

**From:** Robson, Liam <Liam.Robson@environment-agency.gov.uk>  
**Sent:** 27 April 2023 10:41  
**To:** Bateman, Tim  
**Subject:** RE: Sheringham RC - EA Permit

Morning Tim

This is the guidance we like consultants to use, so in short, yes, we are happy with this approach.

Kind Regards

Liam

**Liam Robson**

Sustainable Places Planning Specialist – East Anglia Area (East)

**Environment Agency** | Icen House, Cobham Road, Ipswich, Suffolk, IP3 9JD

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**Upcoming annual leave:** 01/05/23 until 09/05/23 inclusive



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**From:** Bateman, Tim <Tim.Bateman@stantec.com>  
**Sent:** 26 April 2023 17:48  
**To:** Robson, Liam <Liam.Robson@environment-agency.gov.uk>  
**Subject:** RE: Sheringham RC - EA Permit

Hi Liam,

Are you able to confirm please that you are happy for us to use the simple index approach as described in the SuDS Manual (CIRIA C753, 2015) is used to assess the pollution hazard level for this scheme.

Kind Regards, Tim

**Tim Bateman** BEng (Hons)

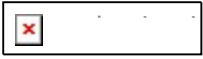
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**From:** Robson, Liam <Liam.Robson@environment-agency.gov.uk>  
**Sent:** 19 April 2023 15:23  
**To:** Bateman, Tim <Tim.Bateman@stantec.com>  
**Subject:** RE: Sheringham RC - EA Permit

Hello Tim



I have discussed this with our groundwater and contaminated land team. This application would not meet our current risk bar (being located in SPZ3) and therefore we wouldn't provide any objections to any planning application submitted. However, we have taken a brief scan of the proposals and we are happy that the site has been located in a lower risk environmental setting. I would however flag that you would need to contact our permitting team for any permitting matters. I have however passed your query on relating to transferring the adjacent permit to this site and will come back to you.

We would include the following SuDS informative with our response:

**Sustainable Drainage Systems (SuDS) informative**

- 1. 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.*
- 2. 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.*
- 3. 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.*
- 4. 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.*
- 5. 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).*
- 6. 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:**

- 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', 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

Kind Regards

Liam

Liam Robson

Sustainable Places Planning Specialist – East Anglia Area (East)

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**From:** Robson, Liam

**Sent:** 19 April 2023 13:55

**To:** 'Bateman, Tim' <[Tim.Bateman@stantec.com](mailto:Tim.Bateman@stantec.com)>

**Subject:** RE: Sheringham RC - EA Permit

Good Afternoon Tim

As discussed, if you can email me over a few of the details – I will ensure this is discussed with the relevant team and I will come back to you with time-scales etc.

My understanding from our conversation is that you are looking to base the assessment of the Sheringham site on that of an existing site as you did with the Harford application (I note the planning ref for this was FUL/2020/0040 FYI).

If you are able to confirm and provide details I will pass this on. Could I also confirm whether it is the permit or a planning application you are wishing to discuss as if you are wishing to discuss the permit I will need to pass over to that team.

Kind Regards

Liam

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From: Bateman, Tim <[Tim.Bateman@stantec.com](mailto:Tim.Bateman@stantec.com)>

Sent: 19 April 2023 13:40

To: Robson, Liam <[Liam.Robson@environment-agency.gov.uk](mailto:Liam.Robson@environment-agency.gov.uk)>

Subject: Sheringham RC - EA Permit

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Good afternoon Liam,

Re: **Sheringham RC - EA Permit**

Please can you give me a call back when you receive this email, I would just like to discuss the above with you.

Many thanks and kind regards, Tim

**Tim Bateman** BEng (Hons)

Senior Civil Engineer

(He/Him)

Direct: +44 1223 802 986

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