

[REDACTED]

Sent: 01 May 2019 11:05
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: FW: Y/29/19/DOC Kings Close Yapton - Verification

Morning Simon,

Please see our consultants comments below. Hopefully, we can now get the condition discharged soon.

Many thanks,

Michael

From: Al Tyler [REDACTED]
Sent: 01 May 2019 10:27
[REDACTED]
Subject: FW: Y/29/19/DOC Kings Close Yapton - Verification

Dear Michael

Further to this morning's telephone conversation our response to Arun District Councils comments (email dated 29Apr2019) are as follows :

1. & 2. The tests carried out on the soils imported to site has focused on the rear garden areas and is equivalent to an overall frequency in the order of 1 suite of tests per 50 cubic metres. There has been no further validation sampling and testing of the relatively small areas in front of plots 5 to 8 or across the north of the site. Provided the imported soils are from the previously validated source, and appear visually consistent, further testing is not considered necessary.

3. In summary, the basic gas protective measures were originally considered as a precautionary measure following observation of localised hydrocarbon contamination (at 3.2m bgl within TP8). It is noted that the gas / vapour monitoring, some of which centred around the location of TP8, did not reveal a need for specific gas or vapour protection. During site remediation, Soilfix carried out inspection of all excavations, extensive targeted investigative trenching and localised sampling with testing from a similar depth (3.0-3.3m in SF TP11) beneath the footprint of the

closest house (Plot 8). No hydrocarbon contamination was encountered in the soils excavated or investigated. This led to the decision not to install additional protection.

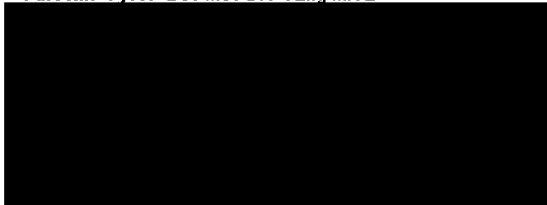
4. The sampling regime was based on one sample per c 50m³ of imported material. The calculations for dibenzo(ah) anthracene are attached.

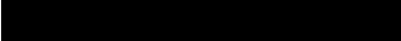
5. Colour photographs have been resent as a separate document.

Regards

Alistair

Alistair Tyler BSc MSc DIC CEng MICE



From: Michael Gadd 
Sent: 29 April 2019 17:58
To: Al Tyler
Subject: Fwd: Y/29/19/DOC

Hi Alistair, please could you call when you have reviewed? Michael

Sent from my iPhone

Begin forwarded message:

From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: 29 April 2019 at 17:51:59 BST

Subject: FW: Y/29/19/DOC

Dear Michael,

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



From: Kate Giddings
Sent: 29 April 2019 17:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Anna Appleton <Anna.Appleton@arun.gov.uk>; Planning.Responses
<Planning.Responses@arun.gov.uk>
Subject: Y/29/19/DOC

Dear Simon,

Thank you for your patience with this one; as I am sure you appreciate, this one has involved a lot of documents and much cross-referencing.

In relation to the ground contamination aspect, I have now read (amongst other submissions) Ground Management Ltd.'s Verification Report (Phases 1-3) (ref.: G6308-04/03, dated April 2019) and would please request that the following queries are addressed:

1. since the report was published, has any validation sampling been undertaken for the areas of soft landscaping to the front of plots 5-8?
2. since the report was published, has any validation sampling been undertaken in the area to the north of the site where topsoil placement was to be completed?
3. what is the justification behind not installing ground gas protection measures for the four easterly plots on site? Section 8.5 Gas Protection System of the Soilfix Completion report cites 'The ground gas conditions and any protection measures required should be agreed with the local authority by the Environmental Consultant.', however the statement in Ground Management Ltd's report advises that based on the Soilfix report, no gas protection system was installed.
4. sections 3.12 – 3.14 of Ground Management Ltd's report; could the consultant please provide more detail on the sampling regime and calculation(s) used to conclude that the exceedance of dibenzo(ah)anthracene is acceptable
5. please may the photographs provided be made available in colour so that the placement of the geotextile membrane can be identified?

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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TITLE Yapton King's Close, Phase I
Topsoil

Contaminant	Dibenzo(ah)	Log Values	Dibenzon(ah)
Results			
1	0.5	1	-0.30
2	0.1	2	-1.00
3	0.05	3	-1.30
4	0.05	4	-1.30
5	0.1	5	-1.00
6	0.3	6	-0.52
7	0.1	7	-1.00
8		8	
9		9	
10		10	
11		11	
12		12	
13		13	
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31		31	
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36		36	
37		37	
38		38	
39		39	
Max	0.5	Log Max	-0.30
St Dev	0.17	Log St Dev	0.38
Mean	0.17	Log Mean	-0.92
Number	7.00	Outlier test statistic (T)	1.64
Cells	7.00	Critical value 5%	1.94
		Critical value 5% is site max a statistically valid outlier?	No, concentration is within the acceptable population
t value	1.943		
Upper bound value (US 95)	0.2948	Critical Value 10%	1.83
		Critical value 10% is site max a statistically valid outlier?	No, concentration is within the acceptable population

* Note - certain formulas must be arrays

The figures have been left in so that all the equations will work. For your data, just replace these figures with your own in the determinand results boxes and the log values and all results will change accordingly.

Rows may be deleted or added if you have less or more determinands. Just copy and paste the formulas from the existing boxes.

NB COLUMNS SHOULD NOT BE REMOVED! They may be added but the results are not accurate over a maximum of 20 samples.

Normalised Upper Bound (US 95)

$$US95 = X + \frac{t^* s}{\sqrt{n}} T = \frac{y_{\max} - \bar{y}}{S_y}$$

x = Arithmetic sample mean,

t = t value from Table A1.1 (CLR 7, Appendix A, page 24) selected for n = number of soil samples

s = Unbiased standard deviation.

n = Number of soil samples used in calculation of arithmetic sample mean and standard deviation