

St Edmundsbury Borough Council
PO Box 122
Bury St. Edmunds
Suffolk
IP33 3YS

Our ref: AC/2018/127143/01-L01
Your ref: DC/18/0862/FUL
Date: 11 June 2018

Dear Sir/Madam

PLANNING APPLICATION - COFFEE SHOP (A1/A3) INCLUDING DRIVE-THRU FACILITY WITH ASSOCIATED CAR PARKING, CYCLE PARKING, LANDSCAPING AND ASSOCIATED WORKS (DEMOLITION/REMOVAL OF EXISTING STRUCTURES) HAVERHILL SERVICE STATION STURMER ROAD HAVERHILL CB9 7UU

Thank you for referring the above application. We have reviewed the information as submitted and wish to make the comments below. Further information for the applicant can be found in the attached appendix.

Site Specific Information / Comments

The site is underlain by a principal chalk aquifer, within the WFD North Essex Chalk groundwater body. Principal aquifers are geological strata that exhibit high permeability and provide a high level of water storage. They support water supply and river base flow on a strategic scale. The proposed development is within a service station. Therefore, we consider the site to have high sensitivity with respect to controlled waters.

Environment Agency Position

We **object** to the proposed development, as submitted, because the application has failed to provide assurance that the risks of pollution to controlled waters are acceptable, or can be appropriately managed. We recommend that planning permission is refused on this basis.

Reason

To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and the Environment Agency's Groundwater Protection Position Statements document (available at: <https://www.gov.uk/government/collections/groundwater-protection>).

Overcoming Our Objection

The applicant may have to provide a Preliminary Risk Assessment (PRA), including a Desk Study, Conceptual Site Model and initial assessment of risk, to satisfactorily demonstrate to the Local Planning Authority that the risk to controlled waters associated with potential contaminations has been fully understood and can be addressed through appropriate measures.

Yours faithfully

Emily Davies
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APPENDIX 1 – Advice to Applicant

SuDS

- Infiltration sustainable drainage systems (SuDS) such as soakaways, unsealed porous pavement systems or infiltration basins shall only be used where it can be demonstrated that they will not pose a risk to the water environment.
- Infiltration SuDS have the potential to provide a pathway for pollutants and must not be constructed in contaminated ground. They would only be acceptable if a phased site investigation showed the presence of no significant contamination.
- Only clean water from roofs can be directly discharged to any soakaway or watercourse. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures and a suitable number of SuDS treatment train components appropriate to the environmental sensitivity of the receiving waters.
- The maximum acceptable depth for infiltration SuDS is 2.0 m below ground level, with a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels.
- Deep bore and other deep soakaway systems are not appropriate in areas where groundwater constitutes a significant resource (that is where aquifer yield may support or already supports abstraction).
- SuDS should be constructed in line with good practice and guidance documents which include the SuDS Manual ([CIRIA C753](#), 2015) and the [Susdrain website](#).
- For further information on our requirements with regard to SuDS see our Groundwater protection position statements (2017), in particular Position Statements G1 and G9 – G13 available at: <https://www.gov.uk/government/publications/groundwater-protection-position-statements>

We recommend that developers should refer to:

1. The Environment Agency's approach to groundwater protection documents: <https://www.gov.uk/government/collections/groundwater-protection>;
2. The risk management framework provided in CLR11, "Model Procedures for the Management of Land Contamination", when dealing with land affected by contamination: <http://webarchive.nationalarchives.gov.uk/20140328084622/http://publications.environment-agency.gov.uk/pdf/SCHO0804BIBR-e-e.pdf>;
3. Our "Guiding Principles for Land Contamination" for the type of information that we require in order to assess risks to controlled waters from the site: <http://www.claire.co.uk/useful-government-legislation-and-guidance-by-country/76-key-documents/192-guiding-principles-for-land-contamination-gplc>. The Local Authority can advise on risk to other receptors, for example human health);
4. Our "Verification of Remediation of Land Contamination" report: <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0210brxf-e-e.pdf>;
5. The CL:AIRE "Definition of Waste: Development Industry Code of Practice" (version 2) and our related "Position Statement on the Definition of Waste: Development Industry Code of Practice": <http://www.claire.co.uk/component/phocadownload/category/8-initiatives?download=212:definition-of-waste-development-industry-code-of-practice> and http://www.claire.co.uk/index.php?option=com_phocadownload&view=category&download=178:dow-cop-ea-position-statement&id=8:initiatives&start=20&Itemid=230;
6. British Standards BS 5930:2015 and BS10175:2011 and our "Technical Aspects of Site Investigations" Technical Reports P5-065/TR: <http://webarchive.nationalarchives.gov.uk/20140328084622/http://publications.environment-agency.gov.uk/pdf/SP5-065-TR-e-e.pdf> and <http://webarchive.nationalarchives.gov.uk/20140328084622/http://publications.environment-agency.gov.uk/pdf/SP5-065-TR1-e-e.pdf>;
7. Our "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination" National Groundwater & Contaminated Land Centre Project NC/99/73: <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>;
8. Our "Good Practice for Decommissioning Boreholes and Wells": <http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/scho0202bisw-e-e.pdf>;

[agency.gov.uk/LIT_6478_8cbe6f.pdf](https://www.gov.uk/government/organisations/environment-agency);

9. Our website: <https://www.gov.uk/government/organisations/environment-agency> for more information.

APPENDIX 2 – Pollution Prevention

- Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.
- Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from lorry parks and/or parking areas for fifty car park spaces or more and hardstandings should be passed through an oil interceptor designed compatible with the site being drained. Roof water shall not pass through the interceptor.
- Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
- Foul and surface water manhole covers should be marked to enable easy recognition, convention is red for foul and blue for surface water. This is to enable water pollution incidents to be more readily traced.
- The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to surface waters or groundwater.