

SOIL MANAGEMENT PLAN

Replacement relocated visitor facilities including car parking, toilets and café and ancillary development

Land Southeast of St Mary's C of E Primary School, Crookthorn Lane, Climping BN17 5QU

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Planning, Architecture & Land Promotion



RTPI
Royal Town Planning Institute





INTRODUCTION

Smith Simmons & Partners have been commissioned to submit a planning application for the relocation of the car park, toilets and café at Climping Beach to a site adjacent to Crookthorn Lane, Climping BN17 5QU.

This Soil Management Plan accompanies the application and sets out how the movement of top and/or subsoils will be treated during construction of the building when undertaking foundation works to meet the requirements of Policy SO DM1 of Arun Local Plan and para 187 (a and e) of the National Planning Policy Framework (NPPF). This states

‘Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;’

This soil management plan sets out how soil sustainability during construction projects can be achieved. Without a soil management plan there is a risk of losing, damaging or contaminating valuable soil resources, whether the soil will be retained for future landscaping on site, or used or sold off-site. Soil is a valuable resource which is central to the health and correct functioning of the natural environment. The protection of soil is a key consideration for the construction and operation of any development, as associated activities may have a permanent negative impact on this resource. Through the consideration of the soil resources in the design of a development, it is possible to minimise or remove the potential impact to the soil resources.

SITE CONTEXT

The application site comprises farmland which has been regularly compacted by farm machinery and ploughed with tractors. The proposed development seeks to provide a single building which will require foundations and car park.

ESTABLISHING SITE CONSTRAINTS AND SCALE OF THE PROPOSAL

As the proposal includes the construction of a building and gateway entrance there will be some movement of soils in the creation of foundations. The site is located on the edge of a field, and it is anticipated that vehicle movements would be kept to a minimum.

TREATMENT OF SOILS

The soil resources generated by excavation activities are topsoil and/or subsoil. The soil on the existing site is deemed not to be contaminated and suitable for re-use on the adjacent field. Where any soil is likely to be temporarily impacted, it would be stripped and moved to prevent excessive damage and degradation. Avoiding stripping topsoil to a depth that would result in subsoil being incorporated will prevent contamination and fertility reduction and avoiding stripping soil of different quality and composition (such as, clay with sand), which would cause cross-contamination of the separate soil type will be avoided. Stripping soil during or after heavy rainfall or when there are pools of water on the surface will also be





avoided. Clear marking out all haul routes and areas to be protected from construction activity will take place ensuring that the width of construction access routes is kept to a minimum to protect as much soil in situ as possible.

No stockpiling would be necessary. Soil will be loaded into dumpers and immediately spread or removed.

Once construction works are complete, any soil that has been stripped from areas of temporary use (for storage of materials or movement of construction equipment/vehicles) would be returned and restored. On-site construction will include general management measures to ensure that soil resources are not lost or damaged due to cross-contamination, poor storage, or poor handling procedures.

All topsoil from the development would be retained within the adjacent arable field to the south and areas of wildflower planting where it would be spread thinly to a depth of 200mm as indicated on the accompanying Proposed Soils Plan 1642-DP111 Rev01. Consequently, by retaining topsoil this will ensure that any nutrients in the soil are retained on site and will also reduce the number of grab lorries required, reducing the traffic to and from site and therefore carbon emissions.

Any earth that is unable to be retained will be removed by a licensed waste removal company. The topsoil on site that is being re-used beneficially reduces the impacts of needing to treat it or to dispose of it to landfill, thus reducing environmental harm.

As demonstrated the proposal does not adversely impact existing soils on the site or wider area. To ensure the above soil extraction and protection methods are observed during construction a construction contractor will be appointed to:

- Plan site works so that soil stripping and replacement can be undertaken during the summer months.
- Identify a person responsible for supervising soil management.
- Clearly mark out on site all construction routes and areas to protect from construction activity.
- Avoid making haul routes wider than necessary.
- Avoid indiscriminate vehicle movements across soils to be reused

CONCLUSION

This Soil Management Report demonstrates that taking account of the agricultural nature of the site, the proposed scale of the works and the treatment of soils proposed the development would comply with Para 187 of the NPPF.