

West Winch Housing Access Road

Environmental Statement Chapter 1 Appendix 1.2 – EIA Scoping Opinion Part 2 of 2

Author: WSP

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Date: October 2023



West Winch Housing Access Road ES Appendix 1.2 – EIA Scoping Opinion Part 2 of 2 Document Reference: ncc/3.01.02

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1 Introduction

1.1.1 This document provided by Norfolk County Planning Authority, under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. It has been undertaken as a result of a request for such received on 22 March 2021 from Norfolk County Council. If you require this document in a more accessible format please contact westwinchhar@norfolk.gov.uk.

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| DATE: 26/03/2021 | | with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is | Cardonat |
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| REF: SCO/2021/0001 pt.1 (JP) | NHP MAINS | that this information is provided to all persons (either direct labour or contractors) working for you on or near gas | Your Gas Network |
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| CENTRE: 563639, 315499 | on A3 Colour Portrait | | This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction |
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| USER: James.Parker | Underground cables | This plan shows those cables owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. | MAPS Plot Server Version 1.11.0 |
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| DATA DATE: 12/11/2020 | | is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plo or their spents, services or contractors for any error or omission | national drid |
| REF: SCO/2021/0001 pt.1 (JP) | | accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables | Jian |
| MAP REF: TF6315 | Om 1 200m | and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information | Requested by: Norfolk County Council |
| CENTRE: 563639, 315499 | on A3 Colour Portrait | information included on this plan should not be referred to beyond a period of 28 days from the date of issue. | This plan is reproduced from or based on the OS map by National Grid Electricity Transmission |
| | | | plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved. Ordnance Survey Licence number 100024241 |

ENQUIRY SUMMARY

Received Date 25/03/2021

Your Reference SCO/2021/0001 pt.1 (JP)

Location Centre Point: 563638, 315499 X Extent: 360 Y Extent: 1345 Postcode: PE33 0FB Location Description: PE33 0FB West Winch and North Runcton

Map Options Paper Size: A3 Orientation: PORTRAIT Requested Scale: 10000 Actual Scale: 1:10000 (GAS), 1:10000 (ELECTRIC) Real World Extents: 2890m x 3670m (GAS), 2890m x 3670m (ELECTRIC)

<u>Recipients</u> pprsteam@cadentgas.com

Enquirer Details Organisation Name: Norfolk County Council Contact Name: Nick Johnson Email Address: MaWP@norfolk.gov.uk Telephone: 01603 222724 Address: County Hall , Martineau Lane, Norwich, NR1 2SG

<u>Description of Works</u> PA West Winch Housing Access Road SP

Enquiry Type Formal Planning Application

<u>Development Types</u> Development Type: Development for use by General Public

nationalgrid

Nick Johnson Norfolk County Council County Hall, Martineau Lane, Norwich, NR1 2SG National Grid House Warwick Technology Park Gallows Hill, Warwick CV34 6DA

Jackie Webb Asset Protection Assistant Compliance & Integrity Gas Transmission National Grid Warwick Direct Tel: 07811 021561 Email: jackie.webb1@nationalgrid.com

Planning Work?

Contact us on 0800 688 588* Mon-Fri 8am-4pm (*Calls may be recorded and monitored) E-mail: <u>Plantprotection@cadentgas.com</u>

Electricity Emergency Number: 0800 40 40 90* National Gas Emergency Number: 0800 111 999*

*Available 24 hours, 7 days/week. Calls may be recorded and monitored. www.nationalgrid.com

Date : 4/12/2021 Our Reference: EA_GE2B_3NWP_028678 Your Reference: SCO/2021/0001 pt.1 (JP)

Dear Nick Johnson/Norfolk County Council

Ref: PE33 0FB West Winch and North Runcton

National Grid has No Objection to the above proposal which is in close proximity to a High-Pressure Gas Pipeline – Feeder.

I have enclosed a location map to show the location of National Grid high-pressure gas pipeline(s) within the vicinity of your proposal and associated information below.

Our engineer has reviewed this enquiry and has issued a No Objection with Condition: As the project is currently in ongoing discussions with Capital Delivery/Fiona Luckraft, we are happy to issue a No Objection on the Condition that the Diversion, all associated access roads and relevant pipeline protection is agreed with Capital Delivery.

Yours sincerely Jackie Webb

Asset Protection Assistant

EAGLES (Electricity And Gas Location Enquiry System)

National Grid is a trading name for: National Grid Electricity Transmission plc Registered Office: 1-3 Strand, London WC2N 5EH Registered in England and Wales, No 2366977 Is now available to use simply click on the link to register **<u>www.beforeyoudig.nationalgrid.com</u>**, submit details of your proposed works and receive instant guidance and if appropriate maps showing the location of National Grid gas and electric apparatus.

PLEASE READ CAREFULLY

- No buildings should encroach within the Easement strip of the pipeline indicated above
- No demolition shall be allowed within 150 metres of a pipeline without an assessment of the vibration levels at the pipeline. Expert advice may need to be sought which can be arranged through National Grid.
- National Grid has a Deed of Easement for each pipeline which prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent / temporary buildings, or structures. If necessary National grid will take action to legally enforce the terms of the easement.
- We would draw your attention to the Planning (Hazardous Substances) Regulations 1992, the Land Use Planning rules and PADHI (Planning Advise for Developments near Hazardous Installations) guidance published by the HSE, which may affect this development.
- To view the PADHI Document, please use the link below: <u>http://www.hse.gov.uk/landuseplanning/padhi.pdf</u>
- You should be aware of the Health and Safety Executives guidance document HS(G) 47 "Avoiding Danger from Underground Services", and National Grid's specification for Safe Working in the Vicinity of National Grid High Pressure gas pipelines and associated installations requirements for third parties T/SP/SSW22. You should already have received a link to download a copy of T/SP/SSW/22, from our Plant protection Team, which is also available to download from our website.
- To view the SSW22 Document, please use the link below: <u>http://www2.nationalgrid.com/WorkArea/DownloadAsset.aspx?id=33968</u>
- A National Grid representative will be monitoring the works to comply with SSW22.
- To download a copy of the HSE Guidance HS(G)47, please use the following link: http://www.hse.gov.uk/pubns/books/hsg47.htm
- National Grid will also need to ensure that our pipelines access is maintained during and after construction.
- Our pipelines are normally buried to a depth cover of 1.1 metres however; actual depth and position must be confirmed on site by trial hole investigation under the supervision of a National Grid representative. Ground cover above our pipelines should not be reduced or increased.
- If any excavations are planned within 3 metres of National Grid High Pressure Pipeline or, within 10 metres of an AGI (Above Ground Installation), or if any embankment or dredging works are proposed then the actual position and depth of the pipeline must be established on site in the presence of a National Grid representative. A safe working method must be agreed prior to any work taking place in order to minimise the risk of damage and ensure the final depth of cover does not affect the integrity of the pipeline.
- Excavation works may take place unsupervised no closer than 3 metres from the pipeline once the actual depth and position has been has been confirmed on site under the supervision of a National Grid representative. Similarly, excavation with hand held power tools is not permitted within 1.5 metres from our apparatus and the work is undertaken with NG supervision and guidance.

