

Application A/44/18/PL

The Vinery, Arundle Road, Poling BN18 9PY

Land raising and use of land car parking

Information in respect of discharge of conditions 3 and 6

Condition 3 states:

No movement of soil shall be commenced until such time as plans and details have been submitted to and approved in writing by the local planning authority showing the site set up during construction. This shall include details of all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking contractors vehicles, and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period construction.

The proposed development is located at the far south-west corner of the site and the works will be undertaken by machinery already used for maintenance on the vinery site. There will be a limited number of deliveries of materials (to provide retaining wall sleepers, fencing and road scalping to cover the site) and these will be stored immediately adjacent to the development site.

There will be no need for specific contractor parking and there will be no contractor buildings. No more than 2-3 workers will be employed on the site at any time.

Site Management Plan 17029-A-PL24 rev A shows the location of stored materials and the route for soil movement.

Condition 6 states:

prior to the commencement of development, a detailed remediation scheme to ensure that the site is suitable for the intended use (by removing unacceptable risk to human health, buildings and other property and the natural and historical environment) must be submitted to and approved in writing that the local planning authority. The scheme must describe all the relevant works to be undertaken including, the proposed remediation objectives and performance criteria, a schedule of works and site management protocols. The scheme must deliver a site that will not qualify as contaminated land under part 2A of the environment protection act 1990 having regard to the intended use of the site after remediation.

The proposed works involve the following:

- removal of the previously deposited soil pile at the west end of the site using a digger and a dump truck. Care will be taken to ensure that existing trees on site are not damaged.
- The soil will be moved approximately 60 m to the west to the site of the proposed land raising. The soil will be transported by dump truck using the shortest route to the south of the existing poly tunnels. No existing roads or used areas of the site will be affected.
- The land around the existing soil pile will be returned to its existing profile, and at this point the land will have been restored to its original condition.
- The soil has been tested and proven to be uncontaminated. Should any unexpected contamination be uncovered, this will be dealt with in accordance with condition 7 of the approval. The soil pile was however put in place by the landowner and is known to be clean.
- The soil will be moved and allowed to settle on the new site. Retaining structures at the edge of the site will be provided in accordance with the approved plans, and the site will be finished with road scalplings as per the approvals.