

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

Our ref: AC/2015/123809/03-L01
Your ref: DC/15/2151/OUT
Date: 14 February 2017

FAO: Chris Rand

Dear Sir/Madam

**OUTLINE APPLICATION (MEANS OF ACCESS TO BE CONSIDERED) -
RESIDENTIAL DEVELOPMENT OF UP TO 2,500 UNITS (WITHIN USE CLASSES
C2/C3); TWO PRIMARY SCHOOLS; TWO LOCAL CENTRES INCLUDING
RETAIL, COMMUNITY AND EMPLOYMENT USES (WITH USE CLASSES
A1/A2/A3/A4/A5, B1 AND D1/D2; OPEN SPACE; LANDSCAPING AND
ASSOCIATED INFRASTRUCTURE
GREAT WILSEY PARK, WILSEY ROAD, LITTLE WRATTING, SUFFOLK**

Thank you for your letter regarding the above mentioned site, which was received on 16 January 2017. We have reviewed the information as submitted and wish to make the following comments. Further information for the applicant can be found in the attached appendices, as well as technical comments that will need to be addressed in later submissions

Documents Reviewed

- Brookbanks Consulting, Geo-Environmental Phase 1 Desk Study - Land at Haverhill Suffolk, Document Reference: 10173/DS/01, dated February 2016
- Bidwells, Environment Statement Volume 2 Main Report - Chapter 11: Surface Water Drainage & Flood Risk - Hallam Land Management & Mrs Pelly - Great Wilsey Park Haverhill, September 2015

Environment Agency Position

We consider the current and historic use of the site for agricultural activities, which may include the use of fertilisers and pesticides as well as oil and fuel storage, to be potentially contaminative. Sufficient information has been provided to demonstrate that risks of pollution to controlled waters are understood and can be addressed through appropriate measures. Whilst we believe that contamination risks at this site could be manageable, there is outstanding information relating to the absence of plausible pollutant / contaminant linkages at the site. Therefore, further detailed information will be required before built development is undertaken. Therefore, we would like to withdraw our previous objection to the development as long as the following planning conditions are included as set out below.

CONDITION (1)

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A Preliminary Risk Assessment (PRA) which has identified:
 - all previous uses;
 - potential contaminants associated with those uses;
 - a conceptual model of the site indicating sources, pathways and receptors; and
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason (1)

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, paragraphs 109, 120, 121 and Environment Agency Groundwater Protection: Principles and Practice (GP3).

Advice to LPA (1)

We are satisfied that the risks to controlled waters posed by contamination at this site can be addressed through appropriate measures. However, further details will be required in order to ensure that risks are appropriately addressed prior to the development commencing and being occupied. It is important that remediation works, if required, are verified as completed to agreed standards to ensure that controlled waters are suitably protected.

CONDITION (2)

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 a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason (2)

See Reason 1.

Advice to LPA (2)

No investigation can completely characterise a site. The condition may be appropriate where some parts of the site are less well characterised than others, or in areas where contamination was not expected and therefore not included in the

original remediation proposals.

CONDITION (3)

Development shall not begin until a scheme for surface water disposal has been submitted to and approved in writing by the Local Planning Authority. Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality. The development shall be carried out in accordance with the approval details.

Reason (3)

See Reason 1.

Advice to LPA (3)

The water environment is potentially vulnerable and there is an increased potential for pollution from inappropriately located and/or designed infiltration Sustainable Drainage Systems (SuDS).

CONDITION (4)

Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason (4)

See Reason 1.

Advice to LPA (4)

Piling or any other foundation designs using penetrative methods can result in risks to controlled waters. It should be demonstrated that any proposed piling will not result in contamination of groundwater.

Please forward a copy of this letter to the applicant.

Should you wish to discuss this matter further please do not hesitate to contact me.

Yours faithfully

Neville Benn
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Sustainable Places
Direct dial 0203 0251906
Direct e-mail neville.benn@environment-agency.gov.uk



Appendix 1: Groundwater and Contaminated Land Technical Comments

Our technical comments on the reviewed report are provided below; we will expect that these are resolved in future submissions.

It is noted that information relevant to part 1 of Condition (1) has been provided.

According to the submitted desk study, the overall contaminative risk at the site is considered to be low. We do not agree with this assessment. We require robust lines of evidence to confirm the absence of contamination at the site and demonstrate that the potential risk of contamination to controlled waters is low.

- The preliminary risk assessment (PRA) has identified current and historic uses of the site for agricultural activities which could include the use of fertilisers, pesticides, herbicides, as well as the storage of oil and fuel for machinery. Contaminants associated with these activities can be mobile and present a risk to controlled waters via leaching and downwards or lateral migration.
- We require that the locations of all potential sources of contamination including the location of any above ground storage tanks (ASTs), underground storage tanks (USTs), or workshop(s) are identified.
- The risks to controlled waters from all the potential sources identified in the PRA will need to be adequately addressed. Information from an intrusive site investigation, including the results of field work and laboratory analysis to verify the absence of contaminants, will need to be provided. We would expect the chemical tests of contaminant suites to include all contaminants associated with the historic and current activities at the site and in the vicinity of the site. Please refer to the relevant Department of Environment Industry Profiles (available: <http://www.claire.co.uk/useful-government-legislation-and-guidance-by-country/76-key-documents/198-doe-industry-profiles>).
- Infiltration drainage is proposed as part of the development which could provide a pathway to the underlying groundwater, or mobilise any potential pre-existing contamination. Please refer to our general advice with regards to infiltration drainage in Appendix 2.
- It should be demonstrated that any proposed piling, or any other foundation designs, will not result in contamination of groundwater. Piling or any other foundation designs using penetrative methods can increase the risks of groundwater contamination by mobilising contamination and creating preferential pathways, which should be recognised in any future works. Please confirm the preferred founding technique for the site and whether piling is proposed.

Appendix 2: General Advice to Applicant

1. *Site Investigation*

Land contamination investigations should be carried out in accordance with BS 5930:2015 'Code of Practice for site investigations' and BS 10175:2011 'Investigation of potentially contaminated sites - Code of Practice' as updated/amended. Site investigation works should be undertaken by a suitably qualified and experienced professional. Soil and water analysis should be fully MCERTS accredited. Any further site investigation, demolition, remediation or construction works on site must not create new pollutant pathways or pollutant linkages in to the underlying principal aquifer to avoid generating new contaminated land liabilities for the developer. Clean drilling techniques may be required where boreholes, piles etc. penetrate through contaminated ground.

2. *Sustainable Drainage System (SuDS)*

We consider any infiltration SuDS greater than 2.0 m below ground level to be a deep system and are generally not acceptable. All infiltration SuDS require a minimum of 1.2 m clearance between the base of infiltration SuDS and peak seasonal groundwater levels. Soakaways must not be constructed in contaminated ground where they could re-mobilise any pre-existing contamination and result in pollution of groundwater. Soakaways and other infiltration SuDS need to meet the criteria in our Groundwater Protection: Principles and Practice (GP3) position statements G1 and G9 to G13. 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.

We recommend that developers should refer to:

1. Our "Groundwater Protection: Principles and Practice (GP3)" documents:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297347/LIT_7660_9a3742.pdf;
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.clare.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.clare.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://stuartgroup.ltd.uk/downloads/wellservices/groundwater/boreholedecommissioning/EAGuidelines.pdf>;
9. Our website: <https://www.gov.uk/government/organisations/environment-agency> for more information.