

From: Simon Davis
Sent: 31 May 2019 15:22
To: Planning.Responses
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Further EH Comments.

From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 30 May 2019 16:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Hi Simon,

With regard to the contamination issue, the condition can be discharged providing satisfactory receipt of the proposed clearance sampling and WAC testing.
In relation to the EV points, the proposed method of providing external sockets is acceptable, providing the proposed locations are amended as follows:

- Plot 1 – needs an external socket near the parking spaces as the property does not appear to have one
- Plot 3 – can the developer confirm that the proposed location of the external socket is close enough to the parking space to allow a vehicle to be correctly connected in the event that the socket was an EV point? From the plan provided, EH have concerns that the socket is further than the standard EV charge lead, especially if the vehicle's charging point is located to the rear of the vehicle on the driver's side
- Plot 4 – as per Plot 3; can the developer confirm that the proposed location of the external socket is close enough to the parking space to allow a vehicle to be correctly connected in the event that the socket was an EV point? From the plan provided, EH have concerns that the socket is further than the standard EV charge lead, especially if the vehicle's charging point is located to the rear of the vehicle on the driver's side
- Plot 8 – the socket should be re-located to the middle of the wall, in between the parking spaces
- Plot 9 – the socket should be re-located to the middle of the wall, in between the parking spaces.

Plots 2, 5, 6, 7 and 10 are satisfactory, as per the original drawing.

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: 22 May 2019 17:07
To: Kate Giddings
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Kate,

Can you now confirm ok to discharge the contamination and electric charge point conditions.

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
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From: Paul Spratt [REDACTED]
Sent: 22 May 2019 17:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Simon

Thanks.

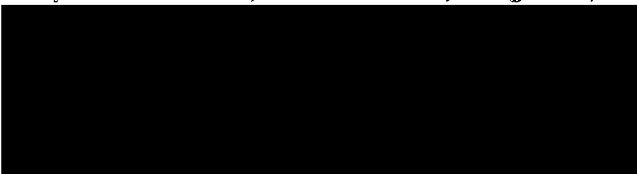
Yes they will be as per the drawing. Right next to the parking spaces.

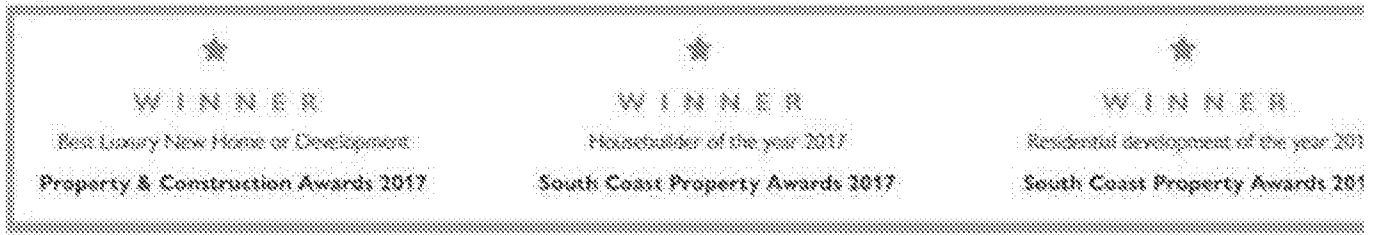
Kind Regards

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: 22 May 2019 16:53
To: Paul Spratt
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Paul,

Please see below, hopefully final, comment below.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 22 May 2019 14:15
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Hi Simon,

If the applicant/agent can confirm that the external sockets will be positioned in a position suitable for conversion to an EV point (for example, not too far away from the car parking area) and that each property shall be fitted with such an external socket, this proposal shall be acceptable to EH.

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: 22 May 2019 11:50
To: Kate Giddings
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Kate,

Please can you consider the following.

I am inclined to agree with them on the charge point condition i.e. that we shouldn't require an actual charge point and that having the ability to provide one at a later date is acceptable.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Paul Spratt [REDACTED]
Sent: 22 May 2019 11:31
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Simon

Please see below for our consultants response to the EHO's comments.

In relation to the concerns forwarded from the Council we would make the following comments.

No further testing was undertaken as a result of the single fibre positive for the reasons noted in our previous communication. As a precaution, this location is under a road so if there are additional fibres they will be either isolated or removed from site. Also if any visible ACM is noted there is a procedure in place to deal with this as noted in the RMS (discovery strategy).

We note from your comments that the road works will entail removal of approximately 1m of material in this area from current ground levels which are currently the same as when Soils Limited undertook the original investigation. This is significantly below the depth of the positive sample (TP1 0.50m) and into the underlying natural ground. As such the issue will be resolved by removal from site of the Made Ground in this area, the only possible source of further asbestos.

