

NORFOLK COUNTY COUNCIL

Town and Country Planning Act, 1990

Town and Country Planning (Development Management Procedure) Order 2015

**The Town and Country Planning (Environmental Impact Assessment)
Regulations 2017**

To: David L Walker Limited
Albion House
89 Station House
Eckington
SHEFFIELD
S21 4FW

Particulars of Proposed Development

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham,
Norfolk. NR26 8TP

Applicant: Carter Concrete

Agent: David L Walker Limited

Proposal: Proposed extraction of 1.0 million tonnes of sand and gravel as an
eastern extension to the existing Beeston Regis Quarry with off site
highways enhancements along with restoration to nature
conservation habitat

The Norfolk County Council hereby gives notice of its decision to GRANT PLANNING
PERMISSION for the development specified in the application received as valid on 20
May 2019, subject to compliance with the conditions set out on the attached sheet.

The reasons for the grant of permission and for the conditions are also set out on the
attached sheets.



Signed: _____ Date: _____ 23 October 2020 _____

For EXECUTIVE DIRECTOR OF COMMUNITY AND ENVIRONMENTAL SERVICES

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2SG

SEE NOTES

NOTES

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the District or Borough Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Byelaws

- Any planning permission is subject to compliance with the byelaws (Local Acts, Orders Regulations) and any general statutory provisions in force.

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

Conditions and Reasons for Conditions:

1. The development hereby permitted shall commence not later than three years from the date of this permission. Within seven days of the commencement of operations, the operator shall notify the County Planning Authority in writing of the exact starting date.

Reason:

Imposed in accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The extraction of sand and gravel to which this permission relates shall not commence before extraction is completed on the adjacent site (reference FUL/2019/0002) and shall cease and the site shall be restored in accordance with condition number 29 below by 31 December 2032.

Reason:

To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

3. Except as modified by the provisions of the documents and plans, as detailed below:

- the contents of the e-mail reference DW/CEW - B92/1 from Dan Walker MRICS to Norfolk County Council dated 30 January 2020 14:13 hours;
- the contents of the email reference B92/1 from Dan Walker MRICS to Norfolk County Council dated 10 February 2020 11:50 hours;
- the contents of the email reference B92/1 from Dan Walker MRICS to Norfolk County Council dated 10 February 2020 12:13 hours;
- the contents of the email reference B92/1 from Dan Walker MRICS to Norfolk County Council dated 10 February 2020 12:22 hours;

and details to be approved pursuant to condition nos. 4, 5, 7, 8, 9, 10, 11 and 12 below,

the development must be carried out in strict accordance with the application form, plans and documents detailed below:

- Location Plan; Drg. No. 91090E/A/1 rev C; dated 05/20; received 25 September 2020
- Quarry Extension - Site Plan; Plan No. 91090/E/S/1 v4; dated 23-10-2019; received 29 November 2019

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

- Quarry Extension - Operations Plan; Plan No. 91090/E/CO/1 v7; dated 18-10-2019; received 29 November 2019
- Extension Area - Phase 1; Plan No. 91090/E/P/1 v5; dated 03-10-2019; received 29 November 2019
- Extension Area - Phase 2; Plan No. 91090/E/P/2 v5; dated 03-10-2019; received 29 November 2019
- Concept Restoration Plan; Plan No. 91090/E/CR/1 v4; dated 17-10-2019; received 30 January 2020
- Illustrative Cross Sections (A-A); Plan No. 91090/E/CS/1 v2; dated 21-10-2019; received 29 November 2019
- Illustrative Cross Sections (B-B); Plan No. 91090/E/CS/2 v2; dated 21-10-2019; received 29 November 2019
- Indicative Restoration Timings Plan; Drg. No. 91090/E/TP; dated 11/19; received 30 January 2020
- Existing Access Visibility Plan; Dwg No. 48345/P/SK04; dated 14.08.19; received 29 November 2019
- Supplementary Statement: Appendix 12: AIA: Appendix 4 - Tree Protection Plan; dated 26/09/2019; received 29 November 2019
- Supplementary Statement: Appendix 12: AIA: Appendix 4a - Haul Road Tree Protection Plan; dated 02/10/2019; received 29 November 2019
- Supplementary Statement: Appendix 12: AIA: Appendix 4b - Vision Splay Tree Protection Plan; dated 02/10/2019; received 29 November 2019

