for holiday accommodation in an area where permanent residential accommodation would not normally be permitted.

2) All caravans on the site shall be occupied for holiday purposes only and shall not be occupied as a person's sole or main place of residence.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over the use of the caravans for holiday accommodation in an area where permanent residential accommodation would not normally be permitted.

3) The owners/operators of the holiday park shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

The reason for the condition is:-

To enable the Local Planning Authority to retain control over the use of the caravans for holiday accommodation in an area where permanent residential accommodation would not normally be permitted.

- 7.4 Following the submission of the application a public meeting was held with members of the public and the Parish Council which was attended by the agent for the application. Following the meeting amended plans were submitted which correctly represented the layout of the existing holiday park and the agent provided details of the proposed boundary treatments. The boundaries to the east, west and south will be secured with a 1.8m high green plastic coated chain-link fence. This fence is still included at the northern boundary as per the application as submitted prior to the additional information. In addition to the boundary treatments proposed additional planting will be conditioned to mitigate the visual appearance of the development and provide ecological enhancements.
- 7.5 The application has been assessed by the Competent Authority as likely to have significant effects on one or more Natura 2000 sites. As such, permission may only be granted if an Appropriate Assessment demonstrates that, taking into account relevant mitigation measures, the application will not adversely affect the integrity of any Natura 2000 site(s).
- 7.6 The applicant has submitted a shadow habitats regulation assessment (HRA) in support of the application, following the review of the assessment by the Local Planning Authority a revised version was submitted to accurately reflect the opening times of the holiday park. Natural England had no objection to the previous HRA and have not responded to the amended version. Strategic planning have responded to the amended version and do not have objections to the application provided that mitigation, as sought by Natural England and identified by the HRA is secured by condition. The mitigation sought is, for the in-combination and direct effects, a payment of £110 per six bed spaces created which, when looking at the current park accommodation mix, looks to average out between 4, 6 and 8 bed spaces giving a contribution of $£110 \times 107 = £11770$.

- 7.7 The nature pack, to mitigate against the direct and in-combination effects, shall be conditioned to ensure that the details are submitted to the Local Planning Authority for approval prior to the occupation of any of the units hereby approved and shall be available to all visitors of the park. This is in accordance with the mitigation as stated within paragraph 6.4 of the shadow HRA.
- 7.8 It is the assessment of the Local Planning Authority, as Competent Authority, that the application, if approved, will not adversely affect the integrity of Natura 2000 sites provided that the mitigation sought by Natural England is secured. It is assessed that the mitigation as required can be adequately secured. This assessment is made in the absence of Natural England comments and is assessed as appropriate to do so given the previous positive responses and that the changes to the HRA were requested by the Local Planning Authority and not Natural England.
- 7.9 There are financial gains to the Borough from the development by increased business rates and expenditure by additional visitors to the area. The Economic Development Officer has noted in their consultation response that the application is positive in economic value for the Borough. These gains are relevant however does not need to be explored in depth in regards this application as the application is policy compliant. The fact that financial gain is not a determining factor does not nullify the weight applied and the application has been assessed allocating appropriate weight to all material considerations.
- 7.10 The increase in noise and light pollution are considered although given the size of the existing tourism offering the increase is not considered to be so detrimental to warrant a resolution for refusal. There will be an increase in emissions through increased visitors to the site however in the absence to an objection from Environmental Health the increase is deemed acceptable, this is also applicable to the increase in noise. Environmental Health did not comment on the application and as such it is accepted that the lighting details as submitted are acceptable as detailed at page 5 of the design and access statement.
- 7.11 The application is for a sustainable form of development, expanding an existing tourism offering in the rural area in accordance with paragraph 83 of the National Planning Policy Framework. There are no demonstrable reasons that outweigh the benefits of the application and, following the submission of sufficient information detailing the effect of the application on designated sites there are no reasons not to recommend a positive decision.

8 RECOMMENDATION :-

- 8.1 Approve – the proposal complies with Policies CS2, CS6, CS8 and CS16 of the adopted Core Strategy. A grant of planning permission should not be issued until the monies required to comply with policy CS14 of the adopted Core Strategy have been secured.

