Waveney Forest, Fritton

CLIENT

Newcombe Estates Company Ltd

LOCAL AUTHORITY

Norfolk County Council

SCHEME DESCRIPTION

Mineral Extraction

SERVICES

Local Plan Representations and Examinations
Planning Statements
Site Appraisals, Planning Strategies and Advice

CASE STUDIES

Commercial

Using a site's characteristics within a sensitive location to its advantage

Our client's coniferous plantation was due to be felled and mineral deposits were identified on the site. The site fell within a sensitive setting, within the Norfolk Broads, and in close proximity to a host of environmental designations, i.e. SSSI, SPA, RAMSAR Site and SAC.

We identified a two stage strategy for the extraction of minerals from the site. Firstly, through felling the inner core of the coniferous plantation and retaining a 10m tree belt during extraction, all works could be naturally and effectively screened. Secondly, for the post the mineral extraction stage, we identified that the landscape was capable of delivering highly desired provision of wet woodland and lowland heathland (both local Biodiversity Action Plan Targets) and reedbeds as part of a restoration programme to deliver ecological improvements. Together with formalised public access to the site with educational and interpretative opportunities, all this would provide a new landscape more in character with the local area.

Alongside this solution we critically assessed the minerals landbank and identified a less than seven year supply.

As a result of our novel planning strategy, we secured the allocation of the site in the emerging Minerals Site Allocations DPD (despite its protective designations) and the interest of





an operator.