

Susan Haley

From: [REDACTED]
Sent: 02 June 2025 11:39
To: Jessica Riches
Subject: RE: P/46/25/DOC - CMP and Soil Resources Plan
Attachments: Construction Management Plan - June 2025 Rev C.pdf

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Hi Jessica,

No problem, I have attached a revised CMP that addresses all of your comments, where possible. I have responded to each comment, **below**.

I hope this is now acceptable and the condition can be discharged.

Kind Regards

Jane

Jane Carrington
Technical Planner



Please note my normal working days are Monday to Thursday.



FOREMAN
HOMES

Yarmouth House,
1300 Parkway,
Whiteley,
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PO15 7AX



From: Jessica Riches <Jessica.Riches@arun.gov.uk>
Sent: 27 May 2025 15:35



Subject: RE: P/46/25/DOC - CMP and Soil Resources Plan

Hi Jane,

Can I also add that Church Barton House should be identified as a sensitive receptor to ensure that site managers know that there is also a residence to the west of the site too. **Done – section 3 (Noise) updated**

Could you also please amend the red line within Appendix 1 so that it does not include Church Barton house. This obviously would not discharge their condition, but more so for clarity. **Done – plan updated**

Thank you,

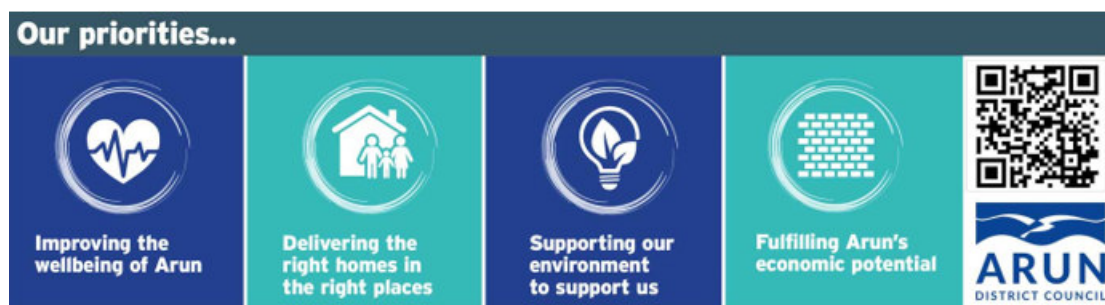
Jessica Riches *(She / Her)*
Principal Planning Officer
Strategic Development Team, Planning

T: 01903 737852

E: jessica.riches@arun.gov.uk

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From: Jessica Riches
Sent: 23 May 2025 16:30

Subject: P/46/25/DOC - CMP and Soil Resources Plan

Hi Jane,

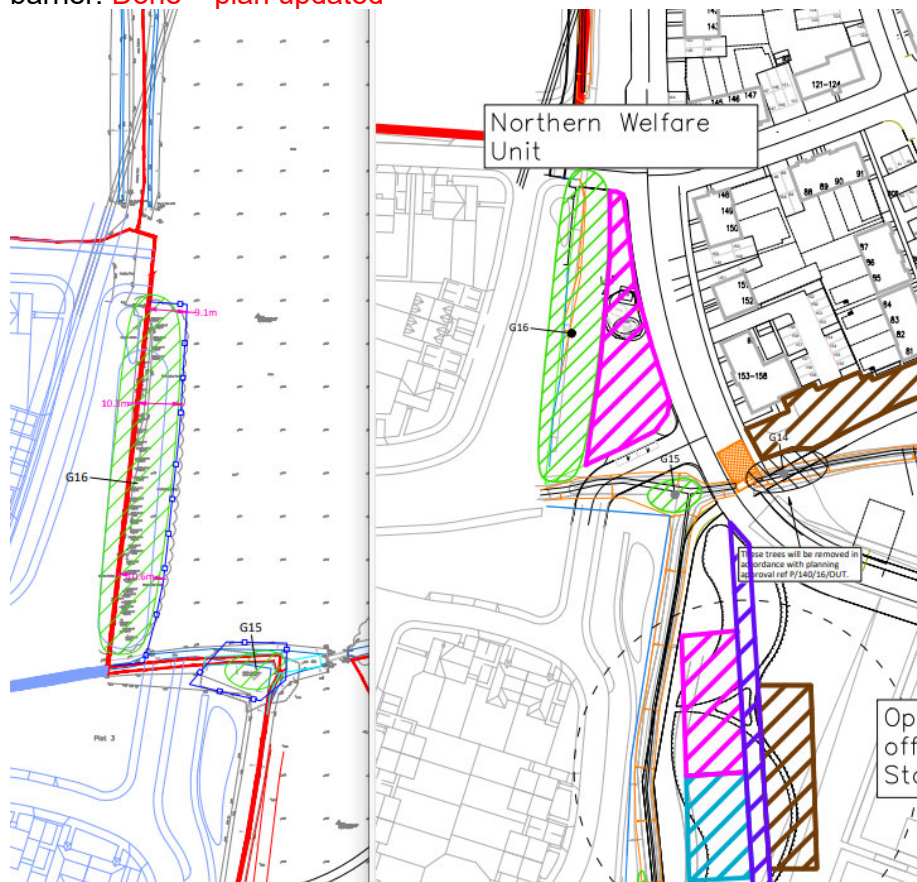
I am going through the conditions in the above application, and thought I would send this now instead for waiting to review all of them.

