

From: Simon Davis
Sent: 23 April 2019 11:55
To: Kathryn Griffiths [REDACTED]
Cc: Zoe Knott [REDACTED]
Subject: RE: Y/98/18/RES - Land off Burndell Road, Yapton

Dear Kathryn,

I didn't have time to look at the conditions last week but will try to this week.

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: Kathryn Griffiths [REDACTED]
Sent: 18 April 2019 14:26
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Zoe Knott [REDACTED]
Subject: RE: Y/98/18/RES - Land off Burndell Road, Yapton

Dear Simon,

Thank you for sending across the comments from Laura Gibbons and Kate Giddings. They are currently being reviewed and we will respond to them shortly.

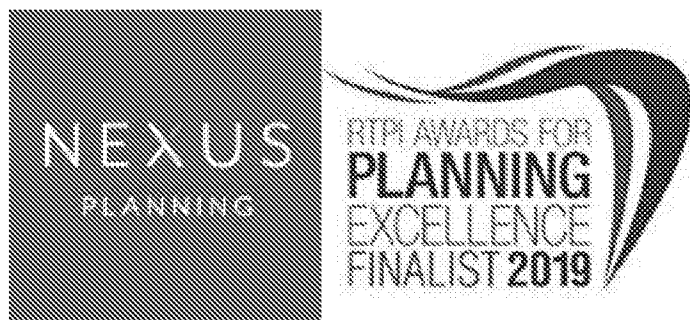
In the meantime are you able to provide an update on discharging the conditions?

Kind regards

Kathryn

Kathryn Griffiths
Graduate Planner

Nexus Planning is pleased to have been shortlisted by the RTPI as a finalist for Planning Consultancy of the Year 2019



Nexus Planning
5th Floor
Thames Tower
Station Road
Reading
Berkshire RG1 1LX



From: Simon Davis <Simon.Davis@arun.gov.uk>
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.

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: 27 March 2019 15:56
To: Kate Giddings
Subject: RE: Y/98/18/RES - Land off Burndell Road, Yapton

Dear Kate,

Further to your comments about the age of the Site Investigation report, the proposals in respect of Japanese Knotweed and also your request for an Elec charge point condition, I have received the attached documents. Can you consider please. If you are happy with the scheme re the charge points, then there will be no need for me to impose the condition. Thanks

Kind Regards

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From: Kate Giddings

Sent: 01 March 2019 16:01

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Anna Appleton <Anna.Appleton@arun.gov.uk>

Subject: RE: Y/98/18/RES - Land off Burndell Road, Yapton

Good afternoon,

Many thanks for provision of the updated gas monitoring report, Phase II report and JK remediation proposals.

Having now reviewed BRD's Updated Gas Risk assessment report for the above site (ref.: BRD2484-OR3-A, dated July 2018), I can confirm that this Department is satisfied with the submission.

BRD's Geo-Environmental Site Investigation report for the above site (ref.: BRD2484-OR2-A, dated December 2015) has also been assessed and it is recommended that due to the age of the report, the data are reviewed against updated standards and a revised RA and CSM provided. Furthermore, please may the developer/applicant confirm how the JK on site will be managed.

Many thanks,

Kate.

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From: Simon Davis

Sent: 27 February 2019 17:52

To: Kate Giddings

Cc: Anna Appleton

Subject: RE: Y/98/18/RES - Land off Burndell Road, Yapton

Dear Kate,

Please see attached the docs you requested.

Kind Regards

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

Sent: 07 February 2019 13:49

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/98/18/RES - Land off Burndell Road, Yapton

Good afternoon,

In relation to the above application, please note that based on the comments provided in BRD's Phase I Geo-Environmental Desk Study report (ref.: BRD2484-OR1-A, dated November 2015, relating to app. ref.: Y/19/16/OUT), EH recommend the following points re. potentially contaminated land:

- a Phase II investigation should be conducted by a suitably qualified, independent professional and supplied to the LPA for assessment
- a strategy for controlling the Japanese knotweed identified on site should be provided and supplied to the LPA and EA
- prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition (Reason: new petrol and diesel cars/vans will not be sold beyond 2040 and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the NPPF.)

Should you have any queries, please do not hesitate to make contact.

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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