

[REDACTED]

Please scan as additional info from agent

[REDACTED]

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[REDACTED]

Anita

Many thanks for your email and apologies for not getting back to you sooner. I have to admit with everything is a little chaotic at the moment with reduced staff and working from home.

Firstly, I can confirm that the gas membrane detail will be utilised across all plots of the site.

With regard to the second point I believe there is some confusion. We have not yet started any development on the site and we are only looking to discharge the condition partially (Points 1-3) in order that we can start development.

Therefore, it is my understanding that the area where elevated concentration of lead was identified is in the proximity of plots 6 & 7.

It is therefore our intention, at the appropriate time during construction when we have the correct formation level, to test the front and rear gardens of both of these plots. If these results come back ok we will just cap with 300mm topsoil as we would normally, however if they do not we will ensure a 600mm capping layer or 300mm and geotextile is installed accordingly. We will then demonstrate this via discharge of part 4 of the same condition.

If you have any queries do not hesitate to get in touch.

Many thanks

Kind Regards

PAUL SPRATT
ARCHITECT

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Dear Paul,

Are you able to provide an indication of the timeframe for receipt of the information requested below?

Regards

Anita Gardner

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Dear Paul,

Please see the comments below from our environmental health officer. Can you let me have confirmation of the details requested as soon as possible?

Regards

ad,

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on.

Hi Anita,

Thank you for forwarding this information.

With regard to the gas membrane, if the applicant can confirm that this has been/will be fitted to all properties, this will be considered satisfactory.

It is understood that the trial pit where the elevated concentration of lead was identified has been excavated and covered by hardstanding. It is of concern, however, that no further testing was undertaken in the garden areas of the plots in question. Excavation and imported certified clean material is a valid method of remediation, however we would expect to see a minimum of 600mm removed and replaced or a depth of 300mm removed and placed but with the addition of a geotextile membrane. If the applicant can confirm that either of these options have been met, this will be considered satisfactory. If not, it is recommended that further sampling is undertaken in the garden areas/areas of soft landscaping of the plots in question. The sampling strategy may include any areas of soft landscaping to the front of the plots in question. A suitably qualified, independent consultant should be engaged to further advise on the required sampling regime.

Many thanks,

Kate.

Kate Ciddings | Senior Technical Officer - Environmental Health - Arun District Council | Location: Arun Civic Centre, Maltravers Road

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on.

Hi Kate,

Following your earlier request please see the attached additional/substitute information. Are you happy for the condition to now be discharged?

Thanks

Anita

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Dear Anita

Please see the response form our consultant regarding condition 16.

I have attached our standard gas membrane detail for these situations as requested in their email.

Kind Regards

PAUL SPRATT
ARCHITECT



Crayfern Homes Ltd, 14 St John's Rd, Hedge End, Southampton SO30 4AB

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Paul, many thanks for forwarding the email from the Local Authority.

I have reviewed the report further to the EHO's comments and provide the following response that should be forwarded on.

- 1) *the CGIR identified an exceedance of lead at 0.10 metres depth and stated that based on the proposed development plan, no remediation was required, however no management of this exceedance is mentioned and no subsequent sampling of the garden areas was undertaken;*

The area where the elevated lead concentration was encountered was beneath the proposed buildings of plot 6 & 7 and at shallow depth. The attached drawings show that site levels were to be reduced in this area by between 200 and 300mm and therefore the encountered lead would have been removed during construction and, even if present at greater depth, would have been covered so that it would not present a risk to the end-user. With regards to the garden areas of plots 6/7, it is acknowledged that no supplementary sampling testing has been undertaken, however, given the proposed site level changes across these garden areas along with the need to replace the surface soils with an appropriate growing medium / topsoil then the same would apply to these areas i.e. removal of material to facilitate level change and further replacement of near surface soil with imported clean material.

Obviously any imported topsoil etc would need to be accompanied by appropriate certification or independently tested and such information provided to the regulator.

- 2) *the SGRA concludes that gas protection measures are likely to be required, however no detail is provided.*

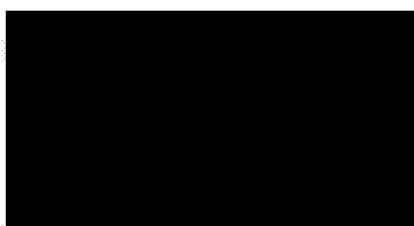
The Local Authority should be provided with the appropriate cross section drawings relating to the gas membrane installation along with details of the intended membrane to satisfy CS-2.

I trust that this additional information will be sufficient for the Local Authority and will allow consideration for the discharge of the relevant condition.

Kind regards



Craig Morrison
Director
BSc (Hons), FGS
MIEnvSc | Soils Limited



Valley Business Park



Soil Investigation



Geotechnical Consultancy



CPTu Profiling



Contaminated Land & Groundwater



Basement Impact Assessments



EMF & GPR Utility Tracing



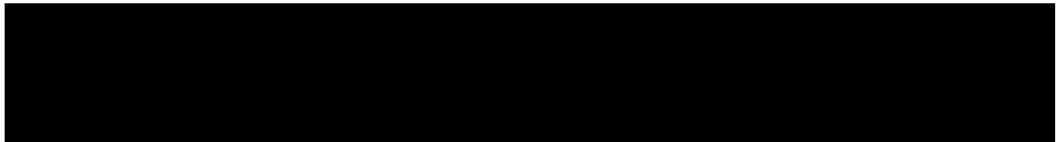
Topographic Surveying



UAV Photography & 3D survey

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Date: 17 April 2020 at 16:04:29 BST



Dear Mr Sellar,

I have now received the comments of the Environmental Health Officer in respect of condition 16. She has requested submission of the following additional information:

- the CGIR identified an exceedance of lead at 0.10 metres depth and stated that based on the proposed development plan, no remediation was required, however no management of this exceedance is mentioned and no subsequent sampling of the garden areas was undertaken;
- the SGRA concludes that gas protection measures are likely to be required, however no detail is provided.

Please can you let me have receipt of these additional details within the next 2 weeks?

Regards

Anita Gardner

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