

BEESTON REGIS QUARRY

PLANNING CONSENT FUL/2023/0033

CONDITION 3 states:

“Notwithstanding the provisions of Paragraph 3.3.5 of submitted document titled Environmental Statement; unreferenced; prepared by David L Walker Limited; dated August 2023, and the email reference B92/2 from David L Walker Limited to Norfolk County Council dated 08 January 2024 16:23 hours, within three months of the date of this permission details of a scheme for the management of surface water shall be submitted to the County Planning Authority for its approval in writing. The scheme shall also include details of the maintenance and management of all the surface water drainage features.

The scheme shall thereafter be implemented in accordance with the approved details and retained in perpetuity and be managed and maintained in accordance with the approved details in perpetuity.”

Reason: To ensure the effective management of surface water and to ensure clear arrangements are in place for ongoing operation and maintenance of the surface water drainage system, in accordance with Policy DM4 of the Norfolk Minerals and Waste Core Strategy 2010-2026, and paragraph 175 of the National Planning Policy Framework (2023).

- 3.1 On 26 January 2024, Norfolk Gravel Limited secured planning consent reference FUL/2023/0033, for non-compliance with Conditions 2 (approved plans) and 7 (Restoration Scheme) of provision reference FUL/2019/002 to regularise proposed changes to the Approved Restoration Scheme (retrospective).
- 3.2 A copy of the revised Restoration Plan reference 91090/E/O2/v8 is reproduced at Attachment A. The area of interest on this plan is the northern elements of the former IDO site.
- 3.3 The effect of consent reference FUL/2023/0033 was to formalise the permanent water body in the base of the restored landform in the north of the site. Previous iterations of this plan provided for an ephemeral water feature in this part of the site, collecting runoff and through flow in the remaining geology adjoining the restored landform.
- 3.4 One of the other key facets of restoration of the site is the establishment and maintenance of conservation sections when considering matters of geodiversity. Previous iterations of the restoration plan confirmed that such sections would be accessed by the permissive rights of way network in the base of the restored landform. However, the revised restoration plan reproduced at Attachment A has formalised the need for vehicular access consistent with the requirements of the S106 agreement.
- 3.5 The installation of an access track has the potential to impact on long term surface water runoff across the base of the restored landform. In order to address this concern, Norfolk Gravel proposed to install three 1,000mm concrete pipes, each approximately 25 metres long. The approximate locations of the proposed pipes is shown on Figure A below.

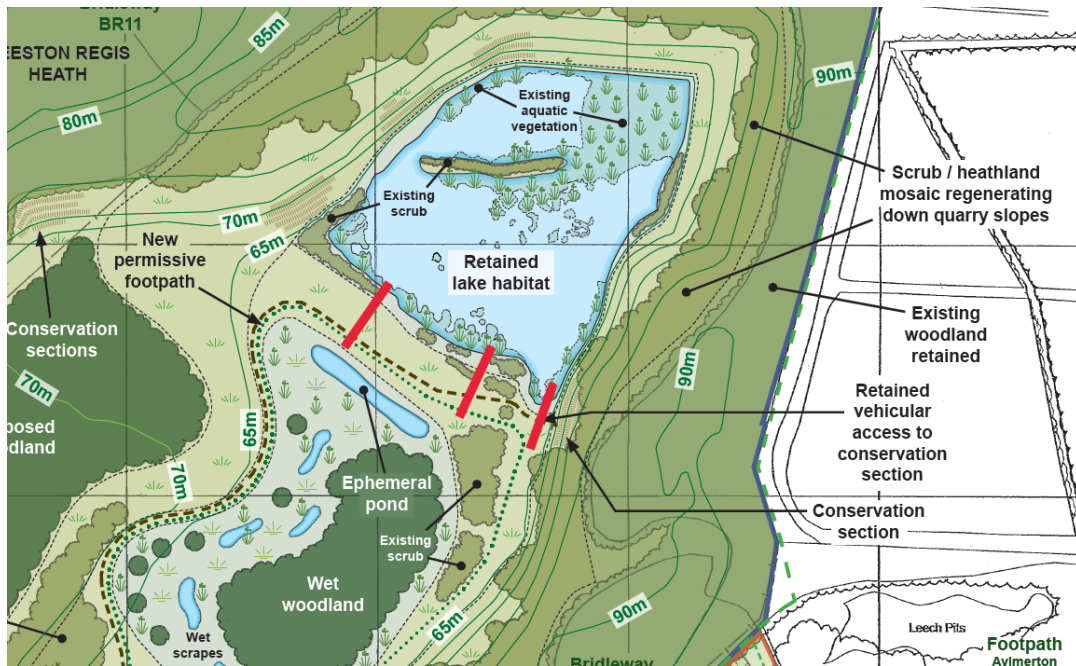


Figure A – Approximate location of 25m long pipes under access corridor

- 3.6 These pipe runs will be spigot and socket in design likely with ten pipes interconnected to achieve the full plan run.
- 3.7 The purpose of these pipes is to ensure conveyance of surface water runoff into the permanent water body in the base of the site.
- 3.8 The expectation is that runoff rates, even in the long term, will be minimal as the base of the site is established on free draining material and therefore there will be a large element of natural infiltration.
- 3.9 The proposed pipes will be maintained in perpetuity. Due to the size of the pipe work, there is no expectation that blockages will be a concern, however, monthly inspections will be maintained initially, reducing in frequency over time during the course of the aftercare period.
- 3.10 There is no anticipated need for litter control, nor any controls related to hydrocarbons. Any accumulation of mud or debris will be removed upon identification to ensure maintenance of flow.
- 3.11 This scheme shall be implemented as approved and maintained in perpetuity.