

From: Simon Davis
Sent: 17 June 2019 12:35
To: Planning.Responses
Subject: FW: Y/30/19/DOC - land at North End Road, Yapton

Final EH consultation response (condition 19) on Y/30/19/DOC

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 <kate.giddings@arun.gov.uk>
Sent: 17 June 2019 11:22
To: Simon Davis <Simon.Davis@arun.gov.uk>; Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Good morning,

The comments regarding Plot 1 are noted and accepted.
In relation to the other plots, providing that the external sockets are within 4.5 metres of a potential charging point on a vehicle, EH have no further comments on this aspect.

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: Simon Davis
Sent: 11 June 2019 17:35

To: Planning.Responses; Kate Giddings
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Planning.Responses – Please see Action Sheet

Kate – Please see below and attached response to this one re the EV charging points. I agree that it is impractical to have a point for plot 1. Please provide your further response.

Kind Regards

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From: Paul Spratt [REDACTED]
Sent: 31 May 2019 15:34
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/21/19/DOC - land at North End Road, Yapton

Simon

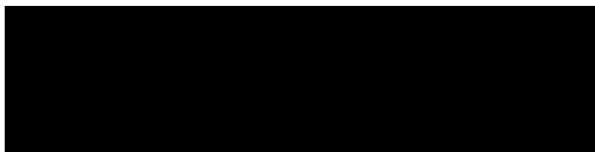
Thanks for the email. See my responses below.

- Plot 1 – needs an external socket near the parking spaces as the property does not appear to have one
Simon, I thought that we agreed that this plot would not need one as it was impractical due to the approved car parking spaces.
- 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. The space is well within five meters which seems to suit lead lengths from a internet search.
- 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. The space is well within five meters which seems to suit lead lengths from a internet search.
- Plot 8 – the socket should be re-located to the middle of the wall, in between the parking spaces Please see attached revised drawing with revised locations shown
- Plot 9 – the socket should be re-located to the middle of the wall, in between the parking spaces. Please see attached revised drawing with revised locations shown

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: 31 May 2019 15:21
To: Paul Spratt
Subject: FW: Y/21/19/DOC - land at North End Road, Yapton

Dear Paul,

Please see below comments. Can you consider and respond.

Please note that I am away all next week and won't be able to look at any response until the week after.

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: 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.

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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
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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.

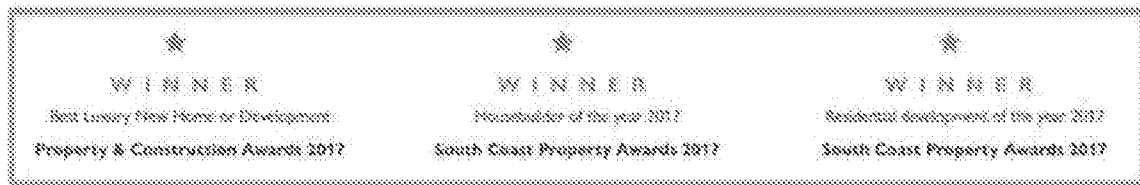
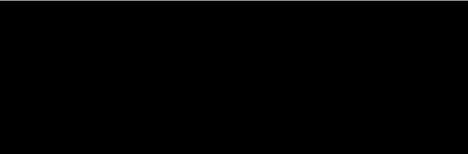
Yes they will be as per the drawing. Right next to the parking spaces.

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

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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.

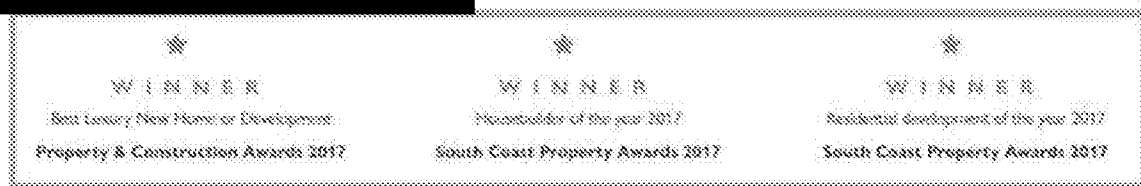
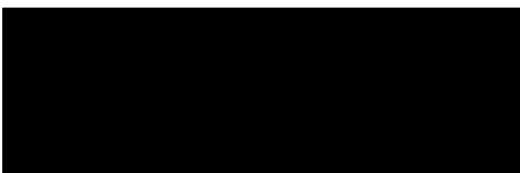
Many Thanks

Kind Regards

PAUL SPRATT
ARCHITECT



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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

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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.

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