

[REDACTED]

From: Paul Spratt [REDACTED]
Sent: 07 May 2019 08:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Simon

Please see the response from our specialist attached. If there are any issues I wonder if it would be a good idea to let the two experts have a chat??

Kind Regards

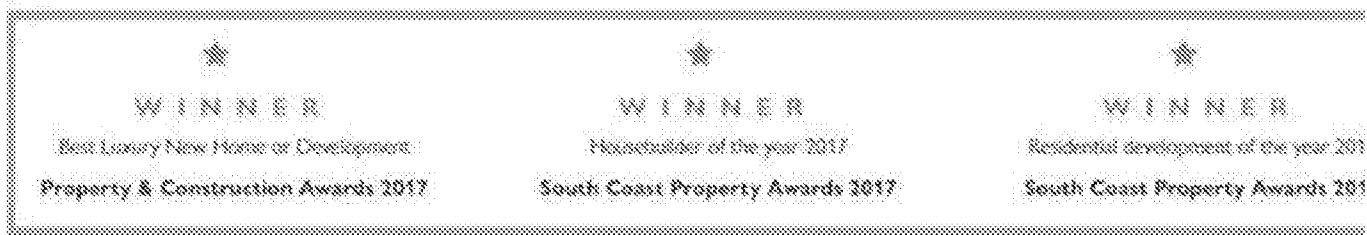
PAUL SPRATT
ARCHITECT



Crayfern Homes Ltd, 14 St John's Rd, Hedge End, Southampton SO30 4AB
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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 01 May 2019 11:49
To: Paul Spratt
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Paul,

Please see below.

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
 Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
 Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Kate Giddings
Sent: 01 May 2019 11:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Anna Appleton <Anna.Appleton@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
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: Craig Morrison [REDACTED]
Sent: 03 May 2019 18:07
To: Paul Spratt
Cc: Chris Swainston
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Paul,

I have read over the comments that Chris has provided in response to those received from Kate Giddings. Our comments are presented in blue below.

I trust this is sufficient as a response, however, do come back to me should you or the local authority require any further information or a more formal response / update to the RMS.

Kind regards

Craig Morrison BSc (Hons), FGS, MEnvSc
Director

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From: Kate Giddings
Sent: 01 May 2019 11:47
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Anna Appleton <Anna.Appleton@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
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 – the Desk Study provides the background to the radon and UXO risks
- could the lack of PCB testing be explained – PCB's only travel minimal distances (2m or so) so were not considered likely to impact

- 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) – no risk to groundwater was identified so no water sampling – see GIR
- the presence of ACM identified at 0.5m bgl at TP1 needs quantifying – when the results of asbestos screening is described as bundles, this equates to approximately 100-1000 fibers so bundles would be below the quantification limit of <0.001 and would not be visible to the naked eye, therefore quantification would not provide any additional information of use in this instance
- this Department must be advised of how the asbestos will be managed/how this area is to be remediated – the area where asbestos was identified will be beneath a solid cover and/or removed during the development. Asbestos is either present or not as a physical contaminant and the fact that it has not been encountered anywhere else across the site points to this being an isolated location and not systematic, therefore we have recommended a discovery strategy in case anything else (larger scale) is present.
- 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. – this statement is already in the discovery strategy

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 |



From:
Paul
Spratt

Sent: 16 April 2019 17:12

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

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

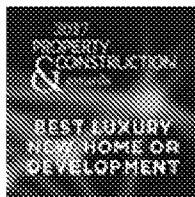
Simon

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.

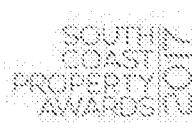
Kind regards

PAUL SPRATT

Architect
Crayfern Homes



Building Excellence
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Regional Finalist



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.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex, BN17 5LF
Internal: 37586 | External: +44 (0) 1903 737586 | e-mail: kate.giddings@arun.gov.uk

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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,
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