- Supporting Statement; unreferenced; prepared by David L Walker Limited; dated April 2019; as modified by the provisions of the Supplementary Statement; unreferenced; prepared by David L Walker Limited; dated November 2019; received 29 November 2019
- Revised Section 3 of ES: Proposed Development; unreferenced; received 30 January 2020
- Revised Section 4 of ES: Restoration Scheme; unreferenced; received 29 November 2019
- ES Appendix 9: Noise Assessment; reference Beeston Regis Noise r2.1 050219.docx; prepared by LF Acoustics Ltd; dated February 2019
- Supplementary Statement: Appendix 7: Outline Management Plan; unreferenced; prepared by David L Walker Limited; dated November 2019; received 30 January 2020
- Supplementary Statement: Appendix 10: Ecological Impact Assessment; prepared by the Ecology Consultancy; dated 26/11/2019; received 29 November 2019
- Supplementary Statement: Appendix 10: Appendix 2: Survey Reports; prepared by the Ecology Consultancy; received 29 November 2019
- Supplementary Statement: Appendix 12: Arboricultural Impact Assessment, unreferenced, prepared by A.T. Coombes Associates Ltd.; dated 02 October 2019; received 29 November 2019

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

- Supplementary Statement: Appendix 12: AIA: Appendix 5: Arboricultural Method Statement; prepared by A.T. Coombes Associates Ltd; dated 02 October 2019; received 29 November 2019
- Supplementary Statement: Appendix 12: AIA: Appendix 6: Timetable for Tree Protection Works; prepared by A.T. Coombes Associates Ltd; undated; received 29 November 2019

Reason: For the avoidance of doubt and in the interests of proper planning

4. Prior to the commencement of the development hereby permitted, (including ground works, vegetation clearance) a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to the County Planning Authority for its approval in writing. The CEMP shall include the following:

- Risk assessment of potentially damaging construction activities;
- Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- The location and timing of sensitive works to avoid harm to biodiversity features;
- The times during construction when specialist ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- Use of protective fences, exclusion barriers and warning signs.

Provision for a site visit, desk study and updated targeted protected species survey to be carried out by a suitably qualified ecologist where required in-line with the Chartered Institute of Ecology and Environmental Management's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and, if necessary, any additional mitigation measures that need incorporating into the site's design to be submitted to the County Planning Authority for its approval in writing.

Such CEMP: Biodiversity as approved shall be adhered to and implemented through the construction phases strictly in accordance with the approved details.

Reason:

In the interests of protecting biodiversity, in accordance with UK and European Law, and Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

5. Prior to the commencement of development, a scheme for monitoring noise levels arising from the site, shall be submitted to the County Planning Authority for its approval in writing. The scheme shall provide for:

- [i] Attended measurements by a competent person of LAeq 5 minute noise levels over 1 hour at each of the monitoring locations identified in condition 18. Measurements to be taken at three monthly intervals from the date of the commencement of development;
- [ii] Details of equipment proposed to be used for monitoring.
- [iii] Monitoring during typical working hours with the main items of plant and machinery in operation;
- [iv] The logging of all weather conditions, approximate wind speed and direction and both on site and off site events occurring during measurements including 'phased out' extraneous noise events.
- [v] Monitoring results to be forwarded to the County Planning Authority within 14 days of measurement

Reason:

To protect the amenities of residential properties and to enable the effects of the development to be adequately monitored during the course of the operations, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

6. Prior to the commencement of the development hereby permitted, the improvements to the visibility splays (measuring 59m in both directions from a 2.4m set back), as shown on Drawing No. 48345/P/SK04 Existing Access Visibility Plan, shall be completed. Such splays 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 Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

7. Within three months of the date of this permission, a positive signing scheme, to discourage 'through traffic' from using Britons Lane between the A148 and A149 shall be submitted to the County Planning Authority for its approval in writing, in consultation with the Highway Authority. The signage shall be erected in accordance with the approved details, prior to the commencement of the development hereby permitted.

Reason

In the interests of highway safety and safeguarding local amenity, in accordance with Policies CS15, DM10 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

8. Within three months of the date of this permission, a scheme indicating the facilities and/or methods to be put in place to ensure extraneous material is not carried onto any part of the public highway and any remedial measures to be put in place to clear the highway of any such material shall be submitted to the County Planning Authority for its approval in writing. Such facilities as may be so approved shall be thereafter provided and maintained and used as appropriate for the duration of this permission.

