APPENDIX 2.3
ENVIRONMENT AGENCY EIA SCOPING RESPONSE
Dear Mr Burgess

**EIA SCOPING OPINION FOR RESIDENTIAL DEVELOPMENT OF UP TO 425 DWELLINGS LAND AT SALHOUSE ROAD SPROWSTON**

Thank you for your e-mail of 3 November 2016. We have reviewed the Scoping Opinion and have identified that the protection of the water environment is a matter that should be addressed in the Environmental Impact Assessment. Further advice is given below.

**The water environment**

The site is underlain by drift deposits comprising sands and gravels of the Lowestoft Formation and Happisburgh Formation (undifferentiated) classified as a Secondary A Aquifer. The solid geology underneath the site comprises Crag Group overlying Cretaceous Chalk Group both of which are designated as Principal Aquifers. In addition, the site is located within a Groundwater Source Protection Zone 3 (SPZ 3 – Total Catchment), designated for the protection of public water supply (PWS) abstractions supplying Norwich.

We understand from the EIA scoping report that there has been a Phase 1 and Phase 2 Ground Conditions Assessment undertaken by Peter Brett Associates in 2015, which was included in appendix 10.1 of the Environmental Statement for planning application ref. 20160498. This assessment should also be included with subsequent planning applications to avoid future objections based on land contamination.

Public sewers are located near the site which may be capable of accepting surface run-off from the site.
However, if Sustainable Drainage Systems (SuDS) are proposed for the disposal of surface water run-off, the EIA should carefully consider the implications and cumulative impact of surface water drainage on the quality of surface and groundwaters in the vicinity of the site. Deep infiltration systems, such as deep bore soakaways, are considered the least preferred option for surface water disposal due to their high pollution risk. The following provides more information for the design of the surface water drainage strategy.

**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).


Yours sincerely

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