

## Response to NCC planning application for recycling centre at Sheringham

[REDACTED] of Hilltop Outdoor Centre [REDACTED]

2/3/23 [REDACTED]

### General statement

Hilltop Outdoor Centre was established in 1989. It is a family run, residential education centre based on adventure activities and environmental studies for primary schools visits. It employs 45 – 50 and has 180 beds, 30 acres of land and inputs nearly 2 million pounds into the local economy. It is an all year round business. The business is stable and the directors acknowledge the support we have had from both the NCC and the NNDC in developing our facility and survival of the pandemic. Our entrance lies in the 'layby' 50 metres west of the present recycle centre.

We are concerned by the fact that this proposal brings extra traffic to the layby, extra danger to links with the A148 and that it may affect **the special nature of Hilltops environment**, have a negative effect on our business and impair the learning and love of the environment our children discover.

**THE PROPOSED SITE IS BETWEEN 20 AND 60 METRES FROM OUR SITES OF WOODLAND STUDIES AND CHILDRENS PLAYING FIELD.** It also creates specific problems **in connection with child protection issues.**

When the present site was built in 1992, it was placed in woodland to the south of the layby. It replaced an unofficial site which was unsatisfactory. Over the years footfall has increased and indeed demand has outstripped its capacity resulting in many problems of traffic flow etc.

As a company we welcome the expansion and attention to detail of these plans which will hopefully eradicate the worst shortcomings of the present site. We understand the community need and support the proposed expansion. **HOWEVER THE PROPOSED SITE SHOULD NEVER BE PLACED ON AGRICULTURAL AONB LAND WHEN ALTERNATIVES WERE AVAILABLE**

However we would like to point out our concerns and fears that we have already listed in the past during the consultation phase to no avail.

### **Concerns**

**THE SITE AONB SPECIAL PROTECTION** It has been completely unnecessary to place this 1 acre site on an area of outstanding natural beauty farmland highly intrusive visually from the A148 and my sensitive woodlands, paths and childrens playing field.. This land will be lost forever. The old site could have been extended into the unmanaged scrub/woodland which was AND IS STILL available via the landowner who had been approached. This would have placed it virtually out of sight? Our prime minister is talking keeping development off green lands yet if this goes ahead it will clearly create a completely different visual impact from the A148 and our grounds.

We trust that the NCC will be sensitive to us as a business and proactive in any problems we face if this is implemented.

### **Other Matters IF PERMISSION GIVEN**

- 1 THE PROPOSED SITE IS 70 METRES NEARER OUR LAND, IN SOME PARTS ONLY 20 METRES AWAY. WE NEED PROTECTION OF HILLTOP FROM POTENTIAL IMPACTS OF VISUAL, NOISE, FLYING RUBBISH, SEAGULLS, DUST. DISTURBANCE OF OUR BUSINESS, THE FAUNA AND FLORA OF OUR SPECIAL LOCATION. IF THE SITE IS NOT COMPLETELY SECURE WE FACE CHILD PROTECTION ISSUES AND GENERAL SECURITY OF OUR SITE.**

**CREEPING INDUSTRIALISATION** We still have a small buffer of land between our sensitive areas and this development. However we are greatly concerned that others may seek to **create further industrial activity** if this recycle is granted. Further creeping industrialisation onto the AONB would be disastrous for us and the environment.

**PRESENT SITE SHOULD BE RETURNED TO NATURE** If the new site is passed , we are concerned that the present site may be sold for industrial purposes . If the reason it was granted permission in 1992 was for community infrastructure then surely the council has a moral responsibility to return this to nature. Any further industrial use will **increase the noise and heavy vehicle traffic on the very busy layby.**

- 2 **SPEED CONTROL IN THE ' LAYBY'** NCC define the layby as an A road with a 50mph limit. Heavy vehicles , coaches, dog walker cars etc all use this road to park. Would they be allowed to do this on an A road ? On occasions LORRIES PARK even on the tight bend. Traffic approach our gate at 30 – 40 mph . The council has done a study and report a very low general speed.....which Im sure it is near the recycle centre. However from the west end to our entrance is a very different matter. **Some speed control / AT LEAST SLOW signs are needed.**
- 3 **INCREASE INVOLUME OF TRAFFIC** The NCC have suggested there will be no significant increase in traffic. The whole purpose of creating a new centre is to cater for the ever increasing users. These will be **increased by those who have used Maitlyn Wood, and by those using the new recycle and commercial offerings. This increase in traffic should be planned for now.**
- 4 **DANGER OF WEST ENTRY** Traffic entering the west end of the 'layby' slip into the layby at road speed of 30 – 40 mph. There is often a queue because of poor visibility to the east drivers pull 90 degrees reducing the width. In addition many cars coaches and lorries park near the end. I have witnessed many near misses even before the extra traffic. **A solution could be to ban parking for the first 30 – 40 metres giving the incoming vehicle time to stop !**
- 5 **DANGER OF ENTRANCE EXIT TO A148** Increase traffic and especially heavy goods vehicles coming in and out of the layby onto the A148 have to find a space in the evermore continuous lines of traffic in both directions. It is getting more and more difficult to find a gap **especially if doing so crossing streams of traffic from both directions.** We are pleased that all traffic leaving the recycle site will use the east end. However we have concerns about traffic turning right from east end towards Holt. Exiting the layby will become quite difficult and I suspect many drivers will decide to turn towards Cromer and then use **Britons Lane** . A solution to this danger is needed to reduce queueing in layby and on the A148.