

18 April 2019

Your ref:
Planning ref:
Our ref: J16120/db/c08

Harriet Pitney
BDW Southampton
Tollbar House
Tollbar Way
Hedge End
Southampton
SO30 2UH

Dear Ms Pitney,

RE: FORTY ACRE FARM DEVELOPMENT SITE, BEDHAMPTON

SINC EARTHWORKS PLANNING BRIEFING NOTE

A planning application has been submitted to Havant Borough Council for works associated with the formation of a suitable and compliant SINC (Site of Interest for Nature Conservation) which has been identified as a requirement of the Ecological Consultees to the proposed residential planning application for this site.

It is understood that Havant Borough Council have requested additional clarification of elements of this work including aspects of earthworks and construction management, as follows;

3. *Proposed importation of materials. We need to understand and have an analysis of the materials that are being brought onto site from Berewood. We need to understand if this material is appropriate for the site context – adjacent to flood ones 2 & 3, particularly with regard to the impact on drainage solution of the site. If the wrong type of material is brought onto the site i.e. impermeable soils, with a different topsoil, this could have an adverse impact on the positive drainage solutions / proposals for the site. If an inappropriate drainage / soil is implemented then this could either create random ponds elsewhere or result in unintended surface water flows elsewhere.*
5. *Details of soil storage management and implementation of the development on site, likely to be embraced with a Construction Environmental Management Plan (CEMP)*

Taking each point in turn;

Proposed Importation of Material

Earthwork fill materials are to be imported under a Materials Management Plan that has been developed for the site in accordance with the guidelines and format of the Definition of Waste protocols.

The materials at Berewood have been sampled and comprise arisings of London Clay from this development site. These clay soils have an assumed low to negligible permeability which is consistent with the low to negligible permeability of the existing near surface Raised Beach deposits that have been proven to be present across the Forty Acre Farm site, overlying the weathered Chalk beneath.

No importation of topsoil is proposed. The existing topsoil is proposed to be removed, stockpiled in accordance with the guidelines presented by DEFRA and subsequently replaced to the finished earthworks.

The results of contaminated land and geotechnical testing of the soils proposed for importation are enclosed.

Discussion

The soils that are proposed to be imported have been tested and confirmed that they are clean and uncontaminated. The results of geotechnical testing indicate that these soils are clay and have an assumed low to negligible permeability, which is consistent with the existing soils.

The proposed earthworks are to be formed outside of any identified flood risk area.

The placed soils are not anticipated to affect the rate of run-off or percolation within the existing area and cannot therefore impact upon the identified flood risk area. The finished earthworks are designed to a fall such that some overland flow of surface water can still occur.

Soil Storage and Management

The existing topsoil is to be carefully removed and stockpiled for future reuse on site. These works will be carried out in accordance with the best practice guidance provided by DEFRA, a copy of which is enclosed.

Discussion

The management of proposed works in accordance with these best practice guidelines should mitigate the risk of any adverse impact of the site works.

Site works will also be set out and controlled in accordance with the proposed drawing together with provision of suitable wheel washes and / or road sweeping to mitigate the risk of any adverse impacts to the local road network.

Conclusions

On the basis of the works outlined above it is considered that the soils to be imported are suitable for the proposed site use and that the placement can be carried out in accordance with best practice to mitigate the risk of any impact upon the local environment, flood risk zones and the local road network.

We trust that this letter provides sufficient additional information and clarification at this stage, although please do not hesitate to contact me directly should you wish to discuss any of the issues raised.

Yours sincerely
Wilson Bailey Partnership

Dominic Brightman
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Encs