We would therefore recommend that precautionary clearance samples be taken of any adjacent Made Ground containing demolition derived materials i.e. to the south of the road following excavation. It may also be that the material to be removed may require additional analysis prior to disposal but that will depend on your waste contractor. It would also be recommended that photographs and documents detailing the removal are also provided as further confirmation of the completion of this activity.

Any more problems please get back to us

With regards to the electrical charging points it is our intention to install a external socket suitable for upgrading to a car charging point. Clearly not everybody will need or want a car charging point on their house so surely a socket for conversion is the way to go.

The drawing that you currently have show's the proposed position on every house (except for plot 1 as previously discussed and agreed with yourself) and its relationship to the parking spaces. Can you please review this as I am not sure what more I can do.

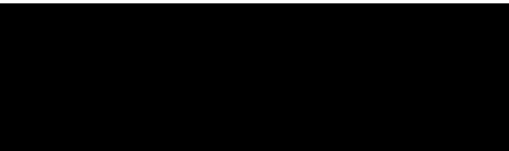
Many Thanks

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: 17 May 2019 16:13
To: Paul Spratt
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Paul,

Please see further advice below.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 17 May 2019 15:57
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Hi Simon,

The query regarding the risks of radon and UXO have been satisfactorily answered.
The query regarding the PCB testing has been satisfactorily answered.
It is appreciated that ACM was only identified in TP1 - could the applicant please confirm whether any further testing was conducting in the immediate vicinity of this sampling location in order to ensure this was an isolated discovery?
With regard to the removal or capping of the asbestos-contaminated material, written evidence of whichever remedial method the developer chooses to pursue must be provided to this Department.

On a separate issue, the scheme for the EV charging points should include, for example, the type(s) and wattage of charging point (particularly for shared charging points), whether the charging point is for single or dual use, the location and associated parking for each point, the ratio between charging points and residents, whether availability/access to the charging points will be restricted, whether residents in flats will have access to charging points and if so, how many.

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: 09 May 2019 16:43
To: Kate Giddings
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Hi Kate,

Please see further advice from the applicant re the contamination report. Is this now acceptable?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From:

Paul Spratt

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.

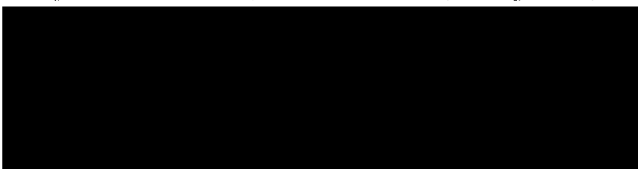
If you need anything updated formally by all means let us know.

Kind Regards

PAUL SPRATT
ARCHITECT



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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
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From: Kate Giddings <kate.giddings@arun.gov.uk>
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.

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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 [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

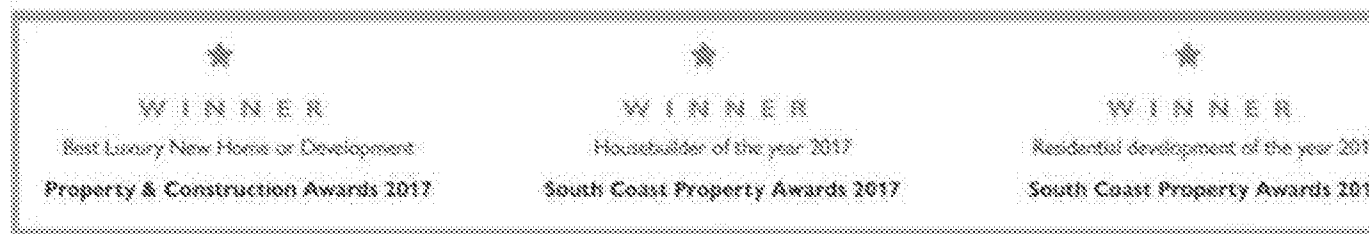
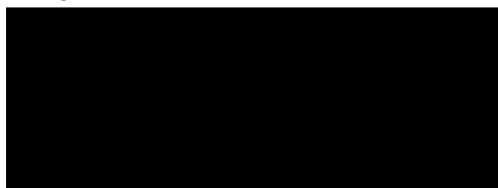
Please see the response from our specialist attached. If there are any issues I wonder if it would be a good idea to let the two experts have a chat??

Kind Regards

PAUL SPRATT
ARCHITECT



Crayfern Homes Ltd, 14 St John's Rd, Hedge End, Southampton SO30 4AB



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