Reason:

To prevent extraneous material being deposited on the highway and to protect the amenities of residential properties and the surrounding area, in accordance with Policies CS15, DM 10 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

9. Notwithstanding the approved documents, within three months of the date of this permission, a Scheme for Geological Monitoring and Recording shall be submitted to the County Planning Authority for its approval in writing. The Scheme shall include details of:
- i) the watching brief including contents, activities, reporting schedule and who will undertake it, i.e. an appropriately qualified and experienced Quaternary geologist;
 - ii) arrangements to be made for consultation with the County Planning Authority on any significant geological finds during extraction;
 - iii) access to the site to allow academic study, and
 - iv) identification of suitable locations for conservation sections to inform the final restoration plan.

The development shall thereafter only be carried out in accordance with the approved scheme.

Reason:

In the interests of protecting sites of geological interest in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026

10. Within three months of the date of this permission, the applicant shall submit a scheme for approval in writing by the County Planning Authority detailing the

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

establishment of a local liaison group to include representation from the site operator, County Planning Authority, Beeston Regis Parish Council, Aylmerton Parish Council and local residents. The scheme shall include its objectives, membership, frequency and location of meetings and arrangements for the publication of minutes.

Liaison group meetings shall be held in accordance with the approved scheme for the duration of the development.

Reason: to provide a forum for discussion between the quarry operator, the County Planning Authority and the local community which will provide an opportunity to identify and remedy any impacts of quarrying on the community.

11. Notwithstanding the provisions of the submitted Ecological Impact Assessment, prepared by the Ecology Consultancy, dated 26/11/2019, within three months of the date of this permission an Ecological Management Plan (EMP) shall be submitted to the County Planning Authority for its approval in writing. The content of the EMP shall include the following:

- a) Description and evaluation of features to be managed,
- b) Ecological constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives including mitigation detailed in:

Supplementary Statement: Appendix 10: Ecological Impact Assessment: prepared by the Ecology Consultancy: dated 26/11/2019: received 29 November 2019;

Supplementary Statement: Appendix 10: Ecological Impact Assessment: Appendix 2: Survey Reports: prepared by the Ecology Consultancy: received 29 November 2019;

Preliminary Ecological Appraisal: prepared by the Ecology Consultancy: dated 26/10/2016): received 18 February 2020; namely that for

- Bees and wasps including locations of habitat piles and nesting locations for bees and wasps

- protection and enhancement of bat feeding and commuting corridors,

- protection and enhancement of hedgerows

- reptiles including creation of log piles and piles of stones

- no. and locations of nest boxes for birds and bat boxes

- birds including provision of grassland foraging habitat for birds including skylarks and barn owls on unexcavated arable areas

- badgers including planting native fruit trees in suitable locations

- off -site remedial tree and shrub planting including woodland north of the site

- e) Prescriptions for management actions

- f) Preparation of a work schedule (including an annual work plan)

- g) Details of the body or organisation responsible for implementation of the plan

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

h) On-going monitoring and remedial measures

Provision for a site visit, desk study and updated targeted protected species survey to be carried out by a suitably qualified ecologist where required in-line with Chartered Institute of Ecology and Environmental Management's Advice Note on the Lifespan of Ecological Reports and Surveys (CIEEM; April 2019) and, if necessary, any additional mitigation measures that need incorporating into the site's design to be submitted to and approved in writing by the County Planning Authority.

The EMP shall also set out (where the results of monitoring show that conservation aims and objectives of the EMP are not being met) how remedial action will be identified, agreed and implemented so the development still delivers the fully function biodiversity objectives of the originally approved scheme."

Such EMP as approved shall be adhered to and implemented strictly in accordance with the approved details.

Reason:

In the interests of protecting and enhancing biodiversity, in accordance with UK and European Law, Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026 and Section 15 of the National Planning Policy Framework (2019).

12. Notwithstanding the provisions of Concept Restoration Plan - Plan No. 91090/E/CR/1 v4, Illustrative Cross Sections (A-A); Plan No. 91090/E/CS/1 v2; dated 21-10-2019; received 29 November 2019, Illustrative Cross Sections (B-B); Plan No. 91090/E/CS/2 v2; dated 21-10-2019; received 29 November 2019 and Revised Section 4 of ES: Restoration Scheme and Outline Management Plan prepared by David L Walker Limited dated November 2019, within six months of the date of this permission, a detailed scheme for the restoration of the land shall to be submitted to the County Planning Authority for its approval in writing. The scheme shall include provision for the restoration of the site in accordance with the principles shown on Concept Restoration Plan - Plan No. 91090/E/CR/1 v4 and include details of the following:

- the restoration soil profile
- final soil preparation
- seeding, including rate and timing of seeding;
- heathland seed mixture/species;
- acid grassland seed mixture/species;
- size and species of trees and shrubs, planting and arrangements for their protection and maintenance.

