



Michael Zieja
Norfolk County Council

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Your Ref: FUL/2023/0005
Date: 17 March 2023

My Ref: 0/FUL/23/0005
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Email: jonathan.hanner@norfolk.gov.uk

Dear Michael Zieja

**Beeston Regis: Creation of a new recycling centre (RC) to deal with household waste and small amounts of trade waste. RC includes creation of a concrete pad and erection of new staff welfare office and reuse shop (with photovoltaic panels) for onsite sale of items suitable for reuse and ancillary small-scale sa...
Land off Holt Road, Sheringham, NR26 8TW**

Thank you for consulting the Highway Authority with regard to the above application.

For information, the proposals have been considered by our Development Team and the comments below incorporate those raised by the Team. By way of further clarification, Development Team is made up of officers from all service areas within the Highway Authority who assess and give advice on major or complex planning applications. The team includes a safety audit representative.

As you will be aware, the proposals have been the subject of pre-application discussions and during this time the HA has provided comment to the applicant. During this time, we highlighted the shortcomings of the existing junctions onto the A148 and outlined that our preference would be that a RHTL be provided at the eastern junction.

The applicant however outlined that the new site would not result in a material increase in trips, however it would bring the on-site facilities up to modern standards. At this time, we outlined that whilst a RHTL would still be preferable. We did acknowledge that subject to there being no significant intensification of use of the A148 junctions; improvements to the alignment of the eastern junction, a TRO to prohibit turning out of the western junction and removal of all permitted uses of the existing site we would be unlikely to substantiate an objection to the proposals.

Proposals

Having considered the information submitted, it is noted that a significant improvement is

proposed to the eastern access - with a fully safety audited scheme (designed by highway colleagues) to improve turning onto the A148. It should be noted that this improvement would also benefit all other existing users of the old Holt Road.

The applicant has outlined that vehicles would all be required to left turn out of the site towards the newly improved junction. It is however not clear if the applicant is still proposing to introduce a formal TRO to ensure that the western access onto the A148 is an 'in' only junction (i.e. prohibit turning out). This is considered essential and would be a significant improvement to ensure that all traffic accessing the A148 does so via the newly improved eastern access.

In addition, it is not clear if the applicant is proposing to remove all permitted uses of the existing site (via a legal agreement) as previously discussed. This is considered essential to ensure that the proposals would not generate significant increase in traffic as suggested. As without this, the existing site could lawfully be brought back into use (without the need of further planning permissions) generating further independent traffic alongside traffic associated with the new site.

In light of the above, I would be grateful if you could raise these concerns with the applicant and request that further clarification and comment be provided.

Once this has been received I will be in a position to provide a formal response and recommendation.

Yours sincerely

A solid black rectangular box used to redact the signature of the Principal Engineer.

Principal Engineer - Developer Services
for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.