Pipeline Crossings

- Where existing roads cannot be used, construction traffic should ONLY cross the pipeline at locations agreed with a National Grid engineer.
- All crossing points will be fenced on both sides with a post and wire fence and with the fence returned along the easement for a distance of 6 metres.
- The pipeline shall be protected, at the crossing points, by temporary rafts constructed at ground level. No protective measures including the installation of concrete slab protection shall be installed over or near to the National Grid pipeline without the prior permission of National Grid. National Grid will need to agree the material, the dimensions and method of installation of the proposed protective measure. The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to National Grid.
- Please be aware that written permission from National Grid is required before any works commence within the National Grid easement strip.
- A National Grid representative shall monitor any works within close proximity to the pipeline to comply with National Grid specification T/SP/SSW22.
- A Deed of Indemnity is required for any crossing of the easement including cables

Cables Crossing

- Cables may cross the pipeline at perpendicular angle to the pipeline i.e. 90 degrees.
- A National Grid representative shall supervise any cable crossing of a pipeline.
- An impact protection slab should be laid between the cable and pipeline if the cable crossing is above the pipeline.
- Where a new service is to cross over the pipeline a clearance distance of 0.6 metres between the crown of the pipeline and underside of the service should be maintained. If this cannot be achieved the service must cross below the pipeline with a clearance distance of 0.6 metres.

All work should be carried out in accordance with British Standards policy

- BS EN 13509:2003 Cathodic protection measurement techniques
- BS EN 12954:2001 Cathodic protection of buried or immersed metallic structures General principles and application for pipelines
- BS 7361 Part 1 Cathodic Protection Code of Practice for land and marine applications
- National Grid Management Procedures



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

Our ref: Your ref: AE/2021/126121/01-L01 SCO/2021/0001

Date:

07 May 2021

Dear Mr Campbell

WEST WINCH HOUSING ACCESS ROAD

WEST WINCH AND NORTH RUNCTON

Thank you for your consultation. We have reviewed the scoping report as submitted and agree with the current scope in general. We look forward to reviewing the detailed assessments as part of the full planning application.

Chapter 8

8.3.26 – We agree that the majority of the scheme falls within Flood Zone 1. A small portion of the site around the Hardwick Interchange borders Flood Zone 3. A Flood Risk Assessment should be undertaken and submitted as part of the full planning application to assess this further. Please consult us upon submission of the detailed Flood Risk Assessment and we will provide our bespoke comments.

We therefore agree that Flood Risk is scoped in in table 8-3.

Data can be requested from our customers and engagement team on <u>enquiries_eastanglia@environment-agency.gov.uk</u>. Further information can be found online here: <u>https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications</u>.

Chapter 9

We agree that the potential impact on controlled waters receptors should be scoped in. If site investigations confirm that the former use(s) is potentially contaminative and could pose a risk to the water environment, appropriate risk assessments should be supplied with the full planning application. The <u>Department of Environment (DoE) Industry</u> <u>Profiles</u> provide information on the processes, materials and waste associated with individual industries with regard to land contamination.

Advice to Applicant / LPA 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 mobilise pollutants and must not be constructed in contaminated ground. They would only be acceptable if a 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), Guidance on the Construction of SuDS C768 and the Susdrain website. For further information on our requirements with regard to SuDS see our Groundwater protection position statements (2018), 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 CL:AIRE Water and Land Library (WALL) and the CLR11 risk management framework provided in https://www.gov.uk/guidance/land-contaminationhow-to-manage-the-risks when dealing with land affected by contamination, 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

We trust this advice is useful.

Yours sincerely

Cont/d..



Mr Liam Robson Sustainable Places - Planning Advisor

Direct dial 020 8474 8923 Direct e-mail Liam.Robson@environment-agency.gov.uk



Community and Environmental Services County Hall Martineau Lane Norwich NR1 2SG NCC contact number: 0344 800 8020 Text Relay - 18001 0344 800 8020

Neil Campbell Norfolk County Council 6th Floor County Hall Martineau Lane Norwich NR1 2DH

 Your Ref:
 SCO/2021/0001
 My Ref:
 0/SCO/21/0001

 Date:
 13 April 2021
 Tel No.:
 01603 638009

 Email:
 liz.poole@norfolk.gov.uk

Dear Neil,

A formal request for a scoping opinion. West Winch and North Runcton. West Winch Housing Access Road.

Thank you for your consultation dated 25 March 2021.

The local highway authority would require a Transport Assessment to be submitted with any planning application detailing the impact of the Access Road on the local highway network. It is expected that the details of the Transport Assessment be scoped with both the local highway authority and Highways England in advance of any submission.

If you have any queries regarding the above, please do not hesitate to contact me.

Yours sincerely



Major and Estate Development Team Manager for Executive Director for Community and Environmental Services

Please be aware it is the applicants responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at <u>highway.boundaries@norfolk.gov.uk</u> for further details.



Our ref: Your ref:

Neil Campbell Norfolk County Council 6th Floor County Hall Martineau Lane Norwich NR1 2DH Eric Cooper Woodlands Manton Lane Bedford MK41 7LW

Direct Line: 07596 318217

15 April 2021

Dear Mr Cambell

West Winch Housing Access Road ("the scheme") The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Regulation 5 Request for Screening Opinion and Regulation 15(2) Application for a Scoping Opinion

Thank you for your consultation dated 25 March 2021on the scoping opinion for the above scheme.

Highways England will a Transport Assessment to be submitted with any planning application, which sets out the impact of the proposed access road on the A47 trunk road and provides sufficient detail to validate the proposed changes to the highway. We would welcome early engagement with the applicant and the local highway authority on the scope for the transport assessment at the earliest opportunity.

In submission of any planning application, we would expect it demonstrated that the proposed interventions to the trunk meet the current design and safety requirements as set out in the Design Manual for Roads and Bridges, and that sufficient land is available to implement the scheme

Yours sincerely



Eric Cooper Spatial Planning Manager Eric.cooper@highwaysengland.co.uk



Community and Environmental Services Norfolk County Council County Hall Martineau Lane NORWICH Norfolk NR1 2DH Direct Dial: 01223 582721

Our ref: PL00745062

6 April 2021

Dear Sir/Madam

WEST WINCH, NORFOLK WEST WINCH HOUSING ACCESS ROAD ENVIRONMENTAL ASSESSMENT (EIA) SCOPING OPINION (SCO/2021/0001)

Thank you for your letter of 25th March 2021 consulting us about the above EIA Scoping Opinion.