(S)

Date: 08 June 2018
Our ref: 247537
Your ref: 06/18/0247/F



plan@great-yarmouth.gov.uk

BY EMAIL ONLY

Customer Services
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T 0300 060 3900

Dear Mrs Manthorpe

Planning consultation: development of 107 caravan plots
Location: Cherry Tree Holiday Park, Mill Road, Burgh Castle, Great Yarmouth

Thank you for your consultation on the above dated 21 May 2018 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would have an adverse effect on the integrity of:

- Broadland Ramsar
- Breydon Water Ramsar
- The Broadland Special Protection Area
- Breydon Water Special Protection Area
- The Broads Special Area of Conservation
- Halvergate Marshes Site of Special Scientific Interest
- Breydon Water Site of Special Scientific Interest
- The Broads National Park

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A financial contribution to the Great Yarmouth Natura 2000 Sites Mitigation and Monitoring Strategy

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures. Natural England's advice on other natural environment issues is set out below.

Internationally and nationally designated sites

The application site is within or in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2017, as amended (the 'Habitats Regulations').

The application site is in close proximity to

- The Broadland Special Protection Area
- Breydon Water Special Protection Area
- The Broads Special Area of Conservation

which are European sites.

- Broadland Ramsar
- Breydon Water Ramsar

which are international sites; and

- Halvergate Marshes Site of Special Scientific Interest
- Breydon Water Site of Special Scientific Interest
-

which are national sites.

Further Advice

Natural England are concerned that the proposed extension of 107 static caravans will increase the number of visitors to sensitive sites which may impact designated features via vegetation trampling and dog walking (if dogs are permitted onsite).

The proposed development sits within 1.3km of the aforementioned designated sites and within 1km of the Broads National Park. The development footprint is within approximately 0.7km of a public right of way that leads to Breydon Water SPA and Ramsar, and within a 2.2km drive of a car park that joins a public footpath (0.28km) and connects to the same sites. The Broads are known for recreational enjoyment and it is likely that a proportion of holiday makers will travel to visit these areas for recreation.

In section 2 of the Great Yarmouth Natura 2000 Sites Mitigation and Monitoring Strategy it states that *"major tourism development will also be required to contribute towards this strategy which will be negotiated on a case by case basis"*. We advise a financial contribution to the strategy to mitigate potential impacts of recreational disturbance.

Protected Species

Natural England has produced standing advice¹ to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Landscape advice

The proposed development is for a site close to a nationally designated landscape namely The Broads National Park. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal. The policy and statutory framework to guide your decision and the role of local advice are explained below.

Your decision should be guided by paragraph 115 of the National Planning Policy Framework which gives the highest status of protection for the 'landscape and scenic beauty' of AONBs and National

¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

Parks. For major development proposals paragraph 116 sets out criteria to determine whether the development should exceptionally be permitted within the designated landscape.

Alongside national policy you should also apply landscape policies set out in your development plan, or appropriate saved policies.

The landscape advisor/planner for the National Park will be best placed to provide you with detailed advice about this development proposal. Their knowledge of the site and its wider landscape setting, together with the aims and objectives of the park's management plan, will be a valuable contribution to the planning decision. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to this type of development and its capacity to accommodate the proposed development.

The statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the park; and to promote opportunities for the understanding and enjoyment of the special qualities of the park by the public. You should assess the application carefully as to whether the proposed development would have a significant impact on or harm those statutory purposes. Relevant to this is the duty on public bodies to 'have regard' for those statutory purposes in carrying out their functions (section 11 A(2) of the National Parks and Access to the Countryside Act 1949 (as amended)). The Planning Practice Guidance confirms that this duty also applies to proposals outside the designated area but impacting on its natural beauty.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply the requirements of the NPPF. This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in Natural England's [Technical Information Note 049](#).

Agricultural Land Classification information is available on the [Magic website](#) on the [Data.Gov.uk](#) website. If you consider the proposal has significant implications for further loss of 'best and most versatile' agricultural land, we would be pleased to discuss the matter further.

Guidance on soil protection is available in the Defra *Construction Code of Practice for the Sustainable Use of Soils on Construction Sites*, and we recommend its use in the design and construction of development, including any planning conditions. *Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.*

Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

Further general advice on the protected species and other natural environment issues is provided at Annex A.

If you have any queries relating to the advice in this letter please contact me on 02082257617.

Should the developer wish to discuss the detail of measures to mitigate the effects described above with Natural England, we recommend that they seek advice through our [Discretionary Advice Service](#).

If you have any queries relating to the advice in this letter please contact me on 02082257617.

Should the proposal change, please consult us again.

