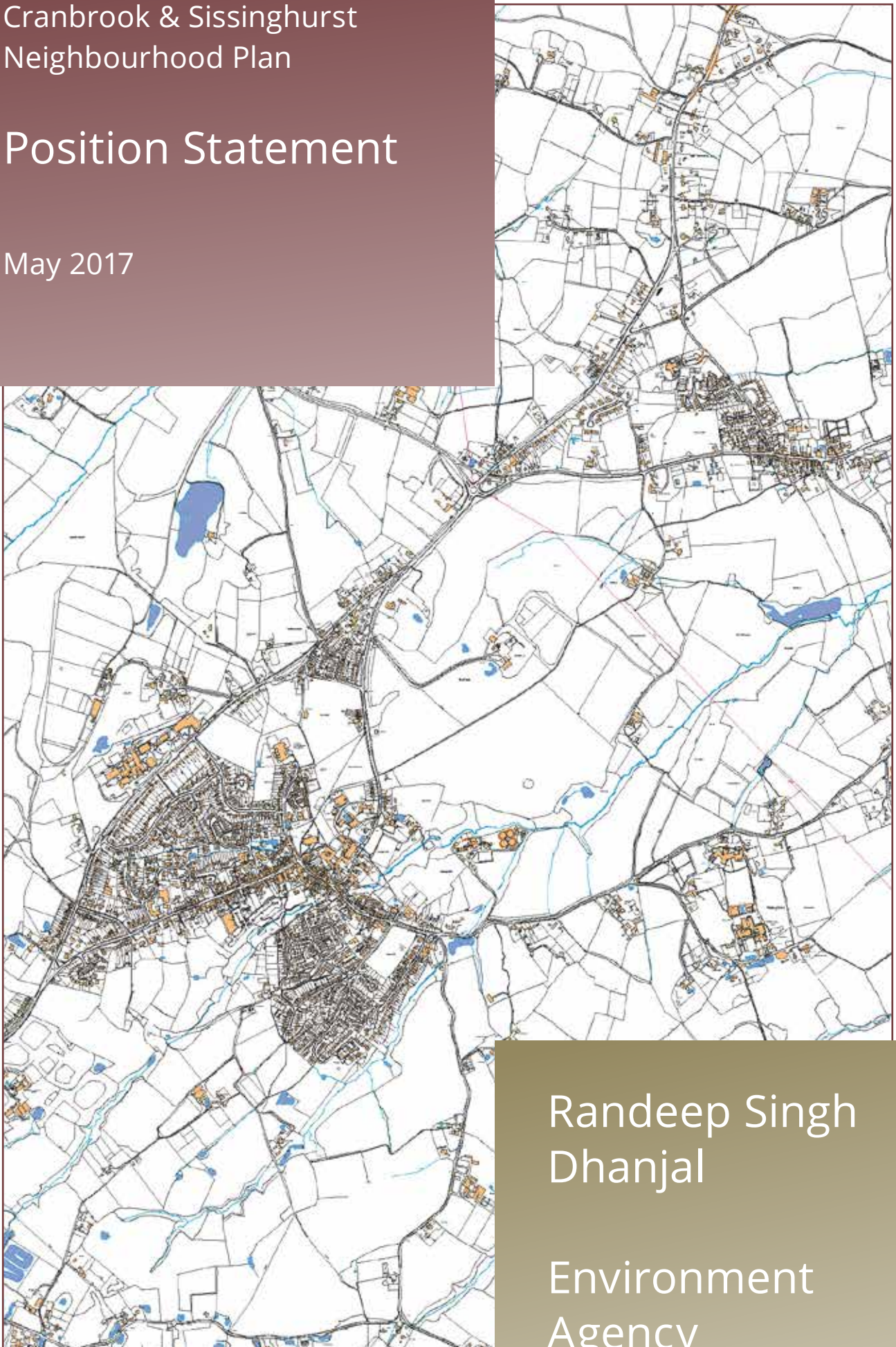


Cranbrook & Sissinghurst
Neighbourhood Plan

Position Statement

May 2017



Randeep Singh
Dhanjal

Environment
Agency

Environment Agency

Matters to be considered within the Cranbrook & Sissinghurst area:

Groundwater Vulnerability

The majority of north and a small portion in the south of the C&S neighbourhood plan lies on the Tunbridge Wells Sand Formation, this is classified as a secondary aquifer. Secondary aquifers are capable of supporting water supplies at a local level rather than strategic scale, and in some cases forming an important source of base flow to rivers. Substances move very quickly through Secondary aquifers making the groundwater within them very vulnerable to pollution.

Pollution Prevention

Drinking water supplies are at risk from activities at this site and all precautions should be taken to avoid discharges and spillages to the ground during both construction and subsequent operation. We recommend you incorporate pollution prevention measures to protect ground and surface water. We advise applicants to follow our guidance - Groundwater Protection. This is a report that highlights the importance of groundwater and encourages industry and other organisations to act responsibly and improve their practices. This can be found at:

<https://www.gov.uk/government/collections/groundwater-protection>

The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to controlled waters.

Drainage

Please note that infiltration of surface water to ground will only be acceptable in locations where the ground conditions are suitable, i.e. free from contamination and where there is an adequate unsaturated zone (between the base of the discharge and the water table). Any discharge direct to groundwater will not be acceptable.

The discharge of surface water to ground will also only be acceptable if the drainage is clean and uncontaminated. Drainage from areas of new developments where potentially polluted run-off will be generated will not be acceptable discharging to ground. For example a proposal to build an industrial/commercial site that includes fuel storage areas will not be acceptable discharging to ground.

Groundwater protection guides, Source Protection Zone (SPZ) maps, ground conditions and groundwater level information should be referred to when designing surface water drainage systems for any sites. Surface water drainage options should be considered at an early stage in the planning process to ensure there is an acceptable option.

Contaminated Land

A number of landfill sites are situated in the parish. For brownfield sites or any sites where historical use could have led to contamination, a desk study/preliminary risk assessment (PRA) will be required. They will need to be submitted in support of any planning application. We will object to any application that isn't supported by a PRA.

The potential for contamination to be present must be considered in relation to the existing use and circumstances of the land, the proposed new use and the possibility of encountering contamination during development. The risks to the environment should be fully assessed during any site investigations.

Flood Risk

Small areas in the north lie in flood zone 3 defined by the National Planning Policy Framework (NPPF) as having a high probability of flooding. If a sequential test can be demonstrated, a detailed Flood Risk Assessment (FRA) is required to be submitted at planning submission stage for formal approval. This should include detailed flood levels for a range of flood events, as well as information to demonstrate how the development will mitigate against flooding, including flood warning and flood resilience.

COMAH

We note that there is a COMAH (Control of Major Accident Hazards) site in Cranbrook. We recommend that you contact the Health & Safety Executive and the LPA for further information.