

Lynnyrd Wolfe

From: Simon Davis
Sent: 17 April 2019 10:25
To: Planning.Responses
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton
Attachments: RE: Y/21/19/DOC - land at North End Road, Yapton; 16671_Soil-Gas LR.pdf

Please see Action Sheet

Kind Regards

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From: Paul Spratt [REDACTED]
Sent: 16 April 2019 17:12
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

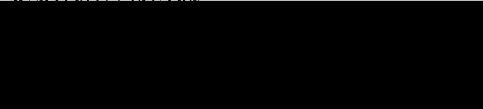
Simon

Please see the response from our geo-tech consultant. I will obviously instruct them to undertake the remediation strategy however for now can we focus on points 1 and 2 and I will follow up with the additional document when I can.

Kind regards

PAUL SPRATT

Architect
Crayfern Homes



Building Excellence
AWARDS 2018
Regional Finalist





From: Simon Davis [REDACTED]
Sent: 15 April 2019 16:43
To: Paul Spratt
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Paul,

Comments on the Phase 1 below (note 2 emails)

Kind Regards

[REDACTED]

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From: Kate Giddings
Sent: 15 April 2019 16:05
To: Simon Davis <[REDACTED]>
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hello,

Further to the below comments regarding the Phase I report, please may the following also be clarified:

- was any ground gas monitoring conducted (and if so, I'll need to see the report, please)
- in relation to the statements that radon and UXO are unlikely to pose a risk/do not require further action, could this reasoning be qualified
- it does not appear that any testing for PCBs was undertaken
- could the locations of the sampling points (only the ones relating to potentially contaminated land) be provided in relation to the proposed site layout as it not clear when comparing the two diagrams

Many thanks,

Kate.

[REDACTED]

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From: Kate Giddings
Sent: 15 April 2019 15:32
To: Simon Davis
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Greetings,

I've just started reading the Phase I report – in relation to my second point below, it's dated January 2018 (the associated quotation was provided in January 2018 and the site walkover took place in January 2018). This raises concerns as it indicates the conclusions of the Phase I report could not have been drawn until after the Phase II report was completed. Whilst it is appreciated that Phase I and Phase II reports can be conducted in tandem, Phase II reports are based on the findings of a Phase I report, which clearly cannot be the case here...

I'll get through the rest of the Phase I and provide further comments (if applicable) – just wanted to make you aware of this discrepancy in case the applicant/consultant responds to you before I've finished assessing the rest of the document 😊

Ta muchly,

Kate.

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