Alison Twyford
South Cambridgeshire District Council
Development Control
South Cambridgeshire Hall (6010)
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

Our ref: AC/2017/126329/01-L01
Your ref: S/3566/17
Date: 02 November 2017

Dear Sir/Madam

CONSTRUCTION OF A NEW GRAIN STORE AND CREATION OF AN ACCESS FROM FOWLMERE ROAD TOGETHER WITH PLANTING AND FORMATION OF AN ACOUSTIC BUND. LAND EAST OFF FOWLMERE ROAD, FOXTON.

Thank you for your consultation.

An electronic copy of the decision notice would be appreciated.

Environment Agency position.
Whilst the Agency has no objection in principle to the proposed development we wish to offer the following recommendations and informatives.

*We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.*

*Statutory Consultee role on Planning,* It will be necessary for you to consult your Lead Local Flood Authority (LLFA), in respect of its statutory consultee role on planning, specifically sustainable surface water drainage.

Notwithstanding the above, infiltration drainage, including soakaways, will only be acceptable where it has been demonstrated by the applicant that the land is uncontaminated.

*Environment Agency position – Contaminated land.*
*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.*

Documents Reviewed.
Historic Environment Desk-Based Assessment, Pre-Construct Archaeology Ltd, Ref: R12989 v02, September 2017.

Site Specific Information / Comments.
The site is underlain by principal chalk Aquifer, within the WFD Cam and Ely Ouse 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. There is a pond located in approximately 300 m to the south west and a drain is located approximately 690m to the south east of the proposed site. The site is not located within a source protection zone.
The site was used predominantly as an agricultural land therefore, we consider the site to have low contaminative potential with respect to controlled waters.

Recommendations.
We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

**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 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 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 approach to groundwater protection (available at: [https://www.gov.uk/government/collections/groundwater-protection](https://www.gov.uk/government/collections/groundwater-protection)).

**Advice to LPA (1).**
Contamination can still be missed by an investigation and this condition gives the Local Planning Authority the ability to require a new, or amendments to an existing, remediation strategy to address any previously unexpected contamination.

**Condition (2).** 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 (2).** See Reason 1.

**Advice to LPA / Applicant (2).**
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).

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

**Environment Management.**
**Applicant Informatives.**
All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.

Only clean, uncontaminated surface water should be discharged to any soakaway, watercourse or surface water sewer.

**No internal drainage will be permitted within the building.**

All fertilizer must be stored undercover within the building. Solid fertilizer shall be stored upon an impermeable concrete base or floor.
Liquid fertilizer shall be stored within an impermeable bund of 110% of the capacity of the largest container stored. If it is the applicant’s intention to store of liquid fertilizer he is advised to contact the Agency to discuss the proposal, a permit from the Agency may be required.

All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway. Any waste retained on site prior to disposal should be stored on a sealed concrete pad, not discharging to surface or ground water.

Any slurry, washdown water and contaminated surface water should be designed in accordance with Defra “Code of Good Agricultural Practice for the Protection of Water” for subsequent site disposal. Details can be found on the Defra website.

Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order), any oil storage tank shall be sited on an impervious base and surrounded by oil tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes. The installation must comply with Control of Pollution Regulations 2001, and Control of Pollution (Oil Storage) Regulations 2001.

The site developer should ensure that adequate protection is afforded to bulk storage of fuel on site to prevent damage from demolition activities or vehicle movements, and to guard against vandalism. Where relevant, oil storage should comply with The Control of Pollution (Oil Storage) (England) Regulations 2001.

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.

Yours faithfully

Mr. T.G. Waddams
Planning Liaison

Direct e-mail planning.brampton@environment-agency.gov.uk

Enc: Appendices.

Environment Agency, East Anglia Area (West), Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE.

www.gov.uk/environment-agency

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

Land Contamination.
The desk study has been carried out for the site. Even though there was no formal preliminary risk assessment to controlled waters carried out at the site, as mentioned in the Historic Environment Desk-Based Assessment (Ref: R12989 v02, September 2001), we agree that it is unlikely for contamination to be present beneath the site, considering the previous use of the land as agricultural.

Surface Water Drainage.
We understand that disposal of surface water via infiltration is being considered. Infiltration drainage could provide a pathway for contamination to the underlying groundwater, or mobilise any potential pre-existing contamination. Please refer to our general advice with regards to infiltration drainage in Appendix 1. Please also refer to the Lead Local Flood Authority’s (LLFA) comments relating to surface water disposal. The design, building and operation of any surface water disposal scheme has to comply with the requirements of the LLFA.

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:
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:


7. Our “Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination” National Groundwater & Contaminated Land Centre Project NC/99/73:

8. Our “Good Practice for Decommissioning Boreholes and Wells”:


APPENDIX 2 – Pollution Prevention.
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.

End.

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