We noted how the development could, potentially, have an impact upon a number of designated heritage assets and their settings in the area around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

Our initial assessment shows there are a number of designated heritage assets within the vicinity of the proposed development. We would draw your attention, in particular, to the grade II* listed parish churches at West Winch and North Runction which fall within the remit of Historic England to advise the Council.

The former sands to the west of the road route and is associated with an undesignated farmstead and moated site immediately to its south. The rural setting to the east of this group could be affected by the proposed route of the development in a way that could harm their historic significance. Careful assessment of this impact should therefore be undertaken. To the east of the route is the grade II* listed parish church of All Saints at North Runcton and the road would pass through land between the two places of worship, potentially affecting both. Further to the east also stands





the parish church at Middleton and Middleton Mount, a motte and bailey earthwork which is a Scheduled monument.

In addition to these we would also expect the Environmental Statement to consider the potential impacts on any grade II listed buildings and non-designated features of historic, architectural, archaeological or artistic interest, since these can also be of national importance and make an important contribution to the character and local distinctiveness of an area and its sense of place. This information is available via the local authority Historic Environment Record (www.heritagegateway.org.uk) and relevant local authority staff.

We would strongly recommend that you involve the Conservation Officer of the local planning authority and the archaeological staff at the County Council in the development of this assessment. They are best placed to advise on: local historic environment issues and priorities; how the proposal can be tailored to avoid and minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed. It is important that the assessment is designed to ensure that all impacts are fully understood. Section drawings and techniques such as photomontages are a useful part of this.

The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely,

David Eve Inspector of Historic Buildings and Areas david.eve@HistoricEngland.org.uk





Feare: Back-Con: COM EX-Descourais Feare: Backer: EXELOR: COM EX-DESC Backer: FBI: Subject: DNI: CBA consultation: SCO(2022)(0001 West Weich and North Runctor - response sent? saved in CMIP Date: 09 And 2021 (2024)

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1. The proposed dev nces in quantiti al for industrial major accidents with respect to Directive 2012/18/EU [see The Planning (Hazardous Substances) Regulations 2015]. -----

2. The development is not located within a safeguarding zone of an Explosives site licensed under the Explosives regulations 2014 or the Dangerous goods in harbour area regulations 2016.

1. The proposed development is located within HSE's land-use-planning consultation zones to 2 may academ taxate pipelines, the Matonaulo Gird Gird 4 Feeder and 2 Feeder
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4 HSE maleses that Environmental Risk Assessments are not expected to include general health and safety at work however we take this opportunity to point out that it may be beneficial for employer(s) to undertake a risk assessment as early as possible to satisfy themselves that their design and operation will neet requirements of relevant health and safety failablints.





andrew.hodge@hse.gov.uk Tel +44(0)2030283446

The current COVID 19 crisis is making receipt of, and access to, post extremely problematic. HSE would be grateful if you could avoid sending hard copy mail wherever possible and instead send electronic versions. Please let us know by phone or email of any instances where this is not possible and hard copy mail needs urgent attention.

Mae' angyleng COVID 19 presence) yn ei gwneud hi'n anodd eithriadol i ddenbyn, a chael mynediad i bost. Byddai HOE yn ddioichgar petasech yn peidio ag anfon post copi caled lle mae'n bosiel ac yn hytrach fersiynau electronig. Rhowch wybod dros y ffon neu eboat am unrhyw achosion lle nad yw hyn yn bosiel ac mae post copi caled angen sylw ar frys.

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Please see attached letter. Kind regards. on behalf of Head of Pla ning Please reply to: MAWPRNORFS

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Interested in Occupational Health and Safety Information? Please visit the HSE website at the following address to keep yourself up to date

www.hee.gov.uk



Community & Environmental Services Department Planning Services, Floor 6 **Norfolk County Council** County Hall Martineau Lane Norwich Norfolk NR1 2SG

NCC Contact Tel number: 0344 800 8020 Textphone: 0344 800 8011

| Your Ref: | SCO/2021/0002 | My Ref: | FW2021_0276 |
|-----------|---------------|----------|---------------------|
| Date: | 07 April 2021 | Tel No.: | 0344 800 8020 |
| | | Email: | llfa@norfolk.gov.uk |

Dear Sir / Madam,

Town and County Planning (Development Management Procedure) (England) Order 2015

Request for Scoping Opinion at West Winch Housing Access Road

Thank you for your consultation on the above site, received on 25th March 2021. We have reviewed the request as submitted and wish to make the following comments.

General Comments

Whether or not an Environmental Statement is required we consider that the following issues should be considered and addressed;

- We strongly recommend that any Environmental Statement includes, or any planning application for development is accompanied by a flood risk assessment (FRA) / surface water drainage strategy that contains evidence of;
 - Assessment of all sources of flood risk, including those from ordinary watercourses, surface water and groundwater to the development and any mitigation needed
 - how surface water drainage from the development will be managed on-site and show compliance with the written Ministerial Statement HCWS 161 by ensuring that Sustainable Drainage Systems (SuDS) are put in place
 - how any phasing of the development will affect the overall drainage strategy and what arrangements, temporary or otherwise, will need to be in place at each

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Continued.../

stage of the development in order to ensure the satisfactory performance of the overall surface water drainage system for the entirety of the development. This would include phasing strategies and information to show how the road development drainage would be delivered (and integrate with the housing areas if being designed to serve the residential areas too).

• This supporting information would assess the potential for the development to increase the risk of flooding from the proposal or how surface water runoff through the addition of hard surfaces will be managed. It will show how this will be managed to ensure that the development does not increase flood risk on the site or elsewhere, in line with National Planning Policy Framework (paragraph 163 and 165).

As per 8.4.3 any Sustainable Drainage Systems (SuDS) proposals shall be in accordance with appropriate standards and local guidance including Non-statutory technical standards for sustainable drainage systems (2015), BS8582:2013 and NCCs local SuDS Guidance. We would highlight that the LLFA would not expect that space for SuDS at a strategic level should be an issue in such a large development, and the LLFA would expect that shallow surface structures with multifunctional benefits be included, and a detailed viability report be submitted to justify why this could not be achieved.

