

Mr Alistair Tyler
Ground Management Ltd
Robin Hill Farm Clay Lane
Fishbourne
Chichester
PO18 8AB

Our ref: HA/2017/119308/03-L01
Your ref: PAC/SLTSDN/00199
Date: 24 October 2017

Dear Mr Tyler

DOCUMENT REVIEW - SITE INVESTIGATION

DEVELOPMENT AT KINGS CLOSE, YAPTON LAND AT KINGS CLOSE, YAPTON, BN18 0EX

Thank you for accepting our offer to provide detailed planning advice. We have reviewed the following documents:

Site Investigation produced by Ground Management Ltd

We are providing this advice under Agreement No. PAC/SLTSDN/00199. Please note we have taken 3.5 hours to review and provide our advice on these documents which is as we estimated in our Programme of Works. The total will be £294 which is payable on receipt of our invoice.

Environment Agency Advice

We have reviewed the submitted information in relation to the proposed development and have the following detailed comments

We have reviewed the latest report produced by Ground Management Ltd. The report provides further information on additional investigations that have been undertaken in key areas where previous soil and groundwater contamination was identified. The investigations from the window sampling holes have identified further contamination, particularly around TP8 and WS4.

We agree that the results from BH1 do not present a significant risk of wider groundwater pollution from the site.

We agree that potentially the contamination around TP8 and WS4 is a result of a historic spill of potential source and support the requirement for further investigation during site strip and development. We also agree that any material identified as impacted visually or olfactory should be removed from site in these areas. and verification sampling undertaken.

We support the requirement for any soakaways to be sited in areas away from contamination or that the soil is remediated. We also agree that any piling proposals are undertaken such that contaminated material is not driven in to the underlying strata.

I hope the above advice is helpful. If there is any further work you anticipate needing our detailed advice on in relation to this project please let me know so it can be incorporated into this charging agreement.

Please submit this letter with your formal planning application as confirmation that we find the reports acceptable.

Yours sincerely

Miss Suz Greenwood
Planning Advisor, Environment Agency



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