New Home at rear of 1 Hawksfold House, Hawksfold Lane, Fernhurst GU27 3JW

Soil Management Plan

September ‘23

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1.0 The Site & Context

1.1 Introduction

This document describes the architectural proposal for the construction of a low carbon 3 bedroom single storey home and how the soil that will be removed from the footprint of the building will be managed. The proposal involves the splitting of an existing large garden associated with no.1 Hawksfold House into two parts to form a new independent dwelling. No.1 Hawksfold house, which is grade 2 listed, is physically unaffected by the proposal which does seek to share the existing vehicular access.

1.2 The Site

The site is located off Hawksfold Lane West, a shared private road, on the western edge of Fernhurst, West Sussex. The A286 is located 400m to the east of the site The site area within the redline is 2650m2 and consists of semi-natural ancient woodland, lawns, ornamental shrubs, and trees.

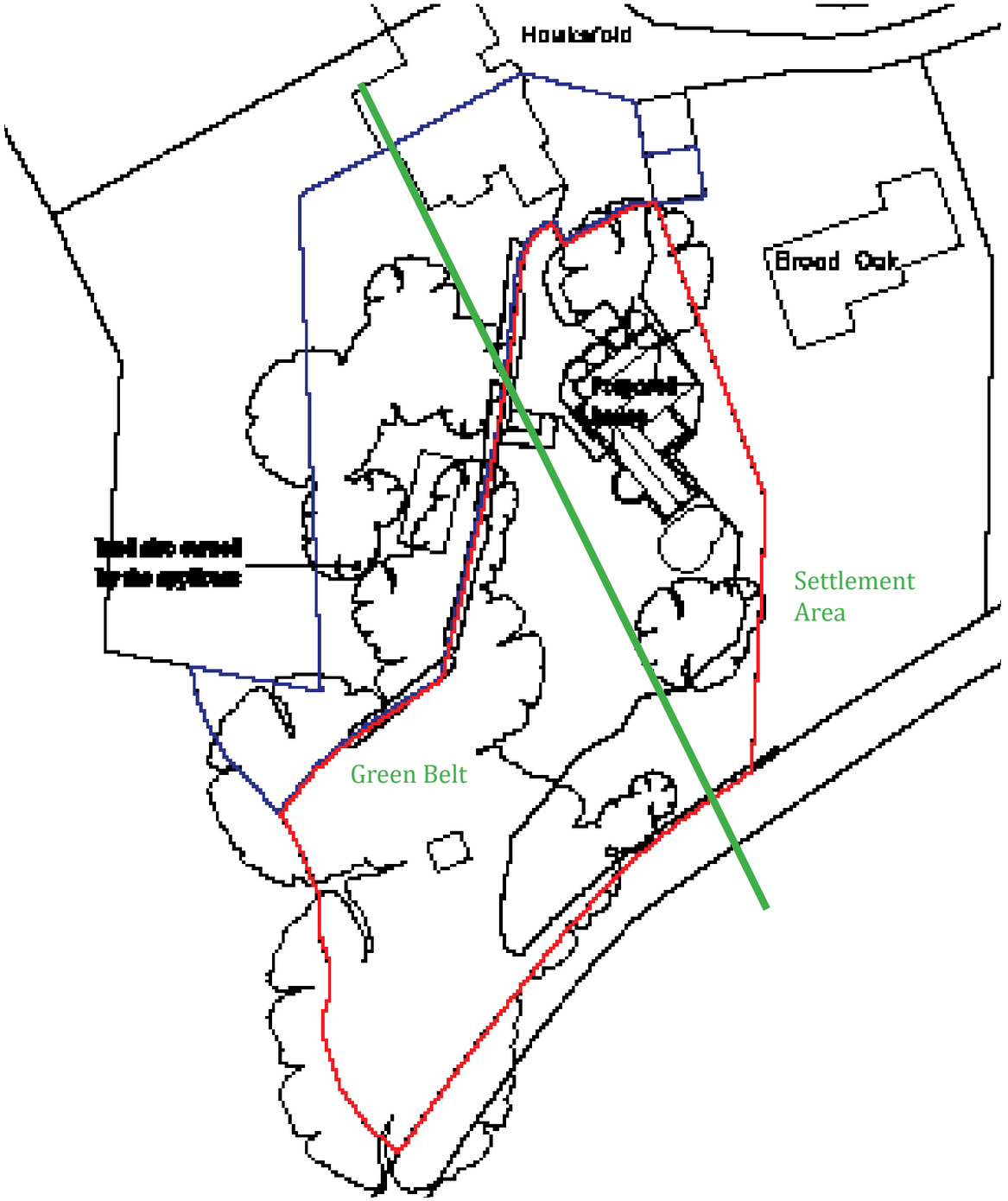
The existing site is split between the defined rural settlement area and the Green Belt. The proposed house itself is situated inside the settlement area and outside the boundary of defined ancient woodland. Refer to the Preliminary Ecological Appraisal Report and the Biodiversity Net Gain Report issued as part of this application.