At least one feasible proposal for the disposal of surface water drainage should be demonstrated and evidenced by the inclusion of appropriate information. It is important that the SuDS principles and hierarchies have been followed in terms of:

- surface water disposal location, prioritised in the following order: disposal of water to shallow infiltration, to a watercourse, to a surface water sewer, combined sewer / deep infiltration (generally greater than 2m below ground level),
- the SuDS components used within the management train (source, site and regional control) in relation to water quality and quantity.
- o identifying multifunctional benefits including amenity and biodiversity
- The drainage strategy should also contain a maintenance and management plan detailing the activities required and details of who will adopt and maintain all the surface water drainage features for the lifetime of the development.

Specific Comments

- LLFA have no objections to the elements being scoped out in Table 8-3
- Climate change sections are adequate and agree with effects on rainfall (climate change induced rainfall (up to 40% uplift depending on the design life of the scheme) should crossover into the drainage strategy as well)
- As per 8.4.1, 8.7.2 and 11.14.1 the LLFA welcome the Construction Environmental Management Plan and mitigation plans for heavy rainfall and pollution control during construction. However, LLFA suggest there is a more bespoke document focusing on management of flood risk and drainage during the construction stage

(also known as a Construction Surface Water Management Plan) which looks at temporary surface water systems and pollution control during construction.

- Appropriate assessment and mitigation of sources of fluvial (ordinary watercourse) flooding, surface water flooding originating from offsite that may affect the development and groundwater flooding. We would not agree with the Scoping report (section 8.3.27) that there is no long-term flood risk within the scheme area. Whilst the Environment Agency (EA) mapping has been consulted, there are areas of surface water flooding within the development site (1% and 0.1%AEP a surface water flow path bisects the scheme redline boundary to the north of Rectory lane) and ordinary watercourses which are not included within the EA flood map as the catchments are smaller than 3km². The flood risk for these and any proposed culverts over them need to be assessed and appropriately mitigated and would agree with the statement in 8.7.13 about further modelling where hazard mapping is not available.
- If the intention is to discharge water to the existing watercourse network, a site walk over and evidence that the watercourses are connected and can convey water to the wider watercourse network would be required. We are aware of some external and one case of internal flooding downstream and it should be clear there is no additional risk to flooding in the area.
- Consideration that the road will be a linear structure that may impede natural greenfield runoff (overland flow paths) and mitigation should be suggested to maintain natural drainage patterns. This may include agricultural land drainage systems and/or SuDS along the toe of the road foundations.
- We would highlight that the planning application 13/01615/OM does not include any assessment of road within its drainage scheme and hence it is unclear that is sufficient room for the road within this first phase of housing. We would expect that sustainable drainage be provided and be integrated within housing parcels and land negotiated at appropriate times.
- Within the Scoping Report the applicant states that procedures set out within the design manual for roads and bridges (DMRB) LA 113 will be used for the assessment of pollution impacts to surface and ground waters i.e. HEWRAT. Whilst, we welcome the applicant identifying the need to ensure adequate protection to these waters is considered, we would like to draw the applicants attention to making sure any existing drainage to be reused within the A47 sections to be included within these water quality assessments.

We welcome that the applicant indicates that a Flood Risk Assessment (FRA) will be undertaken based on the requirements of the National Planning Policy Framework (NPPF). The applicant has stated that the FRA will:

- Assess the risk to the development from all potential sources of flooding
- Assess the risk of increasing flooding elsewhere as a consequence of the scheme; and,

• Determine appropriate mitigation measures to limit the impact of flooding on the scheme and offsite flooding due to increased runoff.

Please note, if there are any works proposed as part of this application that are likely to affect flows in an ordinary watercourse outside the Internal Drainage Board District Area, then the applicant is likely to need the approval of the County Council. In line with good practice, the Council seeks to avoid culverting, and its consent for such works will not normally be granted except as a means of access. It should be noted that this approval is separate from planning.

Further guidance for developers can be found on our website at <u>https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers</u>

Yours sincerely,

Steve Halls

Senior Flood Risk Officer (Technical Lead)

Lead Local Flood Authority

Disclaimer

We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue.

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Date: 30 March 2021 Our ref: 348069 Your ref: SCO/2021/0001



Hornbeam House Crewe Business Park Electra Way Crewe Cheshire C W1 6GJ

T 0300 060 3900

Norfolk County Council <u>MaWP@norfolk.gov.uk</u>

BY EMAIL ONLY

Dear Sir or Madam

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town & Country Planning EIA Regulations 2017): West Winch Housing Access Road Location: West Winch and North Runcton

Thank you for your consultation dated and received by Natural England on 25 March 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

The scoping request is for a proposal that does not appear, from the information provided, to affect any nationally designated geological or ecological sites (Ramsar, SPA, SAC, SSSI, NNR) or landscapes (National Parks, AONBs, Heritage Coasts, National Trails), or have significant impacts on the protection of soils (particularly of sites over 20ha of best or most versatile land), nor is the development for a mineral or waste site of over 5ha.

At present therefore it is not a priority for Natural England to advise on the detail of this EIA. We would, however, like to draw your attention to some key points of advice, presented in annex to this letter, and we would expect the final Environmental Statement (ES) to include all necessary information as outlined in Part 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017. If you believe that the development does affect one of the features listed in paragraph 3 above, please contact Natural England at <u>consultations@naturalengland.org.uk</u>, and we may be able to provide further information.

Yours faithfully

Clare Foster Consultations Team

Annex A – Advice related to EIA Scoping Requirements

1. General Principles

Schedule 4 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), sets out the necessary information to assess impacts on the natural environment to be included in an ES, specifically:

1. A description of the development, including in particular:

(a) a description of the location of the development;

(b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases;

(c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used;
(d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.

2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.

3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.

4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia:

(a) the construction and existence of the development, including, where relevant, demolition works;
(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;

(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);

(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;

(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;

(g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC (a) and Directive 2009/147/EC(b).

6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.

7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.

8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.

2. Biodiversity and Geology

2.1. Ecological Aspects of an Environmental Statement

Natural England advises that the potential impact of the proposal upon features of nature conservation interest and opportunities for habitat creation/enhancement should be included within this assessment in accordance with appropriate guidance on such matters. <u>Guidelines for Ecological Impact</u> <u>Assessment (EcIA)</u> have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM) and are available on their website.

EcIA is the process of identifying, quantifying and evaluating the potential impacts of defined actions on ecosystems or their components. EcIA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal.

The National Planning Policy Framework (<u>NPPF</u>) sets out guidance in paragraphs 170-171 and 174-177 on how to take account of biodiversity interests in planning decisions and the framework that local authorities should provide to assist developers.