The scheme shall be implemented as approved

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

Reason:

To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

13. Within six months of the date of this permission, provision shall be secured for publication and dissemination of results of the trial trenching, as detailed in the Archaeological Evaluation Report prepared by Archaeological Solutions Ltd dated 30 August 2019 and, archive deposition.

Reason:

In the interests of recording items of archaeological interest, in accordance with Policy DM9 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

14. Prior to the commencement of operations in phases 1 and 2 of the development hereby permitted, the scheme for crossing of Bridleway BR10 shall be implemented in accordance with the details identified in the e-mail from David L Walker to Norfolk County Council dated 29 August 2019 09:59 hours and shown on Drawing B92/1005 Bridleway BR10 Crossing dated 08/19, contained within Appendix 6 of the Supplementary Statement and, in accordance with the provisions of the Construction Environmental Management Plan (CEMP: Biodiversity) as approved pursuant to condition 4 of this permission.

The development shall thereafter only be carried out in accordance with the approved scheme.

Reason:

To safeguard users of the public rights of way network

15. The scheme of landscaping, as detailed in the document entitled Landscape Plan at Britons Lane Quarry, Beeston Regis, prepared by A.T.Coombes Associates Ltd., dated 02/10/2019, received 30 January 2020 shall be implemented within 12 months of the commencement of the development hereby permitted. Any plants which, within a period of ten years from the date of initial planting die, are removed or become seriously damaged or diseased, shall be replaced with others of a similar size and species at the next appropriate planting season.

Reason:

To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

16. Existing trees, shrubs and hedgerows between the extension area and the A148, shown as 'Existing trees' on submitted Dwg No. 91090/E/S/1/v4 Quarry Extension-Site Plan and, within such land as outlined in blue on submitted

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

Location Plan; Drg. No. 91090E/A/1 rev C; dated 05/20; received 25 September 2020 shall be retained. Any such plants which at any time during the development period, die, are removed without consent, or become seriously damaged or diseased shall be replaced in the planting season (November to March) immediately following any such occurrences with others of a similar species.

Reason

To ensure the provision of amenity afforded by existing landscape features, in accordance with Policy CS14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026

- 17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking, re-enacting or modifying this Order, no buildings, plant or machinery, nor structures of the nature of plant or machinery shall be erected on the site, except with permission granted on an application under Part III of the Town and Country Planning Act 1990.

Reason: To control possible future development which would otherwise be permitted but which may have a detrimental effect on amenity or the landscape, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

- 18. With the exception of temporary operations such as soil stripping, formation and removal of baffle mounds and screening bunds, and restoration processes, noise caused by operations shall be attenuated and in any event shall not exceed the following levels at any of the noise sensitive properties identified within Table 4.1 of Appendix 9 of the Environmental Statement, Noise Assessment, dated February 2019 between the hours of operation specified in condition number 23 of this permission.

Location	Noise limit
Heathside	49 db LAeq, 1 hour, free field
Dwellings on Britons Lane	52 dB LAeq, 1 hour, free field
Dwellings along Holt Road	55 dB LAeq, 1 hour, free field

[The above locations are identified on Figure 1: Site Location and Noise Monitoring Positions of Appendix 9 Noise Assessment of the Environmental Statement, dated February 2019].

Reason:

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

19. No plant or machinery shall be used on the site unless it is maintained in a condition whereby it is efficiently silenced in accordance with the manufacturer's specification.

Reason:

To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

20. Noise emitted from temporary operations including soil stripping, construction and removal of baffle mounds, soil storage mounds, screening bunds and spoil heaps, and restoration processes at the site shall not exceed the levels specified in Condition number 18 above other than for a period of eight weeks in any 12 month period. At such times the noise level shall not exceed a maximum limit of 70 dB LAeq, 1 hour, free field, when measured at the locations shown on Figure 1: Site Location and Noise Monitoring Positions of Appendix 9 Noise Assessment of the Environmental Statement, dated February 2019.

Reason:

To protect the amenities of residential properties, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

21. No reversing beepers or other means of audible warning of reversing vehicles shall be fixed to, or used on, any site vehicle or mobile plant, other than those which use white noise or other non-tonal noise.

Reason:

To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

22. Measures shall be taken to prevent dust nuisance and sand blow caused by the operations, including spraying of road surfaces, plant area and stockpiles.

