



Redrow Homes Southern Counties
Redrow House
Unit 1, Faraday Office Park
Basingstoke
Hants RG24 8QQ



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

17th February 2021

Dear Sir/Madam,

Y/82/20/RES: Land South of Ford Land. Condition 6

The Reserved Matters Planning Consent for the above site including condition 6 which sets out that:

“Prior to the export of any material from site, or within six months of commencement of development, whichever is earlier, a soils management plan shall be submitted for approval in writing by the Local Planning Authority. The soil handling measures and the proposed use of onsite soils as set out in the approved soils management plan will be implemented on site to ensure that the soil resource is preserved.”

Redrow Homes have commissioned a Soil Resource Survey, which is included in this submission. The Soil Resource Survey concludes that:

In Situ and Subsoil were of low overall quality and Stockpiled topsoil was of very low overall quality (see section 1.4).

In addition:

In Situ topsoil was to an average depth of 340mm across the site.

The Topsoil (both In situ and Stockpiled) was very heavy in texture and of a low quality for use in back gardens. However, three options for remedy were provided which Redrow are seeking to implement.

The stockpiled topsoil (from the archaeological investigations) contained a poor soil structure.

The Soil Resource Survey recommended a Soil Management Plan be prepared, which is also included in this submission. The Soil Management Plan provides details of the handling of proposed soil on the site.

Following review of both documents, Redrow Homes proposes the following actions:

Stockpiled soil from the archaeological investigations (which is of very low quality) will be taken from site to landfill, as the soil has no inherent quality.

In Situ topsoil will be retained on site and remediated in line with the recommendations for use in back gardens and areas of open space.

Sub Soil will be used for two purposes:

1. Sub soil required on site will be remediated in line with the recommendations for increasing levels (including where soil has been removed from archaeological investigations) and use in back gardens and areas of open space.
2. Excess sub soil will be removed from site and transported to other Redrow Homes developments in the local area. The site at Angel & Hyde Nurseries, Barnham has been identified as requiring additional subsoil and will be the focus of relocated sub soil. All procedures relating to CL:AIRE will be followed with tickets provided for the soil leaving the Ford Lane site and being received at the Barnham site.

We trust that the information above and the two attached reports provide sufficient information to allow condition 6 to be discharged.

Yours faithfully,