2.2. Internationally and Nationally Designated Sites

Natural England undertakes an initial assessment of all development consultations, by determining whether the location to which they relate falls within geographical 'buffer' areas within which development is likely to affect designated sites. The proposal is located outside these buffer areas and therefore appears unlikely to affect an Internationally or Nationally designated site. However, it should be recognised that the specific nature of a proposal may have the potential to lead to significant impacts arising at a greater distance than is encompassed by Natural England's buffers for designated sites. The ES should therefore thoroughly assess the potential for the proposal to affect designated sites, including Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites and Sites of Special Scientific Interest (SSSI). Should the proposal result in an emission to air or discharge to the ground or surface water catchment of a designated site then the potential effects and impact of this would need to be considered in the Environmental Statement

Local Planning Authorities, as competent authorities under the provisions of the Conservation of Habitats and Species Regulations 2017 (as amended), should have regard to the Habitats Regulations Assessment process set out in Regulation 63 of the Habitats Regulations in their determination of a planning application. Should a Likely Significant Effect on a European/Internationally designated site be identified or be uncertain, the competent authority (in this case the Local Planning Authority) may need to prepare an Appropriate Assessment, in addition to consideration of impacts through the EIA process.

Statutory site locations can be found at <u>www.magic.gov.uk</u>. Further information concerning particular statutory sites can be found on the <u>Natural England website</u>.

2.3. Protected Species

The ES should assess the impact of all phases of the proposal on protected species. Records of protected species should be sought from appropriate local biological record centres, nature conservation organisations, groups and individuals; and consideration should be given to the wider context of the site for example in terms of habitat linkages and protected species populations in the wider area, to assist in the impact assessment.

The conservation of species protected by law is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.* The area likely to be affected by the proposal should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES.

Natural England has adopted <u>standing advice</u> for protected species. It provides a consistent level of basic advice which can be applied to any planning application that could affect protected species. It also includes links to guidance on survey and mitigation.

Natural England does not hold comprehensive information regarding the locations of species protected by law, but advises on the procedures and legislation relevant to such species.

2.4. Regionally and Locally Important Sites

The ES should thoroughly assess the impact of the proposals on non-statutory sites, for example Local Wildlife Sites (LoWS), Local Nature Reserves (LNR) and Regionally Important Geological and Geomorphological Sites (RIGS). Natural England does not hold comprehensive information on these sites. We therefore advise that the appropriate local biological record centres, nature conservation organisations, Local Planning Authority and local RIGS group should be contacted with respect to this matter.

2.5. Biodiversity Action Plan Habitats and Species

The ES should thoroughly assess the impact of the proposals on habitats and/or species listed in the UK Biodiversity Action Plan (BAP). These Priority Habitats and Species are listed as 'Habitats and Species of Principal Importance' within the England Biodiversity List, recently <u>published</u> under the requirements of S14 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act 2006 places a general duty on all public authorities, including local planning authorities, to conserve and enhance biodiversity. Further information on this duty is available in the Defra publication '<u>Guidance for Local Authorities on Implementing the Biodiversity Duty</u>'.

Government Circular 06/2005 states that BAP species and habitats, 'are capable of being a material consideration...in the making of planning decisions'. Natural England therefore advises that survey, impact assessment and mitigation proposals for Habitats and Species of Principal Importance should be included in the ES. Consideration should also be given to those species and habitats included in the relevant Local BAP.

The record centre for the relevant Local Authorities should be able to provide the relevant information on the location and type of BAP habitat for the area under consideration.

3. Landscape, Access and Recreation

3.1. Landscape and Visual Impacts

The consideration of landscape impacts should reflect the approach set out in the *Guidelines for Landscape and Visual Impact Assessment* (Landscape Institute and the Institute of Environmental Assessment and Management, 2013, 3rd edition), the *Landscape Character Assessment Guidance for England and Scotland* (Scottish Natural Heritage and The Countryside Agency, 2002) and good practice. The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. In this context Natural England would expect the cumulative impact assessment to include those proposals currently at Scoping stage. Due to the overlapping timescale of their progress through the planning system, cumulative impact of the proposed development with those proposals currently at Scoping stage would be likely to be a material consideration at the time of determination of the planning application.

The assessment should refer to the relevant <u>National Character Areas</u> which can be found on our website. Links for Landscape Character Assessment at a local level are also available on the same page.

3.2. Access and Recreation

The ES should include a thorough assessment of the development's effects upon public rights of way and access to the countryside and its enjoyment through recreation. With this in mind and in addition to consideration of public rights of way, the landscape and visual effects on Open Access land, whether direct or indirect, should be included in the ES.

Natural England would also expect to see consideration of opportunities for improved or new public access provision on the site, to include linking existing public rights of way and/or providing new circular routes and interpretation. We also recommend reference to relevant Right of Way Improvement Plans (ROWIP) to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

4. Land use and soils

Impacts from the development should be considered in light of the Government's policy for the protection of the best and most versatile (BMV) agricultural land as set out in paragraph 170 and 171 of the NPPF. We also recommend that soils should be considered under a more general heading of sustainable use of land and the valuing of the ecosystem services they provide as a natural resource, also in line with paragraph 170 of the NPPF.

Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society; for instance as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably. The Natural Environment White Paper (NEWP) 'The Natural Choice: securing the value of nature' (Defra, June 2011), emphasises the importance of natural resource protection, including the conservation and sustainable management of soils and the protection of BMV agricultural land.

Development of buildings and infrastructure prevents alternative uses for those soils that are permanently covered, and also often results in degradation of soils around the development as result of construction activities. This affects their functionality as wildlife habitat, and reduces their ability to support landscape works and green infrastructure. Sealing and compaction can also contribute to increased surface run-off, ponding of water and localised erosion, flooding and pollution. Defra published a Construction Code of Practice for the sustainable use of soils on construction sites (2009). The purpose of the Code of Practice is to provide a practical guide to assist anyone involved in the construction industry to protect the soil resources with which they work.

As identified in the NPPF new sites or extensions to new sites for Peat extraction should not be granted permission by Local Planning Authorities or proposed in development plans.

General advice on the agricultural aspects of site working and reclamation can be found in the Defra <u>Guidance for successful reclamation of mineral and waste sites.</u>

5. Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue; for example over 97% of sensitive habitat area in England is predicted to exceed the critical loads for ecosystem protection from atmospheric nitrogen deposition (<u>England Biodiversity Strategy</u>, Defra 2011). A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The planning system plays a key role in determining the location of developments which

may give rise to pollution, either directly or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The assessment should take account of the risks of air pollution and how these can be managed or reduced. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (<u>www.apis.ac.uk</u>). Further information on air pollution modelling and assessment can be found on the Environment Agency website.

6. Climate Change Adaptation

The England Biodiversity Strategy published by Defra establishes principles for the consideration of biodiversity and the effects of climate change. The ES should reflect these principles and identify how the development's effects on the natural environment will be influenced by climate change, and how ecological networks will be maintained. The NPPF requires that the planning system should contribute to the enhancement of the natural environment "by establishing coherent ecological networks that are more resilient to current and future pressures" (NPPF Paras 170 and 174), which should be demonstrated through the ES.

| From: | Water Officer |
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| To: | Planning Services |
| Subject: | Subject SCO/2021/0001 West Winch and North Runcton |
| Date: | 26 March 2021 09:22:28 |

WARNING: External email, think before you click!.