Reason:

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

23. No operation authorised or required under this permission or under Part 17 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, including the movement of vehicles and operation of any plant, shall take place on Sundays or public holidays, or other than during the following periods:

07.00 - 18.00 hours Mondays to Fridays
07.00 - 13.00 hours Saturdays

save that:

(a) No mineral extraction shall be carried out on Saturdays;

(b) No soil stripping or operations for the formation and subsequent removal of material from any amenity bund shall take place on Saturdays, Sundays or public holidays, or other than during the following periods:

08.00 - 18.00 hours Mondays to Fridays.

Reason:

To protect the amenities of residential properties and the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

24. Soil bunds which are in situ for one or more growing season shall be seeded with grass and maintained in accordance with the submitted details contained in paragraph 3.1.9 of Section 3: Proposed Development of the Environmental Statement.

Reason:

To protect the amenities of the surrounding area, in accordance with Policy DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

25. No dewatering of excavations shall be carried out.

Reason:

To safeguard hydrological interests, in accordance with Policy DM3 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

26. Vehicles leaving the site shall not be in a condition whereby they would deposit mud or other loose material on the public highway.

Reason:

In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

27. The sign erected at the vehicular exit to Britons Lane, pursuant to condition 2. i. of Planning Permission C/1/1993/1007, to indicate to drivers of all vehicles exceeding 7.5 tonnes gross weight that they shall only turn left on exit shall be maintained for the duration of this permission.

Reason:

In the interests of highway safety, in accordance with Policy DM10 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

28. No external lighting shall be installed on the site unless it is

- fully shielded (enclosed in full cut-off glass fittings)
- directed downwards (mounted horizontally to the ground)
- switched on only when needed
- white light low-energy lamps (LED, metal halide or fluorescent)
- maintained such that it will not cause glare beyond the site boundaries.

Reason:

To protect the natural beauty of the Norfolk Coast AONB and amenities of residential properties, in accordance with Policies CS14 and DM12 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

29. With exception of that part of the site identified as IDO Site West - 2031-2032 on Drg. No. 91090/E/TP, Indicative Restoration Timings Plan, the restoration of the site shall be completed by 31 December 2032 in accordance with the details to be approved pursuant to condition no. 12 of this permission.

Reason:

To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

30. Handling, movement and re-spreading of topsoil and subsoil shall not take place except when the soils are in a suitably dry and friable condition, and in such a way and with such equipment as to ensure minimum compaction. (No handling of topsoil and subsoil shall take place except between 1st April and 31st October unless otherwise agreed in writing beforehand by the County Planning Authority.)

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

Reason:

To ensure the proper and expeditious restoration of the site, in accordance with Policy DM14 of the Norfolk Minerals and Waste Core Strategy DPD 2010-2026.

Informatives:

- This permission is also subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 concerning: aftercare; permissive access; geological restoration management; interpretation facilities; vehicular access for geological management and scientific access
- The applicant needs to ensure compliance with the Wildlife and Countryside Act 1981 (as amended) and European Protected Species legislation when carrying out tree felling
- Attention is drawn to the requirements of the Environment Agency as contained in their letter dated 17 June 2019, a copy of which is attached to this notice.
- Please be aware, it is the applicant's 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 applicant's title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details.
- The Quaternary geologist to be appointed pursuant to condition 9 of this permission should be agreed in advance with Natural England
- In relation to condition 28 of this permission, please refer to the Institution of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light which gives guidance for lighting in an AONB.

Positive and Proactive Statement

In accordance with Article 35(4) of the Town and Country Planning (Development Management Procedure) Order 2015, Norfolk County Council confirms that all relevant environmental information has been taken into consideration in reaching this decision.

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015: The local planning authority has passed on to the applicant specific issues raised by third parties during the application processing period to enable the applicant to be aware of these issues and to address these if necessary.

Reason for pre-commencement conditions

Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 requires planning authorities to provide written reasons for

Location: Beeston Regis Quarry, Britons Lane, Beeston Regis, Sheringham, Norfolk. NR26 8TP

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imposing planning conditions that require particular matters to be approved before development can start. In this instance conditions 4, 5 and 6 require matters to be addressed before development can commence, and relate to access improvements and, biodiversity and noise monitoring information which was not provided with the planning application documentation. The information is required to ensure the scheme would not have unacceptable impacts on highway safety, to protect the amenities of residential properties and, to protect biodiversity. This information is being requested by condition to ensure the application is determined within its statutory period and without delay.