



From: Kate Giddings
Sent: 01 May 2019 11:47
To: Simon Davis
Cc: Anna Appleton; Planning.Responses
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Dear Simon,

Thank you for the provision of the gas monitoring report, which EH finds satisfactory. The following queries remain outstanding and for ease, I have included comments which relate to the submitted remedial strategy:

- could the reasoning behind the statements that radon and UXO are unlikely to pose a risk/do not require further action be qualified
- could the lack of PCB testing be explained
- it is assumed the groundwater monitoring results will be made available to the relevant body (it is not something which falls within this Department's remit)
- the presence of ACM identified at 0.5m bgl at TP1 needs quantifying
- this Department must be advised of how the asbestos will be managed/how this area is to be remediated
- if the RMS is updated to emphasise the likelihood of finding asbestos on-site, it can be considered acceptable – please note that if during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Many thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, West Sussex, BN17 5LF

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From:

Simon Davis

Sent: 17 April 2019 10:01

To: Kate Giddings

Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Dear Kate,

Please see attached and below in response to your email of 15 April 2019 16:05

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone



From: Paul Spratt [REDACTED]

Sent: 16 April 2019 17:12

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: [REDACTED]

Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

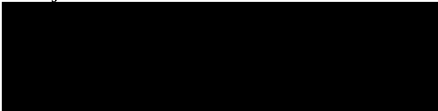
Simon

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



From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
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

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Kate Giddings
Sent: 15 April 2019 16:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
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.

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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.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex, BN17 5LF

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