

From: Simon Davis
Sent: 15 April 2019 15:42
To: 'Kathryn Griffiths' [REDACTED]
Subject: FW: Y/98/18/RES - Land off Burndell Road, Yapton

Dear Kathryn,

Please see Env Health comments below in response to your submission of the charge points plan, JK document and updated contamination reports. In short there is a request for further details as to the management of JK, the charge points and a remediation strategy. These could be included as condition unless you want to deal with these now?

Kind Regards

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From: Kate Giddings
Sent: 11 April 2019 13:09
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/98/18/RES - Land off Burndell Road, Yapton

Good afternoon,

Thank you for provision of the updated report for the above site, Japanese knotweed document and electric charge point plan.

Having now reviewed the submissions, may I please request that the applicant/developer confirms how JK on site will be managed and provides a scheme (to accompany the plan) of electric vehicle charge points (to include information on how the submitted plan will be

implemented, details of accessibility provision(s) and the ratio between occupants and charge points).

In relation to the land condition, I can confirm that due to the localised contamination of the land at shallow depths, remediation is required and a remediation strategy should be provided to this Department for assessment. The proposal to remove the made ground (and any impacted soil) should be overseen by a suitably qualified, independent specialist and under appropriate safe systems of work. Validation sampling should be undertaken post-excavation and the data provided to this Department for assessment in the form of a verification report. Material removed from site must be taken to a suitable facility and evidence of this can be included in the verification report or provided as a stand-alone document.

In relation to the discovery of any previously unidentified contaminative material, may I suggest the following is adhered (or if possible, added as a condition): If during development any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Many thanks,

Kate.

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