

BARGATE

Condition 18 Soil Resource Plan Statement

The purpose of this statement is to respond to the requirements of Condition 18 of Appeal Ref: APP/C3810/W/22/3302023.

18) No development shall commence until a Soil Resource Plan has been submitted to and approved in writing by the local planning authority. This shall set out how soils on the site are to be protected during construction and then recycled/reused in the new development layout. The soil protection/mitigation measures shall be implemented as per the document and then permanently adhered to throughout the construction and development of the site.

The Appeal Inspectors Report further explains:

19. ALP Policy SO DM1 seeks to protect BMV land unless the need for development outweighs the need to protect such land in the long term. The policy requires the submission of a sustainability and options appraisal to justify the loss of BMV land which has not been provided for this development. It also requires mitigation measures and a soil resources plan to offset any loss.

20. Based on the illustrative masterplan (ref P21-2766_03 Rev E) around two-thirds of the existing site would be lost to residential development and the remainder would be used for landscaping, flood attenuation and public open space. As a consequence, it would no longer be feasible for any commercial farming within the site. However, the main parties have agreed on a draft condition that would require the submission of a soil resources plan to protect and reuse soils within the development. Soils could be recycled for use within individual gardens and the undeveloped parts of the site could be used for small scale crop growing.

21. Compared to the extent of BMV land in Arun, the loss of around 2 hectares of

Grade 3a land and 3 hectares of non-BMV Grade 3b land would not be significant. Soils can be protected and reused. Nevertheless, the loss of agricultural land carries moderate weight against the development. Moreover, the development has not provided the sustainability and options appraisal required by ALP Policy SO DM1. In summary, the development would have a negative effect on the provision of agricultural land and cause some conflict with ALP Policy SO DM1.

Bargate recognises topsoil as a valuable and finite resource and is committed to its protection, retention, and sustainable reuse throughout the development. High-quality topsoil is essential for supporting soil health, biodiversity, and a range of ecosystem services, including water regulation, carbon storage, and habitat creation. Where practical, soil resources will be conserved and managed in a sustainable manner and in accordance with best practice guidance, including DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

The development will require approximately 4,200 m³ of topsoil to complete all private and public landscaped areas. This requirement can be met entirely from material sourced on-site, thereby avoiding the need for imported soil and reducing environmental impacts associated with transportation.

Topsoil and subsoil will be stripped, stored, and reinstated separately to maintain soil structure, fertility, and function. Soil handling operations will be carefully managed to avoid compaction, with vehicle movements over exposed or reinstated soil areas minimised, particularly during periods of wet weather.

The material will be stripped, stockpiled, and reused in accordance with the phasing and occupation route set out in the approved Construction Environmental Management Plan (CEMP). Stockpiles will be regularly monitored for stability and, where necessary, protected and dampened down during periods of dry weather to reduce dust generation and soil degradation.

Reinstatement of soils will be undertaken as soon as practicable following construction to preserve soil quality and ensure suitable growing conditions for landscaping and planting. Reinstated soils will be managed during the landscaping establishment period to support successful plant growth and long-term soil health. Should any unexpected contamination be encountered during soil handling activities, works will cease in the affected area and appropriate measures will be agreed with the Local Planning Authority.

Whilst the incorporation of allotments was not achievable and was discounted during the planning process, Bargate remains committed to encouraging sustainable food growing within private gardens. Upon completion of each dwelling, occupiers will be provided with an information leaflet outlining the benefits of home-grown produce, together with a small selection of vegetable seeds, to promote cultivation and long-term soil stewardship.