



Michael Zieja  
Norfolk County Council

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Your Ref: FUL/2023/0005  
Date: 28 February 2024

My Ref: 0/FUL/23/0005  
Tel No.: 01603 223273  
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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**

Further to my previous response, and the amended information recently submitted, please find the additional comments of the Highway Authority.

You will be aware that we previously raised a number of comments which required clarification, namely with respect to the proposed TRO and the future use of the existing site.

Having now considered the information submitted, and the subsequent email from yourselves, I am satisfied that these points have been addressed.

On pages 36 & 37 of the revised Planning Statement the applicant outlines that they are happy to promote a TRO to restrict access to the western junction onto the A148 and that the existing site will be permanently closed and returned to woodland.

In terms of the TRO, I have drafted an associated condition below to secure this. I will however leave it with yourselves to draft and agree an associated condition to ensure that the existing site is returned to nature and a scheme of landscaping and a management plan is submitted prior to the use of the new site to ensure this would not impact on traffic movement figures.

In light of the above, I can confirm that given the significant improvements proposed to the eastern access - with a fully safety audited scheme (designed by highway colleagues) to improve turning onto the A148; the provision of a TRO and the closure of the existing site we would not wish to object to the application.

The off-site works will be delivered by a Section 278 Agreement and the precise delivery mechanism will be determined as the works are brought forward. The applicant should be aware that there may be additional costs relating to the off-site works which will include a commuted maintenance amount as well as various fees including administration and supervision. The completed works will be subject to a Safety Audit and additional works may be required.

Further information on the delivery of highway works can be found under Highways and Transport: Post-planning processes at the following link:

<https://www.norfolk.gov.uk/rubbish-recycling-and-planning/planning-applications/highway-guidance-for-development/publications>

Should you be minded to approve the proposals, I would request the following conditions and informative notes be appended to any decision notice issued:

#### SHC 05

Prior to the first use of the development hereby permitted the vehicular access over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the County Planning Authority in accordance with the highways specification and thereafter retained at the position shown on the approved plan (49868/2001/101 Rev P09). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

#### SHC 07

Any access gates/bollard/chain/other means of obstruction shall be hung to open inwards, set back, and thereafter retained as outlined on the approved drawing (49868/2001/101 Rev P09), Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.

Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.

#### SHC 08

The access to the existing HWRC shall be permanently closed, and the highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the County Planning Authority concurrently with the bringing into use of the new access.

Reason: In the interests of highway safety.

#### SHC 17

Prior to the first use of the development hereby permitted visibility splays at the site access shall be provided in full accordance with the details indicated on the approved plan

(49868/2001/101 Rev P09). The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

#### SHC 21

Prior to the first use of the development hereby permitted the proposed access/on-site car and cycle parking/servicing/loading/unloading/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan (49868/2001/101 Rev P09) and retained thereafter available for that specific use.

Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

#### SHC 23

Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.

#### SHC 33A

Notwithstanding the details indicated on the submitted drawings no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works (including works to the existing agricultural access onto the A148) as indicated on Drawing No.(s) PQ3038-HP4-0100-001 have been submitted to and approved in writing by the County Planning Authority.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.

#### SHC 33B

Prior to the first use of the development hereby permitted the off-site highway improvement works (including Public Rights of Way works) referred to in Part A of this condition shall be completed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that the highway network is adequate to cater for the development proposed.

#### SHC 17(var)

Prior to the first use of the development hereby permitted visibility splays at the highway junction shall be provided in full accordance with the details indicated on the approved plan (PQ3038-HP4-0100-001). The splay(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with the principles of the NPPF.

SHC 34

No works shall commence on the site until the Traffic Regulation Order for Prohibition of entry and the junction of the A148 / U14506 Holt Road (western arm) has been promoted by the Local Highway Authority.

Reason: In the interests of highway safety. This needs to be a pre-commencement condition as the impact applies to traffic associated with both the construction phase and also daily running of the site.

Inf.1

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained.

Advice on this matter can be obtained from the County Council's Highways Development Management Group. Please contact [developer.services@norfolk.gov.uk](mailto:developer.services@norfolk.gov.uk).

Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

Yours sincerely



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](mailto:highway.boundaries@norfolk.gov.uk) for further details.