Dear planning,

Thank you for your scoping opinion request.

I can confirm that there is no relevant areas of interest for fire fighting water resources in this application at this time.

If water mains are moved, or provided at a later time, then fire fighting water resources would be considered and if required provided under planning conditions at that time.

Kind Regards

Tim Allison

Water Resources & Planning Manager

Direct Tel: 0300 1231261

tim.allison@norfolk.gov.uk

Dept Tel: 0300 1231165 water.officer@fire.norfolk.gov.uk

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Natural Environment Team

To: Planning Services Name: Ref: SCO/2021/0001

Date: 14th April 2021

Title: West Winch: West Winch and North Runcton: West Winch Housing Access Road: WSP

Summary

Informative

Arboriculture

The requirements set out in section 5.3.13 – 5.3.17 of the Environmental Impact Assessment Scoping Report (WSP March 2021) are acceptable in terms highlighting the arboricultural information required to support the Environmental Statement. A considerable number of trees and woodland will be lost to facilitate the development, however the commitment to biodiversity net gain (BNG) as set out in section 5.4 and the enhancement measures in section 6.6.1 are noted, and I concur with my colleagues comments regarding BNG in the Ecology response below.

Suitable mitigation and a compensation strategy should be incorporated into an overall landscape masterplan and should any off site compensation be required (as stated in section 5.4.3), it should be accompanied by at least a 15 year management plan in line with the management requirements for the landscaping within the red line boundary. Consideration should be given to providing above and below ground space within the development to allow large stature trees to grow to their mature dimensions.

There is terminology noted in the EIA Scoping report, regarding the root protection areas (RPAs) of trees to be retained, that may cause confusion. For example, section 6.4.3 states "All existing trees and shrubs not affected by the construction of the permanent works would be fenced off with a suitable type of temporary fencing in accordance with British Standard (BS) 5837. Fencing would extend to the <u>drip line of the tree canopies</u> (unless otherwise agreed by an arboriculture advisor)".

And section 6.8.1 states "For the purposes of assessing construction stage effects, temporary stockpiles of topsoil will be stored to a maximum height of 2m, stacked no closer than <u>canopy spread of boundary vegetation</u> i.e. out with the tree canopy areas".

However, the area to be protected should always be in line with BS5837 and extend to the edge of the RPA. It would be acceptable, if the ES stated that the

tree protection barrier fencing should extend to the edge of the RPA (or the canopy extent, if this is greater) as per the Tree Protection Plan.

| , Senior Arboriculture and Woodland Officer | | | |
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Ecology

The scoping request is accompanied by an Environmental Impact Assessment – Scoping Report (WSP; March 2021). Ecological issues are addressed within Chapter 5 but also fall within the scope of other chapters. The broad approach set out in Chapter 5 is considered acceptable.

Surveys should adhere to best practice guidelines and be undertaken by appropriately licensed and experienced ecologists. Any deviations from best practice guidelines should be justified, and evidence based.

The Environmental Statement should clearly set out any likely significant effects on internationally, nationally and locally designated sites of ecological conservation importance, on protected species, and on habitats and other species identified as being of principal importance for the conservation of biodiversity. We note that the phase 1 habitat survey is not yet complete due to access issues and it is not clear from the information provided if surveys for protected and priority species have commenced.

Table 5-7 of the ES scoping report scopes out construction and operation impacts on European / Ramsar sites (Habitats Regulation Assessment) (noise), however this only appears to be in relation to noise and other statutory designated sites are not included within this table.

We acknowledge that the mitigation strategy is still being developed and will be informed by pending ecological surveys. The mitigation hierarchy should be adhered to, for example options to avoid potential impacts on Sheep's Course Wood CWS must be explored. The ES should also show how the proposals have taken advantage of opportunities to conserve and enhance biodiversity interests. We support the proposed use of the most recent Defra Biodiversity Metric in section 5.4.2 of the ES scoping report to demonstrate a net gain for biodiversity. The applicant is encouraged, in line with the pending Environment Bill, to demonstrate a minimum 10% net biodiversity gain. Norfolk County Council's Environmental Policy applies to this proposal.

Bats

The EIA Scoping Report states "defined Surveys Areas for individual ecological features have been informed by published guidance on likely ZOIs". There is little justification of the chosen study areas (Zone of Influence) for each species. The



Natural Environment Team

EIA Scoping Report states the survey area for bats is "all trees within the scheme and up to 25m from the scheme boundary and all buildings within 50m of the scheme boundary that are considered likely to impacted by the proposals." It should be noted that the Core Sustenance Zones for bats varies between species, for example, the CSZ for Barbastelle bats is 6km away and there is moderate confidence in zone size. The report highlights that there is woodland, grassland, hedgerows and ponds suitable for foraging and commuting bat activity. It should also be noted that the River Nar SSSI appears to be well connected to the site.

It is not clear if the habitats are low, medium or high suitability habitats for bats. If the habitats are medium or high the static detectors must also be deployed in April and October in accordance with best practice guidance (Collins; 2016). Detector locations should be assigned to cover all habitats represented in the survey area that could be impacted by the proposed activities. From the information provided it is not possible to determine if ten static detectors will be sufficient and the proposed locations for static detectors have not been provided.

We recommend that infra-red/thermal imaging equipment is used when undertaking emergence surveys of structures to obtain more accurate population counts.

The report refers to hibernation surveys on trees. The potential for structures to support hibernating bats must also be considered and hibernation surveys undertaken of structures considered to have potential to support hibernating bats.

Badgers

The ES scoping report states that "if a badger sett is identified within or immediately adjacent to areas proposed for construction, sett closure may be necessary." It should be noted that sett entrances must be monitored for four weeks to determine if they are active in accordance with Natural England's standing advice.

Great crested newts

Section 5.1.5 states "a European Protected Species Mitigation Licence (EPSML) will likely be required to preserve the favourable conservation status of this species." The full impacts on great crested newts as a result of this development and neighbouring developments in-combination should be assessed. It should be noted that District Level Licencing for great crested newts is available in Norfolk.

Otter

Section 5.1.4 highlights that the proposed defined survey area for otter is "within the scheme boundary but extended to nearby ponds where directly connected". It is not clear why ponds only are within the survey area and not all watercourses. However, it is noted that further clarification is provided on page 41 and upstream



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and downstream of watercourses crossed by the preferred route will be surveyed. The survey area is a little vague.

