Woodward, Amy

From: Neil Purvis
Sent: 17 December 2020 16:22
To: Stacey Robins
Cc: planning
Subject: RE: WD/2020/6511/SCO Downlands

Dear Stacey,

Thanks for your response on the queries below.

In terms of Waste we won't include a Waste ES chapter, but will ensure it is covered appropriately in the Biodiversity and Water Resources ES Chapters.

In terms of Land Contamination – A Phase 1 Geo Environmental Desk Study has been undertaken for the site – the study does identify the presence of the landfill (referred to by the EA) and confirms that it relates to inert soil being used to re-grade the area up to 1m in thickness. It is not considered to pose a high contamination risk (please see part 1 of the desk study attached with discussion on page 12 (Section 2.8).

The EA response is fairly typical and would expect these to be covered by their planning conditions for a contaminated land investigation and for a piling risk assessment respectively.

In consideration of above I would be grateful if you can confirm that land contamination can be scoped out as a separate ES chapter within the ES? The full Phase 1 Geo Environmental Desk study will be included as an appendix to the ES and submitted as part of the planning application.

Kind regards

Neil

Neil Purvis
Senior Environmental Planner

DDI: [redacted]
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Our offices will be closed from Wednesday 23rd December for the Christmas period and will reopen on Monday 4th January 2021.
Wishing you a safe and happy Christmas from all at Barton Willmore!



From: Stacey Robins [redacted]
Sent: 11 December 2020 16:29

To: Neil Purvis [redacted]
Cc: planning <planning@wealden.gov.uk>
Subject: WD/2020/6511/SCO Downlands

Neil,

Apologies for delay and that you have had to chase.

I've had another look at the EA response and it isn't clear but Waste seems to be included for the potential impact on biodiversity and water resources. I would say this can be covered in those chapters

> *Waste has been proposed to be scoped out of the ES, however we feel consideration should be given to proposals to import waste soils or aggregates, and disposal of any soils that may contain propagules of invasive non-native species. It should be noted that the degradation of just one headwater may escape detection downstream, but cumulatively the destruction of many small headwaters would have negative impacts on water resources and natural flood management. Headwaters help to keep sediment and pollutants out of the streams lower reaches and enhance biodiversity by supporting flora and fauna that are uniquely adapted to this habitat.*

On contamination the EA said:

> *The scoping report states that land contamination has been scoped out. Our records indicate that the Shermanreed historic landfill underlies the site. Therefore there is the potential for contaminated land to be present and we would require this to be included in the scoping report and would include a condition to investigate this further in any planning permission granted.*
>
> *Table 6 states that the construction and operational phase effects on groundwater will be scoped in. We support this but would like to highlight that if piling is required, there is the potential for contamination to be mobilised and due to the presence of the historic landfill, it is likely that we would require a piling risk assessment in any planning permission granted to ensure the protection of controlled waters.*

It is not 100% clear what the EA are asking for but presumably contamination could be scoped out later if it was deemed to be of low impact, or could be mitigated?

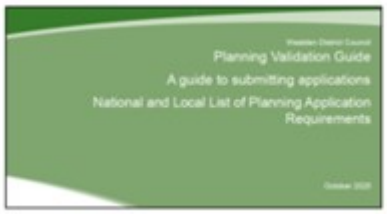
I hope this helps.

with Kind Regards,

Stacey Robins | Head of Planning & Environmental Services
Wealden District Council | Vicarage Lane | Hailsham | BN27 2AX
[redacted] | planning@wealden.gov.uk

@WDC_Planning @wealden @wealdendc

As part of the response to Coronavirus, all staff continue to work remotely and will not be based in the offices until further notice. Our contact centre remains open but please avoid coming in to the offices. Please e-mail first.



We have updated our Planning Validation Guide.

The document sets out what's required to make an application. It includes the National & Local Validation Lists. Between 9.11.20 - 4.1.21 we are seeking views on the draft list.

From: Neil Purvis [redacted]
Sent: 01 December 2020 14:35
To: Stacey Robins <[redacted]
Cc: planning <planning@wealden.gov.uk>; Joshua Mellor [redacted]
Subject: RE: WD/2020/6511/SCO Downlands

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Dear Stacey,

Thanks for issuing the EIA Scoping Opinion for Downlands Farm, Uckfield.

I note the request to scope in Cultural Heritage, Waste and Land Contamination in to the ES.

In terms of Waste and Contamination – please can you clarify the scope required for these topics?
There is reference to these topics in the Environment Agency response but it is not clear what is required and if the response is advising on the inclusion of these as separate additional chapters in the ES.

I've left a message separately with you and would be grateful if you could give me a call back to discuss this afternoon. Mobile number is best ([redacted]).

Kind regards

Neil

Neil Purvis
Senior Environmental Planner

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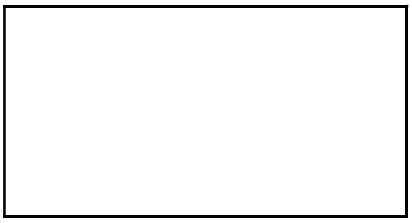
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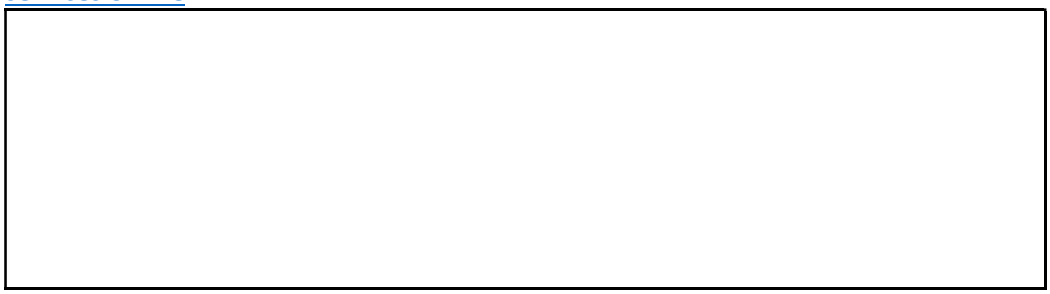
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