Yours sincerely

Victoria Wight
Norfolk and Suffolk

Natural England offers the following additional advice:

Landscape

Paragraph 109 of the National Planning Policy Framework (NPPF) highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland or dry stone walls) could be incorporated into the development in order to respect and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape & Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

Best and most versatile agricultural land and soils

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Protected Species

Natural England has produced [standing advice](#)² to help planning authorities understand the impact of particular developments on protected species. We advise you to refer to this advice. Natural England will only provide bespoke advice on protected species where they form part of a SSSI or in exceptional circumstances.

Local sites and priority habitats and species

You should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraph 113 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies.

Priority habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the [Magic](#) website or as Local Wildlife Sites. List of priority habitats and species can be found [here](#)³. Natural England does not routinely hold species data, such data should be collected when impacts on

² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

Ancient woodland and veteran trees

You should consider any impacts on ancient woodland and veteran trees in line with paragraph 118 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and veteran trees. It should be taken into account by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland/veteran trees where they form part of a SSSI or in exceptional circumstances.

Environmental enhancement

Development provides opportunities to secure a net gain for nature and local communities, as outlined in paragraphs 9, 109 and 152 of the NPPF. We advise you to follow the mitigation hierarchy as set out in paragraph 118 of the NPPF and firstly consider what existing environmental features on and around the site can be retained or enhanced or what new features could be incorporated into the development proposal. Where onsite measures are not possible, you may wish to consider off site measures, including sites for biodiversity offsetting. Opportunities for enhancement might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Designing lighting to encourage wildlife.
- Adding a green roof to new buildings.

You could also consider how the proposed development can contribute to the wider environment and help implement elements of any Landscape, Green Infrastructure or Biodiversity Strategy in place in your area. For example:

- Links to existing greenspace and/or opportunities to enhance and improve access.
- Identifying opportunities for new greenspace and managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips)
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition or clearing away an eyesore).

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

Rights of Way, Access land, Coastal access and National Trails

Paragraph 75 of the NPPF highlights the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information

including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Biodiversity duty

Your authority has a duty to have regard to conserving biodiversity as part of your decision making. Conserving biodiversity can also include restoration or enhancement to a population or habitat. Further information is available [here](#).



Community and Environmental
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NCC contact number: 0344 800 8020
Text Relay - 18001 0344 800 8020

Gemma Manthorpe
Great Yarmouth Borough Council
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Great Yarmouth
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Your Ref: 06/18/0247/F
Date: 27 June 2018

My Ref: 9/6/18/0247
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

**Burgh Castle: Change of use of arable land for expansion to existing holiday park,
107 caravan bases
Cherry Tree Holiday Park Mill Road Burgh Castle Great Yarmouth NR31 9QR**

I refer to your recent consultation on revised plans submitted for this application.

Having reviewed the revisions, they do not have any affect on highway matters and therefore I have nothing further to add to my previous response to this application (dated 30/5/2018), which remains applicable.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services

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Jill K. Smith

From: Kate Palmer <burghcastleclerk@gmail.com>
Sent: 13 July 2018 09:54
To: plan
Subject: burgh castle pc

Good Morning,

Please can the following objection be noted from Burgh Castle Parish Council concerning the planning application below.

06/18/0247/F Cherry Tree Holiday Park, Mill Road, Burgh Castle

Expansion to existing park, 107 caravan bases

The Parish Council objects to the application as there are major concerns regarding the increased volume of traffic the development would generate. Not only with cars used by holiday makers accessing the site but also with the additional transportation of the caravans and works lorries. The roads in the village already struggle with the existing volume of traffic, and also vehicles that travel at speed.

Internet Consultees

Application Reference 06/18/0247/F

Attachments

Invalid Consultee Comment? ☐Copy to existing Consultee? ☐

Name Vicky Collier

Address Fairfield, Mill Road

Burgh Castle

Great Yarmouth

Norfolk

Post Code NR319QS

Telephone [REDACTED]

Email Address [REDACTED]

For or Against OBJ Object

Speak at Committee ☐

I strongly object to this application. Burgh Castle already has plentiful caravan sites and nearby Wild Duck in Belton is also expanding in the near future. As an active member of the Burgh Castle Community Speedwatch team I know based on factual data that well in excess of 70% of the speeding offences we observe in our area are committed by people who actually live outside of the local area. Therefore to bring yet more holiday makers to the locality will only increase the issue of speeding motorists on our local roads.

Date Entered 17-05-2018

Internet Reference OWPC1705



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