

Norfolk County Council  
Planning & Transportation  
County Hall Martineau Lane  
Norwich  
Norfolk  
NR1 2SG

**Our ref:** AC/2023/131467/01-L01  
**Your ref:** FUL/2023/0005  
**Date:** 15 March 2023

Dear Sir/Madam

**CREATION OF A NEW RECYCLING CENTRE (RC) TO DEAL WITH HOUSEHOLD WASTE AND SMALL AMOUNTS OF TRADE WASTE. RC INCLUDES CREATION OF A CONCRETE PAD AND ERECTION OF NEW STAFF WELFARE OFFICE AND REUSE SHOP (WITH PHOTOVOLTAIC PANELS) FOR ONSITE SALE OF ITEMS SUITABLE FOR REUSE AND ANCILLARY SMALL-SCALE SALE OF NON-RECYCLED ITEMS (CHRISTMAS TREES, LOGS, COMPOST BINS AND GREEN WASTE SACKS). CREATION OF A NEW ACCESS ONTO THE A148 HOLT ROAD WITH THE CLOSURE OF THE EASTERN END OF THE EXISTING HOLT ROAD AND REINSTATEMENT TO HIGHWAY VERGE LAND OFF HOLT ROAD, SHERINGHAM, NR26 8TW**

Thank you for referring the above application which was received on 22<sup>nd</sup> February 2023.

We have **no objection** to the proposed development but wish to make the following comments.

#### **Advice to the Applicant**

#### **Surface Water Drainage and Infiltration Sustainable Drainage Systems (SuDS):**

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

Surface water from roads and impermeable vehicle parking areas shall be discharged via trapped gullies.

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

Where soakaways are proposed for the disposal of uncontaminated surface water, percolation tests should be undertaken, and soakaways designed and constructed in accordance with BRE Digest 365 (or CIRIA Report 156), and to the satisfaction of the Local Authority. The maximum acceptable depth for soakaways is 2 metres below existing ground level. Soakaways must not be located in contaminated areas. If, after tests, it is found that soakaways do not work satisfactorily, alternative proposals must be submitted.

## **Environmental Permitting**

The proposed activity will require an Environmental Permit under the Environmental Permitting Regulations 2010. We have not identified any major concerns about issuing a permit for this development based upon the current information submitted in support of this planning application. Checking our records the applicant has not yet applied for an Environmental Permit. Considerations should be made towards requirements set out in environmental permits (standard rules or bespoke), such as:

- Infrastructure requirements, such as drainage (hardstanding, sealed drainage, impermeable surface).
- Waste types accepted.
- Waste storage limits (per annum and at any one time).
- Documentation such as environmental management systems, fire prevention plans and noise management plans.

Only items taken straight to the re-use shop would be deemed as non-waste.

The Environment Agency's permitting service offers basic pre-application advice to help you get your permit application right first time. The basic level of pre-application advice is free. For enhanced pre-application advice there is a charge for this service. We would recommend pre application advice is sought to ensure any Environmental Permit requirements have been covered in your planning application. Please see the following website for information: [Get advice before you apply for an environmental permit - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Please also note that the existing permit opposite this site will remain active until fully surrendered.

We hope this information is of assistance. If you have any queries, please do not hesitate to contact us.

Yours faithfully

**Alison Craggs**  
**Sustainable Places Planning Advisor**

Direct dial 020 847 45242

Direct e-mail [planning.EastAnglia@environment-agency.gov.uk](mailto:planning.EastAnglia@environment-agency.gov.uk)