Woodward, Amy

From: Joshua Mellor
Sent: 03 January 2023 16:58
To: Thandi Zulu
Cc: [redacted]
Subject: RE: WD/2022/1637/MEA LAND AT DOWNLANDS FARM, UCKFIELD

Hi Thandi,

Could we please agree an extension of timeframe until the end of January 2023 which should allow time for responses to be received to the ecology and transport work submitted in December.

We are still reviewing the Environmental Health comments, however I am of the view these can be addressed by way of condition.
This should be the case for the noise related comments which reflect detailed design considerations which would be considered at RM stage.
And for Air Quality, the site is not within the AQMA and Air Quality was not raised as an issue likely to have significant effects (or the proposals on air quality) at the EIA screening / scoping stage. We therefore question whether additional work is needed now or if the standard condition could be applied requiring AQ assessment work post determination.
We welcome your clarification on this before any works are progressed.

Regards

Joshua Mellor
Planning Associate Director

Direct: [redacted]
Mobile: [redacted]

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From: Thandi Zulu [redacted]
Sent: 20 December 2022 10:23
To: Joshua Mellor [redacted]
Subject: FW: WD/2022/1637/MEA LAND AT DOWNLANDS FARM, UCKFIELD

Dear Joshua,

I am going through your file and have noticed that there are a few outstanding issues that need to be addressed. Please see below comments from the Environmental Health Section. These are also available on the public website.

I also note that in November ESCC Highways objected to your planning application. I cannot see any amended highway details on file that have been submitted to address these concerns. Please advise if you have attempted to address these highway matters or not.

In addition, the extension of time for this application expires on 6 December 2022 and given that there are a few outstanding matters kindly advise if you are able to give me a further extension of time?

I will write to you again if I have any further queries.

Kind regards

Thandi

Thandi Zulu | Major Projects Planner
Planning and Environmental Services, Wealden District Council
Council Offices | Vicarage Lane | Hailsham | East Sussex | BN27 2AX

From: Greg Minns [redacted]
Sent: 02 December 2022 11:34
To: Thandi Zulu [redacted]; planning <planning@wealden.gov.uk>
Subject: WD/2022/1637/MEA LAND AT DOWNLANDS FARM, UCKFIELD

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Dear Thandi,

WD/2022/1637/MEA, LAND AT DOWNLANDS FARM, UCKFIELD

HYBRID PLANNING APPLICATION COMPRISING: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR THE ERECTION OF UP TO 424 NO. RESIDENTIAL DWELLINGS INCLUDING AFFORDABLE HOUSING, THE PROVISION OF VEHICULAR, PEDESTRIAN AND CYCLE ACCESS AND SEPARATE EMERGENCY ACCESS FROM THE UCKFIELD BYPASS (A22), PEDESTRIAN AND CYCLE ACCESS FROM SNATTS ROAD, OPEN SPACES INCLUDING CHILDREN'S PLAY SPACE, SUSTAINABLE URBAN DRAINAGE SYSTEMS, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS; AND FULL APPLICATION COMPRISING CREATION OF A STRATEGIC SANG, ASSOCIATED LANDSCAPING AND CAR PARKING, AND DEMOLITION OF EXISTING RESIDENTIAL PROPERTY AND OTHER BUILDINGS AND PROVISION OF PEDESTRIAN AND CYCLE ACCESS FROM ROCKS ROAD, ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND EARTHWORKS.

Air Quality

As this is a major application, an air quality assessment and mitigation cost calculation, as per Sussex Air (2021) guidance is required. This should be undertaken at this stage, to show that a development of this size (cumulatively with other developments in the area) would not result in a significant impact on local air quality.

Additionally, the cost calculation will provide an indication of the air quality mitigation costs that should be introduced into the scheme.

Potentially Contaminated Land

The Phase I Geo-Environmental Desk Study by BRD, dated April 2022, ref BRD200653-OR2-C has been considered. This report is considered satisfactory.

The report has made several recommendations, including:

- The area of infilling on site needs to be investigated to confirm that it is shallow in thickness and to establish if there is any contamination present within the fill materials
- The area around the former chicken sheds need to be investigated to confirm the presence or not of contamination
- Some cursory testing will be required to confirm that the various former farm buildings don't offer any significant risks
- Some cursory testing will be required to confirm an absence of migrating contaminants from the off-site petrol stations and fuel tank.

Therefore, contaminated land conditions can be recommended for this application.

Noise

A. Traffic

At this stage, it seems that some properties will be located approximately 80m away from the busy A22. Therefore, an environmental noise survey is required. An acoustic design statement should be produced in line with ProPG (PPG-Noise). The applicants need to show that a good acoustic design process has been incorporated into the scheme.

B. Consideration of Overheating: Approved Document O

This is advisable at this stage and could be incorporated into the noise assessment. This is because noise levels at night need to be considered for ADO.

Incorporating this into the noise assessment would help determine the type of overheating strategy that might be applicable for the future properties on site, especially considering that summer temperatures are increasing in level and frequency. The overheating strategies may vary across site depending on location and proximity to the A22.

Hopefully, provided a good acoustic design process as per ProPG above is followed, most (potentially all) future properties might be able to use simple methods to remove excess heat during overheating events.

C. Noise from Air Source Heat Pumps

The design and access statement outlines that there is an ambition is to use air source heat pumps for the properties on site. While Environmental Health is absolutely in favour of sustainable heating methods this does mean that there will be over 400 air source heat pumps spread across this location. Additionally, some parts of the site, away from – or shielded from the A22 could be quiet at night.

Noise from ASHPs should be considered at this stage and consideration of this noise could also be included in the noise assessment.

While in theory, each ASHP could be installed under PD, this may not be advisable. Simply because (depending on location and proximity to the A22) sound levels will vary across the site and in some locations, ASHPs may be highly discernible against background noise levels, particularly in the evenings and night-time periods.

Consequently, there is the potential that some ASHP noise could cause nuisance and amenity issues, resulting in complaints made to the WDC. Such complaints would need to be investigated under Statutory Nuisance legislation, irrespective of any installation under PD. If a Statutory Nuisance is found to exist, caused by an ASHP then Environmental Health are legally obliged to serve on the person responsible for the ASHP a S80 Abatement notice under the Environmental Protection Act 1990. Alternatively, action may be undertaken under the Anti-Social behaviour Crime and Policing Act 2014.

Therefore ideally, the locations of future ASHPs and any noise mitigation required to ensure there isn't a detriment to the quality of life of those in the locality of the ASHP(s) or a likely occurrence of Statutory Nuisances should be considered at the planning stage.

Recommendation

Insufficient information: Noise and air quality assessments are required.

Greg Minns
Senior Environmental Health Officer (MCIEH, CEnvH, AMIOA).

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