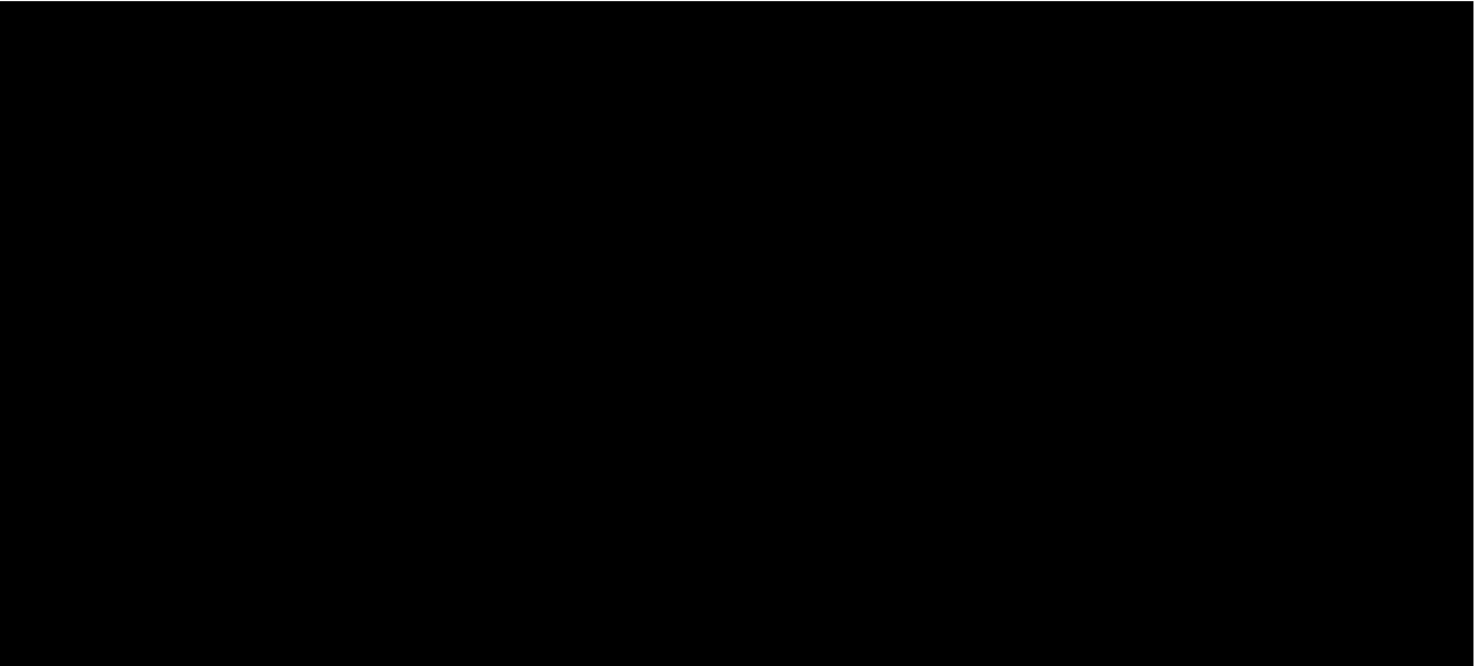




From: Paul Spratt [REDACTED]
Sent: 09 May 2019 16:36
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Simon

Please see the response from our specialist below.

- The Desk Study states in sections 3.4 and 4.2 that the risks from radon and unexploded ordnance, respectively, are not likely – on what evidence are these conclusions based?

Radon on the basis of the Landmark Envirocheck Report Datasheet which cites British Geological Survey, National Geoscience Information Service (Page 19 of 33) in determining that "The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level) and No radon protective measures are necessary in the construction of new dwellings or extensions."

For UXO, on the basis of web-based sources such as Zetica and historical map review including aerial photographs in the Landmark Envirocheck Report.

- could the lack of PCB testing be explained as there were electrical boxes identified on site

Given their age and size and the fact they are essentially sealed units on this scale, they are unlikely to contain significant levels of PCB's, are unlikely to have leaked (typically they have a solid concrete bunded floor) and do not leach more than about 1m from a source due to their nature and insolubility they are unlikely to significantly impact on the site. In addition, consideration of the site using Google Maps strongly indicates these are not in fact electrical structures that were noted, but gas supply connections.

- the extent of the ACM identified at 0.5m bgl at TP1 needs clarifying

This was an isolated couple of Chrysotile bundles in a single sample, probably unquantifiable to <0.001% (bundles typically contain between 10-100 fibres) and as it was

not associated with any other ACM's or fibrous materials encountered has probably blown in from off-site – there are some asbestos clad historical buildings in the area for example. Unlike chemical contaminants it will either be present or not and is certainly not ubiquitous over the site as the remaining results clearly indicate. It would also not be naked to the visible eye so could not be remediated, logged or ascribed to a particular strata encountered in a conventional sense. Hence, in case there is some actual visible ACM somewhere on site (considered doubtful but always possible), we recommended emplacement of a discovery strategy during the works so that appropriate procedures are in place to identify, segregate and possibly remove any such materials encountered. As such we have also strongly recommended that a suitably qualified and experienced person be retained to advise on the relevant H&S aspects given the identification of fibres. It may be that by sheer happenstance we found and tested the only material of this type on the site as in our experience roughly 1 in 10 samples of near surface ground in industrial and semi-industrial areas will record a very minor positive purely by chance.

- this Department must be advised of how the asbestos will be managed/how this area is to be remediated when the developer decides whether it will be capped or removed.

See previous. Given the surrounding area will either be removed from site as part of the works to reduce to a suitable level to subsequently emplace the access road and/or be covered by hardstanding, a few bundles of isolated Chrysotile fibres which will probably lie below the current detection limit for quantification, are not considered to present a significant long term contaminated land risk. However, in a H&S context, advice should be provided by a suitably qualified and experienced person such that the developer comply with their duty of care obligations under CAR2012 and the H&S at work acts.

I can confirm that we use Hampshire Environmental Services Ltd as our expert to advise prior and throughout the construction process. This typically involves prior advice that is relayed to operatives via toolbox talks and information displayed in site office as well as being our go to if and when we find any materials through the discovery strategy.

If you need anything updated formally by all means let us know.

Kind Regards

PAUL SPRATT
ARCHITECT



Crayfern Homes Ltd, 14 St John's Rd, Hedge End, Southampton SO30 4AB
www.crayfernhomes.co.uk

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 08 May 2019 17:34
To: Paul Spratt
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Paul,

Please see below. I am happy if you want to instruct your consultant to speak to Kate direct.

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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Save the environment - think before you print.

From: Kate Giddings [REDACTED]
Sent: 08 May 2019 14:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Hi Simon,

Thank you for this.

Please may the following points be clarified:

- The Desk Study states in sections 3.4 and 4.2 that the risks from radon and unexploded ordnance, respectively, are not likely – on what evidence are these conclusions based?
- could the lack of PCB testing be explained as there were electrical boxes identified on site
- the extent of the ACM identified at 0.5m bgl at TP1 needs clarifying
- this Department must be advised of how the asbestos will be managed/how this area is to be remediated when the developer decides whether it will be capped or removed.

Many thanks,

Kate.

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



From:
Simon

Davis

Sent: 07 May 2019 10:37

To: Kate Giddings

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

From: Paul Spratt

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



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