Invertebrates

With regards to Table 5-3 the ES should justify why elements have been scoped out. It is noted that aquatic invertebrate surveys are not proposed, however justification for not carrying out these surveys has not been provided.

All relevant biodiversity data, including absences, should be submitted to Norfolk Biodiversity Information Service, in accordance with CIEEM guidelines (2016).

| Charlotte Robotham, Ecologist | | | | |
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Landscape

Thank you for consulting me on the above scheme. The scoping request is accompanied by an Environmental Impact Assessment – Scoping Report (WSP; March 2021). Chapter 6 covers the main scope of Landscape and Visual content, but by nature of the topic other chapters are also relevant.

The 2km study area shown in Appendix E and mentioned in paragraph 6.1.1 is considered suitable to assess the Landscape and Visual Impacts of the scheme.

We broadly agree with the Baseline Conditions laid out in section **6.3 Baseline Conditions.** The proposed baseline data collection is suitable, and we acknowledge the inclusion of consultation with the Borough Council of Kings Lynn and West Norfolk (BCKLWN) during this stage of the assessment and review stages.

The Mitigation Measures for during construction and to protect soil quality are a good initial scope for mitigation. We would expect more measures to be identified through the assessment, and details to be confirmed and committed to. All should be included as part of full landscape plans. If significant impacts are assessed within the construction phase it may be necessary to consider advanced planting to minimise some of the visual impacts of both construction and operation phases.

We acknowledge the initial identified significant effects and would expect these to be fully explored and assessed as part of the Landscape and Visual Impact Assessment (LVIA).

In regard to enhancement measures, in light of the amount of vegetation and landscape features that will be lost and/or impacted we welcome the consideration of woodland and hedgerow planting. We would encourage the applicant to consider a minimum of 10% net biodiversity gain in line with the pending Environment Bill and Norfolk County Council's Environment Policy. As well as



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increasing biodiversity, this has the potential to go some way to minimising losses from a landscape and visual perspective too. We would expect all enhancement measures to be included on full landscaping plans.

The methodology proposed in section **6.7 Proposed Assessment Methodology** is acceptable and suitable guidance is being used to undertake the assessment. We acknowledge the statement made in paragraph 6.7.8 that there are expected to be a number of potential significant effects due to landscape and land uses in the area.

We acknowledge that the viewpoints have been agreed with BCKLWN and that there is no intention for these to be amended at this stage. We agree with the locations chosen and that these will be checked on site to confirm that baseline photography is still suitable and up to date.

| Emily Smith, Green Infrastructure and Landscape Officer | | | |
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SCO/2021/0001 West Winch Housing Access Road

This response is made without prejudice by Norfolk County Council in its capacity as the Minerals and Waste Planning Authority, regarding the request for an EIA Scoping Opinion for the proposed West Winch Housing Access Road. The comments below are only regarding Chapter 9 'Geology and Soils' of the EIA Scoping Report, because this is the chapter which is relevant to safeguarding mineral resources.

Background

The site of the proposed development is underlain by Mineral Safeguarding Areas (silica sand, and sand and gravel) as shown within the Environmental Constraints Plan in Appendix B of the Report. These mineral resources are safeguarded as part of the adopted Norfolk Minerals and Waste Core Strategy and Development Management Policies DPD, therefore Policy CS16 is applicable and any future application needs to address the requirements of Policy CS16. Compliance with Policy CS16 would, as a minimum, require investigation and assessment of the mineral resources on site.

Safeguarded mineral resources are derived primarily from the BGS mineral resources map (2004) as amended by the DiGMapGB-50 dataset. A duty is placed upon planning authorities to ensure that mineral resources are not needlessly sterilised, as indicated in National Planning Policy Framework (paragraph 206) which states that "Local Planning Authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working." As the proposed development is located within MSAs for silica sand, and sand and gravel then the resource within the road scheme would be sterilised by the presence of the new road. Therefore, mineral resources should be scoped into the Environmental Statement at the planning application stage where mineral safeguarding can be assessed further, and suitable mitigation measures can be considered.

Chapter 9 Geology and Soils

Paragraph 9.3.20 correctly notes that the geology beneath the scheme is safeguarded mineral resource and that silica sand resources in Norfolk are considered to be of national importance. The site is also partially underlain by the Mineral Safeguarding Area for sand and gravel (this is noted in paragraph 10.2.2).

Paragraph 9.3.22 states that a targeted ground investigation will be carried out through the design stage for environmental, engineering and construction purposes. The purpose of any additional investigation will include confirming the mineral resource. The information recorded from the ground investigation will be reported in a Ground Investigation Report. I have provided details below about need for Mineral Safeguarding Assessment to be included in the Environmental Statement.

Section 9.4 'Mitigation Measures' does not appear to include any measures to prevent the unnecessary sterilisation of safeguarded mineral resources.

Section 9.5 'Description of Likely Significant Effects' states that following mitigation it is considered that there would be no significant effects on mineral resources. However, no information has been provided in this chapter to explain what action would be taken to prevent the unnecessary sterilisation of safeguarded mineral resources.

Section 9.7 'Proposed significance criteria' only refers to assessing the risk from land contamination in paragraph 9.7.3 and does appear to consider the sterilisation of mineral resources.

Section 9.9 We agree that mineral resources should be scoped in to the assessment. However, this assessment needs to include the potential sterilisation of mineral resources as well as the contamination of mineral resources.

Therefore, we advise that a Mineral Safeguarding Assessment should be submitted as part of the Environmental Statement. For Mineral Safeguarding Assessments intrusive site investigations are required; the results of these investigations would need to be assessed and include particle size distribution testing. Testing will need to take place of samples taken during these investigations to determine the suitability of the mineral for industrial purposes. The mineral assessment will provide an estimate of the mineral resource quality and quantity, and the proportion that is likely to be workable prior to the proposed permanent development.

If a viable aggregate mineral resource occurs on the site, the applicant should use a Materials Management Plan, to ascertain the quantities of aggregate which could be obtained from groundworks, sustainable drainage systems etc, and then reused in the construction phase of the scheme. The assessment of the results of the Particle Size Distribution testing should refer to material class types in Table 6/1 of the Manual of Contract Documents for Highway Works: vol. 1: Specification for Highway Works Series 600, in order to identify potential suitability for use in the construction phases.

There may be opportunities on restoration for areas in which mineral has been extracted to form part of sustainable drainage systems, areas for recreation/open space, and/or renewable energy schemes, such as ground source heat pumps as part of the wider West Winch Growth Area development.

