

NNDC Ref: BX/23/0423  
NCC Ref: FUL/2023/0005

Mr Nick Johnson  
Norfolk County Council  
Community and Environmental Services Department  
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County Hall  
Martineau Lane  
Norwich  
NR1 2SG

**Proposal:** 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 sale of non-recycled items (Christmas trees, logs, compost bins and green waste sacks). Creation of a new access onto the A148 Holt Road with the closure of the eastern end of the existing Holt Road and reinstatement to highway verge (FUL/2023/0005)

**Location:** Land Off Lay-by, Holt Road (A148), East Beckham, Norwich, Norfolk, NR11 8RP

I refer to your re-consultation for the above proposal, received by the North Norfolk District Council on 15<sup>th</sup> April 2024.

North Norfolk District Council has assessed the additional details and can provide the following comments

### **Landscape Officer response**

The Landscape section's response to the latest amendments is laid out below and takes account of previous responses by this section submitted in relation to this application:

With reference to the following revised documents:

- Landscape Mitigation Plan (12.04.2024)
- LVA Addendum (12.04.2024)
- Landscape Management Plan (12.04.2024)
- Biodiversity Net Gain Design Stage Report (12.04.2024)
- Statutory Biodiversity Metric Calculation (12.04.2024)

1. The revisions to the east boundary planting are now appropriate. Suitable tree planting and the addition of a willow hedge will provide much more effective screening of this prominent boundary. The willow hedge will require precise management to allow the holly trees planted within it to establish, as willow grows much quicker than holly.
2. The replacement of the willow hedge on the north boundary with woven willow acoustic fence panels is also more suitable, although woven willow fencing will

deteriorate over 5 or 6 years, so there should be provision for its replacement over time and over the operational life of the new facility.

3. Revisions to the planting mixes on the area of the former road are more appropriate and realistic as they now accommodate the underground services. However, there is still no detail provided, as was requested, for breaking up the road and the ground preparation in this area to demonstrate that the proposed planting can be achieved. **Prior to any consent being issued** NCC should be fully satisfied that this can be achieved. This is critical for the successful establishment of these new habitats which are relied on in the Biodiversity Metric to achieve the necessary net gain.
4. In our previous response, NNDC raised the issue of reinstatement of the existing recycling site and requested information as to how this site would be treated. **This is still not submitted.**
5. The Landscape Management Plan (Lanpro, April 2024) prescribes a maintenance schedule for 5 years post implementation. Given that this is a major development within a National Landscape and the mitigation planting is vital to the successful assimilation of the scheme into the designated landscape, **this should be amended to a 10-year maintenance schedule** to include replacement of all plant failures, and provision for replacement of the acoustic willow fence.
6. The Landscape section endorse the recommendation within the Preliminary Ecological Appraisal and the Biodiversity Net Gain Design Stage report that a Landscape and Ecological Management Plan is a condition of any consent.
7. The Landscape section also recommend that details of any required external lighting are conditioned, to ensure they are downward facing, shielded, warm white and only in use when required, not daylight sensitive.

### **Officer Summary Section**

The increased mitigation planting on the east boundary is now more proportionate to the impact of the scale of development and will further reduce the identified landscape and visual harm resulting from the proposals.

Notwithstanding this increased planting, North Norfolk District Council remain of the opinion that the scale and nature of this development will result in harm to the designated open landscape setting and that this should be carefully assessed within the planning balance, applying 'great weight' to this aspect of the development in accordance with para 182 of the NPPF.

Please take these comments (alongside the previous comments) into account when determining the application;

Date: 30th April 2024

**Mark Brands**  
Senior Planning Officer

