



Savannah Cobbold
West Suffolk
Planning & Regulatory Services
West Suffolk House Western Way
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Suffolk
IP33 3YU

Our ref: AC/2023/131556/02-L01
Your ref: DC/23/0735/FUL
Date: 10 January 2024

Dear Savannah

DC/23/0735/FUL | PLANNING APPLICATION - FOOD TO GO POD AND ASSOCIATED FORECOURT WORKS (FOLLOWING DEMOLITION OF CAR WASH, JET WASH MACHINE AND PLANT ROOM)

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Thank you for your consultation dated 21 December 2023. We have reviewed the documents as submitted and have no objection to the proposed development under the assumption that the following condition set out below, is included. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

We ask to be consulted on the details submitted for approval to your Authority to discharge these conditions and on any subsequent amendments/alterations.

Environmental setting

This site is located above Secondary A and Principal Aquifers (Lowestoft Formation – sands and gravels, and Chalk respectively), it also overlies a Source Protection Zone 3 and WFD groundwater body (North Essex Chalk) and is just 65m from Stour Brook. The site is considered to be of high environmental sensitivity. The historic and future use could present potential pollutant linkages to controlled waters.

Condition 1

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a

remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason 1

To protect and prevent the pollution of controlled waters (Secondary A and Principal aquifers, nearby Source Protection Zone 3, and Stour Brook) from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF 2023; paragraphs 180, 189 and 190), EU Water Framework Directive, Anglian River Basin Management Plan and Environment Agency Groundwater Protection Position Statements (2017) A4 – A6, J1 – J7 and N7.

Technical appendix

We have reviewed the SLR Phase 1 Environmental Site Assessment of 11 December 2023 (ref: 427.009895.00001). The report concludes that there is at present no significant risk to the water environment. We agree with this conclusion. We do note however that the existing tanks are all 36 years old and single skin. We strongly recommend that these tanks are upgraded to a modern standard with a lower risk to the water environment before any releases do occur. This will require a separate planning application and we strongly recommend early engagement directly with the Environment Agency to help with this process.

We recommend that developers should:

- 1) Refer to our [‘Groundwater Protection’](#) website;
- 2) Refer to our [Land Contamination: Risk Management website when dealing with land affected by contamination. This is based on CLR11 which is archived within CL:AIRE Water and Land Library \(WALL\)](#), and also includes the [Guiding Principles for Land Contamination](#) for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, for example human health;
- 3) Refer to our [Land Contamination Technical Guidance](#);
- 4) Refer to [‘Position Statement on the Definition of Waste: Development Industry Code of Practice’](#);
- 5) Refer to British Standards BS 5930:1999 A2:2010 *Code of practice for site investigations* and BS10175:2011 A1: 2013 *Investigation of potentially contaminated sites – code of practice*
- 6) Refer to our [‘Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination’](#) National Groundwater & Contaminated Land Centre Project NC/99/73. The selected method, including environmental mitigation measures, should be presented in a ‘Foundation Works Risk Assessment Report’,

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Iceni House Cobham Road, Ipswich, IP3 9JD.
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guidance on producing this can be found in Table 3 of '[Piling Into Contaminated Sites](#)';

7) Refer to our '[Good Practice for Decommissioning Boreholes and Wells](#)'.

8) Refer to our '[Dewatering building sites and other excavations: environmental permits](#)' guidance when temporary dewatering is proposed

We trust that this advice is useful.

Yours sincerely



Mr Harry Skinner
Sustainable Places - Planning Advisor

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