

From: Christopher Davis
Sent: 31 January 2019 20:25
To: Planning.Responses
Cc: Simon Davis; Anna Appleton; Katharine Giddings
Subject: Y/100/18/DOC - Approval of details reserved by condition imposed under ref Y/22/14/ relating to Condition No 5 surface water drainage and Condition No 17 verification report.
Importance: High

Dear Simon

Having now reviewed the original application documentation (Y/22/14/) and the Decision notice associated with the application that stated under Condition 17 –

“Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority”. Reason: “To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun District Local Plan policy GEN7”

I can now state that I have read the Verification Report produced and submitted by Ground Management Ltd – Phase 1 (Plots 16 -20) Remediation Work at Kings Close, Yapton for PlotLife SPV3 Ltd [Ref: G6308-04/01 – dated 20 December 2018] and will state the following...

1. This verification report, as submitted, is a partial report for the purposes of satisfying Condition 17 as set out above; under planning decision notice Y/22/14/. As such this version of the report only covers the initial Phase 1 of the development; specifically Plots 16 to 20 only. As Condition 17 pertains to a requirement for the entire site at the development known as Kings Close, Yapton (as submitted under Y/100/18/DOC) it **cannot** be discharged fully at this time however....
2. The desk study and preliminary investigations reports conducted in Feb and March 2017, followed by the further investigations in July 2017 (see *Land Quality Assessment of Land at King's Close, Yapton 23rd March 2017 – Report G308.01/1* and *Land Quality Phase 2 Report of Land at King's Close, Yapton 24th August 2017 – Report G6308.02/2*) were sufficient in their production methodology and reporting to satisfy the EH department at this phase of the process;
3. The subsequent report entitled *Remediation Summary for Land at King's Close, Yapton 31st October 2017 Report G6308.03/1* which covers the seven (7) bullet points as reported within section 1.7 of the Phase 1 Verification Report (Plots 16 – 20) has been read and is sufficient in its methodology and executed as per the

guidelines as set out within the report by Soilfix Ltd (Completion Report, King's Close, Yapton 1st November 2018 Reference C411.PLT) in the spring 2018...

So to clarify the current EH stance in this matter...

EH are satisfied at this point of the development with the method, reporting and actions taken to date and can confirm that Phase 1 of the development (Plots 16 -20) can continue in their development however Condition 17 of Y/22/14 shall remain undischarged until the submissions of the subsequent revisions to the submitted 'Verification Report-Phase 1 (plots 16-20) G6308-04/01 (20 Dec 18)' have been completed and submitted to the Local Planning department for further verification and sign off by the EH department's Contaminated Land specialists

If you would like any further clarification on this matter at this time, please do not hesitate to contact me further

I look forward to the next submissions of the development in due course as the project progresses

Kind regards

Christopher Davis
Senior Environmental Health Officer

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