

Memo

To: Planning Policy and Development Management Team.

FAO: Helen Ogden

From: [REDACTED]

Date: 25/04/25

Re: RR/900/CM

ADDRESS : Pebsham Waste Transfer Station and Hastings Household Waste Recycling Site, Freshfields, Bexhill-on-Sea, TN38 8AY

PROPOSAL : Firetank and pumphouse with BNG Mitigation Areas

With reference to your memo and request for landscape advice on the above application, having had an opportunity to review the application I have the following comments.

1. The NPPF provides policies for conserving and enhancing the natural environment. Paragraph 187 states that:
'Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
 - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
2. The site would not be considered valued landscape in the context of the NPPF.
3. The proposed development site is within the Combe Valley Countryside Park. The character of this part of the park is influenced by urban fringe uses and developments. These include the Waste Transfer Station, a motorcycle training area, the close Pebsham landfill site with associated plant and a Southern Water Waste Water Treatment Works.
4. The character of the site and surrounding area is influence by the light industrial development context. The site for the proposed tanks is immediately adjacent to the waste transfer building and would be cut in to an existing grass bank.

5. The site for the tanks is set down in the landscape in an artificial cutting and is screened in views from the west by the adjacent bank and dense scrub and from the east by the building. There are no views to the proposed tanks from Freshfield Road, there may be glimpsed views to the tops of the tanks from Pebsham Lane, a recreational route which lies to the west and is well used by walkers and horse riders. The tanks would be seen against the backdrop of the existing building in these views.
6. The proposed water tanks would have localised minor effects on landscape character and views. These need to be considered on the context of the existing waste transfer station development.
7. It is recommended that the proposed development can be supported as it would have minor effects on local landscape character and views.

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County Landscape Architect