1.3 Top Soil and Subsoil Stripping

Prior to commencement the topsoil from the footprint of the proposed building and the accessway, all areas that will be disturbed by construction activities or driven over by vehicles., will be stripped and stored on site. Subsoil in areas designated for landscape plantings often just needs to be protected from damage rather than stripped and will be removed subsoil from all areas that will be disturbed by construction activities and stored on site.

Best practice measures will be followed when stripping topsoil or subsoil to avoid soil damage as much as possible, such as:
using tracked machinery
carrying the work out in the driest conditions possible
Soil stockpiling techniques

The soil is to be reused on site at a later stage, and will be stored in temporary stockpiles to minimise any damage or loss of function.



1.4 The Proposal

The proposal is a subtle and sustainable, low carbon, biodiversity enhancing, new single storey home. Of timber construction and orientated towards the south and west, with no windows addressing the neighbouring plot of Broad Oak, it will ensure the continued privacy of others. The home will be highly insulated, have a pitched biodiverse green roof, solar photo voltaic panels, timber windows and cladding and will be heated via an air source heat pump.

Outside new trees are to be planted and a hornbeam (Carpinus betulus) hedgerow will separate the site from no.1 Hawksfold. A wildlife pond is proposed to be planted to the south west of the home adjacent to the woodland parcel on site. Please refer to biodiversity net gain report submitted as part of this application.

The house is entered from the south west and has a largely open plan living area to the south to maximise the garden views. The service accommodation, such as cloakroom and utility rooms are to the north east of the entrance with the bedrooms running south west to north east. The kitchen has a window to the south east allowing morning light and a small roof light.

The elevations are proposed in timber cladding. The house is designed with a fabric first principle and includes high standards of insulation and air tightness as well as double glazed high performance timber windows.

The gross internal floor area is as follows:

Proposed: Ground -125 sq.m

Total GIA- 125 sq.m

1.5 DEFRA Guidance

As noted above the plan is to retain all soil and subsoil on site for reuse resources on site and all DEFRA Guidance will be followed A summary of the key messages in this Code of Practice is set out below:

Pre-construction planning
• Have a soil resource survey carried out on site by a suitably qualified and experienced soil
scientist or practitioner (e.g. a member of the Institute of Professional Soil Scientists –
www.soilscientist.org) at the earliest convenience and prior to any earthworks operations.
• Incorporate the results of the soil resource survey into the site working strategy (e.g. Site
Waste Management Plan or Material Management Plan) ensuring liaison between the soil
resource survey and other ground investigations.
• Ensure that you are informed of and follow waste regulations as necessary.
• Consider the use of sustainable drainage systems on site as these can provide more long
term protection of soils beyond the construction phase, by facilitating the infiltration and
attenuation of surface water.
Soil management during construction
• Prepare a Soil Resource Plan showing the areas and type of topsoil and subsoil to be
stripped, haul routes, the methods to be used, and the location, type and management of
each soil stockpile.
• When stripping, stockpiling or placing soil, do so in the driest condition possible and use
tracked equipment where possible to reduce compaction.
• Confine traffic movement to designated routes.
• Keep soil storage periods as short as possible.
• Clearly define stockpiles of different soil materials

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