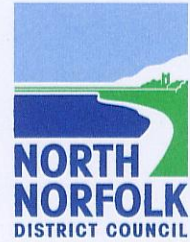


**NORTH NORFOLK DISTRICT COUNCIL**  
HOLT ROAD CROMER NORFOLK NR27 9EN

Telephone 01263 513811  
Fax 01263 515042  
www.northnorfolk.org



09 December 2008

Mr E Hanson  
Senior Planner  
Barton Willmore  
7 Soho Square  
London  
W1D 3QB

Our Ref: 01/Dev21/08/398/GL  
Your Ref:

Dear Mr Hanson

**Re: Request for a Screening Opinion under The Town & Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999, Land to the rear of Sheringham House, Sheringham**

Further to your letter and plan dated 26 August 2008 regarding the above, and our subsequent telephone conversations, firstly I would like to apologise for the long delay in responding to your initial enquiry following Mr Mitchell's initial response to you dated 21 October 2008.

For purposes of clarity I am basing my comments on the possible need for an Environmental Statement on the planning brief and details recently submitted by Fluid.

I consider that the proposal is an urban development project and as the development area exceeds 0.5 hectares it is potentially a Schedule 2(10(b)) development under The Town & Country Planning (Environmental Impact Assessment)(England and Wales) Regulations 1999.

In carrying out this Screening Opinion, the matters contained within Schedule 3 of the Regulations have been taken into account, i.e. the characteristics of the development, its location and potential impact.

In terms of the submitted proposal it is not considered likely to produce significant elements of waste, pollution or nuisance given the type of development proposed. There is also a low risk of accidents from substances or technologies used and the proposal would comprise a residential form of development in a largely residential area. Furthermore, the size of the development is well below the indicative thresholds in Circular 2/99, Environmental Impact Assessment. Whilst the site lies within the Area of Outstanding Natural Beauty, so too do significant other parts of Sheringham (which have been developed since the Area of Outstanding Natural Beauty was designated in 1968). Any impact on the AONB is likely to be localised with limited wider impacts.

In terms of Environment sensitivity, although the site does not lie within a Site of Special Scientific Interest there is a SSSI relatively nearby which is also designated as

a Special Area of Conservation. On that basis it is considered that a biodiversity survey and report as well as details of surface water drainage and an Appropriate Assessment under the Habitat Regulations will need to be submitted with any proposal. It is not however considered that this would require an Environmental Statement.

The site has not been previously developed but does contain trees which are covered by a Tree Preservation Order. Any protected trees which will be affected by the proposed development will need to be dealt with by way of an Arboricultural Statement.

A Transport and Travel Plan will also be necessary. Again however, given the scale of the proposal, it is considered that the potential likely impacts will not require an Environmental Statement.

As stated previously the indicative thresholds contained within Circular 2 of 99 have also been considered and the site in question falls below 5 hectares and would not in the opinion of the local planning authority have a significant urbanising effect (e.g. a new development of more than 1000 dwellings) and therefore the proposal falls below those indicative thresholds.

To sum up, the proposal is considered to be an infrastructure project on a site greater than 0.5 hectares and is therefore a Schedule 2 development for consideration under Part 10(b) of those regulations.

Having considered the characteristics of the development, its location and the characteristics of potential impact, it is considered that a full Environmental Statement will not be necessary in this instance. However, as well as meeting the national requirements in terms of information to be submitted in support of such a proposal, the following matters will also need to be included with any application relating to this site under the Council's published local list of requirements.

Officers consider that the following are requirements which should be submitted with any future applications documents:

- 1 Affordable housing statement
- 2 Biodiversity survey and report
- 3 Flood Risk Assessments
- 4 Foul sewerage and utilities assessment
- 5 Heritage statements
- 6 Landscaping details
- 7 Lighting assessments
- 8 Photographs/photomontages
- 9 A section 106 obligation with draft heads of terms
- 10 A planning statement
- 11 A statement of community involvement
- 12 A transport assessment and travel plan
- 13 Tree survey/arboricultural implications proposal
- 14 Ventilation/extraction statement
- 15 Energy consumption checklist

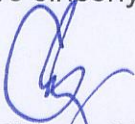
- 16 Sustainable construction checklist
- 17 An appropriate assessment under the Habitat Regulations

You will note that mention is made of an Affordable Housing Statement and this is on the basis that this is not, in the opinion of the local planning authority, a solely C2 proposal and is in fact a mixed development of C2/C3. This is on the basis that from the details as submitted, the residential units are clearly capable of being used for independent living.

I would also confirm that a copy of this letter has been placed on the planning register.

I trust this information is of assistance.

Yours sincerely



Geoff Lyon (MTCP, MRTPI)  
Acting Development Control Manager (West)  
01263 516226  
E Mail: [geoff.lyon@north-norfolk.gov.uk](mailto:geoff.lyon@north-norfolk.gov.uk)