Condition 17 (CMP and Soil Resources Plan)

The CMP does have some ambiguity in it and the below should be considered:

1. "Although the site's gates will be open prior to and after the following hours to permit access to and egress from the site for construction related workers, Pagham Homes will, via the employ of a dedicated site manager, ~~use all best endeavours to ensure~~ that no noise-generating construction work will take place except between the hours of 8:00am to 6:00pm Mondays to Fridays and 8:00am to 1:00pm on Saturdays and not at all on Sundays or Bank Holidays." **Done – Section 5 updated**

2. Page 15 refers to topsoil being piled no higher than 3m in height, however page 10 still references 4m. 3m is the better solution for storing topsoil, this can be up to 4m for other soil types/mounds – however this would need to be specified. **Page 10 does state that topsoil will be stored at no more than 3m in height and other material stored at 4m.**
3. Appendix 1 Plan shows wheel washing, compounds etc, however on Page 3, it is stated that this is indicative, which would not allow the LPA sufficient control. This would need to be amended. **Done - 'Indicative' removed from plan**
 - a. Also, the wheel washing on the south access is acceptable. However, the other wheel washing facility is quite far into the site which would raise concerns about the mud tracking. **The plan has been updated to show the wheel wash being moved once the access is created and in use.**
4. Please can you add an annotation to the appendix plan to be clear that the Tree Protection barrier will be installed prior to compound set up and the compound will be outside of the 10.3m protection barrier. **Done – plan updated**



Soil Resource Plan

Generally, the soil resources section lacks detail in how the soil will be assessed, protected, and re-used during the construction phase. Having read the Construction Code of Practice for the Sustainable use of Soils on Construction Site ([Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#)), the following are some of the recommendations which seem relevant:

- How much topsoil is to be removed? How deep is this, and if this hasn't been assessed. **Section 9 updated**
- Cut and fill analysis has identified that no soil needs to be imported or exported, but I cannot see the cut and fill analysis plan has been submitted as part of this application. **This was an in-house exercise to calculate if soil is needed to be imported. There is no plan available.**
- Removing topsoil should be done during the driest possible conditions. **Section 9 updated**
- Fencing off stockpiles to prevent compaction by construction vehicles **Section 9 updated**
- Seeding stockpiles where these are to be in situ for more than 6 months to avoid erosion **Section 9 updated**

- Promote use of tracked vehicles which distribute weight more evenly to reduce pressure on ground **Section 9 updated**
- Avoid vehicles taking unnecessary direct routes to construction areas, but instead using the haul road to move around the site **Section 9 updated**
- De-compact subsoil before placing topsoil back **Section 9 updated**
- The topsoil shall be checked to ensure that the topsoil is appropriate for landscaping, and if it isn't, a different method will be submitted to the LPA to approve. **Section 9 updated – topsoil has already been tested and is suitable for re-use**
- Topsoil will be re-used within public open spaces and private residential gardens prior to investigating other methods of removal **Section 9 updated – topsoil has already been tested and is suitable for re-use**
- Once reuse of soils is made on site, there should be no further construction vehicles using the space and should only allow landscape operations **Section 9 updated**
- Excess soil will not be buried or placed which results in unacceptable land raising. **Section 9 updated**

Please could you address the above comments by 4th June 2025 at the latest, otherwise I may have to refuse the application.

Kind regards,

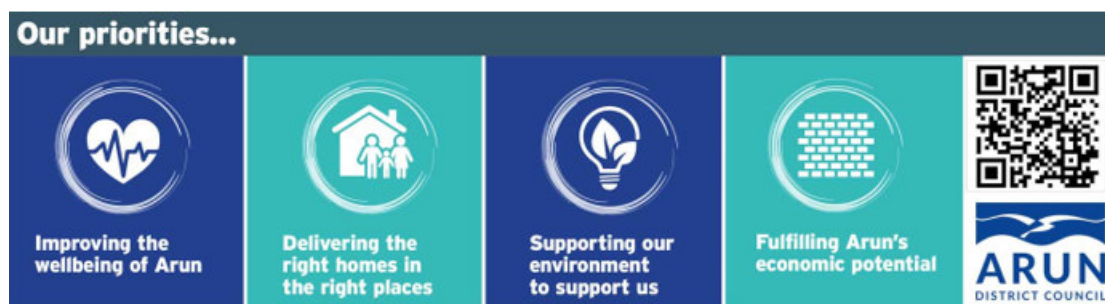
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