King's Lynn and West Norfolk Local Plan - Site Allocations & Development Management Policies (SADMP)

Policy E2.1 – West Winch Growth Area Strategic Policy is applicable to the area covered by the Scoping request. Part B.5 of the policy contains the requirement for 'An assessment of the potential for extracting, either in advance of development or in the course of its development (should that prove to be appropriate), any viable reserve of silica sand on the site.' This forms part of the development plan for the Borough Council, as does Policy CS16 of the Norfolk Minerals and Waste Core Strategy.

Norfolk County Council as the Mineral Planning Authority for Norfolk have produced standing advice about safeguarding industrial sands (silica sand) and aggregates (sand and gravel and carstone). The standing advice can be found on Norfolk County Council's website at:

http://www.norfolk.gov.uk/nmwdf on the 'Adopted policy documents' page.

The Mineral Planning Authority should be consulted, and its views considered in the determination of any future application.

If you have any queries, please contact Richard Drake (Senior Planner, Minerals and Waste Policy) by email at: <u>richard.drake@norfolk.gov.uk</u> or telephone 01603 222349.



I do not have any other environmental information.

Yours sincerely,

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----Original Mexage----Form of March 1211 (0+4) To: Komp, Alexandro Schwander kemp elli@soufolk.gov.uk/-Subject: Subject SCO20210001 West Winch and Noth Ruseton

Please see attached letter. Kind regards. on behalf of Head of Planning Please reply to: MAWP/ijNORFOLK.OOV.UK

SCO/2021/0001 West Winch and North Runcton: West Winch Housing Access Road Environmental Impact Assessment – Scoping Report

<u>Norfolk</u> <u>County Council's comments in respect to Public Rights of Way (PRoW) and non-motorised</u> (NMU) travel, access and recreation

Thank you for consulting me on the above scheme. The scoping request is accompanied by an Environmental Impact Assessment – Scoping Report (WSP; March 2021) which recognises that factors affecting PRoW and NMUs should be considered in respect to Landscape and Visual (chap. 6) and Population and Health (chap.12).

6. Landscape and Visual

The 2km extent of the study area laid out in 6.3 Baseline Conditions is appropriate for PRoW and other NMU access and provision and agree at this stage that all such known facilities have been identified, including PRoW, National Trails, designated trails, Cycle Routes and Access Land. However, any public access rights not currently recorded on the Definitive Map and Statement needs to be taken into consideration as there is the potential of additional PRoW being affected by this scheme. The baseline data review should include a regular review of NCC's Register of Definitive Map modifications applications as these are received and added on an ongoing basis and so may bring forward any additional PRoW that may be affected and so impact the scheme design.

The landscape mitigation plan should include a phasing plan and suggested routing for the temporary and permanent diversions of PRoW to maintain continuity of access throughout the scheme and ensure diversion routes are in-keeping with the landscape character.

Although we broadly agree with the listed potential effects (6.5) on PRoW and Access Land, we would like to see consideration given to the historic origins of PRoW in the ES and their interconnection with landscape character to recognise their relevance to the history of the landscape so that likely significant effects are assessed not just from the context of visual amenity impact on users. This would then inform and influence appropriate diversion (temporary and permanent) routes to be broadly inkeeping and acceptable. Historic maps are to be reviewed (table 4-1) for historic environment baseline data and so it may be more appropriate to make reference to the historical relevance of PRoW as part of the assessment of potential effects on heritage assets.

We suggested an additional viewpoint is included on North Runcton BR4 looking north towards Rectory Lane as the view for users travelling north on this PRoW will be significantly altered in perpetuity due to the construction of the overbridge embankment. Even if no viewpoint is included here, the impact of this visual change to this PRoW should be assessed to identify mitigation measures required as part of the permanent diversion of this PRoW.

Some clarification of terms is needed as it is unclear what is meant by or what is seen as the difference between Public Rights of Way (PRoW) and Countryside Rights of Way (CRoW) as listed in 6.7.8.

The Assessment assumption (6.8.1, point 4) that "...PRoW will be closed for the duration of construction until such time as any diversion can be opened in its place" implies that temporary diversion routes are not considered a priority. The assumption should be that an alternative route should always be sought for a temporary closure order (TTRO) and the PRoW only be "closed" if none is viable, and that the closure should be for as short a timeframe as possible and not automatically for the duration of construction.

12. Population and Health

We agree that the 1km extent of the study area for the effects of the scheme on NMU is appropriate and are pleased to see it is acknowledged with reference to Chapter 6, of NMU facilities outside this parameter but in close proximity to the scheme.

The potential effects on registered common land and open access land could potentially be very significant although this scoping document considers otherwise (12.5.3) and so the effects should be fully considered in the ES, particularly to what extent the scheme will have to inhibit (or enhance) access to these areas and consider appropriate mitigation in terms of additional resources or facilities or access routes to them. Emerging research and documentation on the importance of such locally accessible amenities on health and wellbeing and recreation behavioural change over this last year should be reviewed in this context.

The sections (12.5.6 -12.5.9) on potential effects on NMUs do not consider equestrian users despite the acknowledgement of this in the opening paragraphs of this chapter (12.1.2) and in 12.7.3 of the assessment methodology. The two main PRoW that will be impacted by this scheme are a bridleway (BR) and a restricted byway (RB) over which the higher rights are for equestrian use. It is essential therefore that the assessment of potential effects, and mitigation, on equestrian use should be fully acknowledge and assessed, particularly as temporary and permanent diversions on these PRoW will be needed.

It is welcomed that additional NMU facilities have already been identified and are being incorporated into the scheme with the new overbridges on Rectory Lane and Chequers Lane. Both should include provision, including an appropriate surface, for horses as both the BR and RB join Rectory Lane just east of the new overbridge and the RB joins Chequers Lane. It should not be presumed that because cycles can use bridleways that a cycling suitable surface is automatically suitable for horses. Consideration should be given for the provision of a green bridge at Chequers Lane to mitigate the visual impact of it on NMU alongside the associated ecological benefits.

We agree with the identified potential effects during the construction and operational phases on NMU use and mitigation measures on the PRoW that will be affected during construction must include properly planned and designed temporary diversion routes

The ES chapter providing an assessment of the NMU proposals should take into consideration that NMU usage may be either for travel and transport or recreational use and so both aspects should be considered as part of the assessment, provision for which may need to be different. Opportunity for new provision, other than the overbridges, should also be assessed to provide links with the NMU provision of the new housing areas.

We would prefer that the Land Use and Accessibility assessment (12.7.3) widens the survey area from 500m to 1km for PRoW and non-designated routes to tie with baseline data survey area, and chapter 6. This should help identify potential WCH (NMU) routes that any new provision could link to. Any frequency data of NMU levels of usage of routes cannot be used in isolation to provide conclusions on impact or mitigation without interpretation by data on factors affecting prevention and motivation.

Michelle Sergeant Green Infrastructure Officer (Access) Norfolk County Council